



City of Costa Mesa

PLANNING COMMISSION

Agenda

Monday, May 9, 2022

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 virtually via Zoom Webinar. Pursuant to the State of California Assembly Bill 361 (Gov. Code §54953(b)(3)) Commission Members and staff may choose to participate in person or by video conference.

You may participate via the following options:

1. Attending in person: Attendees are encouraged to wear masks at their discretion. If you are feeling ill, you may still participate in the meeting via Zoom.
2. 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).

3. 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”

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- 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.

The City of Costa Mesa aims to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is currently provided, the Clerk's office will attempt to accommodate in a reasonable manner. Please contact the City Clerk's office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible 714-754-5225 or at cityclerk@costamesaca.gov. El objetivo de la Ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta reunión, usted necesita asistencia especial, más allá de lo que actualmente se proporciona, la oficina del Secretario de la Ciudad intentara de complacer en una forma razonable. Favor de comunicarse con la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o cityclerk@costamesaca.gov.

PLANNING COMMISSION REGULAR MEETING**MONDAY, MAY 9, 2022 - 6:00 P.M.****BYRON DE ARAKAL**
Chair**JON ZICH**
Vice Chair**DIANNE RUSSELL**
Planning Commissioner**RUSSELL TOLER**
Planning Commissioner**ADAM ERETH**
Planning Commissioner**JOHNNY ROJAS**
Planning Commissioner**JIMMY VIVAR**
Planning Commissioner**TARQUIN PREZIOSI**
Assistant City Attorney**JENNIFER LE**
Director of Economic and
Development Services**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. [GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF 22-685 COSTA MESA ONE-YEAR FY 2022-2023 AND FIVE-YEAR FY 2022-2027 CAPITAL IMPROVEMENT PROGRAMS](#)

RECOMMENDATION:

Adopt a Resolution to find that the City's proposed Capital Improvement Program (CIP) is in conformance with the 2015-2035 General Plan.

Attachments: [Agenda Report](#)

[1. Planning Commission Draft Resolution](#)

[2. 2022-2023 - One-Year CIP](#)

[3. 2022-2027- Five-Year CIP](#)

PUBLIC HEARINGS:

1. [PLANNING APPLICATION 22-01 FOR A CANNABIS DISTRIBUTION 22-661 FACILITY \("OUTRAGEOUS VENTURES LLC"\) AT 3505 CADILLAC AVENUE, UNIT O-102](#)

RECOMMENDATION:

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 22-01, 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. Measure X Maps](#)

[7. Project Plans](#)

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENT REPORTS:

1. PUBLIC SERVICES REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, June 13, 2022 - 6:00 p.m.



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-685

Meeting Date: 5/9/2022

TITLE:

GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR FY 2022-2023 AND FIVE-YEAR FY 2022-2027 CAPITAL IMPROVEMENT PROGRAMS

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: JUSTIN ARIOS, ASSOCIATE PLANNER

CONTACT INFORMATION: JUSTIN ARIOS, 714.754.5667; Justin.Arios@costamesaca.gov

RECOMMENDATION:

Adopt a Resolution to find that the City's proposed Capital Improvement Program (CIP) is in conformance with the 2015-2035 General Plan.

APPLICANT OR AUTHORIZED AGENT:

City of Costa Mesa

BACKGROUND:

State Law Requirements

Government Code Section 65103(c), in part, requires that the Planning Commission review the proposed CIP portion of the City's annual budget and report to the City Council on its conformity with the 2015-2035 General Plan. In addition, Government Code Section 65401 requires an annual programmatic review of major capital improvement ("public works") projects that are recommended for planning, design, or construction during the ensuing fiscal year. Projects listed in the one-year (2022-2023) CIP fall into this category. In addition, Government Code Section 65402 requires a General Plan conformity determination for certain public works projects. The General Plan conformity analysis provided herein addresses both Government Code sections.

DESCRIPTION:

Government Code Section 65103(c) requires Planning Commission review of the proposed Capital Improvement Program portion of the City's annual budget for conformity with the General Plan. The City's one-year CIP includes 42 public infrastructure projects and the five-year CIP includes 191 projects. These projects relate to energy and sustainability, facilities, parks, parkways and medians, streets, and transportation projects. The CIP projects planned for next fiscal year are listed in an attachment to this report - FY 2022-2023 One-Year Summary of Capital Improvement Projects. CIP projects planned for the next five years are also listed in an attachment to this report - Five-Year Capital Improvement Program.

ANALYSIS:

The City's CIP is an important fiscal planning tool for public infrastructure projects. The proposed CIP includes a number of projects that implement various policies, objectives, and programs identified in the 2015-2035 General Plan. The proposed projects generally fall into six categories: energy and sustainability, facilities, parks, parkways and medians, streets, and transportation projects. The following paragraphs correlate the proposed project types with applicable General Plan goals, objectives, and policies:

- **Energy and Sustainability:** Projects in this category include improvements to City facilities or involve City-wide programs that further the City's overall energy and sustainability goals. Specific projects in this category include electric vehicle charging stations and other energy and water efficiency projects included in the five-year CIP. These projects implement Conservation Element Policy CON-2.A.1 to promote efficient use of energy in public facilities, infrastructure and equipment. These projects also implement CON-2.A.7 to incorporate energy and resource conservation standards and practices in City facilities and services.
- **Facilities:** Projects in this category include public building or facility maintenance, improvements or reconstruction. Specific projects in this category include improvements to City Hall, the Corp Yard, Costa Mesa Country Club, Costa Mesa Tennis Center, the Senior Center and recreation facilities, and improvements to police facilities and fire stations. Planned improvements to police, fire and other civic administration facilities implement Safety Element Policy S-2.12 to continue to maintain adequate police and fire facilities sufficient to protect the community. Improvements to recreation and community facilities implement Open Space and Recreation Element Policy OSR-2.4 to update existing facilities for senior citizens, youth, adults, and overall community use.
- **Parks:** Projects in this category include maintenance, improvements, or new construction at various City parks. Projects within this category implement Open Space and Recreation Element Goal OSR-1 relating to providing the community with high-quality open space and recreational opportunities through the development of recreation resources; park facilities projects also implement Open Space and Recreation Element Policy OSR-1.11 relating to performing regular maintenance of facilities to ensure proper working order of all recreation facilities and equipment.
- **Parkways and Medians:** Projects in this category include parkway and median landscape maintenance, curb/median construction or sidewalk repair/construction. Projects within this category implement Community Design Element Goal CD-1 to strengthen the image of the City as experienced from sidewalks and roadways as well as Objective CD-1A to contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian corridors.
- **Streets:** Projects in this category include any alley/street maintenance or repairs (e.g. slurry seal, rehabilitation, etc.) and storm drain or water quality related improvements. The projects within this category implement Safety Element Goal S-1 and more specifically Policy S-1.11, which calls for the improvement and maintenance of local storm drain infrastructure to reduce flood hazards. Other projects within this category implement Circulation Element Goal C-2 to effectively manage and improve the roadway system, which includes policies to construct street improvements.
- **Transportation:** Projects in this category include transportation-related improvements or maintenance including active transportation projects, traffic signal maintenance and improvements, intersection improvements, and general traffic related improvements. Projects

within this category implement Circulation Element goals such as Goals C-1, C-2, and C-6 which encourage a comprehensive transportation system that accommodates all users while maintaining the efficiency of the system, as well as ongoing funding and evaluation of the City's transportation network. These projects are also consistent with Growth Management Element Goals GM-1A and GM-2A, which encourage the City to provide and maintain a circulation system with acceptable levels of service and ensure coordination of land use and transportation planning policies. Goals C-7 and C-12 relate to enhancing and funding active transportation projects that include policies related to improving and maintaining bicycle and pedestrian facilities consistent with the City's Active Transportation Plan (ATP).

The proposed projects in the FY 2022-2023 and FY 2022-2027 CIP are consistent with and implement the goals, policies, and objectives of the General Plan. Based on the above information, staff recommends that the Planning Commission find that the proposed FY 2021-2022 and FY 2022-2027 CIPs is in conformance with the General Plan.

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 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 proposed projects in the FY 2022-2023 and FY 2022-2027 CIPs are in conformance with the City's General Plan. The following evaluation does not represent a comprehensive listing of each and every applicable General Plan goal and policy but rather references the most directly applicable.

- The proposed energy and sustainability projects conform to Conservation Element Policy 2.A.1 and Policy 2.1.7. The proposed energy and sustainability improvements to City facilities and programs are consistent with Conservation Element Policy CON-2.A.1 and CON-2.A.7. The energy and sustainability projects such as electric vehicle charging stations at the Corp Yard and other city facilities would promote efficient use of energy and conservation of resources at public facilities.
- The proposed improvements or reconstruction to buildings and facilities conform to Safety Element Policy S-2.12 and Open Space and Recreation Element Policy OSR-2.4. Proposed improvements to police and fire and other civic administration facilities are consistent with Safety Element Policy S-2.12 as the improvements would allow the City to continue to maintain adequate police and fire facilities to serve the community. Proposed improvements to community facilities such as the Senior Center, Norma Herzog Community Center, Balearic Center, City Hall, Corp Yard, Mesa Verde Library, Tennis Center, and Country Club are consistent with Open Space and Recreation Element Policy OSR-2.4 because they would update existing facilities for senior citizens, youth, adults, and overall community use.
- The proposed improvements, maintenance and development of park facilities conform to Open Space and Recreation Element Policies OSR-1 and OSR-1.11. The proposed

improvements to park facilities are consistent with Open Space and Recreation Element Policy OSR-1 because the projects would develop and provide the community with high-quality open spaces and recreational opportunities. The maintenance and improvements to park facilities would also ensure proper working order of all recreation facilities and equipment - consistent with Open Space and Recreation Element Policy OSR-1.11.

- The proposed maintenance and construction projects related to the parkways and medians conform to Community Design Element Policies CD-1 and CD-1A. The proposed parkway/median projects would strengthen the image of the City as experienced from sidewalks and roadways as well as contribute to City beautification by enhancing the visual environment of Costa Mesa's vehicular and pedestrian corridors - both of which are consistent with General Plan Policies CD-1 and CD-1A from the Community Design Element.
- The proposed street and storm drain improvements, repair and maintenance conform to Safety Element Policy S-1 and S-1.11 and Circulation Element Goal C-2. The programs for street and storm drain projects would minimize risks of injury, loss of life, property damage and environmental degradation consistent with Safety Element Policy S-1. The storm drain improvements would also improve and maintain the infrastructure in a manner that reduces flood hazards as stated in Safety Element Policy S-1.11. In addition, the street repair projects would allow the City to maintain a robust and efficient vehicular circulation network as stated in Circulation Element Goal C-2.
- The transportation-related projects conform to Circulation Element Goal C-1, C-2, C-6, C-7 and C-12. The transportation-related projects would implement the "complete streets" policies on the City's roadways including to plan, develop and implement a comprehensive transportation system that serves all users and modes of travel such as bicycling, walking and driving. As such the proposed transportation-related projects would be consistent with Circulation Element Goals C-1, C-2, and C-7. In addition, pursuant to Circulation Element Goals C-6 and C-12, the City continues to monitor and evaluate opportunities to secure funding to enhance the circulation system and implement the Bicycle and Pedestrian Master Plan.

ENVIRONMENTAL DETERMINATION:

The CIP is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects. It does not commit the City to implementing any specific project or project design. Therefore, the determination of General Plan conformity for the CIP is not a "project" and is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378.

Prior to specific project approval, projects listed in the City's CIP are evaluated for CEQA compliance prior to implementation. Although, major projects may require preparation of a project-specific environmental analysis, which is undertaken at the project design phase, most CIP projects require maintenance or other minor improvements of existing facilities and thus are determined categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301 (Existing Facilities).

ALTERNATIVES:

The Planning Commission may comment on the projects identified in the FY 2022-2023 and 2022-2027 CIPs as to their conformance with the General Plan. Comments will be forwarded to the City Council for consideration. Other than adopting a General Plan Conformity resolution, there are no

other viable alternatives that would comply with State law.

CONCLUSION:

For the purposes of Government Code Section 65401 and 65402, the capital improvement projects contained in the FY 2022-2023 and FY 2022-2027 CIPs are in conformance with the General Plan.



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-685

Meeting Date: 5/9/2022

TITLE:

GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR FY 2022-2023 AND FIVE-YEAR FY 2022-2027 CAPITAL IMPROVEMENT PROGRAMS

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

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CONTACT INFORMATION: JUSTIN ARIOS, 714.754.5667; Justin.Arios@costamesaca.gov

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- The transportation-related projects conform to Circulation Element Goal C-1, C-2, C-6, C-7 and C-12. The transportation-related projects would implement the "complete streets" policies on the City's roadways including to plan, develop and implement a comprehensive transportation system that serves all users and modes of travel such as bicycling, walking and driving. As such the proposed transportation-related projects would be consistent with Circulation Element Goals C-1, C-2, and C-7. In addition, pursuant to Circulation Element Goals C-6 and C-12, the City continues to monitor and evaluate opportunities to secure funding to enhance the circulation system and implement the Bicycle and Pedestrian Master Plan.

ENVIRONMENTAL DETERMINATION:

The CIP is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects. It does not commit the City to implementing any specific project or project design. Therefore, the determination of General Plan conformity for the CIP is not a "project" and is not subject to the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378.

Prior to specific project approval, projects listed in the City's CIP are evaluated for CEQA compliance prior to implementation. Although, major projects may require preparation of a project-specific environmental analysis, which is undertaken at the project design phase, most CIP projects require maintenance or other minor improvements of existing facilities and thus are determined categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301 (Existing Facilities).

ALTERNATIVES:

The Planning Commission may comment on the projects identified in the FY 2022-2023 and 2022-2027 CIPs as to their conformance with the General Plan. Comments will be forwarded to the City Council for consideration. Other than adopting a General Plan Conformity resolution, there are no

other viable alternatives that would comply with State law.

CONCLUSION:

For the purposes of Government Code Section 65401 and 65402, the capital improvement projects contained in the FY 2022-2023 and FY 2022-2027 CIPs are in conformance with the General Plan.

RESOLUTION NO. PC-2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ONE-YEAR FY 2022-2023 AND FIVE-YEAR FY 2022-2027 CAPITAL IMPROVEMENT PROGRAMS ARE IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

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

WHEREAS, the City of Costa Mesa's 2015-2035 General Plan was adopted on June 21, 2016 and amended on June 5, 2018 and incorporated the City's Active Transportation Plan;

WHEREAS, Government Code Section 65401 requires analysis of major capital improvement ("public works") projects recommended for planning, design, or construction during the ensuing fiscal year;

WHEREAS, Government Code Section 65402 also requires a general plan conformity determination for certain public works projects;

WHEREAS, Government Code Section 65103(c) provides, in part, that the Planning Commission must review the proposed Capital Improvement Programs (CIPs) and report upon its conformance with the City's General Plan;

WHEREAS, the proposed one-year FY 2022-2023 and five-year FY 2022-2027 Capital Improvement Programs have been submitted to the Planning Commission for a General Plan conformance finding and the Planning Commission has reviewed the programs to determine conformity;

WHEREAS, making a General Plan conformance finding for adoption of a CIP is an activity related to fiscal planning and budgeting and is not a "project" per CEQA Guidelines Section 15378;

WHEREAS, the specific projects listed in the CIPs are typically categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301 (Existing Facilities). Major projects may require preparation of a project-specific environmental analysis that will be undertaken at the project design phase;

WHEREAS, the proposed one-year FY 2022-2023 and five-year FY 2022-2027 Capital Improvement Programs are consistent with the relevant goals, policies, and objectives of the General Plan, especially as they relate to the Elements of the General Plan, including but not limited to the: Circulation Element, Growth Management Element, Safety Element, and Open Space and Recreation Element;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES that the proposed one-year FY 2022-2023 and five-year FY 2022-2027 Capital Improvement Programs are in conformance with the City of Costa Mesa's 2015-2035 General Plan.

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 9th day of MAY, 2022.

Byron de Arakal, 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-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 9, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022-__

CAPITAL IMPROVEMENT PROGRAM

Capital Improvement Projects by Funding Source
Proposed Fiscal Year 2022-23

		Gas Tax (HUTA) Fund	AQMD Fund	CDBG Fund	Drainage Fund	Traffic Impact Fee Fund	Gas Tax (RMRA) Fund	Capital Improve. Fund	Measure M2 Regional Fund	Measure M2 Fairshare Fund	Golf Course Improv. Fund	Grant Fund	
No.	Category/Project Title	201	203	207	209	214	251	401	415	416	413	230/231/232	Total
ENERGY & SUSTAINABILITY													
1	Corporation Yard - Electric Vehicle Charging Stations		\$ 195,000										\$ 195,000
	TOTAL ENERGY & SUSTAINABILITY	\$ -	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000
FACILITIES													
2	Building Modification Projects							\$ 231,500					\$ 231,500
3	City Hall - Cast Iron Drainage Repipe							\$ 253,000					\$ 253,000
4	City Hall - Painting, Carpet Replacement, and Miscellaneous Improvements							\$ 200,000					\$ 200,000
5	City Hall - Training Room							\$ 440,000					\$ 440,000
6	Costa Mesa Country Club Modernization										\$ 350,000		\$ 350,000
7	Costa Mesa Tennis Center Improvements							\$ 300,000					\$ 300,000
8	Fire Station 2 Reconstruction							\$ 1,400,000					\$ 1,400,000
9	Fire Station 4 Training Tower and Grounds Reconstruction							\$ 1,100,000				\$ 2,500,000	\$ 3,600,000
10	Fire Station 6 Roof Replacement							\$ 192,500					\$ 192,500
11	Fire Stations - Minor Projects at Various Fire Stations							\$ 100,000					\$ 100,000
12	Police Department - Emergency Communications Facility Remodel							\$ 330,000				\$ 0	\$ 330,000
13	Police Department Parking Lot Reconfiguration							\$ 203,500					\$ 203,500
14	Police Department Range Remodel and Upgrade							\$ 600,000					\$ 600,000
15	Police Department Structural Foundation Repair							\$ 330,000					\$ 330,000
16	Senior Center Fire Alarm Panel Upgrade							\$ 71,500					\$ 71,500
17	Westside Police Sub-Station Improvements							\$ 150,000				\$ 61,125	\$ 211,125
	TOTAL FACILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,902,000	\$ -	\$ -	\$ 350,000	\$ 2,561,125	\$ 8,813,125
PARKS													
18	Brentwood Park Improvements							\$ 250,000					\$ 250,000
19	Butterfly Gardens							\$ 100,000					\$ 100,000
20	Fairview Park - Pump Station & Wetlands Recirculation System							\$ 155,000					\$ 155,000
21	Ketchum-Libolt Park Expansion							\$ 1,000,000					\$ 1,000,000
22	Park Sidewalk / Accessibility Program							\$ 50,000					\$ 50,000
23	Shalimar Park Expansion							\$ 1,000,000					\$ 1,000,000
24	Various Parks - Playground Repairs and Replacement							\$ 50,000					\$ 50,000
	TOTAL PARKS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,605,000	\$ -	\$ -	\$ -	\$ -	\$ 2,605,000
PARKWAY & MEDIANS													
25	Parkway and Median Improvement Program	\$ 175,000						\$ 100,000		\$ 175,000			\$ 450,000
26	Westside Restoration Project							\$ 250,000					\$ 250,000
	TOTAL PARKWAY & MEDIANS	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ 175,000	\$ -	\$ -	\$ 700,000

CAPITAL IMPROVEMENT PROGRAM

Capital Improvement Projects by Funding Source Proposed Fiscal Year 2022-23

		Gas Tax (HUTA) Fund	AQMD Fund	CDBG Fund	Drainage Fund	Traffic Impact Fee Fund	Gas Tax (RMRA) Fund	Capital Improve. Fund	Measure M2 Regional Fund	Measure M2 Fairshare Fund	Golf Course Improv. Fund	Grant Fund	
No.	Category/Project Title	201	203	207	209	214	251	401	415	416	413	230/231/232	Total
STREETS													
27	CDBG Westside Street Improvements - Wilson Street	\$ 257,000		\$ 600,000									\$ 857,000
28	Citywide Alley Improvements	\$ 400,000								\$ 100,000			\$ 500,000
29	Citywide Catch Basin and Water Quality Improvement Project				\$ 30,000								\$ 30,000
30	Citywide Street Improvements	\$ 2,000,000						\$ 1,000,000		\$ 2,500,000			\$ 5,500,000
31	Placentia Ave. Stormwater Quality Trash Full-Capture System								\$ 385,000				\$ 385,000
32	Sunflower Avenue Rehabilitation Project						\$ 2,570,782						\$ 2,570,782
	TOTAL STREETS	\$ 2,657,000	\$ -	\$ 600,000	\$ 30,000	\$ -	\$ 2,570,782	\$ 1,000,000	\$ 385,000	\$ 2,600,000	\$ -	\$ -	\$ 9,842,782
TRANSPORTATION													
33	Adams Avenue Active Transportation Project							\$ 1,250,000					\$ 1,250,000
34	Bicycle and Pedestrian Infrastructure Improvements					\$ 250,000							\$ 250,000
35	Bicycle Safety Education - 16 Schools							\$ 150,000					\$ 150,000
36	Citywide Bicycle Rack Improvements					\$ 100,000							\$ 100,000
37	Citywide Class II, III and IV Bicycle Projects					\$ 500,000							\$ 500,000
38	Citywide Neighborhood Traffic Calming Improvements							\$ 75,000					\$ 75,000
39	Fairview Road Improvement Project					\$ 250,000						\$ 331,116	\$ 581,116
40	New Sidewalk / Missing Link Project	\$ 100,000											\$ 100,000
41	Priority Sidewalk Project	\$ 50,000											\$ 50,000
42	West 18th Street and Wilson Street Pedestrian Crossings					\$ 100,000							\$ 100,000
	TOTAL TRANSPORTATION	\$ 150,000	\$ -	\$ -	\$ -	\$ 1,200,000	\$ -	\$ 1,475,000	\$ -	\$ -	\$ -	\$ 331,116	\$ 3,156,116
Total One-Year Capital Improvement Projects		\$ 2,982,000	\$ 195,000	\$ 600,000	\$ 30,000	\$ 1,200,000	\$ 2,570,782	\$ 11,332,000	\$ 385,000	\$ 2,775,000	\$ 350,000	\$ 2,892,241	\$ 25,312,023

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program

From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
ENERGY & SUSTAINABILITY							
1 City Hall - Solar Rooftop/ Canopy Project	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 400,000
2 City Hall HVAC Retrofit Project	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ 1,800,000
3 Citywide - Costa Mesa Green Business Program	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000	\$ 400,000
4 Citywide - Drought Resistant Landscape and Vegetation Replacement	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 600,000	\$ 1,400,000
5 Citywide - Energy Efficiency Projects	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000	\$ 700,000
6 Corporation Yard - Electric Vehicle Charging Stations	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000
7 Various Facilities - Electric Vehicle Charging Stations	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000
TOTAL ENERGY & SUSTAINABILITY	\$ 195,000	\$ 1,300,000	\$ 1,300,000	\$ 1,100,000	\$ 500,000	\$ 1,250,000	\$ 5,645,000
FACILITIES							
8 Balearic Center - ADA Upgrades (Exterior Restrooms)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
9 Balearic Center - Fire Protection Sprinklers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000
10 Balearic Center - Install New HVAC Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
11 Building Modification Projects	\$ 231,500	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,231,500
12 City Hall - 1st Floor ADA Improvements	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
13 City Hall - 1st Floor Finance Security & Efficiency Reconfiguration	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000
14 City Hall - Cast Iron Drainage Repipe	\$ 253,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,000
15 City Hall - Curtain and Window Improvements (1 floor per year)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000
16 City Hall - Exterior Painting Improvement	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
17 City Hall - Painting, Carpet Replacement, and Miscellaneous Improvements	\$ 200,000	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 800,000
18 City Hall - Remodel Outdoor Patio Landing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000
19 City Hall - Training Room	\$ 440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440,000
20 City Hall All Doors Lock Replacement and Re-Key	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
21 City Hall Breezeway Roof	\$ -	\$ 214,500	\$ -	\$ -	\$ -	\$ -	\$ 214,500
22 Corp Yard - Fleet Extent Bay #2 on North Side of Building for Fire Apparatus	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 250,000	\$ 275,000
23 Corp Yard - Old Facility Perimeter Concrete Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
24 Costa Mesa Country Club Modernization	\$ 350,000	\$ 350,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	\$ 1,900,000
25 Costa Mesa Tennis Center Improvements	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
26 Fire Station 1 Appartus Bay Door Operator Replacement	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
27 Fire Station 2 Reconstruction	\$ 1,400,000	\$ 7,400,000	\$ -	\$ -	\$ -	\$ -	\$ 8,800,000
28 Fire Station 3 Apparatus Door Replacement	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
29 Fire Station 3 Fuel tank	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000
30 Fire Station 4 Training Tower and Grounds Reconstruction	\$ 3,600,000	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ 9,600,000

Cost estimates are presented at current value / current dollars and are not escalated for inflation. Although the schedule spans five years and future, funds for only the first year are appropriated within the FY 2022-23 Budget.

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program
From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
FACILITIES (continued)							
31 Fire Station 6 - Repair Perimeter Walls	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
32 Fire Station 6 Roof Replacement	\$ 192,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,500
33 Fire Stations - Minor Projects at Various Fire Stations	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 500,000
34 Fleet Shop Doors	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
35 Fleet Shop Hoists	\$ -	\$ -	\$ -	\$ 375,000	\$ -	\$ -	\$ 375,000
36 Fleet Shop Work Station	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
37 HVAC Installation at Corporate Yard Building "B".	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
38 Mesa Verde Library - ADA Compliance Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000
39 Mesa Verde Library - Roof Replacement	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
40 Norma Hertzog Community Center Roof Replacement	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
41 Police Department - Emergency Communications Facility Remodel	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000
42 Police Department - Emergency Operations Center & Property Evidence Facility	\$ -	\$ -	\$ 450,000	\$ 1,000,000	\$ -	\$ 2,000,000	\$ 3,450,000
43 Police Department - Emergency Operations Center Equipment Update	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
44 Police Department - Locker Rooms HVAC Improvements	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000
45 Police Department - Shop Expansion for Mobile Command Vehicle	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
46 Police Department Interior and Exterior Repaint	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000
47 Police Department Parking Lot Reconfiguration	\$ 203,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,500
48 Police Department Range Remodel and Upgrade	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000
49 Police Department Structural Foundation Repair	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000
50 Senior Center - Painting and Power Wash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
51 Senior Center Fire Alarm Panel Upgrade	\$ 71,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,500
52 Senior Center HVAC Control	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
53 Senior Center Roof Drain Piping Replacement	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
54 Various Facilities - HVAC Replacement Program	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 1,000,000	\$ 1,600,000
55 Westside Police Sub-Station Improvements	\$ 211,125	\$ 480,000	\$ -	\$ -	\$ -	\$ -	\$ 691,125
TOTAL FACILITIES	\$ 8,813,125	\$ 18,679,500	\$ 2,000,000	\$ 2,890,000	\$ 1,250,000	\$ 5,910,000	\$ 39,542,625
PARKS							
56 Balearic Community Center - Blacktop Improvements	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
57 Bark Park Renovation	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ -	\$ 470,000
58 Brentwood Park Improvements	\$ 250,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 1,250,000	\$ 1,600,000
59 Butterfly Gardens	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
60 Canyon Park - Inventory, Management, and Restoration Plans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000

Cost estimates are presented at current value / current dollars and are not escalated for inflation. Although the schedule spans five years and future, funds for only the first year are appropriated within the FY 2022-23 Budget.

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
PARKS (continued)							
61 Costa Mesa Skate Park Expansion	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
62 Davis School Field & Lighting - Design & Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
63 Del Mesa Park - Replace Existing Playground Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
64 Del Mesa Park - Replace Walkway Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000
65 Fairview Developmental Center Sports Complex	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
66 Fairview Park - CA-ORA-58 Fill Removal, Cap & Restore Native Habitat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 7,000,000
67 Fairview Park - Educational Hubs and Signage	\$ -	\$ 88,000	\$ 82,500	\$ -	\$ -	\$ -	\$ 170,500
68 Fairview Park - Fence along Placentia Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000
69 Fairview Park - Fencing, Signage, and Trail Restoration	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
70 Fairview Park - Master Plan Implementation	\$ -	\$ 200,000	\$ 800,000	\$ -	\$ -	\$ -	\$ 1,000,000
71 Fairview Park - Pump Station & Wetlands Recirculation System	\$ 155,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 705,000
72 Fairview Park - West Bluff Repair and Restoration	\$ -	\$ 150,000	\$ 275,000	\$ 825,000	\$ -	\$ -	\$ 1,250,000
73 Golf Course Pocket Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 135,000
74 Harper Park Playground Replacement	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ 220,000
75 Heller Park - Replace Existing Restroom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
76 Kaiser Lighting and Turf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,600,000	\$ 8,600,000
77 Ketchum-Libolt Park Expansion	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
78 Lindbergh Park - Expand Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000
79 Lions Park - Café	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000	\$ 900,000
80 Lions Park - Open Space Improvements	\$ -	\$ 50,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 650,000
81 Marina View Park Playground Replacement	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000
82 Moon Park - Replace Existing Playground Equipment (2 areas)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000
83 Park Security Lighting Replacement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 925,000	\$ 925,000
84 Park Sidewalk / Accessibility Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
85 Parsons - Lighting and Turf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000	\$ 5,500,000
86 Shalimar Park Expansion	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 350,000	\$ 2,500,000	\$ -	\$ 5,850,000
87 Shiffer Park - Replace Existing Playground Equipment (2 Areas)	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
88 Shiffer Park - Restroom Improvements	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
89 Skate Park LED Light Retrofit	\$ -	\$ 137,500	\$ -	\$ -	\$ -	\$ -	\$ 137,500
90 Smallwood Park - Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000
91 TeWinkle Athletic Complex - Batting Cage Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,000	\$ 102,000
92 TeWinkle Athletic Complex Light Retrofit	\$ -	\$ -	\$ -	\$ -	\$ 615,000	\$ -	\$ 615,000
93 TeWinkle Park - Amphitheater	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000

Cost estimates are presented at current value / current dollars and are not escalated for inflation. Although the schedule spans five years and future, funds for only the first year are appropriated within the FY 2022-23 Budget.

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program
From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
PARKS (continued)							
94 TeWinkle Park - Drainage Swale - North Boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
95 TeWinkle Park - Lakes Repairs & Upgrades	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
96 TeWinkle Park - Landscape Buffer North Boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
97 TeWinkle Park - Landscape Median Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
98 TeWinkle Park - Security Lighting Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
99 Various Parks - Parking Lot Rehabilitation	\$ -	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 450,000
100 Various Parks - Playground Repairs and Replacement	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
101 Victoria Avenue Corridor Development	\$ -	\$ 150,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,250,000
102 Vista Park - Picnic Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000
103 Wakeham Park - Playground and Planter Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000	\$ 190,000
104 Westside Park Development	\$ -	\$ 3,000,000	\$ 3,350,000	\$ 2,350,000	\$ 2,000,000	\$ 2,000,000	\$ 12,700,000
105 Westside Skate Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ 600,000
106 Wilson Park - Replace Existing Restroom w/Pre-Fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
107 Wimbledon Park Exercise Equipment Replacement	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ 110,000
TOTAL PARKS	\$ 2,605,000	\$ 8,300,500	\$ 7,962,500	\$ 4,420,000	\$ 6,360,000	\$ 43,442,000	\$ 73,090,000
PARKWAY & MEDIANS							
108 Arlington Dr. at Newport Blvd. - Streetscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000
109 Arlington Drive - Bark Park Parking Lot Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
110 Fairview Road - Median Landscape Rehabilitation	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 110,000
111 Gisler Ave Landscape Improvements	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
112 Gisler Avenue - Bike Trail Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000
113 Newport Boulevard Landscape Improvements - 19th St. to Bristol St.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000
114 Newport Boulevard Landscape Improvements - S/O 17th Street	\$ -	\$ 25,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 275,000
115 Parkway and Median Improvement Program	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 2,700,000
116 Tree Planting Program	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
117 Victoria Street - Parkway Landscape Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
118 Westside Restoration Project	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,500,000
TOTAL PARKWAY & MEDIANS	\$ 700,000	\$ 785,000	\$ 1,450,000	\$ 750,000	\$ 750,000	\$ 2,945,000	\$ 7,380,000
STREETS							
119 Adams Ave - Harbor Blvd. to Santa Ana River	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000

Cost estimates are presented at current value / current dollars and are not escalated for inflation. Although the schedule spans five years and future, funds for only the first year are appropriated within the FY 2022-23 Budget.

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program
From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
STREETS (continued)							
120 Brentwood Ave. - Storm Drain System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 793,040	\$ 793,040
121 CDBG Westside Street Improvements - Wilson Street	\$ 857,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 857,000
122 Cherry Lake Storm Drain System - Phase I, II & III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,721,600	\$ 2,721,600
123 Cherry Lake Storm Drain System - Phase IV & V	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,009,360	\$ 2,009,360
124 Citywide Alley Improvements	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,500,000
125 Citywide Catch Basin and Water Quality Improvement Project	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 120,000	\$ 270,000
126 Citywide Storm Drain Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000	\$ 15,000,000
127 Citywide Street Improvements	\$ 5,500,000	\$ 5,500,000	\$ 5,500,000	\$ 6,000,000	\$ 6,500,000	\$ 6,500,000	\$ 35,500,000
128 Placentia Ave. Stormwater Quality Trash Full-Capture System	\$ 385,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385,000
129 Sunflower Avenue Rehabilitation Project	\$ 2,570,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,570,782
130 Westside Storm Drain Improvements	\$ -	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 7,750,000
TOTAL STREETS	\$ 9,842,782	\$ 7,580,000	\$ 9,580,000	\$ 7,580,000	\$ 8,080,000	\$ 28,694,000	\$ 71,356,782
TRANSPORTATION							
131 Adams Avenue Active Transportation Project	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ 3,750,000
132 Adams Avenue Bicycle Facility- Fairview Rd. to Harbor Blvd.	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
133 Airport Channel/Delhi Channel Multi-Use Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,540,000	\$ 2,540,000
134 Baker - Coolidge Ave Traffic Signal Modifications	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
135 Bicycle and Pedestrian Infrastructure Improvements	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000
136 Bicycle Safety Education - 16 Schools	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
137 Bristol St. / Baker St. - Intersection Improvement (Add EBT, WBT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 962,500	\$ 962,500
138 Bristol St. / I-405 NB - Ramps (Add WBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000
139 Bristol St. / Paularino Ave. (Add 2nd WBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,210	\$ 300,210
140 Bristol St. / Sunflower Ave. - Intersection Improvement (Add 3rd NBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130,000	\$ 1,130,000
141 Bristol Street (Bear St. to Santa Ana Av.) - Bicycle Facility	\$ -	\$ -	\$ 75,000	\$ 450,000	\$ -	\$ -	\$ 525,000
142 Citywide Bicycle Rack Improvements	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 350,000
143 Citywide Bicycle Trail Wayfinding Signage	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
144 Citywide Class II, III and IV Bicycle Projects	\$ 500,000	\$ 200,000	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,200,000
145 Citywide Neighborhood Traffic Calming Improvements	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
146 Citywide Traffic Signal Improvements	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
147 Costa Mesa ITS Improvements (Communications, Central Sys. CCTV)	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000

Cost estimates are presented at current value / current dollars and are not escalated for inflation. Although the schedule spans five years and future, funds for only the first year are appropriated within the FY 2022-23 Budget.

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
TRANSPORTATION (continued)							
148 E. 17th St. / Irvine Ave. - Intersection Improvement (Add SBR, EBR)	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 700,000	\$ 800,000
149 Eastside Traffic Calming (Cabrillo St., 18th St., 22nd St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000	\$ 2,200,000
150 Fairview Channel Trail - Placentia Ave (n/o park) to Placentia Ave (s/o park)	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 980,000	\$ 1,080,000
151 Fairview Road Improvement Project	\$ 581,116	\$ 300,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,881,116
152 Fairview Road./ Wilson St. - Improvements (Add EBT, WBT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000	\$ 1,525,000
153 Gisler Ave Class IV Cycle Tracks from Gibraltar Ave to Harbor Blvd	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
154 Gisler Ave Multi-use Trail from Gisler Ave Class II facility to Fairview Rd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
155 Greenville-Banning Channel Phase 1 (Sunflower Ave to South Coast Drive)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 870,000	\$ 870,000
156 Greenville-Banning Channel Phase 2 (Santa Ana River Trail to South Coast Dr.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,280,000	\$ 3,280,000
157 Harbor Blvd. / Gisler Ave. - Intersection Improvements (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,895,000	\$ 4,895,000
158 Harbor Blvd. / South Coast Dr. - Intersection Improvement (Add EBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,167,200	\$ 2,167,200
159 Harbor Blvd. / Sunflower Ave. - Intersection Improvement (Add EBR, WBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,000	\$ 920,000
160 Harbor Blvd./ Adams Ave. - Intersection Improvements (Add NBL, NBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
161 Harbor Blvd./ MacArthur - Bus Turnout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396,000	\$ 396,000
162 Hyland Ave. / I-405 NB Ramp & South Coast Drive (Add 2nd WBT)	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 813,000	\$ 863,000
163 Mesa Del Mar Multi-Modal Access and Circulation Improvements	\$ -	\$ 500,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 750,000
164 Mesa Drive and Santa Ana Ave Bicycle Facility Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,200,000
165 Mesa Verde Drive East/ Peterson Place Class II Bicycle Facility	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
166 New Sidewalk / Missing Link Project	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
167 Newport Blvd. Northbound at Del Mar (Add WBTR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,000	\$ 132,000
168 Newport Blvd. Northbound/22nd St. (Add WBTR, convert NBT to NBTR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
169 Newport Blvd. Southbound at Fair Dr. (Add 2nd SBR)	\$ -	\$ -	\$ -	\$ 68,750	\$ -	\$ 695,750	\$ 764,500
170 Newport Blvd./17th St. (Add NBR)	\$ -	\$ -	\$ 50,000	\$ 400,000	\$ -	\$ -	\$ 450,000
171 Newport Boulevard Improvements - From 19th St. to 17th St.	\$ -	\$ -	\$ 400,000	\$ 600,000	\$ 4,150,000	\$ 4,150,000	\$ 9,300,000
172 Newport Boulevard Southbound (Bristol Street to Arlington Drive)	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 370,000	\$ 445,000
173 Orange Coast College West Bicycle Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,000	\$ 760,000
174 Paularino Channel - Multipurpose Trail	\$ -	\$ -	\$ 500,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 4,500,000
175 Placentia Av./19th St. (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386,000	\$ 386,000
176 Placentia Av./20th St. HAWK Signal	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
177 Placentia Ave Multi-Use Path from Joann Trail to Estancia High School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
178 Priority Sidewalk Project	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000

Cost estimates are presented at current value / current dollars and are not escalated for inflation. Although the schedule spans five years and future, funds for only the first year are appropriated within the FY 2022-23 Budget.

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
TRANSPORTATION (continued)							
179 Santa Ana/Delhi Channel Multi-Use Trail from Santa Ana Ave to east City boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000
180 Signal System Upgrade - Paularino, Fair, Wilson, Anton	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 900,000
181 SR-55 Frwy. N/B / Baker St. - Intersection Improvement (Add NBL, EBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,370,000	\$ 1,370,000
182 SR-55 Frwy. N/B / Paularino Ave. - Intersection Improvement (Add WBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 642,750	\$ 642,750
183 SR-55 Frwy. S/B / Baker St. - Intersection Improvement (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,350	\$ 625,350
184 SR-55 Frwy. S/B / Paularino Ave. - Intersection Improvement (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,730	\$ 413,730
185 Superior Av./17th St. (Convert WBT to WBTL, NBR)	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 563,000	\$ 663,000
186 Susan Street Multi-Use Path from I-405 to South Coast Drive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000
187 Vanguard Way/Santa Isabel Ave. (Fair Dr. to Irvine Av.) - Bicycle Facility	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
188 West 17th St. Widening - (Newport Boulevard to Placentia Avenue)	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 1,200,000	\$ 1,240,000
189 West 18th Street and Wilson Street Pedestrian Crossings	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
190 Wilson Street (Fairview Rd. to Santa Ana Av.) - Bicycle Facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
191 Wilson Street Widening - from College Ave. to Fairview Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
TOTAL TRANSPORTATION	\$ 3,156,116	\$ 4,350,000	\$ 6,525,000	\$ 5,008,750	\$ 7,375,000	\$ 64,977,490	\$ 91,392,356
Total Five-Year Capital Improvement Projects	\$ 25,312,023	\$ 40,995,000	\$ 28,817,500	\$ 21,748,750	\$ 24,315,000	\$ 147,218,490	\$ 288,406,763

Cost estimates are presented at current value / current dollars and are not escalated for inflation. Although the schedule spans five years and future, funds for only the first year are appropriated within the FY 2022-23 Budget.

RESOLUTION NO. PC-2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ONE-YEAR FY 2022-2023 AND FIVE-YEAR FY 2022-2027 CAPITAL IMPROVEMENT PROGRAMS ARE IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

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

WHEREAS, the City of Costa Mesa's 2015-2035 General Plan was adopted on June 21, 2016 and amended on June 5, 2018 and incorporated the City's Active Transportation Plan;

WHEREAS, Government Code Section 65401 requires analysis of major capital improvement ("public works") projects recommended for planning, design, or construction during the ensuing fiscal year;

WHEREAS, Government Code Section 65402 also requires a general plan conformity determination for certain public works projects;

WHEREAS, Government Code Section 65103(c) provides, in part, that the Planning Commission must review the proposed Capital Improvement Programs (CIPs) and report upon its conformance with the City's General Plan;

WHEREAS, the proposed one-year FY 2022-2023 and five-year FY 2022-2027 Capital Improvement Programs have been submitted to the Planning Commission for a General Plan conformance finding and the Planning Commission has reviewed the programs to determine conformity;

WHEREAS, making a General Plan conformance finding for adoption of a CIP is an activity related to fiscal planning and budgeting and is not a "project" per CEQA Guidelines Section 15378;

WHEREAS, the specific projects listed in the CIPs are typically categorically exempt under CEQA Guidelines Sections 15304 (Minor Land Alterations) and 15301 (Existing Facilities). Major projects may require preparation of a project-specific environmental analysis that will be undertaken at the project design phase;

WHEREAS, the proposed one-year FY 2022-2023 and five-year FY 2022-2027 Capital Improvement Programs are consistent with the relevant goals, policies, and objectives of the General Plan, especially as they relate to the Elements of the General Plan, including but not limited to the: Circulation Element, Growth Management Element, Safety Element, and Open Space and Recreation Element;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES that the proposed one-year FY 2022-2023 and five-year FY 2022-2027 Capital Improvement Programs are in conformance with the City of Costa Mesa's 2015-2035 General Plan.

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 9th day of MAY, 2022.

Byron de Arakal, 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-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 9, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022-__

CAPITAL IMPROVEMENT PROGRAM

Capital Improvement Projects by Funding Source
Proposed Fiscal Year 2022-23

No.	Category/Project Title	Gas Tax (HUTA) Fund	AQMD Fund	CDBG Fund	Drainage Fund	Traffic Impact Fee Fund	Gas Tax (RMRA) Fund	Capital Improve. Fund	Measure M2 Regional Fund	Measure M2 Fairshare Fund	Golf Course Improv. Fund	Grant Fund	Total
		201	203	207	209	214	251	401	415	416	413	230/231/232	
ENERGY & SUSTAINABILITY													
1	Corporation Yard - Electric Vehicle Charging Stations		\$ 195,000										\$ 195,000
	TOTAL ENERGY & SUSTAINABILITY	\$ -	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000
FACILITIES													
2	Building Modification Projects							\$ 231,500					\$ 231,500
3	City Hall - Cast Iron Drainage Repipe							\$ 253,000					\$ 253,000
4	City Hall - Painting, Carpet Replacement, and Miscellaneous Improvements							\$ 200,000					\$ 200,000
5	City Hall - Training Room							\$ 440,000					\$ 440,000
6	Costa Mesa Country Club Modernization										\$ 350,000		\$ 350,000
7	Costa Mesa Tennis Center Improvements							\$ 300,000					\$ 300,000
8	Fire Station 2 Reconstruction							\$ 1,400,000					\$ 1,400,000
9	Fire Station 4 Training Tower and Grounds Reconstruction							\$ 1,100,000				\$ 2,500,000	\$ 3,600,000
10	Fire Station 6 Roof Replacement							\$ 192,500					\$ 192,500
11	Fire Stations - Minor Projects at Various Fire Stations							\$ 100,000					\$ 100,000
12	Police Department - Emergency Communications Facility Remodel							\$ 330,000				\$ 0	\$ 330,000
13	Police Department Parking Lot Reconfiguration							\$ 203,500					\$ 203,500
14	Police Department Range Remodel and Upgrade							\$ 600,000					\$ 600,000
15	Police Department Structural Foundation Repair							\$ 330,000					\$ 330,000
16	Senior Center Fire Alarm Panel Upgrade							\$ 71,500					\$ 71,500
17	Westside Police Sub-Station Improvements							\$ 150,000				\$ 61,125	\$ 211,125
	TOTAL FACILITIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,902,000	\$ -	\$ -	\$ 350,000	\$ 2,561,125	\$ 8,813,125
PARKS													
18	Brentwood Park Improvements							\$ 250,000					\$ 250,000
19	Butterfly Gardens							\$ 100,000					\$ 100,000
20	Fairview Park - Pump Station & Wetlands Recirculation System							\$ 155,000					\$ 155,000
21	Ketchum-Libolt Park Expansion							\$ 1,000,000					\$ 1,000,000
22	Park Sidewalk / Accessibility Program							\$ 50,000					\$ 50,000
23	Shalimar Park Expansion							\$ 1,000,000					\$ 1,000,000
24	Various Parks - Playground Repairs and Replacement							\$ 50,000					\$ 50,000
	TOTAL PARKS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,605,000	\$ -	\$ -	\$ -	\$ -	\$ 2,605,000
PARKWAY & MEDIANS													
25	Parkway and Median Improvement Program	\$ 175,000						\$ 100,000		\$ 175,000			\$ 450,000
26	Westside Restoration Project							\$ 250,000					\$ 250,000
	TOTAL PARKWAY & MEDIANS	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ 175,000	\$ -	\$ -	\$ 700,000

CAPITAL IMPROVEMENT PROGRAM

Capital Improvement Projects by Funding Source
Proposed Fiscal Year 2022-23

No. Category/Project Title		Gas Tax (HUTA) Fund	AQMD Fund	CDBG Fund	Drainage Fund	Traffic Impact Fee Fund	Gas Tax (RMRA) Fund	Capital Improve. Fund	Measure M2 Regional Fund	Measure M2 Fairshare Fund	Golf Course Improv. Fund	Grant Fund	Total
		201	203	207	209	214	251	401	415	416	413	230/231/232	
STREETS													
27	CDBG Westside Street Improvements - Wilson Street	\$ 257,000		\$ 600,000									\$ 857,000
28	Citywide Alley Improvements	\$ 400,000								\$ 100,000			\$ 500,000
29	Citywide Catch Basin and Water Quality Improvement Project				\$ 30,000								\$ 30,000
30	Citywide Street Improvements	\$ 2,000,000						\$ 1,000,000		\$ 2,500,000			\$ 5,500,000
31	Placentia Ave. Stormwater Quality Trash Full-Capture System								\$ 385,000				\$ 385,000
32	Sunflower Avenue Rehabilitation Project						\$ 2,570,782						\$ 2,570,782
TOTAL STREETS		\$ 2,657,000	\$ -	\$ 600,000	\$ 30,000	\$ -	\$ 2,570,782	\$ 1,000,000	\$ 385,000	\$ 2,600,000	\$ -	\$ -	\$ 9,842,782
TRANSPORTATION													
33	Adams Avenue Active Transportation Project							\$ 1,250,000					\$ 1,250,000
34	Bicycle and Pedestrian Infrastructure Improvements					\$ 250,000							\$ 250,000
35	Bicycle Safety Education - 16 Schools							\$ 150,000					\$ 150,000
36	Citywide Bicycle Rack Improvements					\$ 100,000							\$ 100,000
37	Citywide Class II, III and IV Bicycle Projects					\$ 500,000							\$ 500,000
38	Citywide Neighborhood Traffic Calming Improvements							\$ 75,000					\$ 75,000
39	Fairview Road Improvement Project					\$ 250,000						\$ 331,116	\$ 581,116
40	New Sidewalk / Missing Link Project	\$ 100,000											\$ 100,000
41	Priority Sidewalk Project	\$ 50,000											\$ 50,000
42	West 18th Street and Wilson Street Pedestrian Crossings					\$ 100,000							\$ 100,000
TOTAL TRANSPORTATION		\$ 150,000	\$ -	\$ -	\$ -	\$ 1,200,000	\$ -	\$ 1,475,000	\$ -	\$ -	\$ -	\$ 331,116	\$ 3,156,116
Total One-Year Capital Improvement Projects		\$ 2,982,000	\$ 195,000	\$ 600,000	\$ 30,000	\$ 1,200,000	\$ 2,570,782	\$ 11,332,000	\$ 385,000	\$ 2,775,000	\$ 350,000	\$ 2,892,241	\$ 25,312,023

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program
From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
ENERGY & SUSTAINABILITY							
1 City Hall - Solar Rooftop/ Canopy Project	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 400,000
2 City Hall HVAC Retrofit Project	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ 1,800,000
3 Citywide - Costa Mesa Green Business Program	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000	\$ 400,000
4 Citywide - Drought Resistant Landscape and Vegetation Replacement	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 600,000	\$ 1,400,000
5 Citywide - Energy Efficiency Projects	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000	\$ 700,000
6 Corporation Yard - Electric Vehicle Charging Stations	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000
7 Various Facilities - Electric Vehicle Charging Stations	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000
<i>TOTAL ENERGY & SUSTAINABILITY</i>	\$ 195,000	\$ 1,300,000	\$ 1,300,000	\$ 1,100,000	\$ 500,000	\$ 1,250,000	\$ 5,645,000
FACILITIES							
8 Balearic Center - ADA Upgrades (Exterior Restrooms)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
9 Balearic Center - Fire Protection Sprinklers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000
10 Balearic Center - Install New HVAC Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
11 Building Modification Projects	\$ 231,500	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,231,500
12 City Hall - 1st Floor ADA Improvements	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
13 City Hall - 1st Floor Finance Security & Efficiency Reconfiguration	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000
14 City Hall - Cast Iron Drainage Repipe	\$ 253,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,000
15 City Hall - Curtain and Window Improvements (1 floor per year)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000
16 City Hall - Exterior Painting Improvement	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
17 City Hall - Painting, Carpet Replacement, and Miscellaneous Improvements	\$ 200,000	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 800,000
18 City Hall - Remodel Outdoor Patio Landing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000
19 City Hall - Training Room	\$ 440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440,000
20 City Hall All Doors Lock Replacement and Re-Key	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
21 City Hall Breezeway Roof	\$ -	\$ 214,500	\$ -	\$ -	\$ -	\$ -	\$ 214,500
22 Corp Yard - Fleet Extent Bay #2 on North Side of Building for Fire Apparatus	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 250,000	\$ 275,000
23 Corp Yard - Old Facility Perimeter Concrete Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
24 Costa Mesa Country Club Modernization	\$ 350,000	\$ 350,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	\$ 1,900,000
25 Costa Mesa Tennis Center Improvements	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
26 Fire Station 1 Appartus Bay Door Operator Replacement	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
27 Fire Station 2 Reconstruction	\$ 1,400,000	\$ 7,400,000	\$ -	\$ -	\$ -	\$ -	\$ 8,800,000
28 Fire Station 3 Apparatus Door Replacement	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
29 Fire Station 3 Fuel tank	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ 275,000
30 Fire Station 4 Training Tower and Grounds Reconstruction	\$ 3,600,000	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ 9,600,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
FACILITIES (continued)							
31 Fire Station 6 - Repair Perimeter Walls	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
32 Fire Station 6 Roof Replacement	\$ 192,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,500
33 Fire Stations - Minor Projects at Various Fire Stations	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 500,000
34 Fleet Shop Doors	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
35 Fleet Shop Hoists	\$ -	\$ -	\$ -	\$ 375,000	\$ -	\$ -	\$ 375,000
36 Fleet Shop Work Station	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
37 HVAC Installation at Corporate Yard Building "B".	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
38 Mesa Verde Library - ADA Compliance Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ 550,000
39 Mesa Verde Library - Roof Replacement	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
40 Norma Hertzog Community Center Roof Replacement	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
41 Police Department - Emergency Communications Facility Remodel	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000
42 Police Department - Emergency Operations Center & Property Evidence Facility	\$ -	\$ -	\$ 450,000	\$ 1,000,000	\$ -	\$ 2,000,000	\$ 3,450,000
43 Police Department - Emergency Operations Center Equipment Update	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
44 Police Department - Locker Rooms HVAC Improvements	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000
45 Police Department - Shop Expansion for Mobile Command Vehicle	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
46 Police Department Interior and Exterior Repaint	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ 220,000
47 Police Department Parking Lot Reconfiguration	\$ 203,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,500
48 Police Department Range Remodel and Upgrade	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000
49 Police Department Structural Foundation Repair	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000
50 Senior Center - Painting and Power Wash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
51 Senior Center Fire Alarm Panel Upgrade	\$ 71,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,500
52 Senior Center HVAC Control	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
53 Senior Center Roof Drain Piping Replacement	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
54 Various Facilities - HVAC Replacement Program	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 1,000,000	\$ 1,600,000
55 Westside Police Sub-Station Improvements	\$ 211,125	\$ 480,000	\$ -	\$ -	\$ -	\$ -	\$ 691,125
TOTAL FACILITIES	\$ 8,813,125	\$ 18,679,500	\$ 2,000,000	\$ 2,890,000	\$ 1,250,000	\$ 5,910,000	\$ 39,542,625
PARKS							
56 Balearic Community Center - Blacktop Improvements	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
57 Bark Park Renovation	\$ -	\$ -	\$ -	\$ -	\$ 470,000	\$ -	\$ 470,000
58 Brentwood Park Improvements	\$ 250,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 1,250,000	\$ 1,600,000
59 Butterfly Gardens	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
60 Canyon Park - Inventory, Management, and Restoration Plans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
PARKS (continued)							
61 Costa Mesa Skate Park Expansion	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
62 Davis School Field & Lighting - Design & Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
63 Del Mesa Park - Replace Existing Playground Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
64 Del Mesa Park - Replace Walkway Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000
65 Fairview Developmental Center Sports Complex	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
66 Fairview Park - CA-ORA-58 Fill Removal, Cap & Restore Native Habitat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000	\$ 7,000,000
67 Fairview Park - Educational Hubs and Signage	\$ -	\$ 88,000	\$ 82,500	\$ -	\$ -	\$ -	\$ 170,500
68 Fairview Park - Fence along Placentia Ave	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,000	\$ 380,000
69 Fairview Park - Fencing, Signage, and Trail Restoration	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
70 Fairview Park - Master Plan Implementation	\$ -	\$ 200,000	\$ 800,000	\$ -	\$ -	\$ -	\$ 1,000,000
71 Fairview Park - Pump Station & Wetlands Recirculation System	\$ 155,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 705,000
72 Fairview Park - West Bluff Repair and Restoration	\$ -	\$ 150,000	\$ 275,000	\$ 825,000	\$ -	\$ -	\$ 1,250,000
73 Golf Course Pocket Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000	\$ 135,000
74 Harper Park Playground Replacement	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ 220,000
75 Heller Park - Replace Existing Restroom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
76 Kaiser Lighting and Turf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,600,000	\$ 8,600,000
77 Ketchum-Libolt Park Expansion	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
78 Lindbergh Park - Expand Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000
79 Lions Park - Café	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000	\$ 900,000
80 Lions Park - Open Space Improvements	\$ -	\$ 50,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 650,000
81 Marina View Park Playground Replacement	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ 220,000
82 Moon Park - Replace Existing Playground Equipment (2 areas)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ 175,000
83 Park Security Lighting Replacement Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 925,000	\$ 925,000
84 Park Sidewalk / Accessibility Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
85 Parsons - Lighting and Turf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000	\$ 5,500,000
86 Shalimar Park Expansion	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 350,000	\$ 2,500,000	\$ -	\$ 5,850,000
87 Shiffer Park - Replace Existing Playground Equipment (2 Areas)	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
88 Shiffer Park - Restroom Improvements	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
89 Skate Park LED Light Retrofit	\$ -	\$ 137,500	\$ -	\$ -	\$ -	\$ -	\$ 137,500
90 Smallwood Park - Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000
91 TeWinkle Athletic Complex - Batting Cage Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,000	\$ 102,000
92 Tewinkle Athletic Complex Light Retrofit	\$ -	\$ -	\$ -	\$ -	\$ 615,000	\$ -	\$ 615,000
93 TeWinkle Park - Amphitheater	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
PARKS (continued)							
94 TeWinkle Park - Drainage Swale - North Boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
95 TeWinkle Park - Lakes Repairs & Upgrades	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
96 TeWinkle Park - Landscape Buffer North Boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
97 TeWinkle Park - Landscape Median Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
98 TeWinkle Park - Security Lighting Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000	\$ 275,000
99 Various Parks - Parking Lot Rehabilitation	\$ -	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 450,000
100 Various Parks - Playground Repairs and Replacement	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
101 Victoria Avenue Corridor Development	\$ -	\$ 150,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,250,000
102 Vista Park - Picnic Shelter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000
103 Wakeham Park - Playground and Planter Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000	\$ 190,000
104 Westside Park Development	\$ -	\$ 3,000,000	\$ 3,350,000	\$ 2,350,000	\$ 2,000,000	\$ 2,000,000	\$ 12,700,000
105 Westside Skate Park	\$ -	\$ -	\$ -	\$ 100,000	\$ 500,000	\$ -	\$ 600,000
106 Wilson Park - Replace Existing Restroom w/Pre-Fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
107 Wimbledon Park Exercise Equipment Replacement	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ 110,000
TOTAL PARKS	\$ 2,605,000	\$ 8,300,500	\$ 7,962,500	\$ 4,420,000	\$ 6,360,000	\$ 43,442,000	\$ 73,090,000
PARKWAY & MEDIANS							
108 Arlington Dr. at Newport Blvd. - Streetscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000
109 Arlington Drive - Bark Park Parking Lot Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
110 Fairview Road - Median Landscape Rehabilitation	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 110,000
111 Gisler Ave Landscape Improvements	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
112 Gisler Avenue - Bike Trail Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000
113 Newport Boulevard Landscape Improvements - 19th St. to Bristol St.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000
114 Newport Boulevard Landscape Improvements - S/O 17th Street	\$ -	\$ 25,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 275,000
115 Parkway and Median Improvement Program	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 2,700,000
116 Tree Planting Program	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
117 Victoria Street - Parkway Landscape Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
118 Westside Restoration Project	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,500,000
TOTAL PARKWAY & MEDIANS	\$ 700,000	\$ 785,000	\$ 1,450,000	\$ 750,000	\$ 750,000	\$ 2,945,000	\$ 7,380,000
STREETS							
119 Adams Ave - Harbor Blvd. to Santa Ana River	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program
From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
STREETS (continued)							
120 Brentwood Ave. - Storm Drain System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 793,040	\$ 793,040
121 CDBG Westside Street Improvements - Wilson Street	\$ 857,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 857,000
122 Cherry Lake Storm Drain System - Phase I, II & III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,721,600	\$ 2,721,600
123 Cherry Lake Storm Drain System - Phase IV & V	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,009,360	\$ 2,009,360
124 Citywide Alley Improvements	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,500,000
125 Citywide Catch Basin and Water Quality Improvement Project	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 120,000	\$ 270,000
126 Citywide Storm Drain Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000,000	\$ 15,000,000
127 Citywide Street Improvements	\$ 5,500,000	\$ 5,500,000	\$ 5,500,000	\$ 6,000,000	\$ 6,500,000	\$ 6,500,000	\$ 35,500,000
128 Placentia Ave. Stormwater Quality Trash Full-Capture System	\$ 385,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385,000
129 Sunflower Avenue Rehabilitation Project	\$ 2,570,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,570,782
130 Westside Storm Drain Improvements	\$ -	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 1,550,000	\$ 7,750,000
TOTAL STREETS	\$ 9,842,782	\$ 7,580,000	\$ 9,580,000	\$ 7,580,000	\$ 8,080,000	\$ 28,694,000	\$ 71,356,782
TRANSPORTATION							
131 Adams Avenue Active Transportation Project	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ 3,750,000
132 Adams Avenue Bicycle Facility- Fairview Rd. to Harbor Blvd.	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
133 Airport Channel/Delhi Channel Multi-Use Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,540,000	\$ 2,540,000
134 Baker - Coolidge Ave Traffic Signal Modifications	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
135 Bicycle and Pedestrian Infrastructure Improvements	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 500,000
136 Bicycle Safety Education - 16 Schools	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
137 Bristol St. / Baker St. - Intersection Improvement (Add EBT, WBT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 962,500	\$ 962,500
138 Bristol St. / I-405 NB - Ramps (Add WBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000
139 Bristol St. / Paularino Ave. (Add 2nd WBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,210	\$ 300,210
140 Bristol St. / Sunflower Ave. - Intersection Improvement (Add 3rd NBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130,000	\$ 1,130,000
141 Bristol Street (Bear St. to Santa Ana Av.) - Bicycle Facility	\$ -	\$ -	\$ 75,000	\$ 450,000	\$ -	\$ -	\$ 525,000
142 Citywide Bicycle Rack Improvements	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 350,000
143 Citywide Bicycle Trail Wayfinding Signage	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
144 Citywide Class II, III and IV Bicycle Projects	\$ 500,000	\$ 200,000	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,200,000
145 Citywide Neighborhood Traffic Calming Improvements	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
146 Citywide Traffic Signal Improvements	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
147 Costa Mesa ITS Improvements (Communications, Central Sys. CCTV)	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
TRANSPORTATION (continued)							
148 E. 17th St. / Irvine Ave. - Intersection Improvement (Add SBR, EBR)	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 700,000	\$ 800,000
149 Eastside Traffic Calming (Cabrillo St., 18th St., 22nd St.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000	\$ 2,200,000
150 Fairview Channel Trail - Placentia Ave (n/o park) to Placentia Ave (s/o park)	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 980,000	\$ 1,080,000
151 Fairview Road Improvement Project	\$ 581,116	\$ 300,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,881,116
152 Fairview Road./ Wilson St. - Improvements (Add EBT, WBT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000	\$ 1,525,000
153 Gisler Ave Class IV Cycle Tracks from Gibraltar Ave to Harbor Blvd	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
154 Gisler Ave Multi-use Trail from Gisler Ave Class II facility to Fairview Rd	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
155 Greenville-Banning Channel Phase 1 (Sunflower Ave to South Coast Drive)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 870,000	\$ 870,000
156 Greenville-Banning Channel Phase 2 (Santa Ana River Trail to South Coast Dr.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,280,000	\$ 3,280,000
157 Harbor Blvd. / Gisler Ave. - Intersection Improvements (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,895,000	\$ 4,895,000
158 Harbor Blvd. / South Coast Dr. - Intersection Improvement (Add EBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,167,200	\$ 2,167,200
159 Harbor Blvd. / Sunflower Ave. - Intersection Improvement (Add EBR, WBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920,000	\$ 920,000
160 Harbor Blvd./ Adams Ave. - Intersection Improvements (Add NBL, NBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
161 Harbor Blvd./ MacArthur - Bus Turnout	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396,000	\$ 396,000
162 Hyland Ave. / I-405 NB Ramp & South Coast Drive (Add 2nd WBT)	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 813,000	\$ 863,000
163 Mesa Del Mar Multi-Modal Access and Circulation Improvements	\$ -	\$ 500,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 750,000
164 Mesa Drive and Santa Ana Ave Bicycle Facility Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,200,000
165 Mesa Verde Drive East/ Peterson Place Class II Bicycle Facility	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
166 New Sidewalk / Missing Link Project	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
167 Newport Blvd. Northbound at Del Mar (Add WBTR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,000	\$ 132,000
168 Newport Blvd. Northbound/22nd St. (Add WBTR, convert NBT to NBTR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
169 Newport Blvd. Southbound at Fair Dr. (Add 2nd SBR)	\$ -	\$ -	\$ -	\$ 68,750	\$ -	\$ 695,750	\$ 764,500
170 Newport Blvd./17th St. (Add NBR)	\$ -	\$ -	\$ 50,000	\$ 400,000	\$ -	\$ -	\$ 450,000
171 Newport Boulevard Improvements - From 19th St. to 17th St.	\$ -	\$ -	\$ 400,000	\$ 600,000	\$ 4,150,000	\$ 4,150,000	\$ 9,300,000
172 Newport Boulevard Southbound (Bristol Street to Arlington Drive)	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 370,000	\$ 445,000
173 Orange Coast College West Bicycle Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760,000	\$ 760,000
174 Paularino Channel - Multipurpose Trail	\$ -	\$ -	\$ 500,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 4,500,000
175 Placentia Av./19th St. (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386,000	\$ 386,000
176 Placentia Av./20th St. HAWK Signal	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
177 Placentia Ave Multi-Use Path from Joann Trail to Estancia High School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
178 Priority Sidewalk Project	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000

CAPITAL IMPROVEMENT PROGRAM

Five-Year Capital Improvement Program From Proposed Fiscal Year 2022-23 Through Fiscal Year 2026-2027

Category/Project Title	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Future	Total
TRANSPORTATION (continued)							
179 Santa Ana/Delhi Channel Multi-Use Trail from Santa Ana Ave to east City boundary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540,000	\$ 540,000
180 Signal System Upgrade - Paularino, Fair, Wilson, Anton	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 900,000
181 SR-55 Frwy. N/B / Baker St. - Intersection Improvement (Add NBL, EBL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,370,000	\$ 1,370,000
182 SR-55 Frwy. N/B / Paularino Ave. - Intersection Improvement (Add WBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 642,750	\$ 642,750
183 SR-55 Frwy. S/B / Baker St. - Intersection Improvement (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,350	\$ 625,350
184 SR-55 Frwy. S/B / Paularino Ave. - Intersection Improvement (Add SBR)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,730	\$ 413,730
185 Superior Av./17th St. (Convert WBT to WBTL, NBR)	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 563,000	\$ 663,000
186 Susan Street Multi-Use Path from I-405 to South Coast Drive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000	\$ 420,000
187 Vanguard Way/Santa Isabel Ave. (Fair Dr. to Irvine Av.) - Bicycle Facility	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
188 West 17th St. Widening - (Newport Boulevard to Placentia Avenue)	\$ -	\$ -	\$ -	\$ 40,000	\$ -	\$ 1,200,000	\$ 1,240,000
189 West 18th Street and Wilson Street Pedestrian Crossings	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
190 Wilson Street (Fairview Rd. to Santa Ana Av.) - Bicycle Facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
191 Wilson Street Widening - from College Ave. to Fairview Rd.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
<i>TOTAL TRANSPORTATION</i>	\$ 3,156,116	\$ 4,350,000	\$ 6,525,000	\$ 5,008,750	\$ 7,375,000	\$ 64,977,490	\$ 91,392,356
Total Five-Year Capital Improvement Projects	\$ 25,312,023	\$ 40,995,000	\$ 28,817,500	\$ 21,748,750	\$ 24,315,000	\$ 147,218,490	\$ 288,406,763



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-661

Meeting Date: 5/9/2022

TITLE:

PLANNING APPLICATION 22-01 FOR A CANNABIS DISTRIBUTION FACILITY ("OUTRAGEOUS VENTURES LLC") AT 3505 CADILLAC AVENUE, UNIT O-102

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION

PRESENTED BY: GABRIEL VILLALOBOS, ASSISTANT PLANNER

**CONTACT INFORMATION: GABRIEL VILLALOBOS, 714.754.5610;
Gabriel.Villalobos@costamesaca.gov**

RECOMMENDATION:

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 22-01, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant/authorized agent is Nitaya Chapman, for the property owner, Ross Tesser.

BACKGROUND:

The subject property is located on the west side of Cadillac Avenue near the intersection of Sunflower Avenue and Cadillac Avenue, within a portion of the City's industrial area known as the "Green Zone." A variety of cannabis uses can be permitted in the "Green Zone," including manufacturing, distribution, and non-storefront retail (direct delivery to consumers). The 14-acre property is zoned PDI (Planned Development Industrial) and is surrounded by properties zoned Industrial Park (MP) to the north and east, the 405 freeway to the south, and the Santa Ana River to the west.

The proposed project location, Unit O-102, is a 2,290-square-foot tenant space that is located within Cambridge Park, a multi-tenant industrial business park center. The adjacent tenant suite, Unit O-101, is an existing cannabis manufacturing facility operated by Yummi Karma LLC, which is under the same ownership as the proposed cannabis distribution facility, Outrageous Ventures LLC. The current use of the subject tenant space are offices for Yummi Karma. Yummi Karma's manufacturing facility (PA-18-07) was approved by the Planning Commission on April 9, 2018.

There are no open Code Enforcement cases on this property.

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 Costa Mesa Municipal Code (CMMC). Cannabis uses are also subject to State cannabis requirements.

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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 security consultant);
- Cannabis Business Permit; and
- City Business License.

The initial phase of a CBP 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 security 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 process and submit a Conditional Use Permit (CUP) application.

If the Planning Commission approves the CUP, the applicant would begin the remaining entitlement steps that include: (1) obtaining building permits, (2) completing building improvements, (3)

demonstrating that all conditions of approval have been satisfied, and finally, (4) complying with all other requirements of the CMMC. 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 CBP issuance, the applicant may apply for and obtain a City Business License. In addition to the CUP, CBP, and City Business License, the applicant must obtain the appropriate licenses from the State Department of Cannabis Control (DCC) prior to operating.

DESCRIPTION:

Planning Application 22-01 is a request for a CUP to operate a cannabis distribution facility within a 2,290-square-foot tenant space at 3505 Cadillac Avenue (Unit O-102). The applicant would convert its existing leased office space located in Unit O-102 to provide for distribution of its cannabis products, which are manufactured in the adjacent unit. As indicated by the applicant, their goal is to “obtain a distribution license so that we can take control of the testing, final packaging and other actionable items required prior to having the product ready for retail.”

The proposed distribution use would include packaging, labeling, storing and testing finished cannabis products. The applicant proposes to use a third-party distributor to distribute their cannabis products to licensed retailers, and therefore no transport vehicles will be required. Tenant improvements necessary to convert the office space to a distribution use include demolition and construction of non-bearing interior walls and new plumbing and electrical fixtures. No expansion is proposed to the existing tenant space, nor are any changes proposed to the exterior façade or parking lot. The proposed distribution unit shares the same entrance walkway to the applicant’s adjacent manufacturing facility.

The required State licenses for the proposed business establishment is a Type 11 “distributor” license. Retail non-storefront (delivery) is not proposed with this CUP request and cannabis cultivation would not be allowed, as it is a prohibited use in Costa Mesa.

ANALYSIS:

Distribution Use

Pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-200.92, cannabis distribution is prohibited in all zoning districts within the City, except for those portions of the manufacturing park (MP) and planned development industrial (PDI) zones that are located both north of South Coast Drive and west of Harbor Boulevard, excluding any portion of the South Coast Collection (the “Green Zone”). The CMMC requires further that a conditional use permit shall be required subject to the following conditions:

1. The requirements of Title 13, Chapter III (Planning Applications) are found in compliance;
2. The findings for granting a conditional use permit (CUP) in accordance with CMMC Section 13-29(g) are met;
3. The cannabis business license (CBP) pursuant to Chapter VI of Title 9 of the CMMC is

obtained; and

4. The use is conducted in compliance with all applicable State and local laws.

The distribution component of this facility is divided into three primary areas, packaging/labeling, testing, and storage:

1. Packaging/Labeling (242 square feet);
2. Quarantine/Testing (263 square feet); and
3. Storage (430 square feet).

The remaining area would be comprised of a reception area, offices, a break room, and restroom.

Daily operations would include the intake of new cannabis products that would be transferred from the adjacent manufacturing facility (Unit O-101), and stored within the designated quarantine area at Unit O-102 to await product testing.

Products moved from the adjacent manufacturing facility to the proposed distribution facility would be conducted under camera surveillance and subject to the approved security plan. All product would be moved into and out of the adjacent manufacturing facility through a secured entrance/exit, accessed only through a key fob, located at the rear of the building. The distance between the entrance/exit door to each facility is less than 10 feet and all products would be placed within a secured container and moved using a dolly from the manufacturing facility into the secured storage area of the distribution facility. The only products the distribution facility would take in would be from Yummi Karma's manufacturing facility next door.

All new products would be inspected prior to intake. Products that passed inspection per the company's quality assurance control, would be entered into the required track and trace system ("Metrc") and placed into the quarantine/testing room to await testing. The cannabis products deemed acceptable for distribution would then be tested through a licensed third-party testing company, which would visit the facility to conduct tests and prepare the required paperwork.

After cannabis products have passed the required testing, they would then be moved into the labeling and storage area of the distribution facility. Product labels identifying the required testing results would then be generated and attached to the product, and finally inspected to ensure accuracy. These products would remain in the secured storage area until an order has been placed by licensed retailers.

All distribution orders would be scheduled for pick-up at least 24 hours in advance and the third-party vendor would sign in to pick up the items. The path of travel for loading product would be from the rear of the building to the designated loading area across a drive aisle approximately 40 feet from the secured exit of the distribution facility. The path of travel would be under camera surveillance until product is securely loaded into the distribution vehicle. The third-party vendor would manage the delivery of the product once loaded into the vehicle. To maintain compliance with State and local regulations, all products distributed to a licensed retailer would be tracked with "Metrc" throughout the distribution process and a manifest would be created prior to distribution.

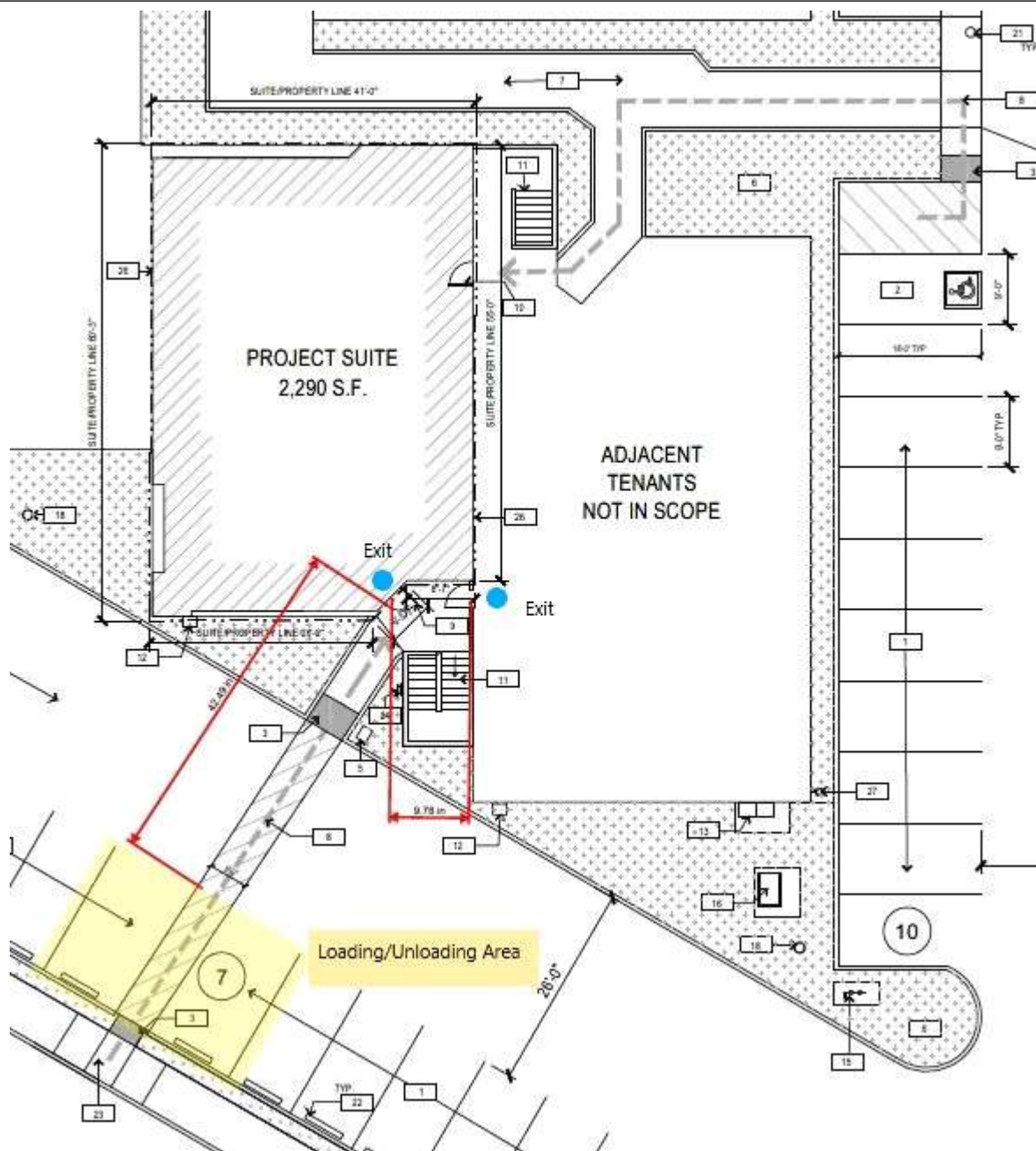


Exhibit showing distance from facility to designated loading area and between facilities

Parking

The existing surface parking lot includes 648 shared parking stalls to serve the 14-acre Cambridge Park property. The existing parking ratio is 4 stalls per 1,000 square feet for the office use currently occupying the tenant space. The proposed use of a cannabis distribution facility has a lower parking requirement applicable of 3 stalls per 1,000 square feet applicable to industrial uses, as established by Section 13-89 of the CMMC. Therefore, the proposed project will not require any additional

parking stalls to be in compliance with the current parking standards for the proposed change from a cannabis administrative office to a cannabis distribution use.

If parking shortages or other parking-related problems are discovered in the future, operational Condition of Approval No. 7 requires the business operator to institute appropriate measures necessary to minimize or eliminate the problem including, but not limited to, reducing operating hours of the business, reducing the number of delivery vehicles, and/or limiting the number of persons within the suite.

Business Plan

The applicant provided a detailed business plan that was evaluated by the City's cannabis security consultant, HdL Companies. The business plan described the owner's background, proof of capitalization, start-up budget, a three-year pro forma, target customers, and daily operations. Order fulfillment procedures are an example of the daily operations explained in the business plan. For example, after a purchase order has been placed, a manager would pull items ordered from the storage inventory and place them in boxes to prepare for distribution. The product pickup would then be scheduled at least 24 hours in advance. At the scheduled pickup time, the orders would be moved to the third-party distribution vehicles. The business plan contains proprietary details and is therefore not included as an attachment but is summarized in this report.

Security Plan

The applicant provided a professionally prepared security plan for the proposed project. The City's cannabis security consultant (HdL Companies) reviewed the proposed security plan. HdL Companies determined that appropriate security measures were included to address the City's security requirements pursuant to Chapter VI of CMMC Title 9 as well as State law.

Since the security plan contains sensitive operational measures that require limited exposure to remain effective, the plan is not included as an attachment. However, the following is generally a list of measures that are provided in the plan and required by the CMMC:

- Live scan background check for every employee;
- 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; and
- Limited access areas and visitor check in and security.

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 for the next two decades. 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, new goods and services, and provide new employment opportunities in the community.

- 1. 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 continue the industrial and commercial nature of an existing industrially-zoned property located north of I-405.

- 2. 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. Therefore, approval would encourage new businesses and entrepreneurial opportunities in an area of the City identified for such by local voters.

Conformance with the Zoning Code

The proposed distribution use is conditionally permitted in the PDI (Planned Development Industrial) zone and is in compliance with the Costa Mesa applicable Zoning Code provisions, including, but not limited, to Articles 20 and 21.

REQUIRED FINDINGS:

Pursuant to Title 13, Section 13-29(g), CUP 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, distribution, and manufacturing. Several other tenants onsite are also licensed cannabis facilities. Similar to other industrial uses, the proposed cannabis business would 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 licensed 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 cannabis distribution facility would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis security 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, path of travel for exterior loading and all interior limited access spaces. As proposed and conditioned, video recordings shall be maintained for a minimum of three months. 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 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 would be located within an existing building and there are no proposed additions to the building; therefore, there is no change to 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 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 industrial zones.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities. This project site contains an existing building (currently occupied by Yummi Karma offices) and the application does not propose an increase in floor area or other substantial modifications. Therefore, the project is a

minor alteration of an existing facility and involves negligible to no expansion of the existing use. The project is consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations.

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. 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 has 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. (See attached Notification Radius Map.)
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.

CONCLUSION:

The proposed project is a cannabis distribution 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. The use is consistent with the Zoning Code and the City's 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 22-01, subject to conditions of approval.



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-661

Meeting Date: 5/9/2022

TITLE:

PLANNING APPLICATION 22-01 FOR A CANNABIS DISTRIBUTION FACILITY ("OUTRAGEOUS VENTURES LLC") AT 3505 CADILLAC AVENUE, UNIT O-102

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION

PRESENTED BY: GABRIEL VILLALOBOS, ASSISTANT PLANNER

**CONTACT INFORMATION: GABRIEL VILLALOBOS, 714.754.5610;
Gabriel.Villalobos@costamesaca.gov**

RECOMMENDATION:

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 22-01, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant/authorized agent is Nitaya Chapman, for the property owner, Ross Tesser.

BACKGROUND:

The subject property is located on the west side of Cadillac Avenue near the intersection of Sunflower Avenue and Cadillac Avenue, within a portion of the City's industrial area known as the "Green Zone." A variety of cannabis uses can be permitted in the "Green Zone," including manufacturing, distribution, and non-storefront retail (direct delivery to consumers). The 14-acre property is zoned PDI (Planned Development Industrial) and is surrounded by properties zoned Industrial Park (MP) to the north and east, the 405 freeway to the south, and the Santa Ana River to the west.

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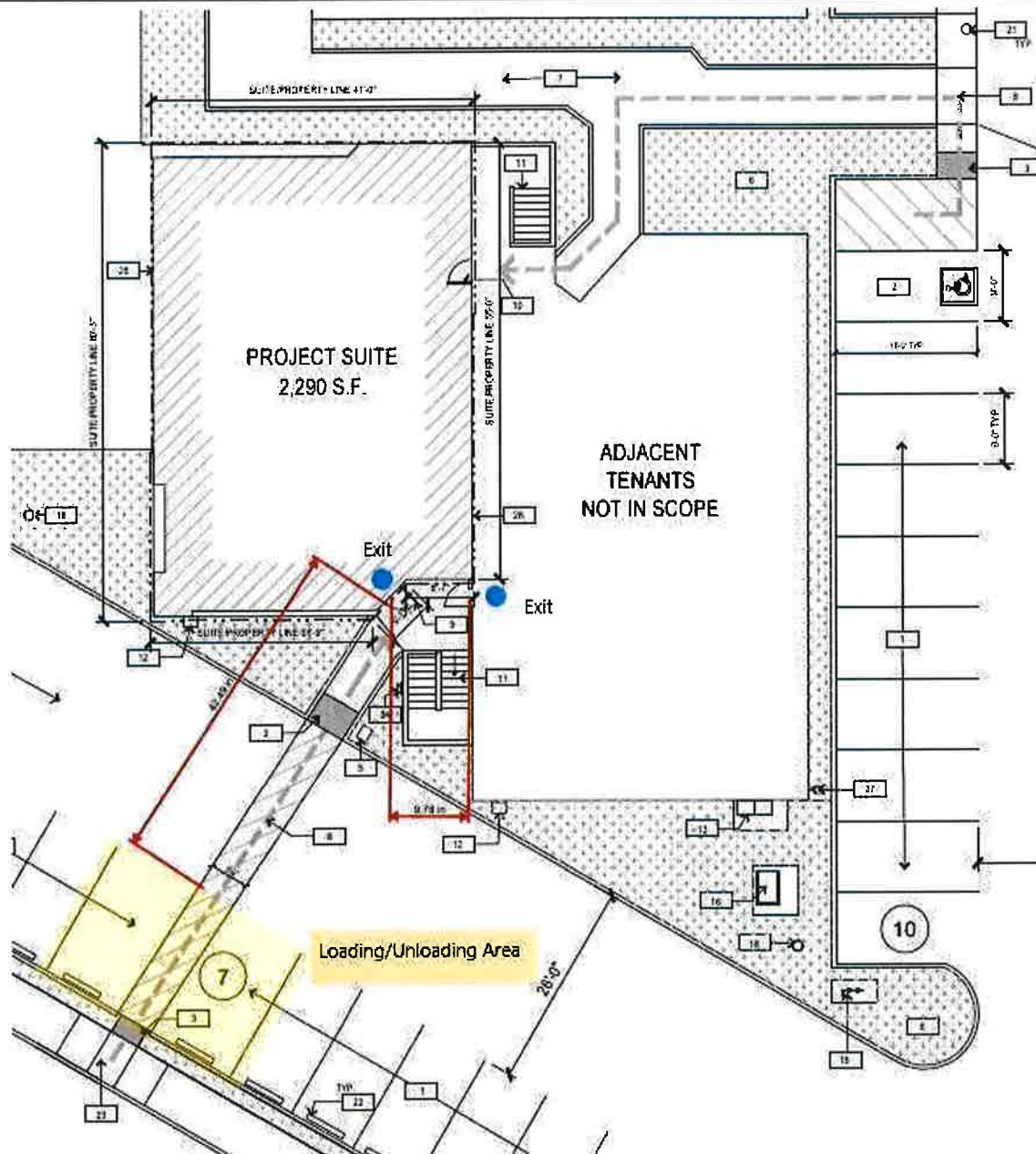


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1. **Policy LU-6.3:** *Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District.*

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

2. **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. Therefore, approval would encourage new businesses and entrepreneurial opportunities in an area of the City identified for such by local voters.

Conformance with the Zoning Code

The proposed distribution use is conditionally permitted in the PDI (Planned Development Industrial) zone and is in compliance with the Costa Mesa applicable Zoning Code provisions, including, but not limited, to Articles 20 and 21.

REQUIRED FINDINGS:

Pursuant to Title 13, Section 13-29(g), CUP 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, distribution, and manufacturing. Several other tenants onsite are also licensed cannabis facilities. Similar to other industrial uses, the proposed cannabis business would 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 licensed 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 cannabis distribution facility would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis security 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, path of travel for exterior loading and all interior limited access spaces. As proposed and conditioned, video recordings shall be maintained for a minimum of three months. 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 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 would be located within an existing building and there are no proposed additions to the building; therefore, there is no change to 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 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 industrial zones.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities. This project site contains an existing building (currently occupied by Yummi Karma offices) and the application does not propose an increase in floor area or other substantial modifications. Therefore, the project is a

minor alteration of an existing facility and involves negligible to no expansion of the existing use. The project is consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations.

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. 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 has 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. (See attached Notification Radius Map.)
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.

CONCLUSION:

The proposed project is a cannabis distribution 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. The use is consistent with the Zoning Code and the City's 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 22-01, subject to conditions of approval.

RESOLUTION NO. PC-2022-**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-01 FOR A CANNABIS DISTRIBUTION FACILITY (OUTRAGEOUS VENTURES LLC) AT 3505 CADILLAC AVENUE, UNIT O-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 marijuana 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 22-01 was filed by Nitaya Chapman, authorized agent for the property owner, Ross Tesser, requesting approval of the following:

A Conditional Use Permit to operate a cannabis distribution facility within a 2,290-square-foot tenant space at 3505 Cadillac Avenue, Unit O-102.

WHEREAS, On November 15, 2021, Outrageous Ventures LLC, was issued a Notice to Proceed, which allows the applicant to proceed with submittal of a Conditional Use Permit application consistent with the procedures set forth in Section 13-200.92 of the CMMC;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 9, 2022 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 22-01 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 22-01 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 9th day of May, 2022.

Byron de Arakal, 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-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 9th, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022- __

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, distribution, and manufacturing. Several other tenants onsite are also licensed cannabis facilities. Similar to other industrial uses, the proposed cannabis business would 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 cannabis distribution facility 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, path of travel for exterior loading, and all interior limited access spaces. As proposed and conditioned, video recordings shall be maintained for a minimum of three months. 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 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. The proposed use would be within an existing building and there are no proposed additions to the building; therefore, there is no change to 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 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 industrial zones.

- B. **Finding:** The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities. This project site contains an existing building and does not propose an increase in floor area or other substantial modifications. Therefore, the project is a minor alteration of an existing facility and involves negligible to no expansion of the existing use. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.
- 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 distribution 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. No storefront retail or cultivation of cannabis is allowed anywhere on the premises.
6. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to marijuana, whether in words or symbols. All signs shall comply with the CMMC. No sign shall be installed until the owner/operator or its designated contractor has obtained any permit required from the City.
7. 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-22-01 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
8. 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.
9. The applicant shall obtain State License Type 11 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.
10. 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.
11. The distribution loading 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. No loading and unloading of cannabis products into the vehicles shall take place outside of camera view and at all times cannabis goods and products shall be secured in a locked container when being transported.

12. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. 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 applicant's 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. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
13. 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.
14. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than one million dollars (\$1,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than one million dollars (\$1,000,000.00) 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. 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.
15. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. 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.
16. All cannabis and cannabis products distributed pursuant to this CUP shall be transported by persons licensed to do so and shall only be sold, distributed, transported or otherwise furnished to facilities operating in full conformance

with all applicable State and local laws and regulations. The discovery of a cannabis product originating from this facility at any unpermitted or otherwise unlawful cannabis facility or operation, including a dispensary, may be considered as evidence in any action to revoke, suspend or modify this CUP and/or the corresponding Cannabis Business Permit that is based on whole or in part on this condition of approval or any related provision of the Municipal Code.

17. 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.
18. 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.
19. 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.
20. Inspections of this cannabis business by the City will be conducted, at a minimum, on a quarterly basis. Code Enforcement officers, the Building Official and/or the Fire Marshal may enter and inspect the location of this business between the hours of 8 a.m. and 5 p.m. Monday through Friday upon 24 hours telephonic notice to the owner or operator, to ensure compliance with this CUP.
21. The City Manager or her or his designees may enter this business at any time during the hours of operation without notice, and inspect the location 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.
22. 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 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.

23. 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.
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 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.

26. 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 be a minor modification to the CBP.
27. 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.
28. There shall be no extraction operations, refining, or winterization conducted in this facility.
29. There shall be no storage or use of volatiles, solvents, or hazardous materials at this facility.
30. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval prior to the change taking place.
31. 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.
32. 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.
33. 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.
34. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
35. 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.

36. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
37. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards.
38. No vehicle loading area shall encroach into a required building setback along a public right-of-way.
39. Development shall comply with the requirements of the following adopted codes: 2019 California Residential Code, 2019 California Building Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Building Standards Code and 2019 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 2019 California Building Code.
40. 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.
41. 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.
42. 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 22-01 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. Plan check submittal shall include air quality/odor control device specification sheets.
7. 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 final Security Plan shall be consistent with the approved building plans.
3. 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.

Operational Conditions

1. No product distribution shall occur between 12:00 AM and 5:00 AM.
2. The operator shall maintain free of litter all areas of the premises under which applicant has control.
3. 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.
4. 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.
5. 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.
6. Loading and unloading of third-party distribution vehicles shall only take place underroof or in designated parking spaces within direct unobstructed view of surveillance cameras, located in close proximity to the shipping and receiving exterior door, as shown on an exhibit approved by the Director of Development Services or designee. No loading and unloading of cannabis products into the vehicles shall take place outside of camera view and at all times cannabis goods and products shall be secured in a locked container when being transported. 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.
7. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
8. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
9. No outdoor storage of cannabis or cannabis products is permitted at any time.
10. Cannabis shall not be consumed on the premises at any time, in any form.
11. 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.
12. 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.

13. The owner/operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications.
14. Any activities relating to the loading and unloading of cannabis products shall only take place in a designated loading and unloading area and shall be monitored by security cameras at all times.
15. Delivery vehicles shall only park in designated loading and unloading areas during scheduled delivery times. All loading and unloading activity specific to this use shall be limited to one delivery vehicle at any one time. The applicant shall obtain authorization from the association approving the use of one stall as a designated loading and unloading area.

November 30, 2021

City of Costa Mesa
Planning Division
77 Fair View Drive
Costa Mesa, Ca 92626

To Whom It May Concern:

We are so excited to be submitting our Outrageous Ventures LLC application to the City of Costa Mesa for a Conditional Use Permit.

In 2017, we leased the space for offices. Now four years later, we have made the decision to take our existing offices and turn it into a distribution space. We currently operate our licensed Cannabis manufacturing business, Yummi Karma, in the suite next door. We want to obtain a distribution license so that we can take control of the testing, final packaging and other actionable items required prior to having the product ready for retail. We will continue to work with third party licensed distribution companies to transport and deliver products to stores. At this time, we do not have plans to acquire any transport vehicles. Below is the description of the proposed project at 3505 Cadillac Ave, Building O, Ste 102.

The scope of work includes demolition and construction of non-bearing interior walls and new plumbing and electrical fixtures. We will be demolishing walls and then putting up new walls to create a layout better suited for distribution.

Security measures included but not limited to are window bars, reinforced walls, cameras, security doors and a security system.

No change will be made to the existing square footage, exterior façade, parking and site. The unit for our manufacturing facility shares the same walkways for the entrance and exit, as well as the parking lot. Everything was brought up to code in 2018 when we built out our manufacturing facility.

We thank you for your time in advance and are eager to be assigned a planner so that we can move forward.

Kind regards,
Krystal Kitahara
CEO, Yummi Karma

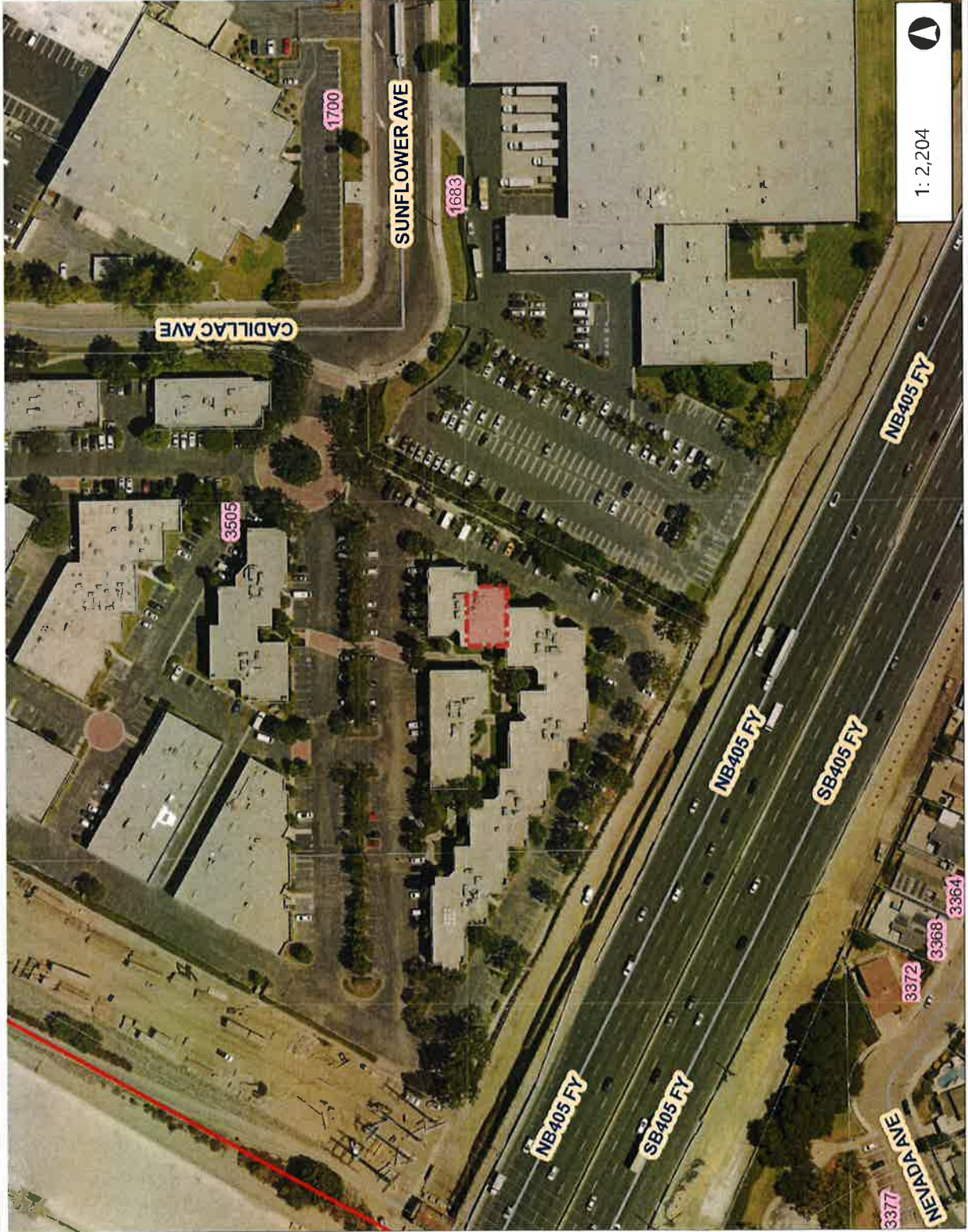


PA-22-01 (3505 Cadillac Ave, Unit 0102) - Vicinity Map

ATTACHMENT 3



Legend
□ Costa Mesa



1: 2,204

Notes

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.

0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

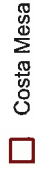


PA-22-01 (3505 Cadillac Ave, Unit 0102) - Zoning Map

ATTACHMENT 4



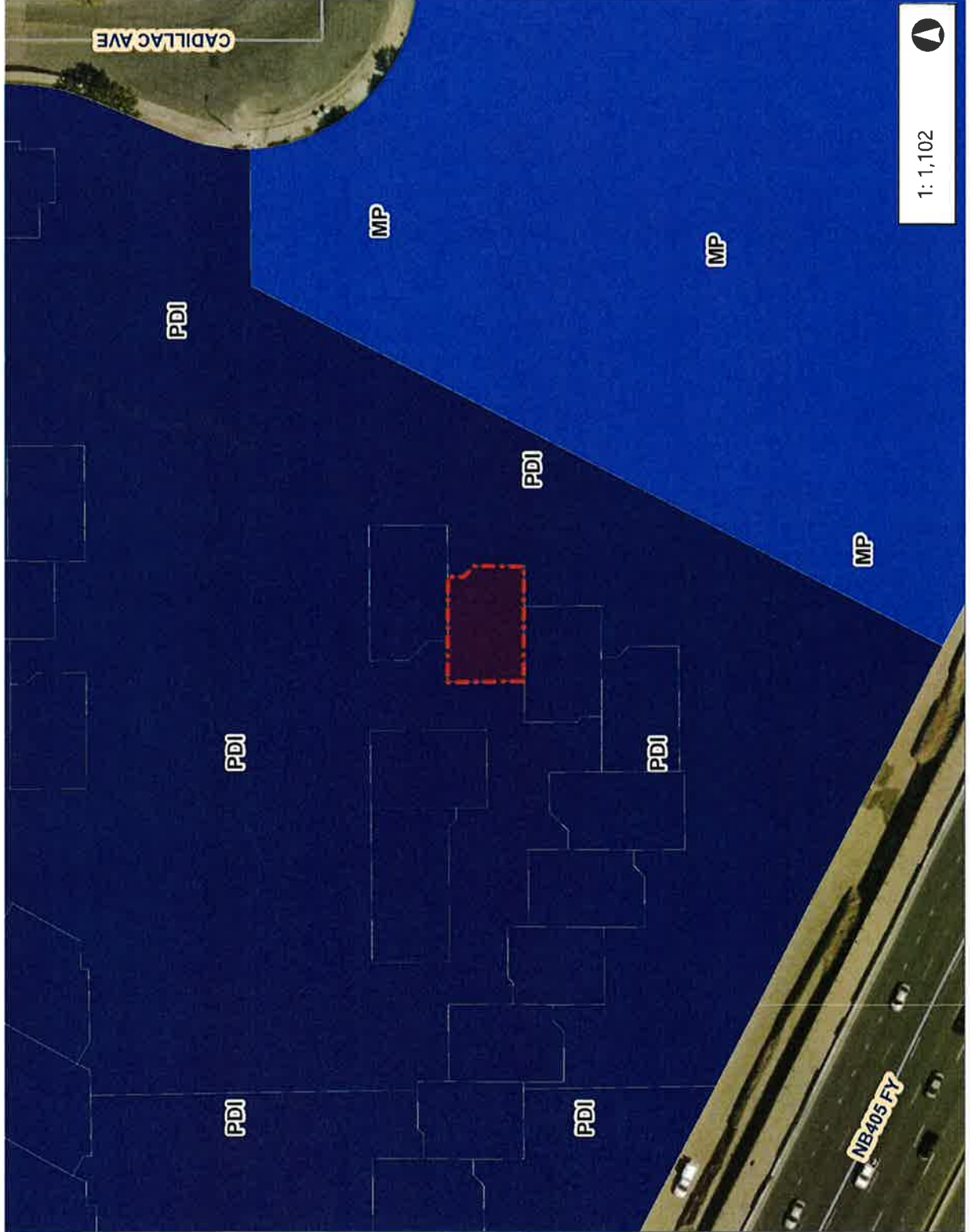
Legend



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
- PDR-MD - Planned Development Residential Density
- PDR-HD - Planned Development Residential

Notes



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© City of Costa Mesa



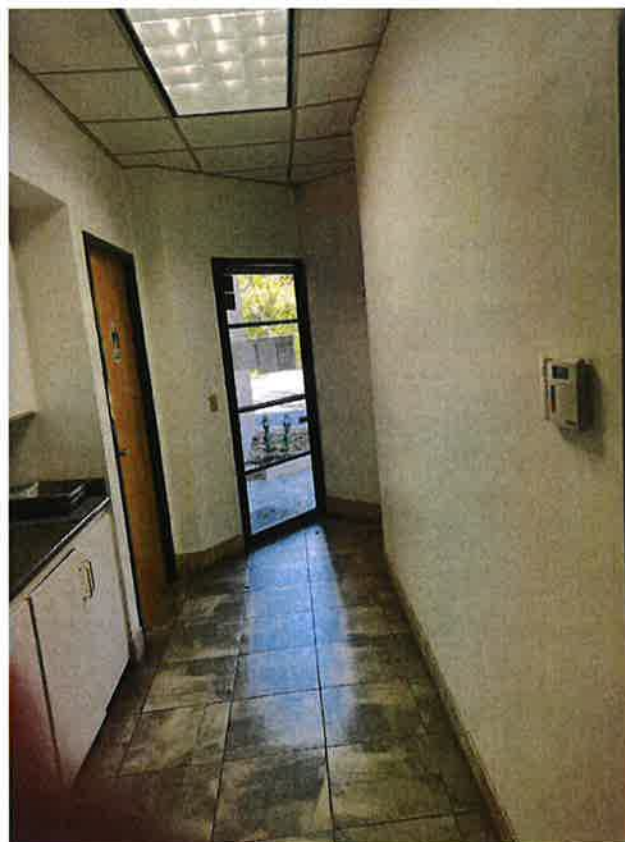
PA-22-01 Site Photos
3505 Cadillac Avenue,
Unit O-102

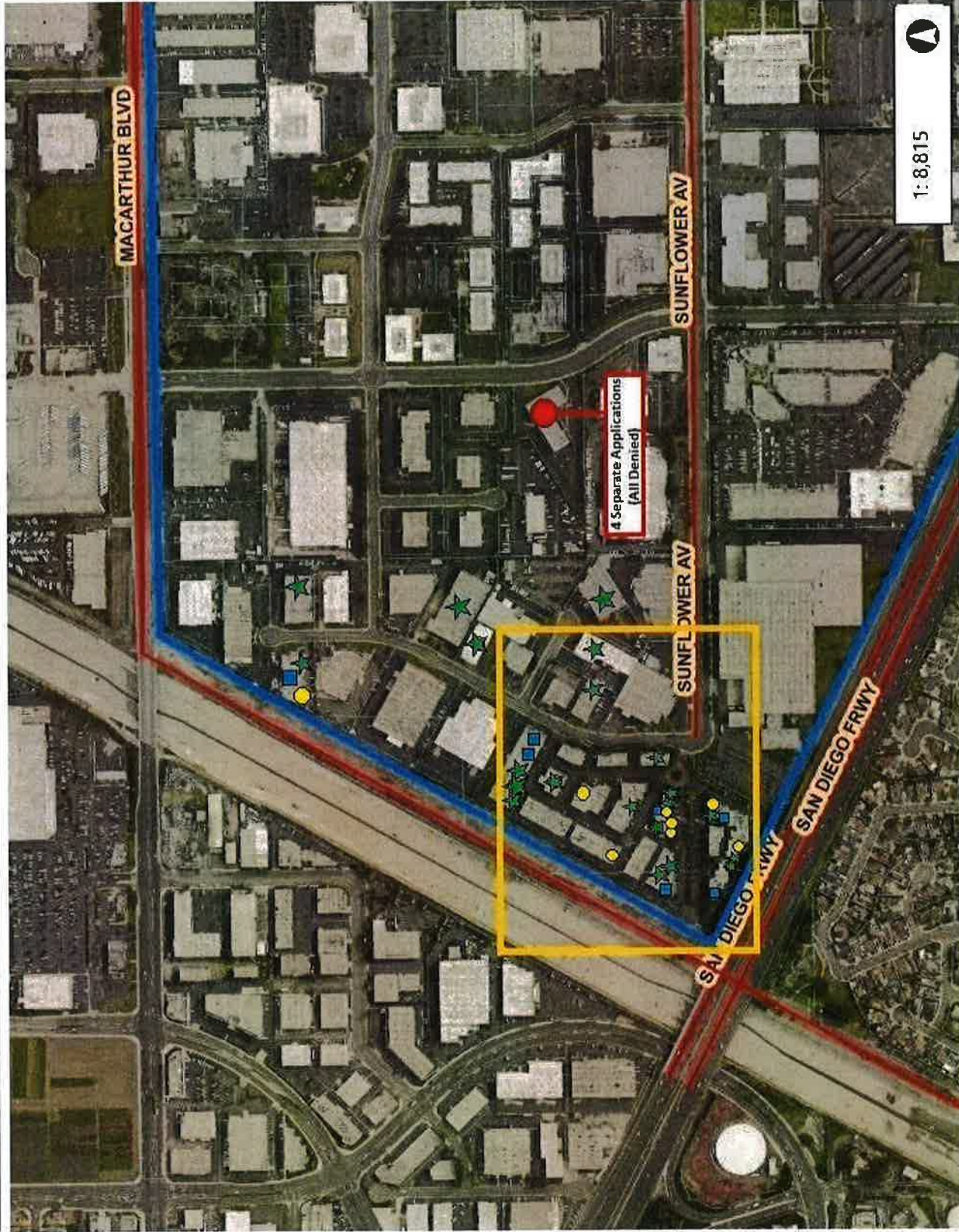


PA-22-01 Site Photos
3505 Cadillac Avenue,
Unit O-102



PA-22-01 Site Photos
3505 Cadillac Avenue,
Unit O-102






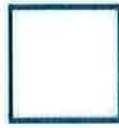
1:8,815



Legend

 Costa Mesa

Measure X
Boundary



Pending CUP



Denied CUP



Approved CUP



Business Permit
Issued



Separate Map



Notes

0.3 0 0.14 0.3 Miles

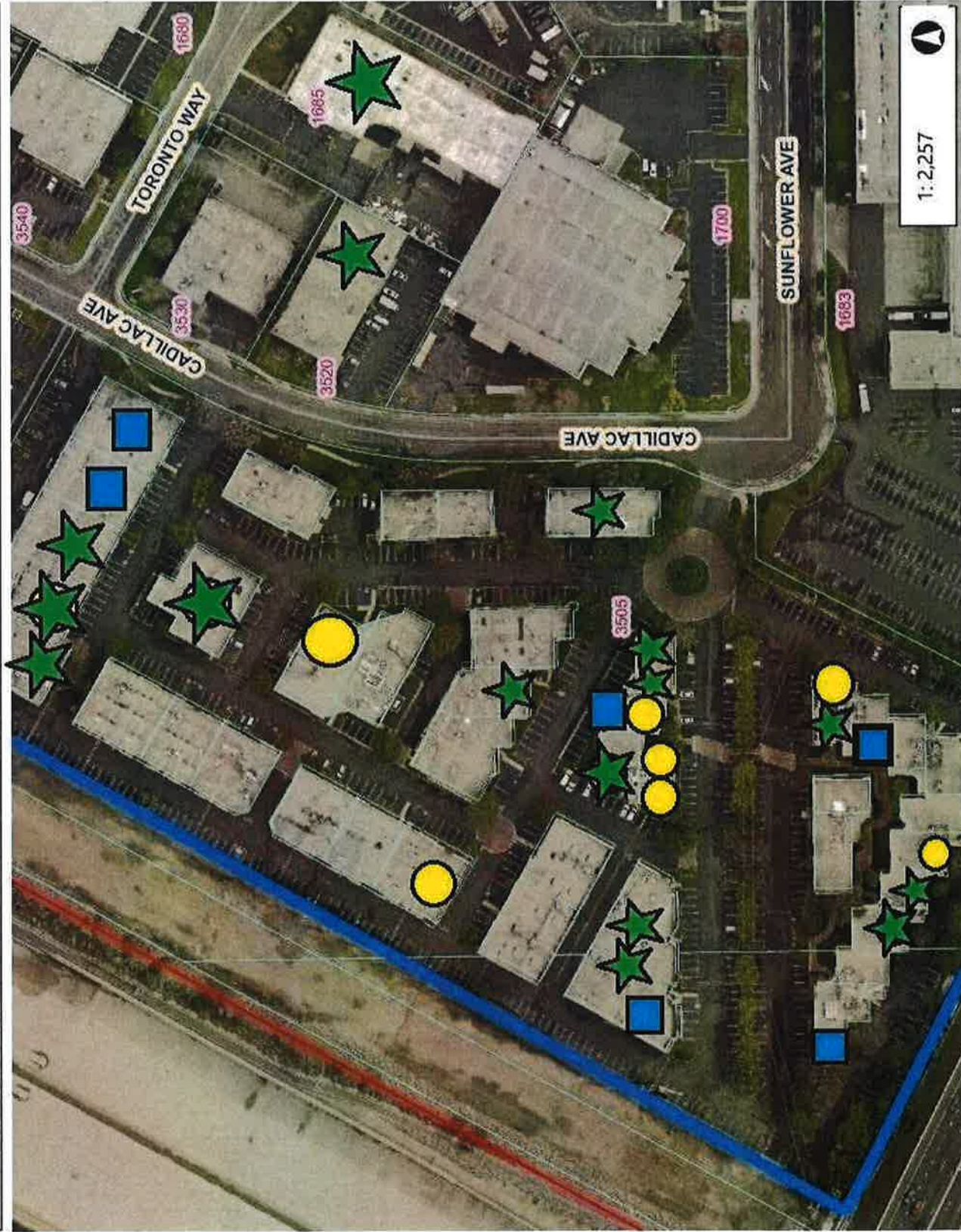
The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.



Legend

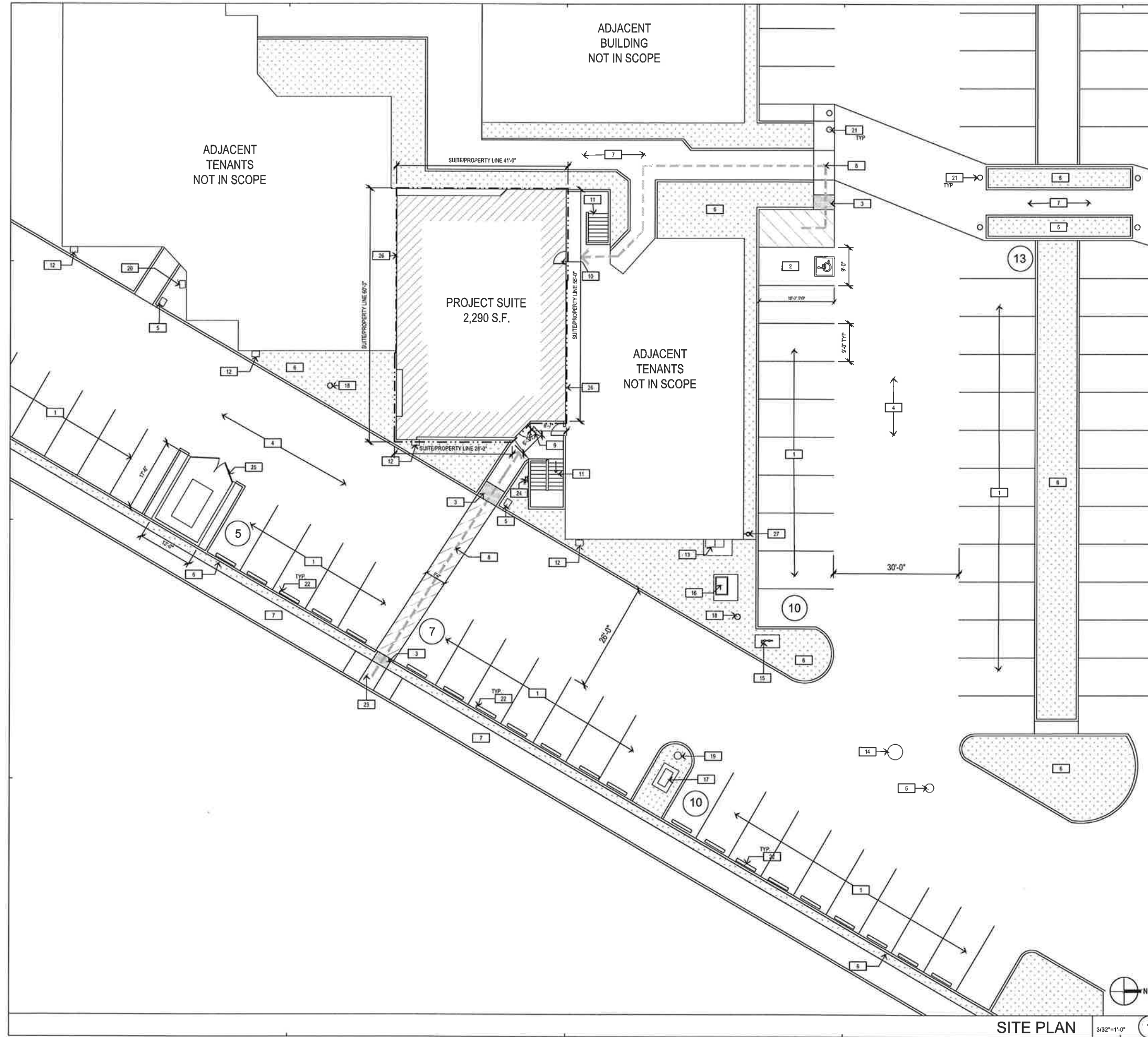
- Costa Mesa
- Measure X Boundary
- Pending CUP
- Denied CUP
- Approved CUP
- Business Permit Issued
- Separate Map

Notes



0.1 0 0.04 0.1 Miles

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.



PROJECT INFORMATION

ADDRESS: 3505 CADILLAC AVENUE STE 0102, COSTA MESA, CA
APN: 92626
ZONING: PDI- PLANNED DEVELOPMENT INDUSTRIAL
CONSTRUCTION TYPE: TYPE V-B

PROJECT SUITE SF: 2,291 SF (GROSS)
TOTAL LOT SF: 2,421 S.F.
EXISTING COVERAGE: 94%
LANDSCAPING: NO NEW LANDSCAPE, ALL EXISTING TO REMAIN

OCCUPANCY GROUP: F-1 OCCUPANCY (FACTORY/INDUSTRIAL)

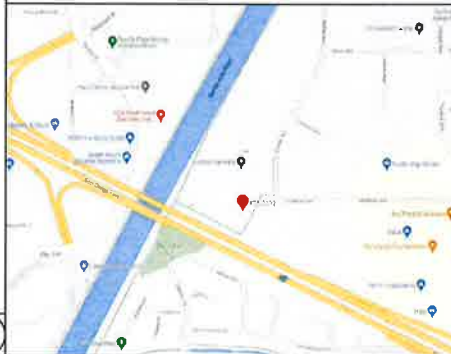
PARKING REQUIREMENTS:
ALL SHARED PARKING PROVIDED FOR PROPOSED CANNABIS

REQUIRED EXIT: ONE
PROPOSED EXIT: TWO

KEYNOTES

- EXISTING PARKING
- EXISTING ADA PARKING
- EXISTING TRUNCATED DOMES
- EXISTING DRIVE AISLE
- EXISTING WATER METER
- EXISTING LANDSCAPING
- EXISTING PEDESTRIAN WALKWAY
- EXISTING ADA PATH OF TRAVEL
- DELIVERY DOOR
- MAIN ENTRANCE
- EXISTING STAIRWELL
- EXISTING GAS METER
- EXISTING ELECTRICAL ROOM
- EXISTING MANHOLE
- EXISTING DDCA
- EXISTING TRANSFORMER
- EXISTING UTILITY PEDESTAL
- EXISTING PARKING LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER METER AND CAGE (V.I.F)
- EXISTING BOLLARDS
- EXISTING WHEEL STOP
- EXISTING ADA RAMP
- EXISTING WATER SPRINKLER
- EXISTING TRASH ENCLOSURE
- EXISTING PROPERTY LINE
- EXISTING EXTERIOR FIRE RISER

VICINITY MAP



ATTACHMENT 7

555 ANTON BLVD, SUITE 150
COSTA MESA, CA, 92626

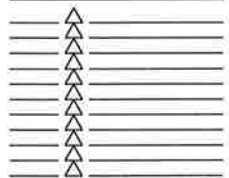


Consent:

3505 CADILLAC AVE. BLDG 0 SUITE 102
COSTA MESA, CA 92626

SITE PLAN

CUP NUMBER:
Plan Check Number:



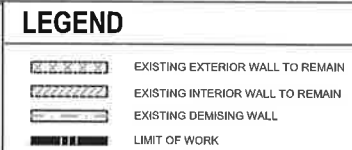
S H E E T

A1.0

SITE PLAN

3/32"=1'-0"

1



555 ANTON BLVD, SUITE 150
COSTA MESA, CA, 92626

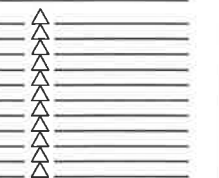


symptoms)

3505 CADILLAC AVE, BLDG O SUITE 102
COSTA MESA, CA 92626

EXISTING FLOOR PLAN

CUP NUMBER:
Plan Check Number:



S H E E T

A2.0

 $1/4"=1'-0"$

1

RESOLUTION NO. PC-2022-**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA APPROVING
PLANNING APPLICATION 22-01 FOR A CANNABIS
DISTRIBUTION FACILITY (OUTRAGEOUS VENTURES LLC)
AT 3505 CADILLAC AVENUE, UNIT O-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 marijuana 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 22-01 was filed by Nitaya Chapman, authorized agent for the property owner, Ross Tesser, requesting approval of the following:

A Conditional Use Permit to operate a cannabis distribution facility within a 2,290-square-foot tenant space at 3505 Cadillac Avenue, Unit O-102.

WHEREAS, On November 15, 2021, Outrageous Ventures LLC, was issued a Notice to Proceed, which allows the applicant to proceed with submittal of a Conditional Use Permit application consistent with the procedures set forth in Section 13-200.92 of the CMMC;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 9, 2022 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 22-01 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 22-01 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 9th day of May, 2022.

Byron de Arakal, 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-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on May 9th, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022- __

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, distribution, and manufacturing. Several other tenants onsite are also licensed cannabis facilities. Similar to other industrial uses, the proposed cannabis business would 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 cannabis distribution facility 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, path of travel for exterior loading, and all interior limited access spaces. As proposed and conditioned, video recordings shall be maintained for a minimum of three months. 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 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. The proposed use would be within an existing building and there are no proposed additions to the building; therefore, there is no change to 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 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 industrial zones.

- B. **Finding:** The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities. This project site contains an existing building and does not propose an increase in floor area or other substantial modifications. Therefore, the project is a minor alteration of an existing facility and involves negligible to no expansion of the existing use. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.
- 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 distribution 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. No storefront retail or cultivation of cannabis is allowed anywhere on the premises.
 6. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to marijuana, whether in words or symbols. All signs shall comply with the CMMC. No sign shall be installed until the owner/operator or its designated contractor has obtained any permit required from the City.
 7. 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-22-01 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
 8. 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.
 9. The applicant shall obtain State License Type 11 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.
 10. 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.
 11. The distribution loading 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. No loading and unloading of cannabis products into the vehicles shall take place outside of camera view and at all times cannabis goods and products shall be secured in a locked container when being transported.

12. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. 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 applicant's 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. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
13. 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.
14. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than one million dollars (\$1,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than one million dollars (\$1,000,000.00) 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. 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.
15. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. 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.
16. All cannabis and cannabis products distributed pursuant to this CUP shall be transported by persons licensed to do so and shall only be sold, distributed, transported or otherwise furnished to facilities operating in full conformance

with all applicable State and local laws and regulations. The discovery of a cannabis product originating from this facility at any unpermitted or otherwise unlawful cannabis facility or operation, including a dispensary, may be considered as evidence in any action to revoke, suspend or modify this CUP and/or the corresponding Cannabis Business Permit that is based on whole or in part on this condition of approval or any related provision of the Municipal Code.

17. 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.
18. 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.
19. 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.
20. Inspections of this cannabis business by the City will be conducted, at a minimum, on a quarterly basis. Code Enforcement officers, the Building Official and/or the Fire Marshal may enter and inspect the location of this business between the hours of 8 a.m. and 5 p.m. Monday through Friday upon 24 hours telephonic notice to the owner or operator, to ensure compliance with this CUP.
21. The City Manager or her or his designees may enter this business at any time during the hours of operation without notice, and inspect the location 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.
22. 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 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.

23. 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.
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 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.

26. 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 be a minor modification to the CBP.
27. 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.
28. There shall be no extraction operations, refining, or winterization conducted in this facility.
29. There shall be no storage or use of volatiles, solvents, or hazardous materials at this facility.
30. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval prior to the change taking place.
31. 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.
32. 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.
33. 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.
34. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
35. 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.

36. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
37. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards.
38. No vehicle loading area shall encroach into a required building setback along a public right-of-way.
39. Development shall comply with the requirements of the following adopted codes: 2019 California Residential Code, 2019 California Building Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Building Standards Code and 2019 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 2019 California Building Code.
40. 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.
41. 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.
42. 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 22-01 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. Plan check submittal shall include air quality/odor control device specification sheets.
7. 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 final Security Plan shall be consistent with the approved building plans.
3. 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.

Operational Conditions

1. No product distribution shall occur between 12:00 AM and 5:00 AM.
2. The operator shall maintain free of litter all areas of the premises under which applicant has control.
3. 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.
4. 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.
5. 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.
6. Loading and unloading of third-party distribution vehicles shall only take place under roof or in designated parking spaces within direct unobstructed view of surveillance cameras, located in close proximity to the shipping and receiving exterior door, as shown on an exhibit approved by the Director of Development Services or designee. No loading and unloading of cannabis products into the vehicles shall take place outside of camera view and at all times cannabis goods and products shall be secured in a locked container when being transported. 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.
7. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
8. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
9. No outdoor storage of cannabis or cannabis products is permitted at any time.
10. Cannabis shall not be consumed on the premises at any time, in any form.
11. 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.
12. 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.

13. The owner/operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications.
14. Any activities relating to the loading and unloading of cannabis products shall only take place in a designated loading and unloading area and shall be monitored by security cameras at all times.
15. Delivery vehicles shall only park in designated loading and unloading areas during scheduled delivery times. All loading and unloading activity specific to this use shall be limited to one delivery vehicle at any one time. The applicant shall obtain authorization from the association approving the use of one stall as a designated loading and unloading area.

November 30, 2021

City of Costa Mesa
Planning Division
77 Fair View Drive
Costa Mesa, Ca 92626

To Whom It May Concern:

We are so excited to be submitting our Outrageous Ventures LLC application to the City of Costa Mesa for a Conditional Use Permit.

In 2017, we leased the space for offices. Now four years later, we have made the decision to take our existing offices and turn it into a distribution space. We currently operate our licensed Cannabis manufacturing business, Yummi Karma, in the suite next door. We want to obtain a distribution license so that we can take control of the testing, final packaging and other actionable items required prior to having the product ready for retail. We will continue to work with third party licensed distribution companies to transport and deliver products to stores. At this time, we do not have plans to acquire any transport vehicles. Below is the description of the proposed project at 3505 Cadillac Ave, Building O, Ste 102.

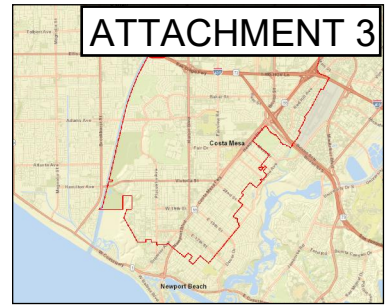
The scope of work includes demolition and construction of non-bearing interior walls and new plumbing and electrical fixtures. We will be demolishing walls and then putting up new walls to create a layout better suited for distribution.

Security measures included but not limited to are window bars, reinforced walls, cameras, security doors and a security system.

No change will be made to the existing square footage, exterior façade, parking and site. The unit for our manufacturing facility shares the same walkways for the entrance and exit, as well as the parking lot. Everything was brought up to code in 2018 when we built out our manufacturing facility.

We thank you for your time in advance and are eager to be assigned a planner so that we can move forward.

Kind regards,
Krystal Kitahara
CEO, Yummi Karma



Legend

 Costa Mesa



1: 2,204

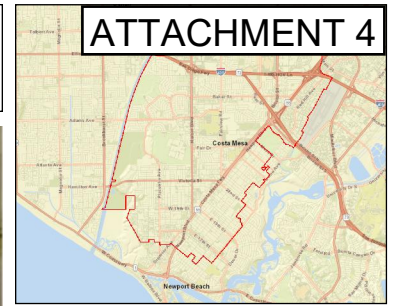


0.1 0 0.03 0.1 Miles

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



Legend

- Costa Mesa
- Zoning**
- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residentie
- R2-HD - Multiple-Family Residentia
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Industr
- 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 Compr
- PDR-LD - Planned Development R
- PDR-MD - Planned Development R Density
- PDR-HD - Planned Development R

Notes

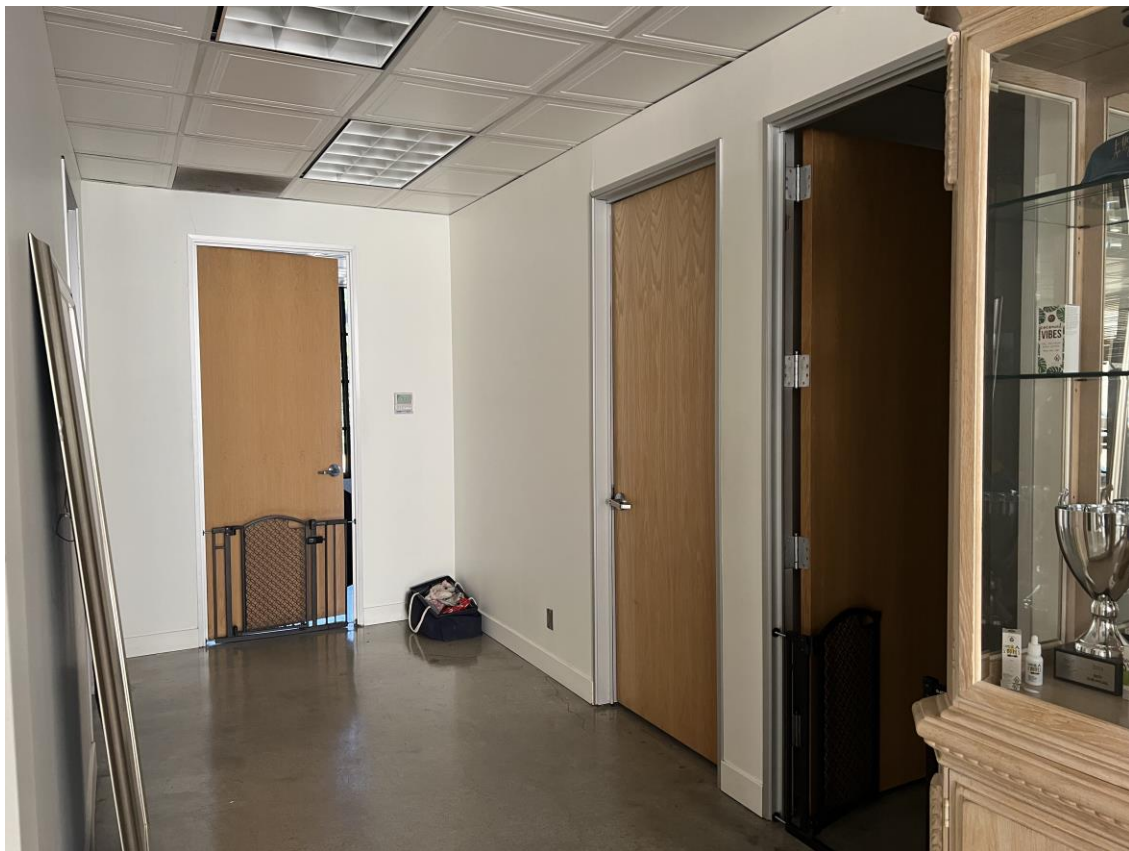
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© City of Costa Mesa

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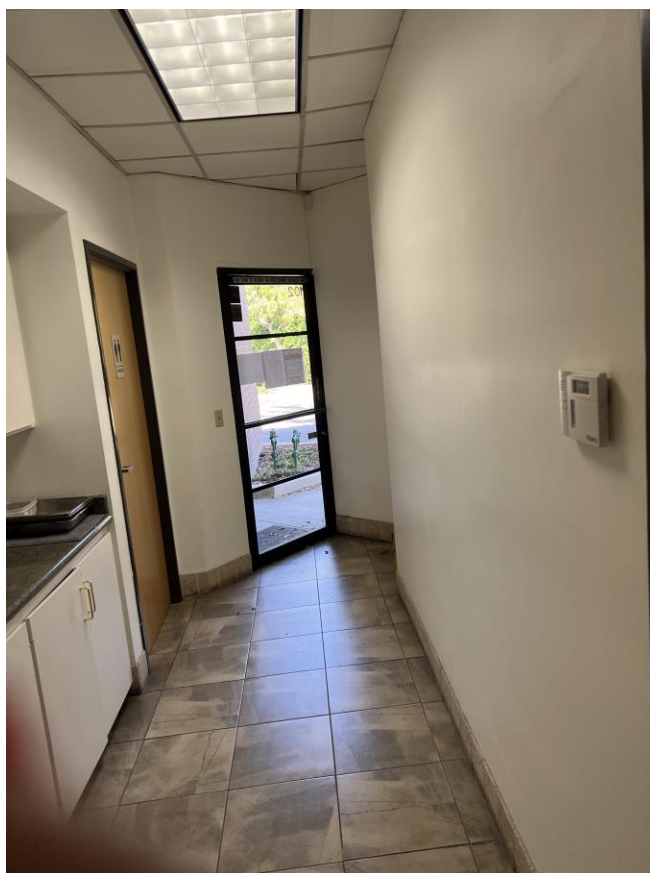
PA-22-01 Site Photos
3505 Cadillac Avenue,
Unit O-102










PA-22-01 Site Photos
3505 Cadillac Avenue,
Unit O-102



PA-22-01 Site Photos
3505 Cadillac Avenue,
Unit O-102



Legend

-  Costa Mesa
-  Measure X Boundary
-  Pending CUP
-  Denied CUP
-  Approved CUP
-  Business Permit Issued
-  Separate Map

Notes




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WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

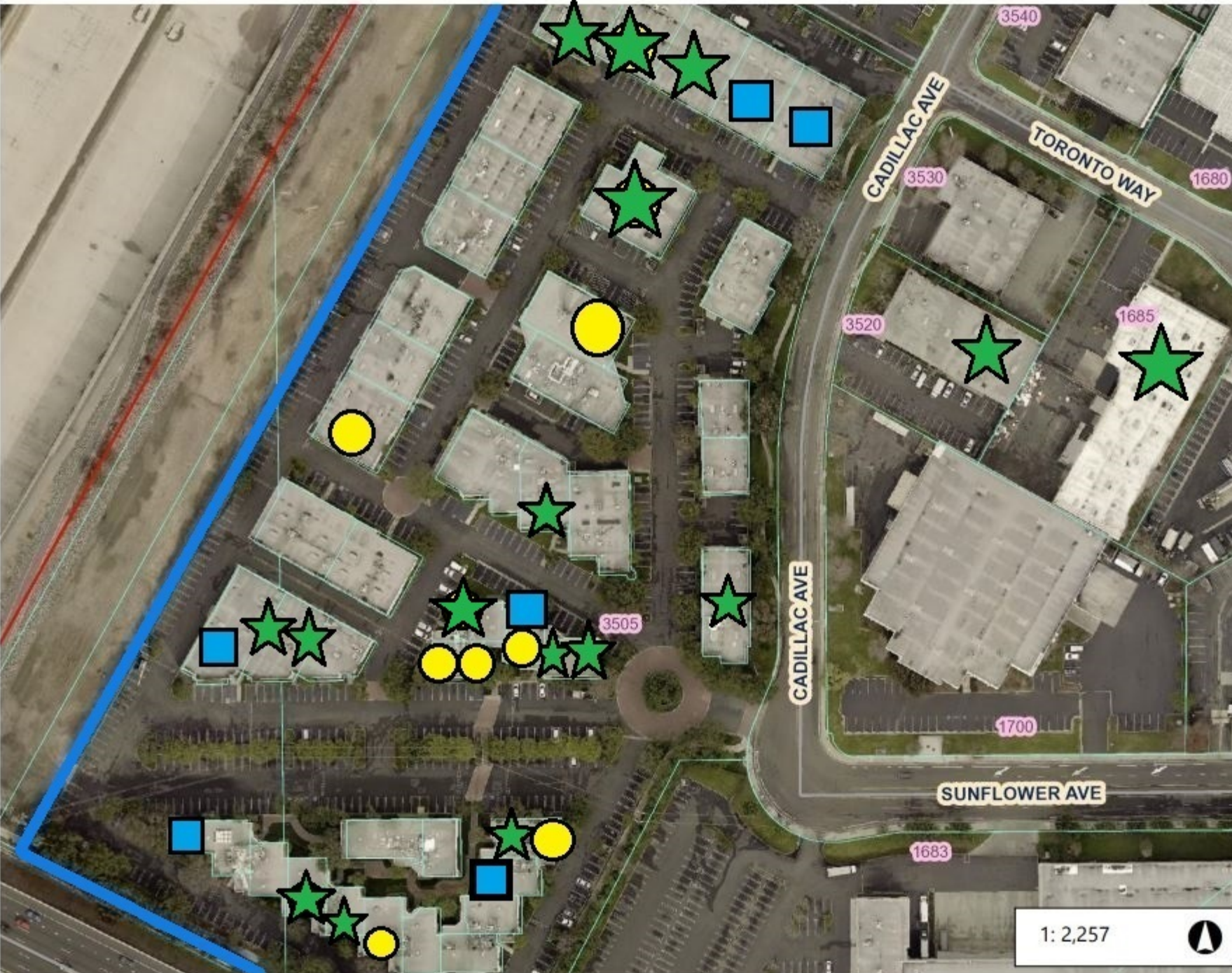
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Legend

-  Costa Mesa
-  Measure X Boundary
-  Pending CUP
-  Denied CUP
-  Approved CUP
-  Business Permit Issued
-  Separate Map

Notes



1: 2,257



0.1 0 0.04 0.1 Miles

dwg last saved: Feb/2/2022 5:35 PM by: Raquel Hernandez

sheet plotted: 6/26/2024 10:06:01 AM mesa cadillac avo\design\licensing

drawing file name: packagela1.0 - site plan.dwg

ADJACENT
BUILDING
NOT IN SCOPE

ADJACENT
TENANTS
NOT IN SCOPE

PROJECT SUITE
2,290 S.F.

ADJACENT
TENANTS
NOT IN SCOPE

PROJECT INFORMATION

ADDRESS: 3505 CADILLAC AVENUE STE 0102, COSTA MESA, CA
APN: 92626
ZONING: PDI- PLANNED DEVELOPMENT INDUSTRIAL
CONSTRUCTION TYPE: TYPE V-B

PROJECT SUITE SF: 2,291 SF (GROSS)
TOTAL LOT SF: 2,421 S.F.
EXISTING COVERAGE: 94%
LANDSCAPING: NO NEW LANDSCAPE. ALL EXISTING TO REMAIN

OCCUPANCY GROUP: F-1 OCCUPANCY (FACTORY/INDUSTRIAL)

PARKING REQUIREMENTS:

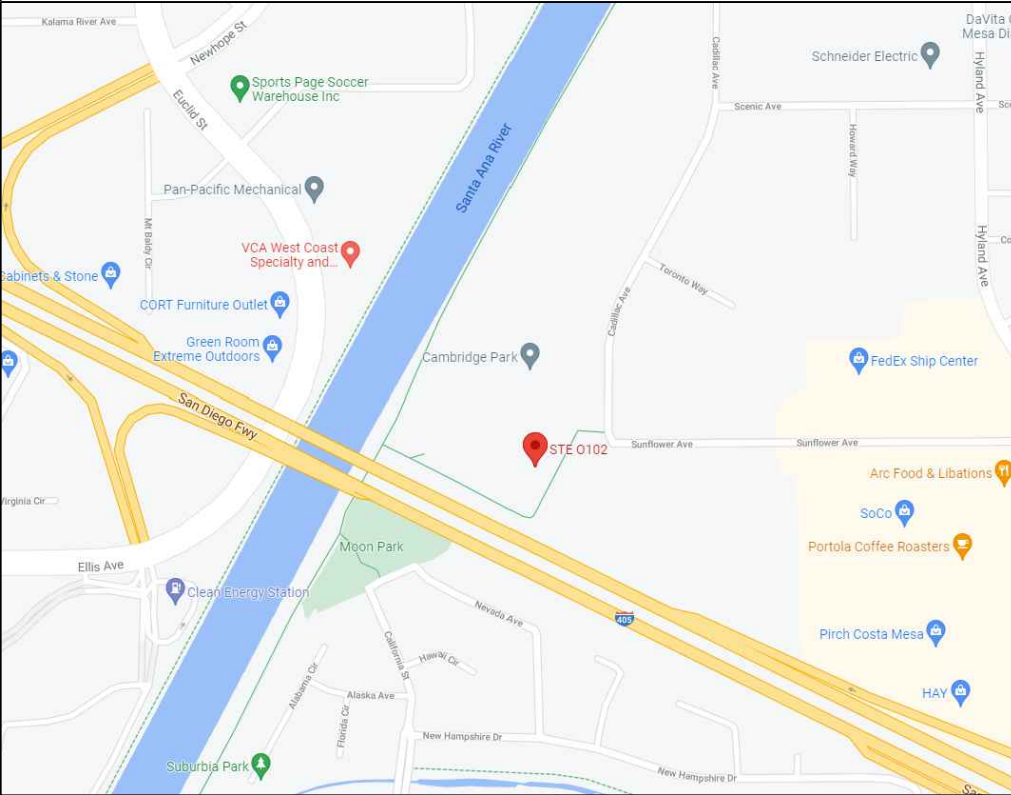
ALL SHARED PARKING PROVIDED FOR PROPOSED CANNABIS

REQUIRED EXIT: ONE
PROPOSED EXIT: TWO

KEYNOTES

- EXISTING PARKING
- EXISTING ADA PARKING
- EXISTING TRUNCATED DOMES
- EXISTING DRIVE AISLE
- EXISTING WATER METER
- EXISTING LANDSCAPING
- EXISTING PEDESTRIAN WALKWAY
- EXISTING ADA PATH OF TRAVEL
- DELIVERY DOOR
- MAIN ENTRANCE
- EXISTING STAIRWELL
- EXISTING GAS METER
- EXISTING ELECTRICAL ROOM
- EXISTING MANHOLE
- EXISTING DDCA
- EXISTING TRANSFORMER
- EXISTING UTILITY PEDESTAL
- EXISTING PARKING LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER METER AND CAGE (V.I.F)
- EXISTING BOLLARDS
- EXISTING WHEEL STOP
- EXISTING ADA RAMP
- EXISTING WATER SPRINKLER
- EXISTING TRASH ENCLOSURE
- EXISTING PROPERTY LINE
- EXISTING EXTERIOR FIRE RISER

VICINITY MAP



SITE PLAN

3/32"=1'-0"

1

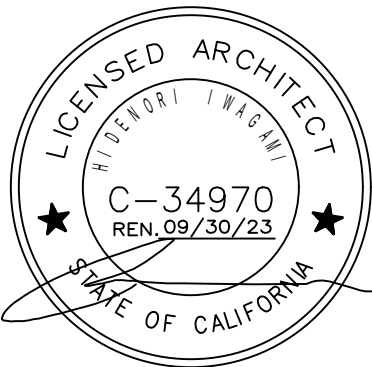
STRUCTURE

ATTACHMENT 7

HESTIA ATELIER

555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal



Consultant

3505 CADILLAC AVE. BLDG 0 SUITE 102
COSTA MESA, CA 92626

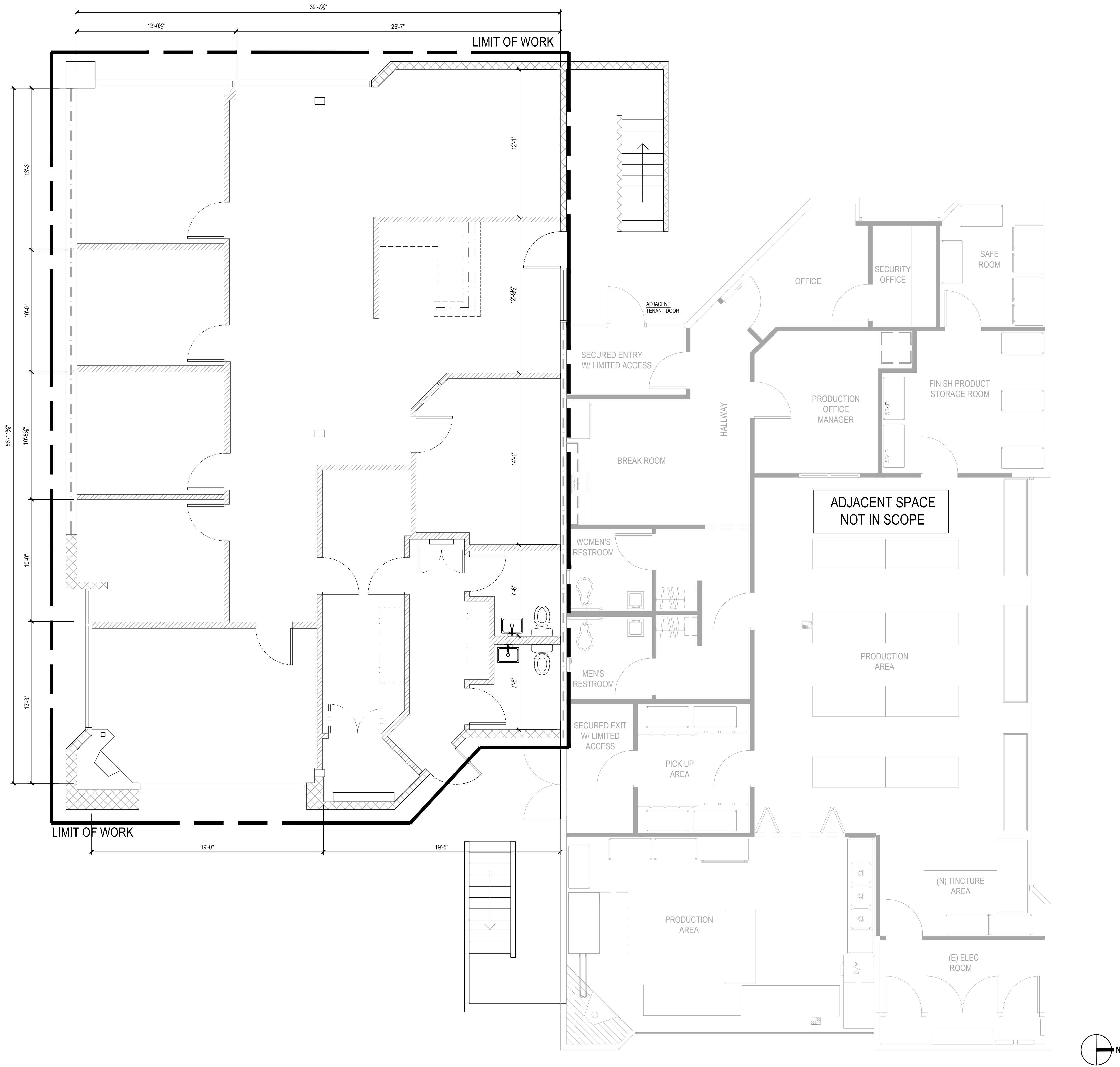
SITE PLAN

CUP NUMBER:
Plan Check Number:



S H E E T

A1.0



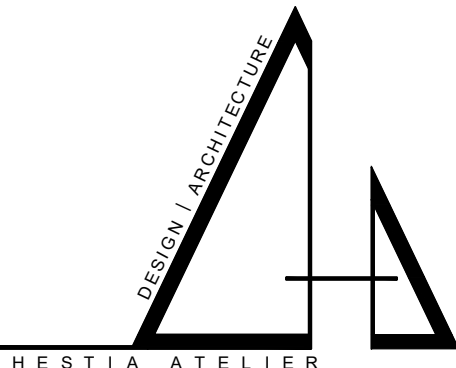
EXISTING FLOOR PLAN

1/4"=1'-0"

1

LEGEND

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING INTERIOR WALL TO REMAIN
- EXISTING DEMISING WALL
- LIMIT OF WORK



555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal

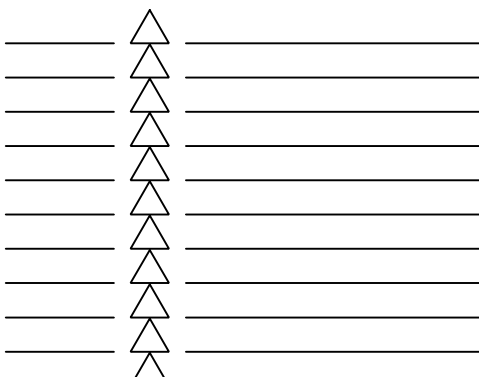


Consultant

3505 CADILLAC AVE. BLDG O SUITE 102
COSTA MESA, CA 92626

EXISTING FLOOR PLAN

CUP NUMBER:
Plan Check Number:



S H E E T

A2.0

