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

**April 25, 2022  
Regular Meeting – 6:00 p.m.**

**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE:**

Commissioner Rojas led the Pledge of Allegiance.

**ROLL CALL:**

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

Absent: Commissioner Dianne Russell

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

**RE-ORDERING OF THE AGENDA:**

Chair de Arakal stated he was reordering the agenda.

Chair de Arakal asked that Public Hearing Item Number Two be read into the record.

**ANNOUNCEMENTS AND PRESENTATIONS:** None.

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:**

No public comments.

Chair de Arakal closed public comments.

**COMMISSIONER COMMENTS AND SUGGESTIONS:**

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Commissioner Toler wished everyone a Happy Earth day and commended staff on the Earth Day event held at City Hall. He spoke favorably on the City Walk/Ride Council Member Reynolds hosted over the weekend. He encouraged the public to join the next City Walk/ Ride held on the 4th Sunday of every month.

Commissioner Vivar stated he also attended the Earth Day event and participated in the City walk. He announced he gave a presentation on civic engagement at Costa Mesa High School. He thanked those who watch the Planning Commission meetings online or in person.

**CONSENT CALENDAR:**

**1. GENERAL PLAN CONFORMITY RESOLUTION FOR THE ORANGE COUNTY FLOOD CONTROL DISTRICT EASEMENT AT 3190 PULLMAN STREET**

**Project Description:** The Orange County Flood Control District (OCFCD) is in the process of acquiring an easement 0.301-acre in area from Life Storage LP located at 3190 Pullman Street (Assessor's Parcels 427-212-01 and 427-212-02). The purpose of the easement is to provide utility access to the OCFCD's Airport Storm Channel from Pullman Street.

**Environmental determination:** The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed easement acquisition will have a significant effect on the environment.

Commissioner Vivar made motion to approve Consent Calendar item. Motion seconded by Chair de Arakal.

**MOVED/SECOND:** Vivar/ de Arakal

**MOTION:** Moved to approve Consent Calendar.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Russell

Recused: None

Motion carried: 6-0

**ACTION:** Planning Commission adopted a Resolution to:

Finding that the proposed acquisition by the Orange County Flood Control District of an easement at 3190 Pullman Street is in conformance with the City of Costa Mesa's General Plan.

**RESOLUTION NO. PC-2022-04 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE ACQUISITION OF AN ORANGE COUNTY FLOOD CONTROL DISTRICT ACCESS EASEMENT AT 3190 PULLMAN STREET IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN**

**PUBLIC HEARINGS:**

- 1. PLANNING APPLICATION 21-12 FOR A CANNABIS MANUFACTURING, DISTRIBUTION AND NON-STOREFRONT RETAIL FACILITY (“DYRECT #4”) AT 3595 CADILLAC AVENUE, UNIT 102**

**Project Description:** Planning Application 21-12 is a request for a Conditional Use Permit (CUP) to operate a cannabis manufacturing and distribution facility (Dyrect #4) including a non-storefront retail cannabis (delivery only) use within a 5,940-square-foot tenant space at 3595 Cadillac Avenue, Unit 102. Delivery vehicles would be parked underroof in the existing warehouse and in a gated surface parking lot.

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

This item was continued from the April 25th, 2022 Planning Commission regular meeting

No public comments were received on this item.

No ex-parte communications to report.

Associate Planner, Justin Arios, presented the staff report.

**Commission and staff discussion included:**

Commissioner Vivar asked staff what odor control regulations are implemented and the responsibility for odor enforcement. He asked whether the City would check if the applicant is using their medical grade filtration system. He inquired about waste that might be generated and how the applicant will dispose of the waste.

Chair de Arakal asked whether there are any businesses with extraction licenses that are volatile or not volatile near the applicants site. He also asked about guidelines for cannabis manufacturing relative to air quality.

Chair de Arakal opened the Public Hearing.

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**PUBLIC COMMENT**

Applicant's team: Sean Maddocks, applicant's representative.

Chair de Arakal asked the applicants representative if they have read the conditions of approval and if they agreed with them.

Mr. Maddocks stated that they had read the staff report and agreed to the conditions of approval. He presented a slide show.

**Commission, staff and Applicant discussion included:**

Commissioner Vivar inquired about transportation vehicles, the storage of the vehicles, transportation fleet size and the loading and unloading of merchandise. He asked whether there would be a hood vent filtration to filter out vapors when cooking the edibles.

Vice Chair Zich asked whether there were any special protocols or FDA approvals required for the production of edibles. He asked whether the applicant would be doing extraction on site.

No public comments.

The Chair closed the public comment portion of the public hearing.

The Chair closed the public hearing.

Chair de Arakal made motion. Seconded by Commissioner Toler.

Chair de Arakal acknowledged the public comment received.

**MOVED/SECOND:** de Arakla/ Toler

**MOTION:** Move staff's recommendation.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Russell

Recused: None

Motion carried: 6-0

**ACTION:** Planning Commission adopted a Resolution to:

1. Finding 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

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2. Approving Planning Application 21-12, subject to conditions of approval.

**RESOLUTION NO. PC-2022-05 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-12 FOR A CANNABIS MANUFACTURING, DISTRIBUTION AND NON-STOREFRONT RETAIL FACILITY (DYRECT #4) AT 3595 CADILLAC AVENUE, UNIT 102**

The Chair explained the appeal process.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**DEPARTMENTAL REPORT(S):**

1. Public Services Report - Mr. Yang announced two upcoming events, and how the public can attend the events.
2. Development Services Department - None.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney - None.

**ADJOURNMENT AT 7:56 P.M.**

Submitted by:

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SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION