



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: APRIL 9, 2018

ITEM NUMBER: PH-4

SUBJECT: PLANNING APPLICATION 18-07 FOR A MEDICAL MARIJUANA MANUFACTURING FACILITY (YUMMI KARMA, LLC) AT 3505 CADILLAC AVENUE, UNIT O-101

DATE: MARCH 29, 2018

FROM: PLANNING DIVISION / DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: JUSTIN ARIOS, ASSISTANT PLANNER

FOR FURTHER INFORMATION CONTACT: JUSTIN ARIOS (714) 754-5667
justin.arios@costamesaca.gov

DESCRIPTION

Planning Application 18-07 is a request for a Conditional Use Permit for a Medical Marijuana manufacturing facility (Yummi Karma, LLC) within a 2,650-square-foot tenant space in an existing industrial building. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, and storage of cannabis products as well as ancillary offices. The facility will be staffed by at least 12 employees. The hours of operation are proposed to be from 7 AM to 7 PM, Monday through Friday. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or medical marijuana dispensary, is permitted.

APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Yummi Karma, LLC, representing Ross Tesser, the property owner.

RECOMMENDATIONS

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopt a Resolution to approve Planning Application 18-07, subject to conditions of approval.

BACKGROUND

Project Site/Environs

The subject site is located on the west side of Cadillac Avenue, north of Sunflower Avenue. The property contains a vacant 2,650-square-foot tenant space, within an existing industrial building constructed in 1982, most recently occupied by Employee Benefit Administration & Management (EBA&M) Corporation. The subject building is located within an existing multi-tenant industrial park (Cambridge Park) zoned PDI (Planned Development Industrial) and has a General Plan Land Use Designation of Industrial Park. The site is bounded by industrial buildings used for warehousing and light manufacturing. There are no open Code Enforcement cases on the property.

City of Costa Mesa Medical Marijuana Measure (Measure X)

On November 8, 2016, voters approved Measure X, also known as the City of Costa Mesa Medical Marijuana Measure. Measure X allows the following medical marijuana-related uses: distributors, manufacturers, processors, research and development laboratories, as well as testing laboratories and transporters. These uses may only be located in specific 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 3303 Hyland Avenue. Additionally, such businesses may not be located on any property within 500 feet of Moon Park at 3377 California Street. Measure X prohibits the sale and cultivation of marijuana anywhere within the City.¹

Medical Marijuana Approval Process

Under Measure X, medical marijuana uses are required to obtain all of the following approvals before conducting business within the City:

1. A Medical Marijuana Business Permit;
2. A Conditional Use Permit; and
3. A Business License. Measure X imposes a 6 percent annual gross receipts tax on any marijuana business.

Planning Application PA-18-07

Medical Marijuana Business Permit (Part 1)

Per the process described above, the applicant applied for a Medical Marijuana Business Permit for a Medical Marijuana manufacturing facility on November 13, 2017. The Business Permit application was reviewed by the Community Improvement Division (CID). Review of the Medical Marijuana Business Permit included a background check of the proposed business owner(s) and/or corporation with each owner/officer of the company being required to complete and pass the background check, as well as the required submittal of a business plan and a security plan. Once the above items were

¹ The Zoning Code, with limited exceptions for personal cultivation as mandated by Proposition 64, also prohibits dispensaries, sales and cultivation. See CMMC § 13-200.84.

approved by City staff, a Notice to Proceed letter was issued. The Notice to Proceed letter allows an applicant to file an application for a CUP and was issued for this application on January 12, 2018.

Medical Marijuana Business Permit (Part 2) and Business License (if CUP Approved)

Upon approval of a CUP, the applicant would begin the remaining steps of the Medical Marijuana approval process, which include obtaining any required building and fire safety permits and inspections. Upon completion of all of the above steps, the Medical Marijuana Business Permit would be approved. To complete the approval process, the applicant must receive a business license from the City. After approval of the Medical Marijuana Business Permit, the CUP, and the business license, as well as the necessary permit issued by the state Bureau of Cannabis Control, the applicant may begin operation. A Medical Marijuana Business Permit approval is good for a two-year period and may be renewed for additional two-year periods provided it is extended prior to expiration of the approval period. During the two-year permit period, the CID, along with other City staff, will conduct site visits to verify the operation is compliance with all Conditional Use and Business Permit requirements. Violations identified during these site visits, including failure to renew their business permit, may be grounds for the revocation of the Business and/or Conditional Use Permits.

ANALYSIS

Proposed Use

The applicant is proposing to use the tenant space for marijuana preparation, extraction, manufacturing, processing, packaging, and storage of cannabis products. The remainder of the building will be used for ancillary offices and miscellaneous rooms. At this facility, the operation will be comprised of manufacturing and processing of cannabis-infused products (including edibles, tinctures and topicals), utilizing machines such as single rack gas ovens, tincture machines, countertop induction range, etc. The ovens are used to decarboxylate the cannabis; tincture machines are used to infuse the carrier (topicals and tinctures) with cannabis; and the countertop induction ranges are used to heat and homogenize the ingredients for topicals. The storage and safe room areas will be used for storage of product awaiting processing or packaging. Finished product will also be stored until ready for distribution (via another vendor). The facility will be staffed by at least 12 employees. The hours of operation are proposed to be from 7 AM to 7 PM, Monday through Friday. The existing offices will be demolished and interior tenant improvements will be made to the site for the proposed use. Security measures for the proposed use include: a video surveillance system, a monitored burglar alarm system, security lighting at all exterior exits and employee card readers. A detailed security plan was submitted to the Development Services Department as part of the Medical Marijuana Business Permit and reviewed by HdL, the City's security consultant.

The attached project description provided by the applicant, which has also been reviewed by HdL, includes more detail regarding the above described activities and the areas within the building where these activities are to occur (Attachment 3).

Per the requirements of Measure X, as discussed earlier in this report, the subject property is not located within a 500-foot radius of Moon Park (according to City maps, the subject property is approximately 520 feet from Moon Park).

GENERAL PLAN AND ZONING CODE 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 both serve 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 use will provide a new entrepreneurial business in Costa Mesa as allowed under Measure X and provide new employment opportunities in the community.

2. **Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

Consistency: The proposed use is not located near any residentially-zoned properties. Therefore, the use is consistent with the General Plan Policy.

3. **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 is proposed in a location as specifically identified for such uses by the City's electorate through Measure X. Therefore, approval encourages new businesses and entrepreneurial opportunities in an area of the City identified for such by local voters.

Conformance with the Zoning Code

It is staff's opinion that the proposed use, as conditioned, meets the intent of the City's Zoning Code with regard to the PDI zone, as the use would entail manufacturing within an existing industrial building zoned for that use. Manufacturing related to medical marijuana requires approval of a Conditional Use Permit.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings which are also reflected in the draft resolution.

Required Findings

- *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 proposed use is a manufacturing use and, with the recommended conditions of approval, will be consistent with the other warehousing and manufacturing uses in the immediate vicinity. Compliance with the conditions of approval, as discussed in the following section, will allow this use to operate with minimal impact on surrounding properties and uses.
- *Granting the conditional use permit and minor 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 use is within an existing building and is consistent with the PDI zoning of the property and the properties immediately abutting the site. Compliance with the recommended conditions of approval and code requirements will ensure that the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- *Granting the conditional use permit and minor 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 is within an existing building and there are no proposed additions to the building; therefore, there is no change to density or intensity. In addition, the proposed use is a permitted use in the industrial zone.

Conditions of Approval

More than 30 conditions of approval are included in the Administrative Regulations for uses subject to Measure X, beyond standard conditions of approval for CUPs. These new conditions were developed specifically for Medical Marijuana uses. New conditions include, but are not limited to, the following:

- 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 Costa Mesa Municipal Code. (Condition Number 7).

- Cannabis shall not be consumed on the premises at any time, in any form. (Condition Number 14).
- No outdoor storage of cannabis or cannabis products is permitted at any time. (Condition Number 15).
- Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, including employees of the business. (Condition Number 18).
- 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 medical marijuana business. (Condition Number 20).
- All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager. (Condition Number 25).
- 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. (Condition Number 30).
- The Conditional Use Permit may only be amended by following the same procedure and fee schedule as required for the initial approval, and may not be modified by a Minor Conditional Use Permit. (Condition Number 33).

Completion of the Medical Marijuana Business Permit and Business License

As noted above, obtaining approval of the CUP is only part of the process involved with obtaining a Medical Marijuana Business Permit and commencement of business operations. If the CUP is approved by the Planning Commission, the applicant will be required to obtain the necessary final approvals from CID, Building Safety, Fire Prevention, and the Finance Department in order to finalize the Medical Marijuana Business Permit and obtain a business license from the City. Additionally, the applicant must also receive approval from the State of California to operate the business.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities. 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.

LEGAL REVIEW

The draft resolution has been reviewed and 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 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 of this report, no written comments have been received from the public. Any public comment(s) received after the date of this report but prior to the Planning Commission hearing will be provided separately.

ALTERNATIVES

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns raised at the public hearing regarding the proposed use. If any requested changes are substantial, the item should be continued to a future meeting to allow for a redesign 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.
2. 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 and provide facts in support of denial and direct staff to return to the Planning Commission at its next meeting with a Resolution for denial to be placed on the Commission's consent calendar. If the project were to be denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The use, as conditioned, reflects a use that is consistent with the intent of the Zoning Code, the City's General Plan, and the City of Costa Mesa Medical Marijuana Measure (Measure X). Therefore, staff recommends approval of the request.



JUSTIN ARIOS
Assistant Planner



BARRY CURTIS, AICP
Director of Economic and Development
Services

- Attachments:
1. Vicinity, Zoning, and Notification Radius Map
 2. Site Photos
 3. Applicant's Project Description
 4. Draft Planning Commission Resolution
 5. Conceptual Plans

Distribution: Director of Economic and Development Services
Assistant Development Services Director
Assistant City Attorney
Director of Public Services
City Engineer
Transportation Services Manager
Fire Protection Analyst
File

Applicant: Yummi Karma (Kymber Ward)
575 Anton Blvd, 3rd Floor
Costa Mesa, CA 92626

Architect: Jason Richart
1041 W. 18th St. Suite A-106
Costa Mesa, CA 92627

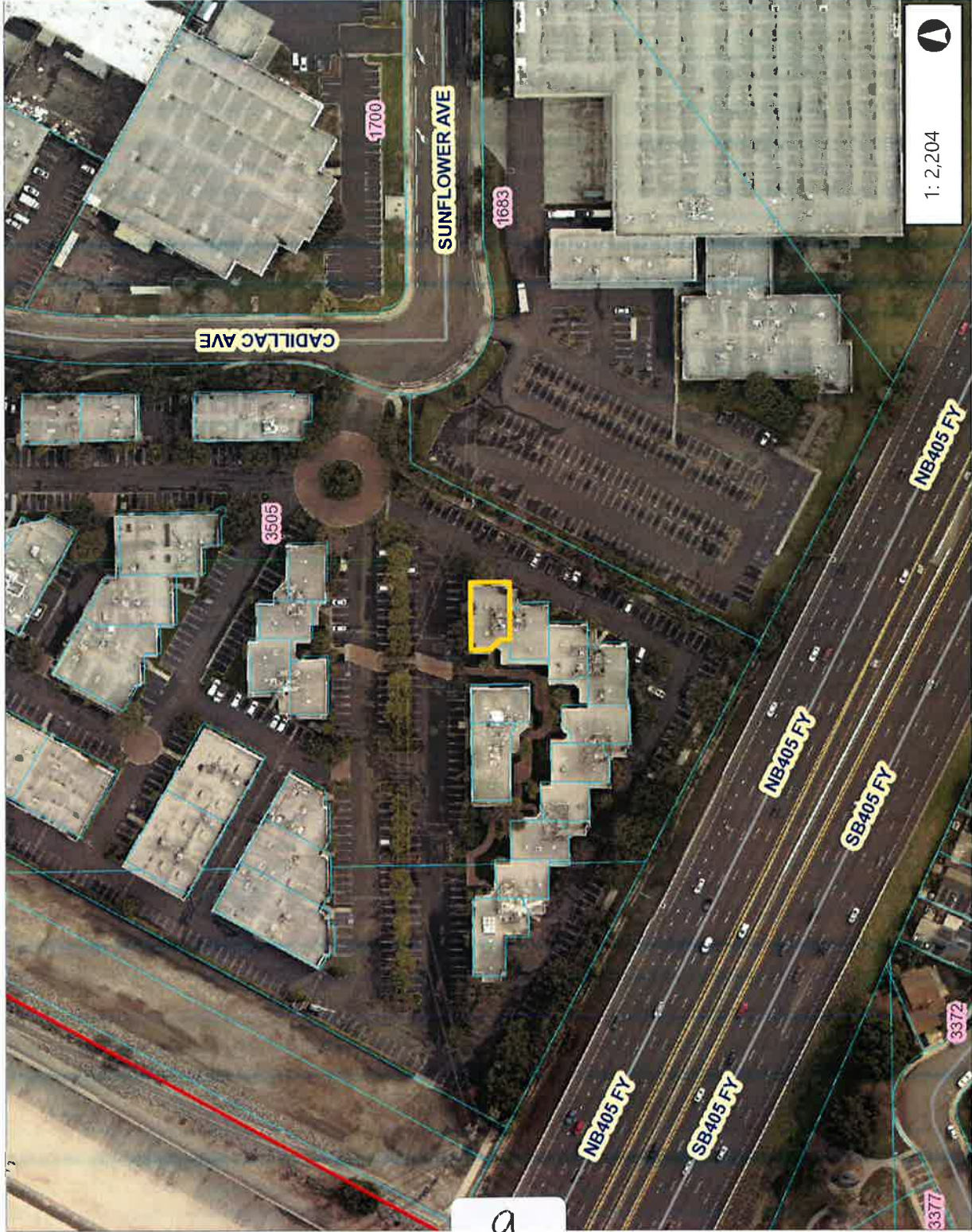
Owner: Ross Tesser
608 Ocean Ave.
Seal Beach, CA 90740



Legend
 Costa Mesa

ATTACHMENT 1

Notes



1: 2,204

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.

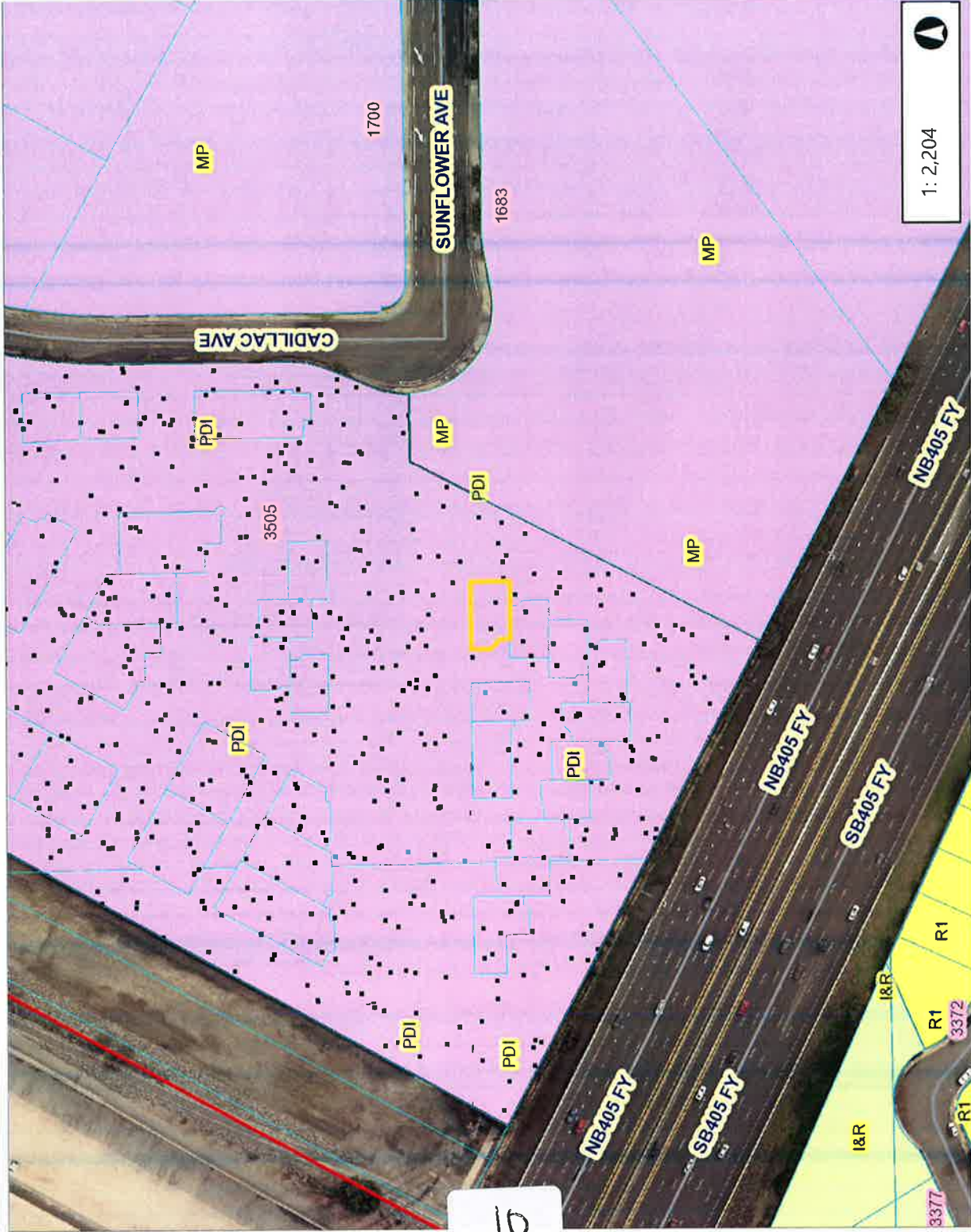
0.1 Miles



Legend

Costa Mesa

Zoning	Color
AP	Light Blue
C1	Red
C1-S	Light Red
C2	Dark Red
CL	Light Green
I&R	Light Yellow
I&R-S	Light Green
MG	Light Blue
MP	Light Purple
P	Light Blue
PDC	Red
PDI	Light Purple
PDR-HD	Orange
PDR-LD	Yellow
PDR-MD	Light Yellow
PDR-NOM	Dark Blue
R1	Light Yellow
R2-HD	Orange
R2-MD	Light Yellow
R3	Dark Yellow
TC	Blue



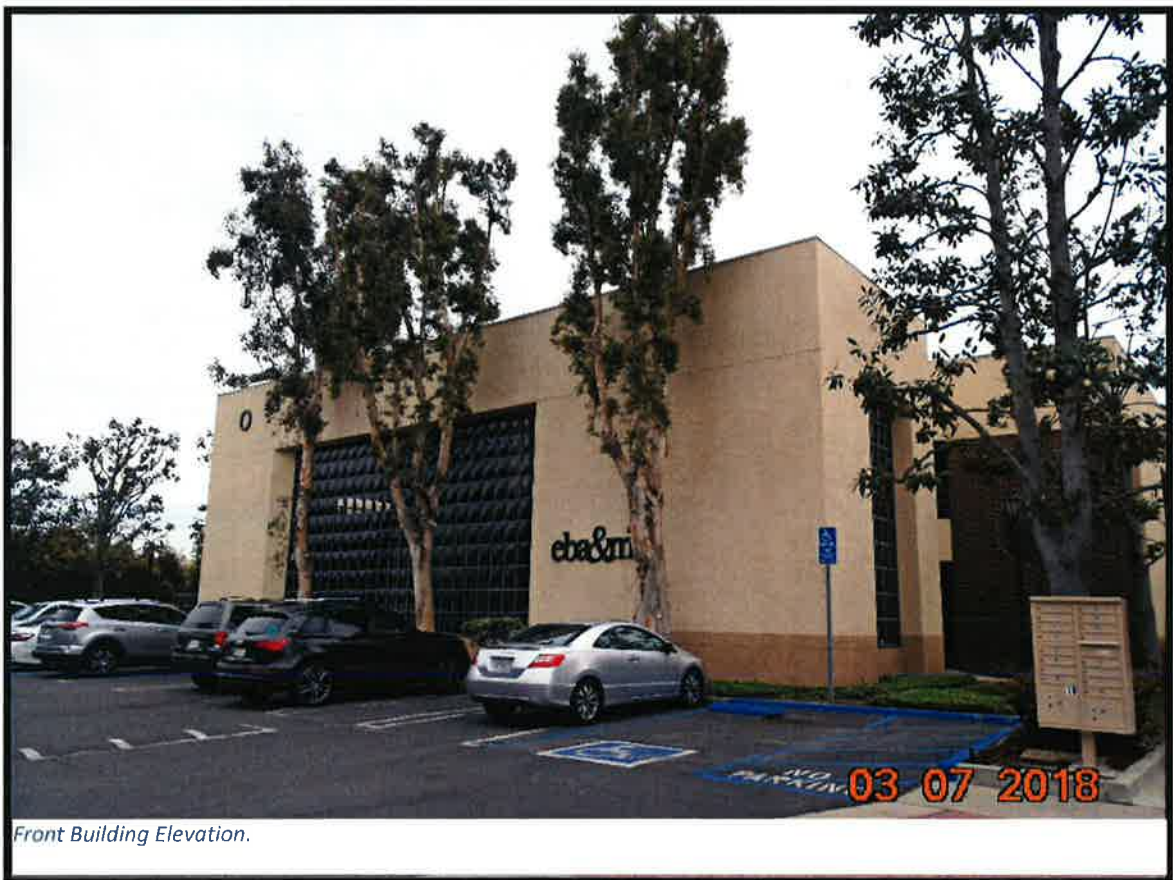
1: 2,204

Notes

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0.1 Miles







Front Entrance.

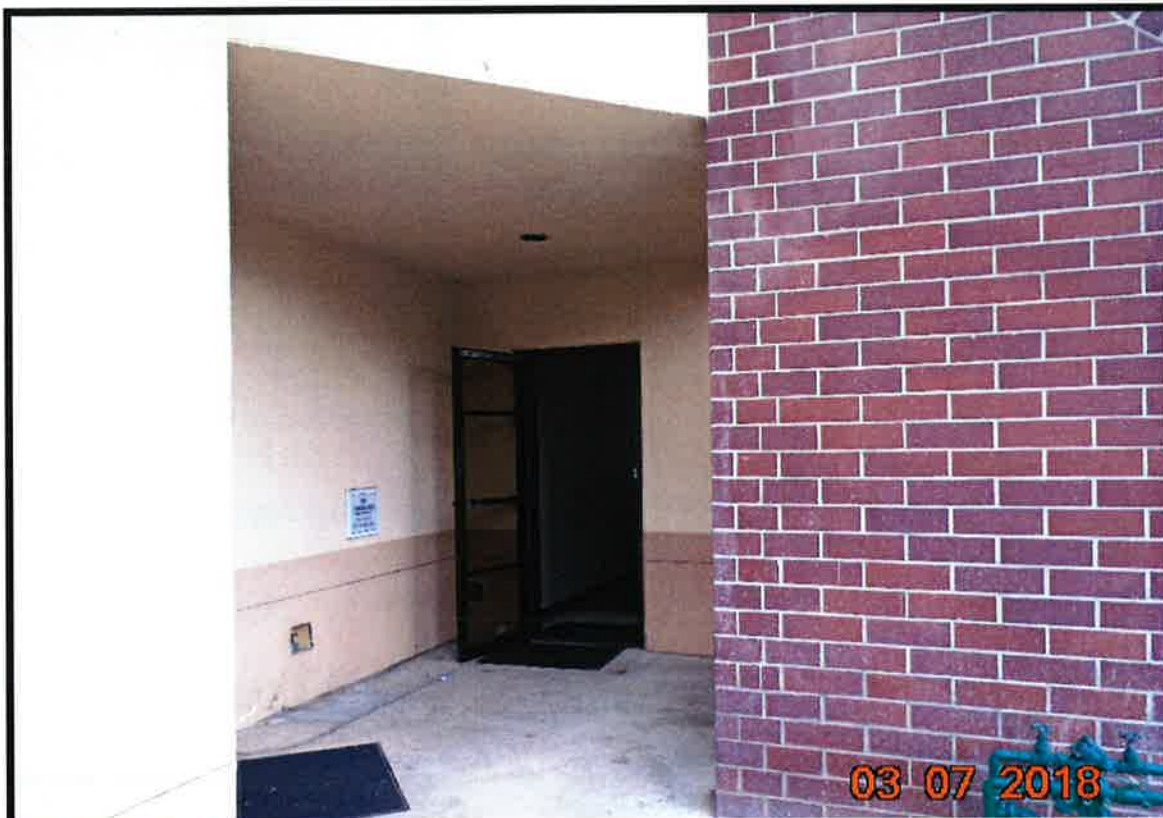


Existing Offices (to be demolished).



03 07 2018

Rear entrance/exit.



03 07 2018

Rear entrance/exit.



Rear Building Elevation.



CONDITIONAL USE PERMIT APPLICATION LETTER

BUILDING INFORMATION

Applicant Name: Yummi Karma

Business Entity: LLC

Business Name: Yummi Karma, LLC

Business Address: 3505 Cadillac Ave, O-101, Costa Mesa, CA 92626

Business Location: The manufacturing site will be located in the Cambridge Industrial Park, an Industrial Condo Complex well within the Measure X zone, in the Northwest corner of Costa Mesa. It is housed within the boundaries of the 405, Santa Ana River, MacArthur Blvd, and Harbor Blvd.

APN: Parcel 139-662-10

Square Footage: 2650 sqft

Year Built: 1982

Prior Land Use: The property was built in 1982. The unit was previously occupied by EBA&M Corporation.

Proposed Use: Manufacturing and Processing of Cannabis Infused Products

APN: Parcel 139-662-10

Construction Type: Type V-N, Two Story Building, Non-Sprinkled

Occupancy: F-1, Manufacturing

LICENSING/PERMIT DESCRIPTION

Type of permit being sought out in the City of Costa Mesa:

- Medical Cannabis Manufacturer/Processor

Type of California State License:

- Type 6: Non-Volatile Manufacturer

Notice to Proceed and Background Check Clearance Letter:

- Yummi Karma, LLC received notice from the City on January 12, 2018

Costa Mesa Business License:

- Yummi Karma, LLC will apply upon CUP approval, prior to operations as the process requires



BUSINESS OPERATIONS DESCRIPTION

Business Description: Licensed and Permitted Manufacturer of Medical Cannabis

Yummi Karma, LLC is female and family owned, and operated company. Yummi Karma, LLC strives to provide the highest quality cannabis infused products to licensed dispensaries and distributors throughout the State of California. It is the objective of Yummi Karma, LLC to offer superior Cannabis infused products to the commercial cannabis market of California, which can enhance the quality of life for the end user. Yummi Karma is fiercely committed to sharing knowledge on Cannabis infused products and how they can aid in the quality of life for the end user. Yummi Karma will only provide Cannabis infused products to wholesalers as lawfully permitted under the State of California laws and in ordinance with the City of Costa Mesa.

Employees: Yummi Karma, LLC currently employs 12 individuals with plans to hire additional part-time personnel soon.

Hours of Operation: Yummi Karma, LLC will operate from 7am – 7pm, Monday to Friday, except holidays.

Track and Trace: Yummi Karma, LLC will have all necessary programs and internal procedures to meet the requirements set forth by Track and Trace requirements from the State, anti-diversion and Cole Memo compliant.

Compliance with Laws: The owners and operators of Yummi Karma, LLC will at all times, remain in compliance with all applicable state and local laws, and any regulations subsequently implemented.

Tax Generation: Yummi Karma, LLC projects, on the low end, \$1 million in revenue over the next 12 months, and close to \$5 million over the next 3 years. At a 6% tax rate for the City, is an additional \$300,000 generated.

Job Creation: Yummi Karma, LLC plans to hire several new, fully background-checked employees upon opening the Manufacturing Site.

Public Notice: Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notice will be completed no less than 10 days prior to the date of public hearing:



1. Mailed Notice: A public notice will be mailed to all property owners within a 500-foot radius of the Manufacturing Site, as measured from the external boundaries of the property. *Radius Map and Mailing Labels Attached*
2. On-Site Posting: A public notice shall be posted in front of the project site
3. Newspaper Publication: A public notice will be published in a local publication

SECURITY PLAN DESCRIPTION

Security Plan Overview: Yummi Karma, LLC has previously submitted an extensive security plan to the City, for rigorous review and approval.

The security plan adheres to all Measure X and requirement dictated State dictated requirements, including:

- Established a limited access area only open to company staff
- Created a designated secured room where all cannabis products are stored in a manner to prevent diversion, theft or loss
- Security features including, sensors, mechanical locks and CCTV system will be used to control access into the faced and placed in the following areas:
 - All locations that cannabis is present
 - All secured areas
 - All secured entrances and exits
 - All limited access areas
- A professionally installed alarm system will be monitored and maintained, 24 hours a day, seven days a week
- Bars will be placed on the interior of the windows
- Security lighting will be placed at all access points to the facility
- All cannabis will stored in a secured authorized access only room

Visitor Security: Visitors are not allowed into the facility without appointment and being first identified at a secured entrance. Deliveries will be made at the front entrance. All distribution pickups will be made in the designated pick up room, located at the back of the facility.

Transactional Security: No monetary exchanges will be made the manufacturing site.

Employee Identification Badges: City issued Employee Identification Badges will be worn at all times while employees are on the premises.

OPERATIONAL FLOOR PLAN BREAKDOWN

See Attached Operational Floor Plan



Outlined in GREEN: The manufacturing area is limited access. Only employees of Yummi Karma, LLC are permitted in this area. This is where all manufacturing procedures of cannabis infused products takes place.

See all machinery specs attached.

Outlined in BLUE: The Safe Room / Storage Areas are restricted access. Only specific employees of Yummi Karma, LLC are permitted in this area. This is where all cannabis, raw materials and finished goods are securely stored.

Outlined in ORANGE: The Pick Up Area is the only area that authorized distributor representatives are permitted with a Yummi Karma, LLC employee escort. All distributor representatives must be checked in at the rear secure access point.

Outlined in PURPLE: The Office Areas are limited access. Only Yummi Karma, LLC employees are permitted in this area. This is where all daily administrative, break rooms, personal storage areas and facilities are located.

Shaded in YELLOW: Limited Access Areas where only Yummi Karma, LLC employees are permitted.

Shaded in RED: Secure Entry Points are where all visitors are securely check in away from any Limited Access areas. The front entrance will mainly be used for deliveries and the rear access point for distribution representatives.

Shaded in GREEN: Restricted Access Areas where only specific Yummi Karma, LLC employees are permitted. This is where all Cannabis products, raw materials and finished products are stored and check in/out protocols applied to ensure no diversion, theft or shrinkage of Cannabis products. The IT and Electrical areas are also included in this area.

Shaded in GREEN STRIPES: This is the area where Cannabis may be present. Cannabis is not permitted anywhere else on premises.



LINDLEY FIRE PROTECTION CO., INC.

January 31, 2018

Chief Dan Stefano, Fire Marshal
City of Costa Mesa Fire Department
77 Fair Drive
Costa Mesa, California 92628

Re: Yummi Karma
Fire Safety Overview Report
3505 Cadillac Avenue
Building O-101
Costa Mesa, California

Dear Chief Stefano.

Lindley Fire Protection has been engaged to consult on behalf of Yummi Karma regarding its proposed tenant improvement project at the above-captioned location. Yummi Karma intends to engage in the business of manufacturing edible/topical cannabis-related products for human use/consumption. The location listed on the Conditional Use Permit application does not currently have fire sprinklers or any other alternative form of fire protection. Lindley Fire intends to retrofit the building and install a new wet fire sprinkler system within both the existing building and in this proposed tenant space.

Per 2016 NFPA 13 5.3.1 Ordinary Hazard Group 1 occupancies are defined as those where combustibility is low, quantities of combustibles is moderate and any stockpiles of combustibles do not exceed 8'-0". No hazardous chemicals or commodities will be used or stored. 2016 NFPA 13 A-5.3.1 also classifies bakeries as Ordinary Hazard Group 1. Lindley Fire proposes to install a .15/1500 fire sprinkler system in the existing, previously un-sprinklered building space pursuant to 2016 NFPA 13 Figure 13.2.1.

Attached herewith are flow charts indicating each machine proposed for use in the manufacturing process along with the purpose of each machine. Each machine shown is designed to be used in a commercial kitchen application.

Airborne emissions from the commercial activity will be minor and, in our opinion, should not exceed thresholds already established for Title 24-mandated air exchanges. The commercial oven being proposed is self-contained and while it is a gas-fired unit, it will be fitted with a UL-Listed and FM-Approved seismic shut-off valve. There will be no cooking discharge emissions/grease and therefore no commercial cooking hood will be required. In the absence of a hood, no CO2 protection will be necessary.

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- » Bottom box blower with fan
- » Top charcoal chassis
- » 5 x Charcoal trays
- » 1 x Large Pleated Filter
- » 1 x Throwaway Pre-Filter
- » 55lbs of Custom Charcoal
- » Industries best support!

ELIMINATE ODOR //

The Excel Odor Eliminator is perfect for any area where extreme smell is an issue. Unlike other filters this multistage filter will remove the harshest smells, giving you peace of mind. Either place the two piece unit inside your area or easily duct to and from your room, ensuring thorough air circulation past the primary and secondary filters, then through the 5 trays of Custom Charcoal. Plug the bottom box blower into any 115V plug and it will start eliminating odor instantly.

RECOMMENDED ADD-ON'S //

TOP PLENUM //

Add a plenum to the top of the Charcoal Chassis to allow for easy ducting if not placing directly Excel Odor Eliminator in room.

For more information contact your local store or visit us online at WWW.EXCELAIR.CA or call toll free (877) 728-0757.

KEY BENEFITS //

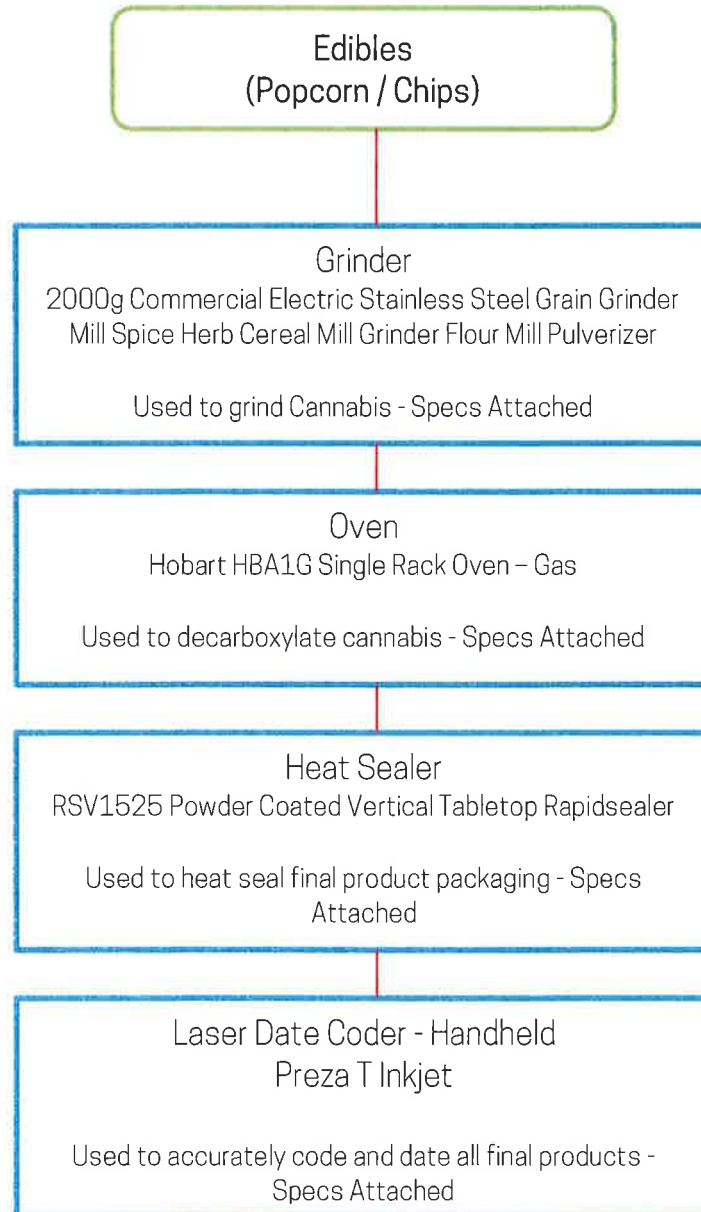
- » Removes very harsh smells
- » Easy access; 5 charcoal tray
- » 2 piece unit (box blower & filters)
- » Quiet, insulated blower box
- » Will clean areas up to 800sqft
- » Can be ducted into desired area

SPECIFICATIONS //

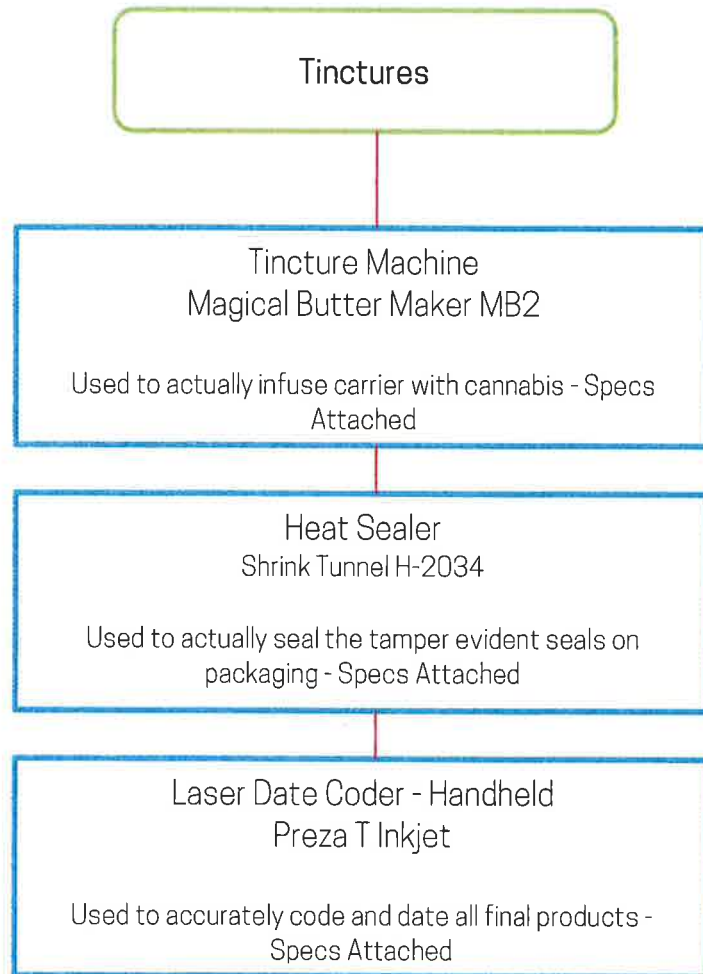
- » Dimensions: 50"H x 25"W x 22"D
- » Weight without Charcoal: 175lbs
- » Charcoal: Custom Shaled Coconut (55lbs)
- » Filter 1: 1" High-Strength Dual-Ply Card board Frame, 0.17" W.G., Synthetic Media Composition, 88% Air Arrestance
- » Filter 2: 4" Pleated Panel High-Strength Beverage Board Frame, 1" W.G., MERV 11, Synthetic Media Composition, 95-98% Air Arrestance
- » Blower: Fasco D701, 115V 60Hz, 1/5-1/2 HP, 1075 RPM 2 Speed, 3.3A Low Speed - 7.7A High Speed



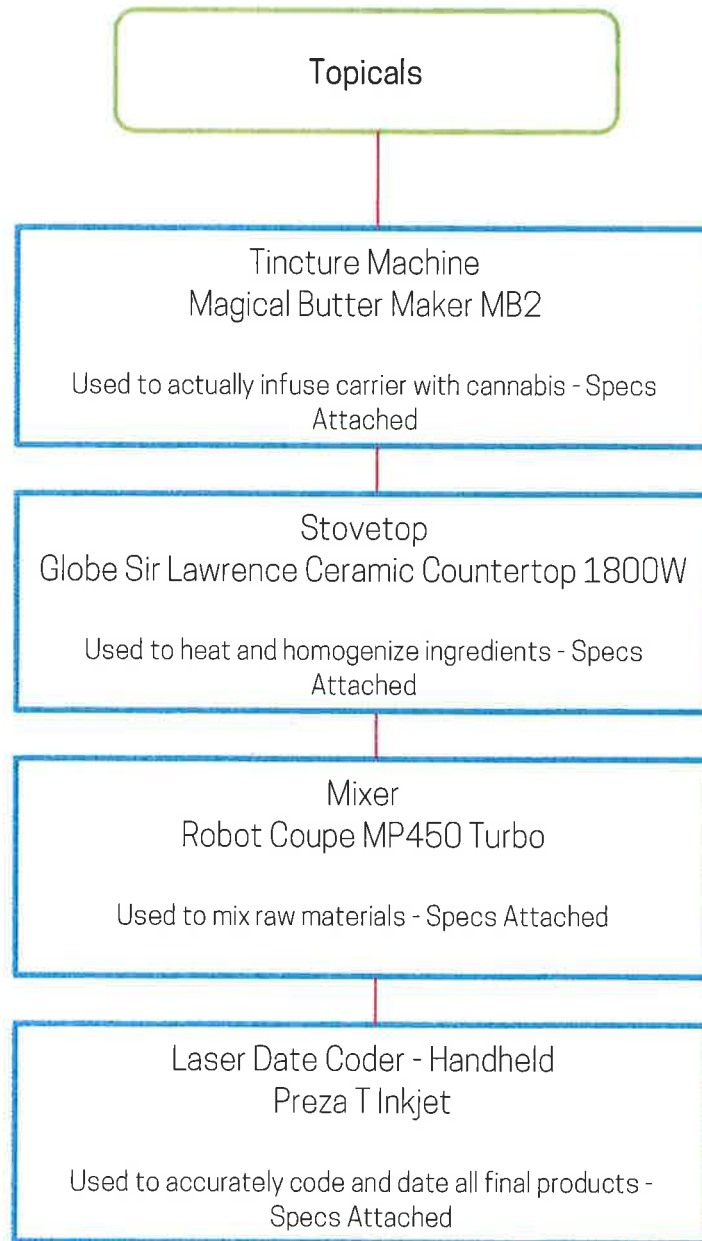
Yummi Karma, LLC Manufacturing & Equipment Flow Chart



Yummi Karma, LLC Manufacturing & Equipment Flow Chart



Yummi Karma, LLC Manufacturing & Equipment Flow Chart



CGoldenWall

2000g Commercial electric stainless steel grain grinder mill Spice Herb Cereal Mill Grinder Flour Mill pulverizer

★★★★☆ 4 customer reviews | 15 answered questions

Price: **\$459.00** & **FREE Shipping**

Get \$70 off instantly: Pay \$389.00 upon approval for the Amazon Prime Rewards Visa Card.

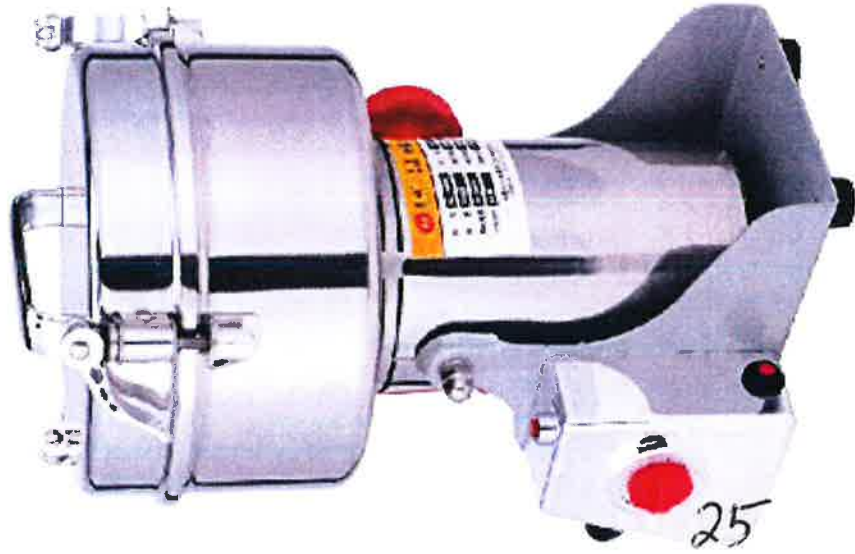
Notes: Not eligible for Amazon Prime.

2% off purchase of 1 items 1 Applicable Promotion ▾

In stock.

Get it by Feb. 12 - 14 when you choose **Expedited Shipping** at checkout. Ships from and sold by [Great Wall Instruments](#).

- Capacity:2000g;Speed :32000r/min;Rated Power:3000w;Grinding Fineness:80-300mesh;Working Time:5minutes; Interval time:10minutes.
- Widely used for grinding:Whole Grains (soybeans, black rice, corn, etc.);Chinese medicine (ginseng, astragalus etc.); Super hard material:pearl;Oil materials (sesame, peanut, etc.); With fiber materials (Ganoderma lucidum)
- The machine uses ultra-high-speed fine motor and high-grade bearings, the structure is precise and the noise is low.
- We will provide you with the best products and services and one year warranty. If there is any transportation fee caused during the transportation, we will pay for it.
- Product Video Link:<https://youtu.be/bK-EpTd7DZl>



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 - Cool-down mode
 - Four stage baking
 - Auto on/off control
 - Auto vent
 - 99 menus
 - Energy saving idle mode
- 180,000 BTU in-shot burner system
- Heat exchanger with weldless construction for longer life
- Heavy duty rack lift with rack jam warning system utilizing slip clutch feature
- Soft start rotation system
- Stainless steel construction
- Oven body shipped assembled (hood, steam system & floor are field installed)
- Flush floor with patented adjustable floor construction provides easy access – no ramp required
- Field reversible bake chamber door
- Hood with plenum for Type II installation
- Space saving 55" wide x 51" deep footprint (less canopy)
- Patented self-contained cast spherical steam system
- Pre-plumbed water regulator
- Built-in rollers and levelers for ease of installation
- Single point 8" vent connection
- Stainless steel "B" style rack lift
- One year parts/labor warranty

MODEL

- HBA1G** – Single Rack Oven, Gas

OPTIONS AND ACCESSORIES

- Back-up control
- Propane gas
- Floor extender kit
- Oven body shipped split
- Aluminum or stainless steel oven racks
- Hood with grease filters – Type 1 (UL listed to Standard UL 710 and meets all requirements of NFPA-96)
- "C" style rack lift
- Kosher package
- 50 Hz available, consult factory for details

Specifications, Details and Dimensions on Back.

**HBA1G SINGLE RACK OVEN – GAS**

ANSI/NSF Standard #4

City of LA (M-910049) and State of MA (C3-0606-363)

HBA1G SINGLE RACK OVEN – GAS



701 S Ridge Avenue, Troy, OH 45374
1-888-4HOBART • www.hobartcorp.com

SPECIFICATIONS

- Water**— $\frac{1}{2}$ " NPT. Cold water @ 30 psi. minimum @ 2.0 GPM flow rate. Water supply must have the proper hardness, pH and chloride concentration. Consult your local Hobart service office, water company and/or water conditioner dealer before installation. Recommended water hardness range: 2-4 grains per gallon Recommended pH range: 7.0 to 8.0 Acceptable range for chloride concentration: 0-30 ppm
- Drain**—Choose either rear or front drain and plug the drain connection that is not in use. Route to air-gap drain.
Rear drain: $\frac{1}{2}$ " NPTF
Front drain: $\frac{1}{2}$ " NPTM
- Gas Connect Point**— $\frac{3}{4}$ " NPT.
180,000 BTU/HR (51.3 kj/sec)
Natural Gas Input Rate—5" to 14" w.c. (1.25 kPa to 3.50 kPa)
Propane Gas Input Rate—12" to 14" w.c. (3.0 kPa to 3.5 kPa)
- Electrical**—2 supplies required.
 - 120/60/1 15 amps – dedicated circuit required max. 20A
 - | | |
|--------------|--------------|
| 208-230/60/3 | 4.4-4.2 amps |
| 220/60/1 | 8.6 amps |
| 460/60/3 | 2.2 amps |
- Hood Vent**—8" diameter connection collar. Minimum 690 cfm (19.5 m³/min) required with 0.6" w.c. (150 Pa) static pressure drop through hood. Customer to supply duct and ventilator fan per local code. Air proving switch factory installed and integrated with burner system operation. Oven provided relay with max. 10.0 amp $\frac{1}{2}$ H.P. @ 120V output for fan operation.

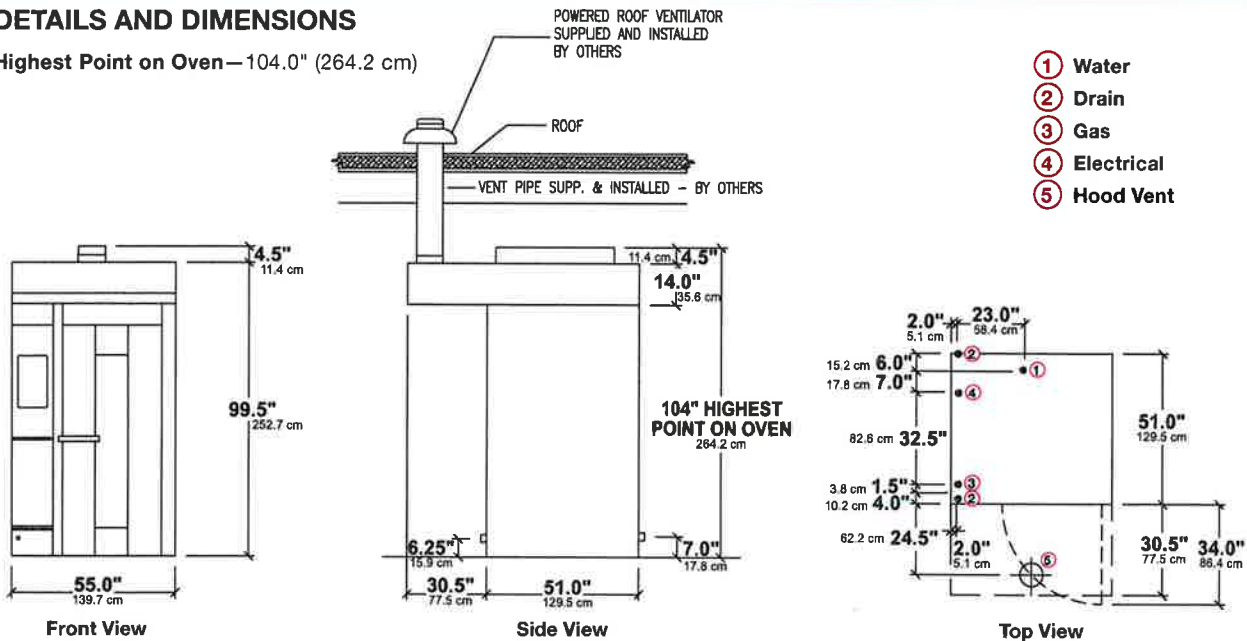
NOTES

- The purchaser is responsible for all installation costs and for providing: Disposal of packing materials; labor to unload oven upon arrival; installation mechanics; and all local service connections including electricity, vents, gas water and drain per local code. A factory technician or factory authorized installation technician must supervise and approve any installation. In order to validate the warranty, the start-up must be performed by an Authorized Servicer.
- All services must comply with federal, state and local codes. Input rates will be reduced when oven installed at elevations over 3,000' (915 m). Consult factory for elevation correction.
- CAUTION** – To reduce the risk of fire, the appliance is to be mounted on floors of non-combustible construction with non-combustible flooring and surface finish and with no combustible material against the underside thereof, or on non-combustible slabs or arches having no combustible material against the underside. **IMPORTANT:** Do not route utilities (wiring, plumbing, etc.) in or under the non-combustible floor beneath the oven.
- For proper installation, floor should be level within $\frac{1}{8}$ " per foot not to exceed $\frac{3}{4}$ ". Floor anchors require minimum of 1" thick solid floor substrate.
- Minimum clearances to combustible construction: 0 inches from sides and back; 18" from top (99.5"). 10 feet minimum ceiling height for service access and tilt up for installation.
- Ventilator fan is required. Consult local authorities to determine whether TYPE 1 (grease) or TYPE 2 (vapor) duct will be required. Hood connection suitable for connection to Type B vent, except when products of baking are grease laden.
- Actual weight: 2,530 lbs.;
Shipping weight: 2,775 lbs. (freight class 70)

SECTION	W x L x H (CRATED)	PALLET WT. (lbs.) / CU. FT.		W x D x H (ACTUAL)
Heating	62" x 108" x 65"	2,555	251.9	55" x 51" x 104"
Hood	23" x 84" x 40"	220	44.8	18" x 55" x 31"
Shipping Total		2,775	296.7	

DETAILS AND DIMENSIONS

Highest Point on Oven—104.0" (264.2 cm)



As continued product improvement is a policy of Hobart, specifications are subject to change without notice.

27

RSV1525 - POWDER COATED VERTICAL TABLETOP RAPIDSEALER (BAND SEALER)



Price:

\$1,065.00

✓ **IN STOCK** (IN STOCK)

Part Number: RSV1525

AVAILABLE OPTIONS

SPARE PARTS KIT:

Parts Kit (+\$99.40)

- 1 +

ADD TO CART



DESCRIPTION VIDEOS **SPECIFICATIONS** DETAILS HOW TO USE

Specifications

Seal Speed:	0-320" per minute / 0-12m per minute
Adjustable Seal Width:	0.125" - 0.625" / 3mm - 16mm
Max Bag Height:	11.0" *has handled larger bags
Temperature Range:	32-572° F / 0-300° C
Voltage/Hz:	110v/60Hz
Power:	500W / 4.55A
Maximum Load on Conveyor:	5.5 lbs. / 2.5 kg
Weight:	74 lbs. / 33.5 kg

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PREZA T High Resolution Inkjet Coding

COMPONENTS

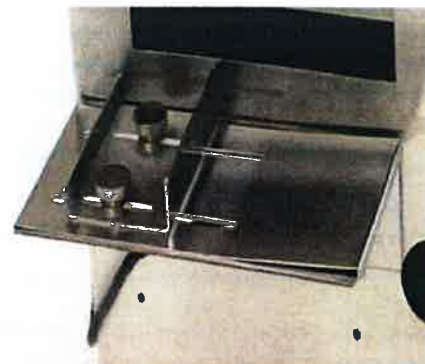
- Controller with Traversing Mechanism
- Both touchscreen and mouse, plus one USB input
- Printhead with communication cable and ink line
- Foot Pedal Trigger Option
- Hand Trigger / Product Staging Platform Option

PRINT IN A RECESS

The Preza T makes printing in a recess or a concave portion of your product easy. It's up to .75" throw distance and smoothly scalable fonts make placing the right size code right where you want it as simple as possible.

INDUSTRIAL

The Preza is made with heavy gauge stainless steel cabinetry. The T comes standard with it's own traversing mechanism to both hold your ink and to pass the print head over your product perfectly, every time. The versatility provided by the various different ink colors you can choose from along with having two available print cycle trigger mechanisms supplied with your system makes the Preza T a very powerful, complete inkjet coding package.



System Specifications

- Traversing: Internal, Automatic, Non-Contact
- Maximum Print or Single Character Font Height: .7"
- Minimum Print or Single Character Font Height: 1/32"
- Number of Print (Code) Lines: 1, 2, 3, 4 or more lines of high resolution non-contact inkjet code
- Printing Capacities: Date codes, Julian dates, expiration dates, lot codes, batch codes, bar codes, counters and pallet counters, shift codes, smoothly scalable text, Windows® TrueType® fonts, repeat print functions, logos and graphics, invert and reverse print
- Bar Codes: Fourteen symbologies standard
- Printing Colors: Black, White, Yellow, Red, Blue
- Font Sizes: Scalable from .03" to .7" tall
- Message Fonts: Windows® TrueType® fonts
- Number of Messages: 100 Different messages retained
- Message Length: 2.6" (Inches) Maximum
- Substrate Capabilities: Non-porous and porous substrates
- User Interface: Graphical User Interface accessed by either touchscreen or mouse as preferred
- Communication Interface: One (1) USB input
- Electrical Requirements: 110 VAC
- Cabinet Dimensions: 12.5" Deep x 8.5"W x 10.5" Tall
- Printhead: 128 Nozzles, 182 DPI
- Throw Distance: Up To .75"
- Ink System: 75ml cartridge
- Operating Environment: 34F to 125F
- Print Technology: Xaar® Piezo impulse print engine
- Time & Date Functions: Internal real time clock



Superior Case Coding, Inc.
1230 Activity Drive, Suite #E
Vista, CA 92081
Toll-Free 1-800-996-7188
Phone 760-744-5211
Fax 760-744-5232
www.superiorcasecoding.com

Shrink Tunnel - 220V



Enlarge & Video

- Quickly shrink-wrap packages.
- Use with PVC or polyolefin film.
 - 220V. Heavy-duty construction.
 - For packages up to 7" high and 15" wide.
 - Made in U.S.A.
 - [H-2035 Leg Kit](#) sold separately.
 - Product specs and Information: [H-2034](#).
 - [View video](#).

MODEL NO.	VOLTAGE	HEAT RANGE	OPENING DIM. H x W	PRICE EACH	ADD TO CART
H-2034	220V	100° to 400°F	8 x 16"	\$2,835	1 <input type="button" value="ADD"/>

[Additional Info](#)
[+ Email Page](#)
[+ Add to Favorites](#)
[Request a Catalog](#)

 Made in the U.S.A.

DIMENSIONS:

- Outside Without Legs: 32 x 24 x 27" (L x W x H)
- Chamber: 20 x 16 x 8" (L x W x H)

MATERIAL:

- Powder coated steel.

PLUG:

- Unit is shipped without a plug due to the various plug and wiring options available.
- Please consult an electrician prior to hooking up your power supply. This machine uses 220V.

USAGE:

- To Prevent Overheating: Use Auto-Cool Down for 15-20 minutes when shutting off.

SPECIFICATIONS:

- 2100 W
- Speed: 60' per minute
- Working Temperature: Room should be above 60 F.

Ships Via Motor Freight

Availability: In Stock
Unit Weight: 257 lbs.

[Instructions](#)

Country of Origin: USA

Getting to Know Your MB2e

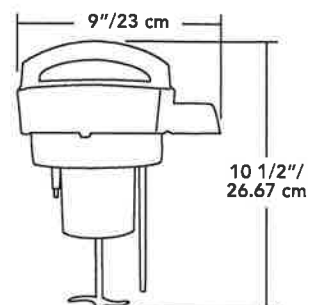
1. Head: Motor and microprocessor are inside.*
2. Head handle.*
3. Temperature button: No Heat, 130°F/54°C, 160°F/71°C, 190°F/88°C, and 220°F/104°C. Press the Temperature button, and select 130°F/54°C if using the machine at high altitude and/or in a dry climate.*
4. Timer buttons: 1 Hour/Oil, 2 Hours/Butter, 4 Hours/Tincture, 8 Hours, and Clean.
5. Pitcher handle.*
6. Plug: Insert the plug into the base and the outlet before attempting to use the Botanical Extractor™.*
7. Heating element: heats ingredients.*
8. Pitcher: constructed of stainless steel.
9. Proprietary Commercial Immersion Blender blade: extracts, grinds and stirs ingredients.
10. Overflow sensor: prevents ingredients from boiling over.
11. Digital thermostat: for maximum temperature control.
12. Motor: Commercial immersion Blender.



* DO NOT SUBMERGE OR WASH ITEMS 1-7 IN ANY LIQUID; USE DAMP CLOTH ONLY. DO NOT SUBMERGE PITCHER. ALLOW NO BLACK-COLORED PART OF MACHINE TO BECOME WET.

Technical Specifications

Capacity: 2-5 Cups/
475-1180 ml
Weight: 8 pounds/3.63 kg
Height: 12 1/2"/31.75 cm
Width: 9 1/2"/24.13 cm
Voltage: 110V (US Model)
220V (Intl. Model)
240V (UK/AU Model)
Frequency: 60 Hz
Motor: Commercial immersion Blender



Project Name: _____ AIA#: _____

Model #: _____ Location: _____

SIS#: _____ Item #: _____ Quantity: _____



Countertop Induction Range

**Most energy efficient
cooking in the world!**

*No open flames, portable and light weight.
Ideal for omelet stations, catering, and
more...*



***Ferromagnetic Cookware Required**

*Suitable pans: steel or cast iron, enameled cast iron, stainless steel
and aluminum if marked "suitable for induction cooking", flat-bottom
pans/pots with diameter of 12 to 26 cm or 4.75" to 10".*

Model

IR1800

Standard Features

- 1800W, 120V
- 6 power levels
- Auto pan detection, allows range to detect if proper cookware/pan* is placed on cooktop
- Auto empty pan safety shut-off when timer runs to "0"
- 6 temperature settings from 150°F-450°F
- Over-heat protection for pan and electrical components, shuts unit off
- Touch pad controls with bright easy-to-read 4 digit LED display
- Digital timer with repeat time selection, from zero to 170 minutes
- Error code alert display
- Attached 5½-foot power cord and NEMA 5-15P plug
- Durable ceramic cooktop with stainless steel framing
- Low profile, 3" H
- Easy-to-clean flat surface control panel
- Durable molded plastic bottom

Warranty

- *One year parts and labor*

To select options see back

Approved by: _____ Date: _____

2153 Dryden Rd., Dayton, OH 45439 | 937-299-5493 | 800-347-5423 | Fax: 937-299-4147 | www.globefoodequip.com



Countertop Induction Range 1800W

IR1800



For Indoor Use Only

SPECIFICATIONS

Model	Power Levels	Temp Settings	Cooking Surface	Electric	AMPs	Wattage	NEMA Plug Type
IR1800	6	150°F-450°F	4.75" to 9.5"	120V/60Hz	15	1800 W	5-15P (U.S.)

DIMENSIONS & SHIPPING INFORMATION

Carton reinforced for shipping. The weight and dimensions of reinforced carton are listed below and may vary from shipment to shipment.

Model	Overall Dimensions	Net Weight	Shipping Dimensions	Shipping Weight
IR1800	14" L x 12.25" W x 3" H (35.56 cm x 31.12 cm x 7.62 cm)	7.8 lbs. (3.54 kg)	17.75" L x 14.75" W x 5" H (45.1 cm x 37.46 cm x 12.7 cm)	9 lbs. (4.1 kg)

STANDARD EQUIPMENT:

Auto pan detection: Range detects if proper cookware/pan is placed on cooktop.

Automatic shut-off: Automatically shuts off when timer runs to "0".

Over-heat protection: Unit senses when the pan overheats and when the electrical components overheat; the unit then shuts off.

Digital timer: Set timer from 0-180 minutes.

Bright LED display: Bright 4 digit LED display for easy viewing.

Suitable Pans:

Steel or cast iron, enameled cast iron, stainless steel and aluminum if marked "suitable for induction cooking", flat-bottom pans/pots with diameter of 12 to 26 cm or 4.75" to 10.25".

IMPORTANT: PERSONS WITH PACEMAKERS

Persons with pacemakers should stay at least 3 feet away from the induction range.

When using the induction range with the general public, a pacemaker notice should be posted near the induction range.

MP 450 Turbo VV



Easy Plug

A SALES DESCRIPTION

Ideal for blending soups and puréeing fruit and vegetables. Special institutional catering model intended for intensive use

B TECHNICAL DESCRIPTION

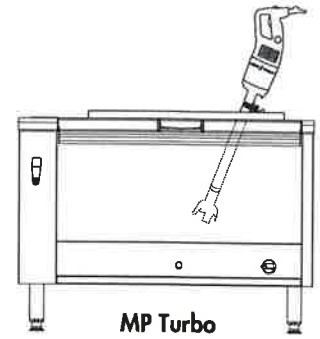
MP 450 Turbo VV Power Mixer. 120V/60/1. Power: 720 W /1.1 HP. Variable speed: 3000 to 10000 rpm. 100% stainless-steel blades, bell and shaft (total length: 18"). "Easy Plug" system featuring detachable power cord

C TECHNICAL CHARACTERISTICS

Effective output	720 W /1.1 HP
Electrical data	120V/60/1 2.3 A – plug supplied
Variable speed	3000 to 10000 rpm
Recyclability	95%
Net weight	1.5 Lbs
Reference	MP450 Turbo VV

D Pan capacity up to 100 quarts

▶ Specially designed for intensive use in commercial/institutional catering



E CHARACTERISTICS AND BENEFITS

MOTOR UNIT

- Power 720 W /1.1 HP
- Stainless-steel motor unit with air vents in the top section to ensure watertightness
- Ridge on motor housing serves as a rest and pivot on the pan rim for greater user comfort
- Variable speed: 3000 to 10000 rpm
- New patented "Easy Plug" system making it easier to replace the power cord during after-sales servicing
- Cord winding system for tidy storage and optimum lifespan

SHAFT AND BELL

- 100% stainless-steel blades, bell and shaft (total length: 18").
- Foot with detachable bell and blades (patented system exclusive to Robot-Coupe) for optimum sanitation.
- Watertight bell design for optimum lifespan

STANDARD ATTACHMENTS

- Wall-mounted stick blender holder
- Tool for fixing and detaching the blades

STANDARDS
ETL electrical and sanitation Listed/ cETL (Canada)



MP 450 Turbo VV

Specification sheet

www.robotcoupeusa.com

Update : September 2014

Robot Coupe USA, Inc.
264 South Perkins - Ridgeland, MS 39157
PH: 601-898-8411 - Toll free: 800-824-1646 - Fax: 601-898-9134
info@robotcoupeusa.com

MP 450 Turbo VV

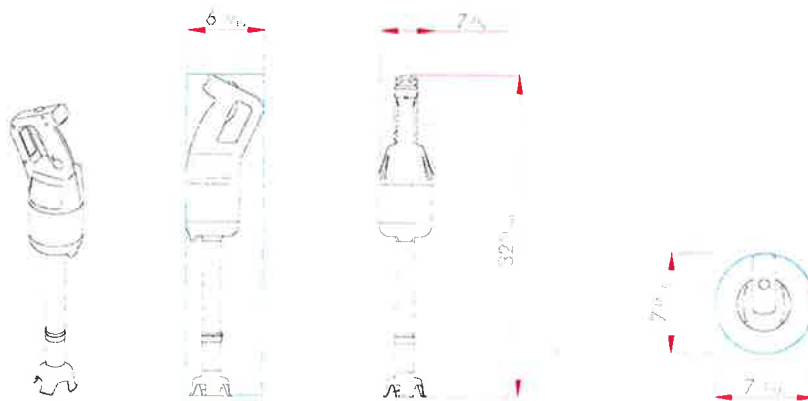
F OPTIONAL ATTACHMENTS

- 3 adjustable stainless-steel pan supports:
 - Ref. 27363 – for pans with a diameter of 13" to 26"
 - Ref. 27364 – for pans with a diameter of 20" to 39"
 - Ref. 27365 – for pans with a diameter of 33" to 51"
- 1 universal pan support:
 - Ref. 27354 – screws on to pan rim (fits any size pan diameter)



G DRAWINGS & DIMENSIONS

120V/60/1 – power cord and plug supplied



MP 450 Turbo VV

REFRIGERATOR MANUFACTURER
Turbo air
 more durable, efficient, beautiful

4184 E. Conant St.
 Long Beach, CA 90808
 Tel. 310-900-1000
 Fax. 310-900-1077
 www.turboairinc.com

Project :	
Model # :	
Item # :	Qty :
Available W/H :	
Approval :	

Sold Door Refrigerator

Reach-In Top Mount
M3 Series

Model : M3R47-2

FEATURES & BENEFITS

■ **Maintenance-free, Self-Cleaning Condenser (patented) Only at Turbo Air**

The accumulation of dust in the condenser causes the failure or breakdown of refrigerators. Refrigerators run normally until they reach a certain level of accumulation. At some point, when they are over the limit, their performance drops quickly resulting in damage to, or disposal of the stored products in refrigerators. The self-cleaning condenser device keeps the condenser clean and prevents system failure by automatically brushing daily.

■ **Digital temperature control & monitor system**

- Keep food products safe by maintaining constant temperatures.
- Alarms that sound when doors are not sealed shut; protect against food spoilage that originate from cold air leaks.
- Digital display allows for easy monitoring.
- Programs interpret the condition of refrigeration systems by self-diagnosis.
- Automatic evaporator fan motor delays.

■ **Hot gas condensate system Only Turbo Air models**

Through Turbo Air's creative innovation, the condensate system surfaces have been specially treated to resist corrosion. This not only increases efficiency without the risk of refrigerant leakage from corrosion, but also prevents the overflow of condensate water.

■ **Stainless steel cabinet construction**

The Turbo Air M3 refrigerator model boasts a stainless steel exterior (galvanized steel top, bottom and back) and stainless steel interior with AL inside walls and door liners. It guarantees the utmost in cleanliness and long product life. The sharp corners and edges have been rounded to reduce the risk of injury. The M3 can add a touch of style to the most refined setting.

■ **Door pressure release device Only Turbo Air models**

Pressure relief doors are designed to eliminate vacuum pressure and allows easy, instant door opening.

■ **Efficient refrigeration system**

M3's solid door refrigerators are designed with oversized and balanced (CFC Free R-134A) refrigeration systems. These include efficient evaporators and condensers for faster cooling and greater efficiency.

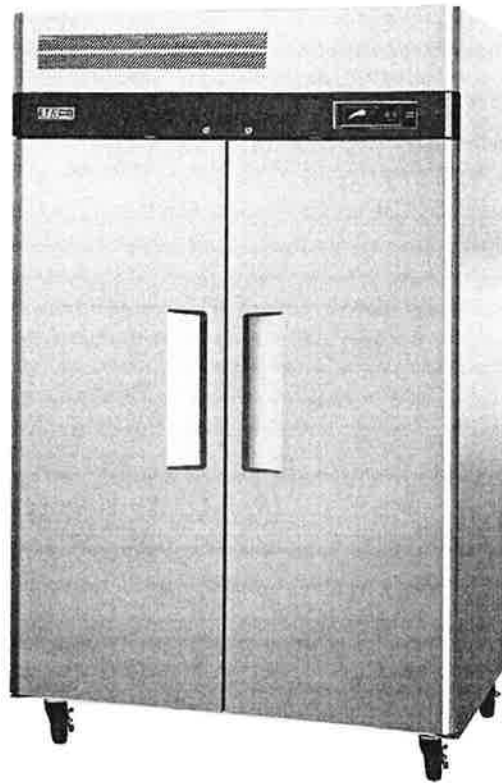
■ **LED interior lighting**

■ **Adjustable, heavy duty, PE (polyethylene) coated wire shelves**

■ **High-density polyurethane insulation**

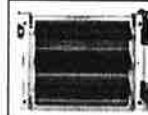
The entire cabinet structure and solid doors are foamed-in-place using high density, CFC free polyurethane insulation.

■ **Top mount compressor**



Refrigerator holds 33°F ~ 38°F for the best in food preservation

Patented Self-Cleaning Condenser



This product is equipped with a fine mesh filter to the front of the condenser to catch dust, and a rotating brush that moves up and down daily to remove excess buildup outward and away.



Model	Swing Door	CU./FT.	#of Shelves	HP	AMPS	Crated Weight (lbs.)	L x D x H [†] (inches)
M3R47-2	2	42.3	6	1/3	9.2	401	51 3/4 x 30 3/4 x 78

Ver.201701

* Depth does not include 2" for rear condensate enclosure, † Height does not include 5" for caster height.

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Soild Door Refrigerator

Reach-In Top Mount
M3 Series

Model : M3R47-2

ELECTRICAL DATA	
Voltage	115/60/1
Plug Type	Ⓜ NEMA 5-15P
Full Load Amperes	9.2
Compressor HP	1/3
Feed Wires with Ground	3
Cord Length (ft.)	9
Refrigerant	R-134A
DIMENSIONAL DATA	
# of Doors	2
# of Racks Accepted	2
Net Capacity (cu. ft.)	42.3
Ext. Length Overall (in.)	51 3/4 (1314mm)
Ext. Depth Overall (in.)*	30 3/4 (780mm)
Ext. Height Overall (in.)†	78 (1981mm)
Int. Length Overall (in.)	47 3/4 (1213mm)
Int. Depth Overall (in.)	26 1/2 (675mm)
Int. Height Overall (in.)	60 5/8 (1539mm)
Gross Weight (lbs.)	401
# of Shelves	6
Shelf Size (L x D) (in.)	23 x 23 1/2

Design and specifications subject to change without notice.
Actual shipping weight may differ due to extra packing materials for product protection.
* Depth does not include 2" for rear condensate enclosure.
† Height does not include 5" for caster height.

- **WARRANTY :** 3 Year Parts and Labor Warranty
Additional 2 Year Warranty on Compressor

- **Self-contained system**
- **Standard 4" dia. swivel casters with locks on the front set**
- **Door locks standard**
- **Magnetic door gaskets**
- **Solid and sturdy grille design**
- **Legs available (optional)**
- **Full size and half pan racks available (optional)**

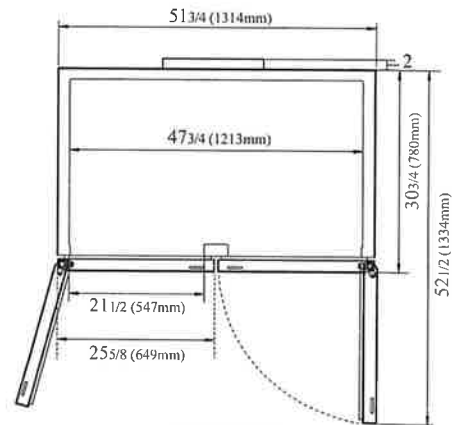
OPTIONAL ACCESSORIES :

- 5" caster, 1/2" diameter & 13 TPI: M726500100 (non-brake), M726500200 (w/ brake)
- 6" stainless steel leg: 30221M0600
- Additional PE coated wire shelf: G8F1800101
- Half door bun tray rack: TSP-2224 (each holds up to six 18"L x 26"D sheet pans)
- Full door bun tray rack: TSP-2250 (each holds up to fifteen 18"L x 26"D sheet pans)

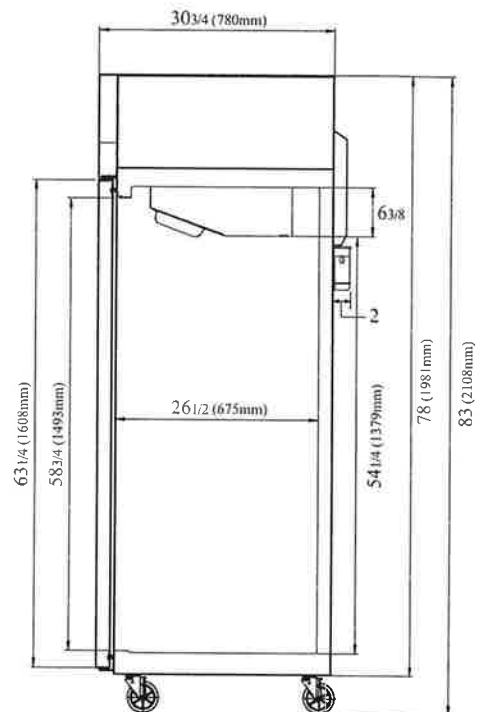
Ver.201701

PLAN VIEW

(unit : inch)



PLAN VIEW



SIDE VIEW



- Turbo Air : 800-627-0032
- GK : 800-500-3519
- Warranty : 800-381-7770
- AC : 888-900-1002

TURBO AIR

GERMAN KNIFE

RADIANCE

GREEN WORLD

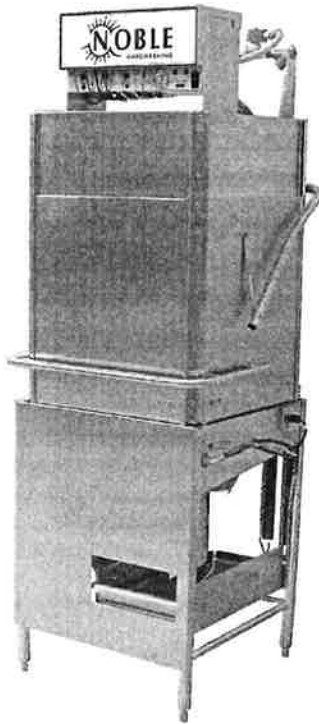
TURBO AIR



Project _____
 Item _____
 Quantity _____
 CSI Section 11400
 Approval _____
 Date _____

NOBLE I HH

NOBLE I HH



Standard Features

- Electromechanical timer
- Internal sump design
- Built-in waste accumulator
- 3" (76 mm) stainless steel adjustable bullet feet
- Delimer switch for easy removal of hard water deposits
- Removable scrap screen
- Air gap instead of vacuum breaker
- Door switch
- Convenient top mounted controls
- Auto start
- Interchangeable upper and lower stainless steel wash / rinse arms
- Wash / rinse thermometer
- Low product indicator light

Mandatory Specs

Specify voltage _____

Options

- Solid Bowl Dispenser
- Water Hammer Arrestor
- Scaltrol
- False Panel
- Flanged Feet
- Audible Low Product Alarm

Accessories

- 36-Compartment Rack
 - 4-1/8" tall (105 mm)
 - 5-5/8" tall (143 mm)
 - 7" tall (178 mm)
- Combination Rack
- Peg Rack

Specifications

Uses 1.61 gallons (6.09 liters) water per rack

39 racks per hour

Single point electrical connection

Self-draining stainless steel pump eliminates soil/detergent carryover between wash and rinse cycles

Dump and fill feature disposes of dirty water, replacing it with a fresh water rinse every cycle

Field convertible from straight to corner and vice versa for flexible installations and applications

27" (685.8 mm) vertical inside clearance

Built-in chemical pumps and priming switches

Large removable scrap screen

Durable stainless steel construction



Intertek

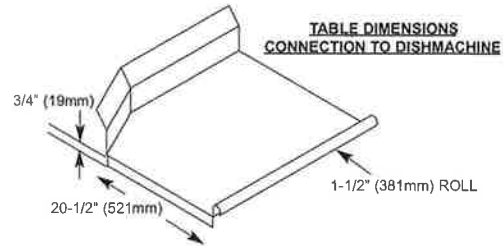
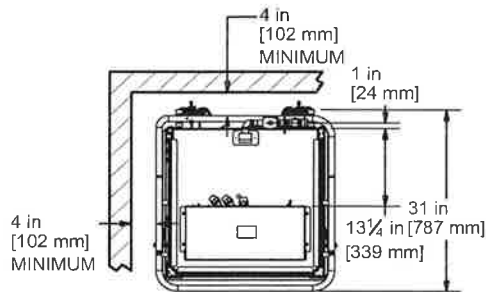
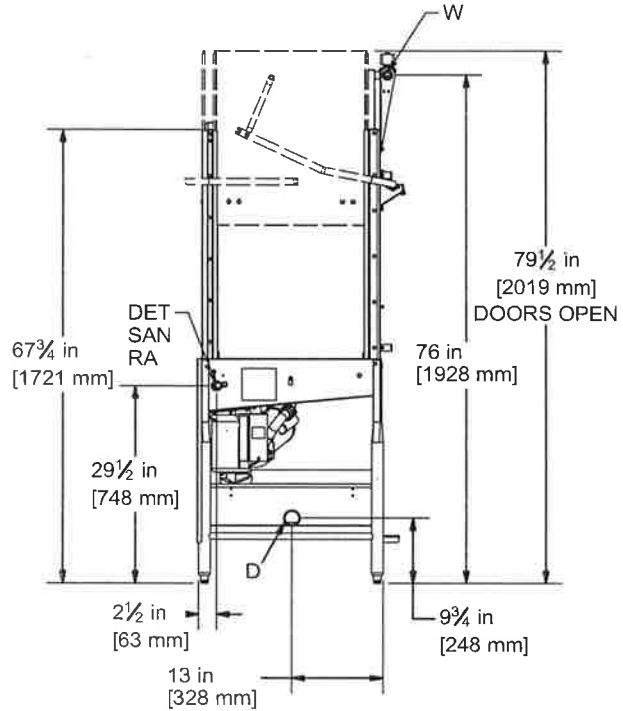
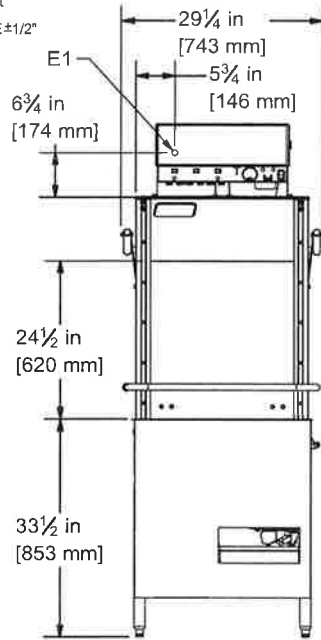
We reserve the right to change specifications in this bulletin without incurring any obligation for equipment previously or subsequently sold.



NOBLE IHH

- Legend:
 E1: Main Electrical Connection (1-1/8" DIA Hole)
 W: Main Inlet Water Connection (1/2" NPT - Female)
 D: Drain Connection (2" NPT - Male)
 DET: Detergent Bulkhead Access (5/8" DIA Hole)
 SAN: Sanitizer Inlet
 RA: Rinse Aid Inlet

ALL DIMENSIONS ARE ±1/2"



MODEL NO.	MACHINE DIMENSIONS					SHIPPING INFORMATION					
	HEIGHT	WIDTH	WIDTH BETWEEN DISHTABLES	DEPTH	DRAIN HEIGHT	WEIGHT	CLASS	CUBE	HEIGHT	WIDTH	DEPTH
NOBLE IHH	79" (2007 mm)	30-3/8" (772 mm)	25-1/4" (641 mm)	29-1/2" (749 mm)	9 3/4" (248 mm)	300 lbs (136 kg)	92.5	64.9 cu. ft.	83" (2108 mm)	33" (838 mm)	43" (1092 mm)

POWER REQUIREMENTS	
Electrical Requirement	115V/60HZ/1PH - 11.4A
Service Breaker Size	15A

PERFORMANCE CAPABILITIES	
Flow Pressure (PSI)	20
Wash Pump Motor Horsepower	1
Pump Capacity (GPM)	55
Minimum Chlorine Required (PPM)	50

WATER REQUIREMENTS		
	MINIMUM	RECOMMENDED
Inlet Temperature	120°F (49 °C)	140°F (60 °C)
Wash Operating Temperature	120°F (49 °C)	140°F (60 °C)
Rinse Operating Temperature	120°F (49 °C)	140°F (60 °C)

HOW TO SPECIFY: NOBLE I HH

www.nobleproducts.biz

NO-00013 [01-11-16]

We reserve the right to change specifications in this bulletin without incurring any obligation for equipment previously or subsequently sold.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-18-07 TO ALLOW A MEDICAL MARIJUANA MANUFACTURING FACILITY AT 3505 CADILLAC AVENUE, UNIT O-101

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, on or about November 8, 2016, Costa Mesa voters approved Measure X; which allows for the distribution, manufacture, processing, research and development laboratories, testing laboratories and transportation of marijuana related uses located in 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 3303 Hyland Avenue.

WHEREAS, an application was filed by Yummi Karma, LLC, representing Ross Tesser, the property owner, requesting approval of the following in accordance with Measure X:

Planning Application 18-07 is a request for a Conditional Use Permit for a Medical Marijuana manufacturing facility (Yummi Karma, LLC) within a 2,650-square-foot tenant space in an existing industrial building. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, and storage of cannabis products as well as ancillary offices. The facility will be staffed by at least 12 employees. The hours of operation are proposed to be from 7 AM to 7 PM, Monday through Friday. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or medical marijuana dispensary, is permitted.

WHEREAS, on January 12, 2018, Yummi Karma, LLC was issued a Notice to Proceed and Background Clearance Letter for the property located at 3505 Cadillac Avenue, Unit O-101 (Permit Number MX-17-0011) from the Community Improvement Division, which allows the applicant to proceed with submittal of a conditional use permit consistent with the procedures set forth in Section 13-200.92(c) of the CMMC and Administrative Regulation A.R. 4.2.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA under CEQA Guidelines Section 15301 for Existing Facilities.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 9, 2018 with all persons having the opportunity to speak for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained in Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-18-07.

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 PA-18-07 and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, 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 the CEQA determination for this project reflects the independent judgment of the Planning Commission of the City of Costa Mesa.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents 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 April, 2018.

Stephan Andranian, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Barry Curtis, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-18-____ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on April 9, 2018 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Barry Curtis, Secretary
Costa Mesa Planning Commission

Resolution No. PC-18-____

EXHIBIT A

FINDINGS (APPROVAL)

- A. The proposed project complies with Title 13, Section 13-29(g)(2), Conditional Use Permit, of the Municipal Code due to the following:

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 proposed use is a manufacturing use and, with the recommended conditions of approval, will be consistent with the other warehousing and manufacturing uses in the immediate vicinity. Compliance with the conditions of approval will 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 Findings: The proposed use is within an existing building and is consistent with the PDI zoning of the property and the other properties in the vicinity. Compliance with the recommended conditions of approval and code requirements, will ensure that the project is not materially detrimental to the health, safety and general welfare of the public or 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 Findings: The project is consistent with the following policies and objectives of the General Plan, Land Use Element. The proposed use is within an existing building and there are no proposed additions to the building; therefore, there is no change to density or intensity. In addition, the proposed use is a permitted use in the industrial zone.

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 use will provide a new entrepreneurial business in Costa Mesa and provide new employment opportunities in the community.

Policy LU-3.1: *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

Consistency: The proposed use is not located near any residentially-zoned properties. Therefore, the use is consistent with the General Plan Policy.

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 is proposed in a location as specifically identified for such uses by the City's electorate through Measure X. Therefore, approval encourages new businesses and entrepreneurial opportunities in an area of the City identified for such by local voters.

- B. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 for Existing Facilities. The project is exempt because it involves minor alterations to an existing industrial building to accommodate a manufacturing use where a similar use existed previously. The proposed light manufacturing use is similar in intensity to the previous office use. As such, the project involves a negligible expansion of the prior use and does not have the potential to cause significant environmental impacts. The use, as conditioned, 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 exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The use of this property as a medical marijuana manufacturing/processing business shall comply with the approved plans and terms described in this resolution and these conditions of approval. The business hours shall be from 7 AM to 7 PM, Monday through Friday. 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. This CUP will expire and be of no further force and effect if the applicant does not obtain a valid medical marijuana business permit for this location within 12 months from issuance of this CUP.
 3. Use of this property as a medical marijuana distributor, manufacturer, or processor business shall comply with the approved plans and terms described in this resolution and the conditions of approval included herein.
 4. The subject business shall not engage in the retail sale of cannabis, marijuana, medical cannabis, medical marijuana, medical cannabis product, cannabis product, or any other item.
 5. Prior to the issuance of certificates of use and occupancy, the applicant shall provide the City with photographs depicting the interior and exterior of the property, including, but not limited to, the entire interior of the proposed property entrances, exits, street frontage, parking front, rear and side of the proposed property.
 6. No cultivation of cannabis or marijuana may occur on the premises.
 7. 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 Costa Mesa Municipal Code. No sign shall be installed until the owner/operator or its designated contractor has obtained any permit required from the City.
 8. A Medical Marijuana Business Permit may be revoked upon a hearing by the Director of Development Services pursuant to Section 9-120 of the Costa Mesa Municipal Code for failing to comply with the terms of the permit, the applicable provisions of the Municipal Code, state law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Medical Marijuana Business Permit shall trigger the City's proceedings to revoke this CUP. The CUP granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-18-07 until a valid Medical Marijuana Business Permit is received from the City of Costa Mesa.
 9. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under federal, state and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the medical marijuana 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.

10. a. The owner/operator of this medical marijuana 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 medical marijuana 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 medical marijuana business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the medical marijuana 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 medical marijuana 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 medical marijuana 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.
11. 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 Community

- Improvement Division within 10 days of the date the change is effective.
12. The operator shall maintain a valid Medical Marijuana Business Permit and a valid Business License at all times. The Marijuana Business Permit application number associated with this address is MX-17-0011. Upon issuance, the Marijuana Business Permit will be valid for a two-year period and must be renewed with the Community Improvement Division prior to its expiration date, including the payment of permit renewal fees.
 13. No person may engage in any medical marijuana business or in any medical marijuana activity within the City including manufacture, processing, laboratory testing, transporting, dispensing, distribution, or sale of medical cannabis or a medical cannabis product unless the person:
 - a. Has a valid Medical Marijuana Business Permit from the City.
 - b. Pays all Medical Marijuana Business Permit and all application fees and deposits established by resolution of the City Council, including, but not limited to, 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 medical marijuana 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 satisfied all conditions of approval of this CUP.
 14. Cannabis shall not be consumed on the premises at any time, in any form.
 15. No outdoor storage of cannabis or cannabis products is permitted at any time.
 16. All cannabis and cannabis products sold, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with State and local regulations.
 17. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
 18. 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.
 19. The owner/operator shall prohibit loitering by persons outside the facility both on the premises and within fifty feet (50') of the premises.
 20. 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 medical marijuana business.
 21. 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 medical marijuana 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 feet (50') of the premises is prohibited.
22. Odor control devices and techniques shall be incorporated to ensure that odors from marijuana are not 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 medical marijuana business. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
 23. Security and Safety Measures: The Security Plan and Safety Plan identified in the approved Medical Marijuana Business Permit must be implemented at all times and must conform to the requirements of both Title 9, Chapter VI and the City's Administrative Regulation Number 4.2.
 24. Every manager, supervisor, employee or volunteer of the medical marijuana business must submit fingerprints and other information specified on the Medical Marijuana Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history.
 - a. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved.
 - b. No medical marijuana business or owner thereof may employ any person who has 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.
 25. All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager.
 26. 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.
 27. Inspections of this medical marijuana business by the City's Community Improvement Division will be conducted, at a minimum, on a quarterly basis. Code Enforcement officers, the Building Official and/or the Fire Marshall may enter and inspect the location of this business between the hours of 8:00 am and 5:00 pm Monday through Friday upon 24 hours telephonic notice to the owner or operator, to ensure compliance with this CUP.
 28. The City Manager or his or her 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. The City Manager or his or her designees may conduct inspections at the site, as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law.

29. 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 medical marijuana 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 medical marijuana business, such revocation or termination shall also revoke or terminate the ability of a medical 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 Medical Marijuana Business Permit.
30. 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.
31. Pursuant to Title 9, Chapter VI It is unlawful for any person having responsibility for the operation of a medical marijuana 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 medical marijuana business under this chapter or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsifies any records, recordings or other documents required to be maintained by a medical marijuana business under this chapter or under state or local law.
32. 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.
33. Notwithstanding any provision of the Zoning Code to the contrary, including but not limited to § 12-29(p)(1), this Conditional Use Permit may only be amended by following the same procedure and fee schedule as required for the initial approval, and may not be modified by a minor conditional use permit.
34. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval prior to the change taking place.
35. The operator shall maintain free of litter all areas of the premises under which applicant has control.
36. 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.
37. 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.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- P1ng.
1. All 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.
 2. Approval of the planning/zoning application is valid for two (2) 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 thirty (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. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
 4. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 5. 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

6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
7. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform with City standards.
- Bldg. 8. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code, and 2016 California Energy Code (or the applicable adopted 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 2016 California Building Code.
9. The conditions of approval and ordinance or code provisions of planning application PA-17-38 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
10. 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.
11. Plans shall be prepared by a California licensed Architect or Engineer. Plans shall be wet stamped and signed by the licensed Architect or Engineer prior to the issuance of building permits.
12. Equipment shall be approved for use by a recognized testing laboratory.
- Fire 13. Comply with the requirements of the 2016 California Fire Code and referenced standards as amended by the City of Costa Mesa.
14. Non-volatile extraction operations shall be conducted according to the Fire Department approved Safety Plan and the approved building construction plans.
15. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval before the change taking place.
16. There shall be no volatile extraction operations or winterization conducted at this facility.
17. 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.

18. The storage, use, and disposal of volatiles, solvents, or hazardous materials at this facility shall be conducted according to the California Fire Code and the Orange County Environmental Health Department regulations.
19. Medical marijuana liquid or solid waste must be made unusable and unrecognizable before leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
20. 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.
21. 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.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- | | | |
|-------|----|---|
| Sani. | 1. | The applicant is required to contact the Costa Mesa Sanitary District at (949) 654-8400 to arrange final sign-off prior to certificate of occupancy being released. |
| | 2. | Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | 3. | Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |
| Water | 4. | Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District. |
| State | 5. | Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |

YUMMI KARMA

CONDITIONAL USE PERMIT

ATTACHMENT 5



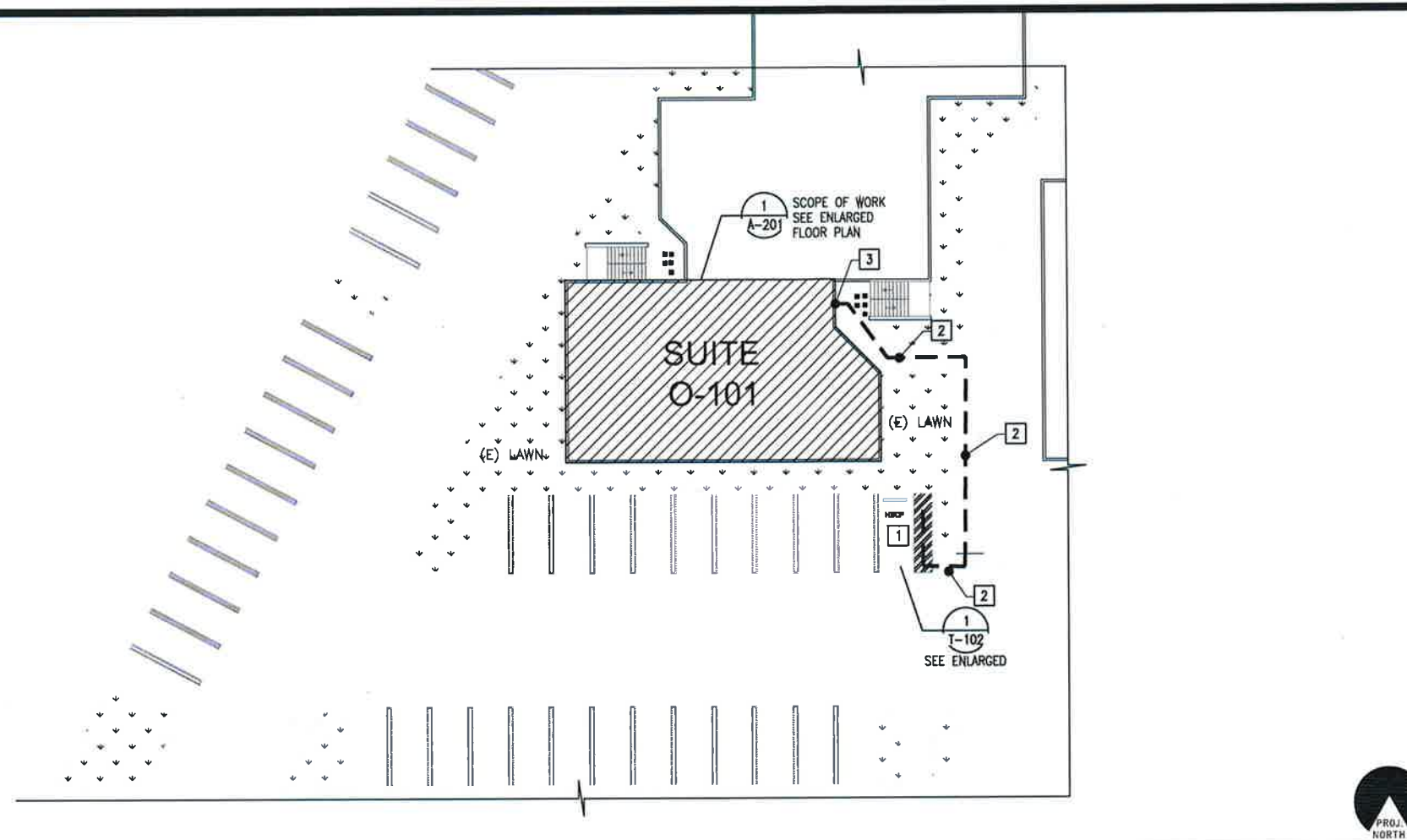
1011 W. 16th Street, Suite A-101, Costa Mesa, CA 92627
 (949) 448-9707
 www.richartdesign.com

YUMMI KARMA, LLC - CONDITIONAL USE PERMIT
 3505 CADILLAC AVE # 0-101
 COSTA MESA, CA. 92626

NPDES NOTES	DEMOLITION NOTES	DEFERRED SUBMITTALS	INDEX SHEET	PROJECT ADDRESS																													
<p>NOTES MUST BE SHOWN AS WORDED, ON THE TITLE SHEET OF THE PLAN</p> <p>1. IN THE CASE OF EMERGENCY, CALL () WORK PHONE # ()</p> <p>2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.</p> <p>3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.</p> <p>4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.</p> <p>5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.</p> <p>6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.</p> <p>7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.</p> <p>8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE, DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.</p> <p>POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLAT ABLER WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND UPPER CHLORINATED POTABLE WATER LINE FLUSHING.</p> <p>9. DURING CONSTRUCTION, PERMIT SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.</p> <p>10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.</p> <p>11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESALTING FACILITIES.</p> <p>12. THE PERMITTED AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES</p> <p>13. THE PERMIT AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.</p> <p>14. THE PERMITTED SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.</p> <p>15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.</p> <p>16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 6-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%</p> <p>17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE SETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING WIND.</p> <p>18. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WINDS OR RUNOFF.</p>	<p>1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.</p>	<p>GENERAL CONDITIONS NOTES</p> <p>1. ALL CONTRACTOR AND SUBCONTRACTOR MUST HAVE VALID BUSINESS LICENSES TO DO BUSINESS IN THE CITY OF COSTA MESA</p> <p>2. ALL WORK SHALL CONFORM TO THE CITY OF COSTA MESA A BUILDING CODE STANDARDS TO ANY OTHER APPLICABLE ORDINANCES. ALL WORKMANSHIP, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE 2013 CALIFORNIA BUILDING CODES</p> <p>3. GENERAL CONTRACTOR SHALL VISIT THE BUILDING SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES FOUND.</p> <p>4. TYPICAL DETAILS ON ALL SHEETS SHALL BE USED WHERE APPLICABLE, UNLESS NOTED OTHERWISE.</p> <p>5. ALL OMISSIONS AND/OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ARCHITECT/ ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.</p> <p>6. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, SPANDRELS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.</p> <p>7. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY COSTA MESA MUNICIPAL CODE, CALIFORNIA BUILDING CODE, THE ORANGE COUNTY FIRE CODE AND OTHER REGULATIONS AS APPLICABLE.</p> <p>8. IN NO CASE SHALL DIMENSIONS BE SCALED FROM THE PLANS, SECTIONS AND DETAILS OF THE STRUCTURAL DRAWINGS. FIGURED DIMENSIONS ON DRAWINGS SHALL GOVERN.</p> <p>9. THE REQUIRED FRONT, REAR, AND SIDE YARD SHALL BE LANDSCAPED AND SHALL CONSIST PREDOMINANTLY OF PLANT MATERIAL EXCEPT FOR NECESSARY WALKS, DRIVES AND FENCES.</p> <p>10. ALL DRIVEWAY AND PARKING AREAS SHALL BE PAVED WITH CONCRETE AND MAINTAINED.</p> <p>11. NO FENCE OR WALL SHALL BE CONSTRUCTED UNTIL A PERMIT IS OBTAINED FROM THE PLANNING DIVISION. BLOCK WALLS SHALL REQUIRE A BUILDING PERMIT. A SOLID AND SIGHT OBLSCURING FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF THE PROPERTY EXCEPT THE FRONT YARD SETBACK.</p> <p>12. THE OWNER OR CONTRACTOR SHALL MAINTAIN A PROACTIVE APPROACH TO THE ELIMINATION OF GRAFFITI FROM THE STRUCTURES, FENCES, AND ANY ACCESSORY BUILDING ON A DAILY BASIS.</p> <p>13. CONTRACTOR SHALL SECURE TRASH SERVICE FROM THE CITY CONTRACTED FIRM, AND WATER SERVICE FROM THE CITY COSTA MESA</p> <p>14. PROPERTY OWNER SHALL SECURE WATER SERVICE FROM CITY, AND REFUSE DISPOSAL SERVICES WITH THE CITY CONTRACTED FIRM.</p> <p>15. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OF OTHER CONSTRUCTION RELATED MATERIALS SHALL BE ALLOWED TO ENTER STREET, GUTTERS OR STORM DRAIN. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.</p> <p>16. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIAL SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BIN.</p> <p>17. BUILDING ADDRESS SHALL BE PROVIDED ON BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5"</p> <p>18. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE</p> <p>19. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE WILL BE HANDED BY CERTIFIED HAULER.</p> <p>20. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE- TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END US. PRESERVATIVE SHALL BE LISTED IN SECTION 4 OF AWPA U1</p> <p>21. PROJECT IS TO BE VIEWED AS A WHOLE--USE ALL DRAWING SHEETS TO REFER TO, AND DO NOT BREAK UP DRAWING SET.</p>	<p>FIRE DEPARTMENT NOTES</p> <p>1. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION (503.1.1) AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR BUILDING OR FACILITY,</p> <p>2. PROVIDE PROPER ROAD WIDTH FOR THE HEIGHT OF THE BUILDING IN ACCORDANCE WITH APPENDIX D</p> <p>3. ALL TURNING RADIUS SHALL MEET THE FIRE DEPARTMENT REQUIREMENTS OF 28 FEET INSIDE AND 48 FEET OUTSIDE</p> <p>5. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENING REQUIRED BY THE BUILDING CODE AND FIRE CODES SHALL BE PROVIDED WHEN REQUIRED BY THE CHIEF.</p> <p>6. WHERE REQUIRED BY FIRE CODE OFFICIAL APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKING THAT INCLUDE THE WORD "NO PARKING-FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF, THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACE OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.</p> <p>7. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRE FIRE FLOW IS REQUIRED FOR BUILDING OR PORTION OF BUILDING HEREAFTER CONSTRUCTED. THE REQUIRED FIRE FLOW PROTECTION IS TO BE IN ACCORDANCE WITH APPENDIX B OF THE 2010 CALIFORNIA FIRE CODE. FIRE HYDRANT SPACING SHALL BE IN COMPLIANCE WITH APPENDIX C, TABLE C105.1</p> <p>8. ACCESS TO A PUBLIC WAY, THE EXIT DISCHARGE SHALL PROVIDE A DIRECT UNOBSTRUCTED ACCESS TO THE PUBLIC WAY, ALSO REQUIRED ARE APPROVED EXIT SIGNAGE AND ILLUMINATION</p> <p>9. ANY AUTOMATIC GATES ACROSS FIRE ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED KNOX KEY SWITCH ALONG WITH AN INTERNAL GROUND LOOP FOR EXISTING. IF NO GROUND LOOP IS INSTALLED, THEN A SECOND KEY SWITCH WILL BE REQUIRED. IF GATES ARE MANUAL GATES, THEY SHALL BE EQUIPPED WITH APPROVED KNOX PADLOCKS. PLANS AND SIGNAGE SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW, APPROVED AND INSTALLATION AS DIRECTED BY THE FIRE DEPARTMENT</p> <p>10. DOOR INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING ELECTRICAL ROOM OF SIMILAR APPROVED WORDING. THE DISCONNECTING MEANS FOR EACH SERVICE, FEEDER OR BRANCH CIRCUIT ORIGINATING ON THE SWITCHBOARD OR PANELBOARDS SHALL BE LEGIBLY AND DURABLY MARKED TO INDICATE ITS PURPOSE UNLESS SUCH PURPOSED IS CLEARLY EVIDENT.</p>	<p>ARCHITECTURAL</p> <p>T-100 TITLE SHEET AND PROJECT DATA T-101 OVERALL SITE PLAN T-102 PARTIAL ENLARGED SITE PLAN AND TYPICAL HANDICAP SITE DETAILS A-200 ASBUILT AND DEMO FLOOR PLAN A-201 PROPOSED FLOOR PLAN A-300 EXISTING ROOF PLAN</p>	<p>CAMBRIDGE PARK 3505 CADILLAC AVE, # 0-101 COSTA MESA CA. 92626</p> <p>SCOPE OF WORK</p> <p>THE PROJECT IS DESCRIBED AS A NEW TENANT IMPROVEMENT PROJECT AND TO OBTAIN A CONDITIONAL USE PERMIT IN AN EXISTING OFFICE BUILDING (B-OCCUPANCY) TO (B & M OCCUPANT) BUSINESS & LIGHT MANUFACTURE) - THE WORK CONSISTS OF NON-BEARING PARTITION WALLS, NEW CEILING AND LIGHTS, AND NEW ADA RESTROOMS</p> <p>PROJECT DATA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%;">BUILDING SUMMARY</th> <th style="width: 30%;">GROSS SQ. FT.</th> </tr> <tr> <td>BUILDING GROSS AREA</td> <td>EXISTING 5,300 SQ. FT.</td> </tr> <tr> <td>TENANT GROSS FLOOR AREA</td> <td>EXISTING 2,500 SQ. FT.</td> </tr> <tr> <td>AREA OF T.I. WORK</td> <td>2,500 S.F.</td> </tr> <tr> <td>LEGAL DESCRIPTION:</td> <td>P BK 180 PG PAR 33</td> </tr> <tr> <td>APN:</td> <td>139-862-10</td> </tr> <tr> <td>ZONING:</td> <td>INDUSTRIAL USE</td> </tr> <tr> <td>NO. OF STORY:</td> <td>2</td> </tr> <tr> <td>OCCUPANCY USE</td> <td></td> </tr> <tr> <td>OVERALL BUILDING OCCUPANCY</td> <td>B</td> </tr> <tr> <td>TENANT USE</td> <td>BUSINESS GROUP-B & GROUP F-1</td> </tr> <tr> <td>TYPE OF CONSTRUCTION:</td> <td>Y-B</td> </tr> <tr> <td>FIRE PROTECTION:</td> <td>SPRINKLERED</td> </tr> </table> <p>CONSULTANTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>PROPERTY OWNER:</p> <p>TESSER ROSS; RTL MANAGEMENT INC. 808 OCEAN AVE SEAL BEACH, CA. 90740</p> <p>TENANT:</p> <p>YUMMI KARMA, LLC 3505 CADILLAC AVE COSTA MESA, CA. 92626</p> <p>DESIGNER:</p> <p>RICHART DESIGN ARCHITECTURE - PLANNING - INTERIOR JASON RICHART - PRINCIPAL 1041 W. 16TH STREET, A106 COSTA MESA, CA 92627 (949) 422-9191 EMAIL: RICHARTDESIGN@GMAIL.COM</p> </td> <td style="width: 50%;"> <p>MECHANICAL AND PLUMBING</p> <p>XX XX XX XX</p> <p>ELECTRICAL:</p> <p>XX XX XX XX</p> </td> </tr> </table> <p>APPLICABLE CODES</p> <p>THE CODES IN EFFECT ARE:</p> <ul style="list-style-type: none"> • 2016 CALIFORNIA BUILDING CODE. • 2016 CALIFORNIA PLUMBING CODE. • 2018 CALIFORNIA ELECTRICAL CODE. • 2018 CALIFORNIA ENERGY EFFICIENCY STANDARDS • 2018 GREEN BUILDING CODE STANDARDS • 2016 CALIFORNIA FIRE CODE <p>AS WELL AS THE CITY COSTA MESA CALIFORNIA MUNICIPAL CODE</p> <p>VICINITY MAP</p>	BUILDING SUMMARY	GROSS SQ. 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<p>Project: Planning</p> <p>Plan: Planning Application: 311317</p> <p>City Submittal: 12518</p> <p>City Submittal: 12518</p> <p>P.C. REVISIONS</p>	<p>Job No.</p> <p>Date</p> <p>Drawn by</p> <p>Checked by</p>
<p>COVER PAGE PROJECT INFO / SITE PLAN</p>	
<p>T-100</p>	



LEGEND

1	ACCESSIBLE PARKING SPACES & PATH OF TRAVEL TO BUILDING ENTRANCE	4	EXISTING ADA APPROVED STALL
2	CONCRETE WALKWAY: 6% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE	5	EXISTING ADA SIGNAGE
3	ADA ENTRANCE SIGNAGE PER DETAIL. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 60" APF PER CBC SECTION 11B-703.4.1 SEE DETAIL 10/T-102		

--- ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES

1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS AT LEAST 48 INCH WIDE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4 INCH VERTICAL. MAXIMUM CROSS-SLOPE 2% TYPICAL AND MAXIMUM SLOPE IN THE DIRECTION IS 6%, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED.
2. MAXIMUM SLOPE IS NO GREATER THAN 1:20 (6%) WITHOUT A RAMP.

▨ AREA OF SCOPE OF WORK

NUMBER OF EXISTING PARKING STALLS - NO CHANGES

STANDARD & COMPACT STALLS	685
HANDICAP STALLS	15
TOTAL	700

EXISTING ENLARGED PARTIAL SITE PLAN

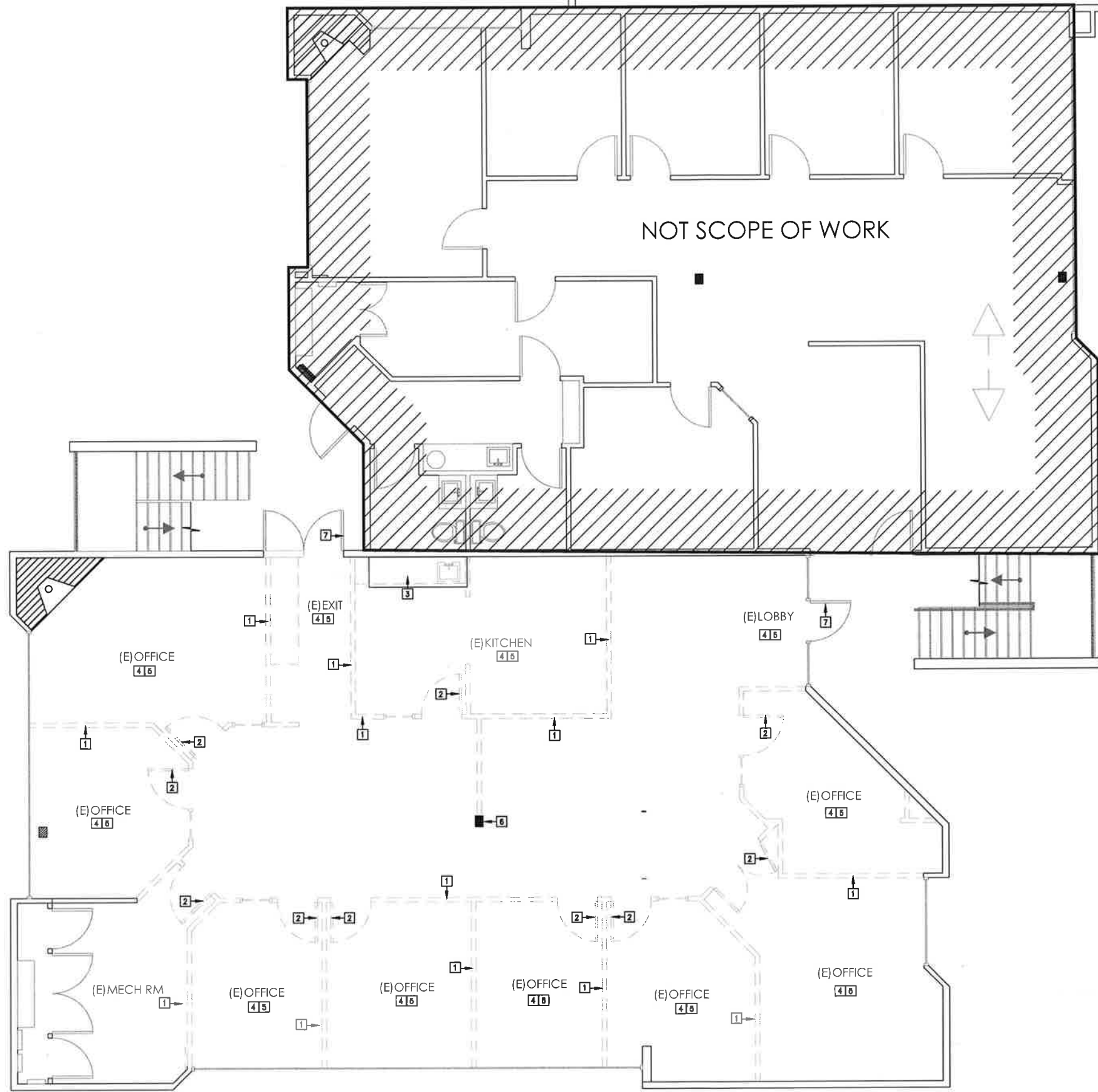
CONTRACTOR SHALL UTILIZE ALL APPLICABLE TYPICAL ACCESSIBILITY DETAILS & NOTES

<p>HANDICAP ACCESSIBLE WALL SIGN 10</p>	<p>TYP. ACCESSIBILITY SYM. 8</p>	<p>TRAFFIC & ACCESSIBLE ENTRANCE 6</p>	<p>ACCESSIBLE SIGNAGE DETAIL 4</p>	<p>TYP. VAN ADA PARKING STALL 2</p>
<p>TYP. PARKING STALLS SIGNAGE 11</p>	<p>SITE ENTRANCE H.C SIGN 9</p>	<p>SURFACE APPLIED TACTILE 7</p>	<p>TYP. WHEEL STOP 5</p>	<p>TYP. ADA PARKING STALL 3</p>

RICHART DESIGN
ARCHITECTURE • PLANNING • INTERIORS
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(714) 442-2222 (F) (714) 442-5663 (T)
www.richartdesign.com

YUMMI KARMA, LLC - CONDITIONAL USE PERMIT
3505 CADILLAC AVE # 0-101
COSTA MESA, CA. 92626

PARTIAL SITE PLAN PARKING ADA DETAILS
T-102



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LEGEND

- EXISTING BUILDING WALL TO REMAIN
- REMOVE OR DEMO AS REQUIRED

DEMOLITION KEY NOTES:

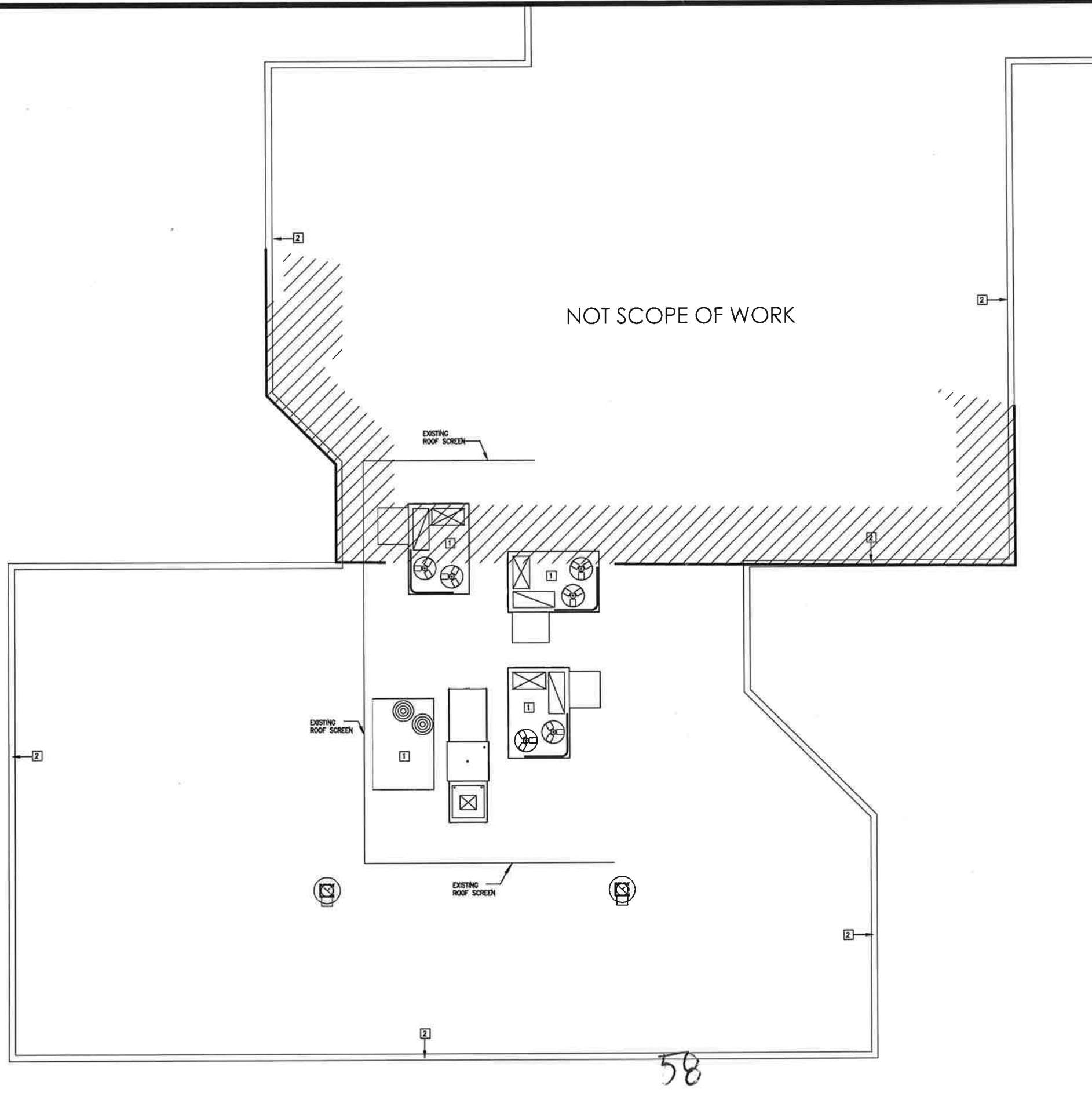
- 1 REMOVE (E) INTERIOR WALL PROVIDE SUPPORT AS REQUIRED
- 2 REMOVE (E) INTERIOR DOOR
- 3 REMOVE (E) COUNTER AND SINK AS REQUIRED
- 4 REMOVE (E) FLOORING FINISH
- 5 REMOVE (E) ACOUSTICAL CEILING & GRID
- 6 REMOVE (E) GYP. BD. AROUND (E) COLUMNS
- 7 (E) STOREFRONT DOORS TO REMAIN

DEMOLITION GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROTECT ALL UTILITIES (SEWER, WATER, AND GAS LINES, ELECTRICAL, CONDUITS, ETC.) THAT ARE TO REMAIN AND SHALL PATCH AND REPAIR ALL ACCIDENTALLY DAMAGED ITEMS, TYPICAL, THROUGH-OUT
2. EXISTING CONCRETE SLAB TO BE PATCHED, REPAIRED, LEVEL AND FLUSH WITH EXISTING SURFACES AND PREPARED TO RECEIVE NEW FLOOR FINISHES, TYPICAL, THROUGH-OUT
3. THE EXISTING DELINEATING CONDITIONS AND DIMENSIONS ON THIS PLAN REPRESENT AS ACCURATELY AS POSSIBLE THE EXISTING CONDITIONS. HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY IN THE FIELD ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY EXCAVATION, DEMOLITION, FABRICATION AND/OR INSTALLATION OF ANY WORK BY THE AFFECTED TRADES. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO THE ARCHITECT OR OWNER'S REPRESENTATIVE.
4. UNDOCUMENTED OR HIDDEN CONDITIONS MAY EXIST AND BE UNCOVERED THROUGHOUT THE COURSE OF THE EXCAVATION, DEMOLITION AND FABRICATION OF THE WORK. THE CONTRACTOR SHALL REPORT ANY SUCH UNDOCUMENTED CONDITIONS THAT AFFECT THE WORK, IMMEDIATELY TO THE ARCHITECT OR OWNER'S REPRESENTATIVE.
5. IF ANY CONDITIONS ARISE WHERE IT IS NECESSARY TO REMOVE ADDITIONAL EXISTING STRUCTURE, HARDWARE OR FINISHES FOR THE COMPLETION OF THE WORK AS DELINEATED IN THE DRAWINGS, AND OUTLINED IN THE SPECIFICATIONS AND CONTRACT, THE CONTRACTOR SHALL INFORM THE ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING ANY ADDITIONAL EXCAVATION, DEMOLITION OR MODIFICATION.
6. PRIOR TO EXCAVATION, DEMOLITION AND FABRICATION OF THE WORK, THE CONTRACTOR SHALL PROTECT FROM DANGER ANY ITEM THAT IS TO REMAIN.
7. THE GENERAL CONTRACTOR SHALL INSPECT AND BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL NEW AND EXISTING WORK FACILITIES AND IMPROVEMENTS WITHIN THE AREAS INDICATED UNDER THE CONTRACT. ANY DISTURBANCES OR DAMAGE TO THE WORK, THE EXISTING BUILDINGS AND IMPROVEMENTS, OR ANY IMPAIRMENT OF FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATION SHALL BE PROMPTLY RESTORED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE CLIENT.
8. WHERE ANY PLUMBING, ELECTRICAL AND MECHANICAL ITEMS, LINES, FIXTURES, ETC. HAVE BEEN REMOVED, PLUG AND CAP PIPES, CONDUITS, LINES ETC. BELOW FLOOR BEHIND FACE OF WALL OR ABOVE CEILING AS NECESSARY TO CONCEAL ABANDONED ITEMS, ETC. PATCH AND REPAIR FLOOR CEILING AND WALLS AS NECESSARY.
10. UPON COMPLETION OF WORK EACH DAY, AREA OF WORK SHALL BE BROOM SWEEP.

PLANNING APPLICATIONS	11.13.17
C.C.P. SUBMITTALS	11.28.17
CITY SUBMITTALS	
P.C. REVIEWS	

ASBUILT
 DEMO
 FLOOR PLAN



LEGEND

=====
EXISTING PARAPET WALL

ROOF PLAN KEY NOTES:

- 1 (E) HVAC ROOFTOP UNIT
- 2 (E) EXISTING PARAPET WALL

GENERAL NOTES

1. EQUIPMENT EXHAUST FANS, AND UTILITY VENTS CANNOT BE HIGHER THAN THE PARAPET WALL IN THE ROOF WELL AREA AND BE VISIBLE TO NORMAL VIEWING ANGLE. CERTAIN EXCEPTIONS TO THIS RULE APPLY AT LANDLORD'S DISCRETION.
2. ROOFTOP HVAC ELECTRICAL CONDUIT AND CONDENSATE DRAIN LINE MUST IMMEDIATELY PENETRATE ROOF AND RUN ALONG THE UNDERSIDE OF THE ROOF STRUCTURE. ALL CONDENSATE DRAIN MUST RUN INSIDE TENANT'S PREMISES AND DRAIN TO EITHER A FLOOR SINK OR WAP SINK INSIDE THE TENANT'S PREMISES.
3. ANY SATELLITE DISH INSTALLATION MUST CONFORM TO LANDLORD'S INSTALLATION GUIDELINES.
4. THE LANDLORD REQUIRED FOR ALL ROOF WORK THAT THE TENANT UTILIZE THE LANDLORD CONSULTANT TO REVIEW TENANT'S DRAWING SITE INSPECTIONS DURING CONSTRUCTION AT THE PREMISE AT THE TENANT'S EXPENSE. THE INSPECTION CONSULTANT MUST BE USED TO VERIFY METHOD OF IMPLEMENTATION PROVIDE DIRECTION ON RELATED ROOF WORK, AND THAT WORK IS PERFORMED BY LANDLORD ROOFING CONTRACTORS IN ACCORDING WITH LANDLORD ROOF DETAILS.
5. INSTALLATION OF ALL NEW ROOF TOP EQUIPMENT (EXHAUST, MAKE-UP AIR FANS, HVAC, ETC.) AND MODIFICATION TO THE BUILDING STRUCTURAL, INCLUDING SLAB WORK, REQUIRES A STRUCTURAL PEER REVIEW OF TENANT'S DRAWINGS AT THE TENANT'S EXPENSE WITH WRITTEN APPROVAL BY LANDLORD'S STRUCTURAL ENGINEER.

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PLANING APPLICATION	11.13.17
CLIP SUBMITTAL	11.14.17
CITY SUBMITTAL	
P.P. REVIEW	

EXISTING ROOF PLAN

A-300

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From: Joseph Braun <jbraun34@gmail.com>
Sent: Monday, April 09, 2018 12:00 PM
To: PLANNING COMMISSION
Subject: Proposed Medical Marijuana Manufacturing and Processing Facilities

Regarding the proposed Medical Marijuana Manufacturing and Processing Facilities on Cadillac Ave (April 9 Planning Commission Agenda Public Hearing Items #3 and #4):

To Whom it May Concern:

I, Joseph Braun, am a member of St. Barnabas Orthodox Church. The church is located in the complex on Cadillac Ave where these sites are being proposed, literally across the road from the proposed site of #3. I urge you to reject this proposal. There are several reasons for this.

First of all, even if there are to be no sales at this location, the processing of marijuana alone presents health risks to our church community (as well as all other tenants in the surrounding offices and warehouses). Fumes and vapors will permeate the complex, with our parish getting the brunt of it. Over a hundred children would regularly be exposed to marijuana fumes. We currently have at least eight pregnant women in the parish (we never seem to have fewer than six and often get to at least 10-12) who would also be exposed, affecting both them and their unborn children. Besides the health risk of marijuana processing byproducts, the odor itself is offensive and would saturate the area. No services would be free of this odor. Besides regular Sunday services, our parishioners and visitors would be subject to it at weddings, baptisms, funerals, and all other services. This is an unacceptable scenario.

Secondly, regardless of the current legality of marijuana, the fact remains that there is an inherent danger in this industry. Hundreds of thousands of dollars of product (possibly more) will be processed at this location, making it vulnerable to theft. The high value of the product makes it likely that any potential theft would be armed and violent. Our parish is home to dozens of families, over a hundred children. Exposing them to this potential risk, at church of all places where they should be safe and secure, is unacceptable. There are no "hours of operation" that can mitigate this danger, and even if there were, the proposal specifically states the facility may shift to a 24-hour-a-day operation. It likely would do so. Our church also is a 24-hour-a-day operation; besides Sunday mornings, we also have regular services Saturday evenings and often times on evenings during the week. Just recently, on Good Friday, we had an all-night vigil as we commemorated the crucifixion and burial of Christ. It was heavily attended by members of our youth group. Imagine a few dozen children spending the night at church only to be exposed to an armed takeover robbery mere feet from where they are.

There are financial reasons why we do not want these facilities to be approved as well, and they are very real concerns. But for the sake of showing the greatest concern to the greatest priorities, I will not go into details regarding finances. I will limit my comments to what I have already said: The negative health effects and offensive odors from the processing plant, and the potentiality of violent crime associated with an industrial marijuana facility, are too great a risk to our parish and the rest of our neighbors. Because of this, I implore you to reject the proposal for Agenda Item #3. And although the proposal for Agenda Item #4 is not right next to our church, it is still in the same complex and thus all of my concerns are pertinent to that proposal as well. I therefore implore you to reject that proposal as well.

Regards,
Joseph Braun