

NOTICE: Due to scheduling conflicts, it is expected that this meeting will be adjourned to Tuesday, May 25 at 5:30 P.M.

Planning Commission Regular Meeting Agenda

May 24, 2021
5:30 P.M.,

VIRTUAL MEETING

Due to Governor Gavin Newsom's [Executive Order](#) and the City Council's [Proclamation of Local Emergency](#), there will be no in-person meeting location for the community to attend public meetings.

Meetings will be held in virtual setting via Zoom.

Join from your computer: <https://zoom.us/j/93870609323>

Join from your mobile phone via Zoom App. **Meeting ID: 93870609323**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 93870609323**

*For viewing only: www.youtube.com/cityofsantaanavideos/live. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



MARK McLOUGHLIN
Chair, Ward 4 Representative

ERIC M. ALDERETE
Citywide Representative

BAO PHAM
Ward 1 Representative

MIGUEL CALDERON
Ward 2 Representative

ISURI S. RAMOS
Ward 3 Representative

ALAN WOO
Ward 5 Representative

THOMAS MORRISSEY
Ward 6 Representative

MinhThai
Executive Director

John Funk
Legal Counsel

Ali Pezeshkpour, AICP
Principal Planner

Sarah Bernal
Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

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CALL TO ORDER

Commissioners:

**Mark McLoughlin, Chair
Thomas Morrissey, Vice Chair
Eric M. Alderete
Miguel Calderon
Bao Pham
Isuri S. Ramos
Alan Woo**

**Executive Director
Senior Asst. City Attorney
Principal Planner
Recording Secretary**

**Minh Thai
John Funk
Ali Pezeshkpour
Sarah Bernal**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

a. Excused Absences

Recommended Action: Excuse absent commissioners.

BUSINESS CALENDAR – REPORTS

1. General Plan Consistency Finding for the Fiscal Year 2021-2021 Capital Improvement Program (Non-General Fund)

Recommended Action: Adopt a Resolution finding the Fiscal Year 2021-2022 Capital Improvement Program (CIP) Consistent with the Santa Ana General Plan

BUSINESS CALENDAR – PUBLIC HEARING

The Planning Commission decision on Conditional Use Permits, Variances, Tentative

Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice for item no. 1 was published in the OC Reporter on May 12 and notices were mailed on said date. Legal notice for item no. 2 was published in the OC Register on May 12. Legal notice for item no. 3 was published in the OC Register on April 14.

2. Conditional Use Permit No. 2021-07 – Pedro Gomez, Case Planner

Project Location: 1951 East Dyer Road, Unit B located in the Specific Development No. 88 (SD-88) zoning district.

Project Applicant: Jaime Hales, representing Avatar Coffee Roasters, on behalf of PR/Broadstone Heritage I, LLC (Property Owner).

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-07 to allow a Type 41 Alcoholic Beverage Control (ABC) license for the sale of beer and wine for on-premises consumption at a new eating establishment (Avatar Coffee Roasters).

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2021-41 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-07 as conditioned.

3. Zoning Ordinance Amendment (ZOA) No. 2021-01 – Ali Pezeshkpour, Case Planner

Project Location: Citywide

Project Applicant: City of Santa Ana

Proposed Project: The City is requesting adoption of Zoning Ordinance Amendment No. 2021-01 to require a conditional use permit (CUP) for light processing (recycling) facilities in the Light Industrial (M-1) zoning district. The proposal requires adoption of an urgency and standard ordinance to Chapter 41 to enact the code amendments to Sections 41-472 and 41-472.5 of the Santa Ana Municipal Code.

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines – General Rule. Notice of Exemption/Environmental Review No. 2021-50 will be filed for this project.

Recommended Action: Recommend that the City Council adopt an ordinance

approving Zoning Ordinance Amendment 2021-01.

4. Zoning Ordinance Amendment No. 2021-02- Ali Pezeshkpour, Case Planner.

Matter continued from the April 26, 2012 meeting.

Project Location: Citywide

Project Applicant: City of Santa Ana

Proposed Project: The City is requesting adoption of Zoning Ordinance Amendment No. 2021-02 to amend various sections of Chapter 41 (Zoning) of the Santa Ana Municipal Code addressing reasonable accommodations, group homes, and accessory dwelling units (ADUs). Specifically, the proposed amendments include establishing uses permitted by right and a reasonable accommodation process to address other facility types, and ADU ordinance refinements related to definitions, development standards, and size limitations.

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines – General Rule. Notice of Exemption/Environmental Review No. 2021-40 will be filed for this project.

Recommended Action: Recommend that the City Council adopt an Ordinance approving Zoning Ordinance Amendment No. 2021-02.

WORK STUDY SESSION

5. Planning Commission Training – John Funk, Senior Assistant City Attorney

COMMISSIONER COMMENTS

STAFF COMMENTS

ADJOURNMENT

FUTURE AGENDA ITEMS

- Variance 2021-01 to exceed sign code standards for the property located at 3630 Westminster Avenue
- Work Study Session: Housing Information

MEETING INFORMATION

If you would like to learn how to use Zoom before the meeting, visit [Zoom Video Tutorials](#).

1. Connecting directly from your computer:

- Click on the link on top of this agenda OR
- Go to [Zoom.us](#) and click "Join a Meeting" at the top. Enter the Meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

2. Connecting via the Zoom App:

- Download the free Zoom Cloud Meetings app from your favorite app store.
- Launch the app and click on the blue Join a Meeting button. Enter the Meeting ID, your name, and the blue Join button. The Meeting ID is listed at the top of this agenda.

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3. Dialing in from a mobile phone or landline:

- Dial (669) 900-9128. When prompted, enter the meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, press *9 on your phone to virtually raise your hand. You will have 3 minutes.

Submit a written comment

You are invited to submit a written comment in one of the following ways:

Visit the City's [Public Portal](#)

- Scroll down to the list of meetings and locate the meeting you are interested in.
- Select the COMMENT icon to the right of "Meeting Title" (under the Options tab) and follow the prompt

E-mail PBAComments@santa-ana.org and reference the topic in the subject line.

Mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 5:00 p.m. on the day of the

meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

APPEAL INFORMATION

The formal action by the Planning Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.