

Planning Commission Regular Meeting Agenda Packet

VIRTUAL MEETING

June 14, 2021

5:30 P.M.

In light of COVID-19, this meeting will be conducted in a virtual environment. 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/96367229815>

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For viewing only: www.youtube.com/cityofsantaanavideos/live

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
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.santaana.org/citymeetings.

CALL TO ORDER

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

Executive Director	Minh Thai
Senior Asst. City Attorney	John Funk
Principal Planner	Ali Pezeshkpour
Recording Secretary	Sarah Bernal

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

Please click on the item to download the attachments.

- a. Minutes

Recommended Action: Approve Minutes from the May 10, 2021 meeting.

- b. Excused Absences

Recommended Action: Excuse absent commissioners.

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 was published in the OC Reporter on June 2 and notices were mailed on said date.

Please click on the item to download the attachments.

1. Variance No. 2021-01 – Gissel Enriquez, Case Planner

Project Location: 3630 Westminster Avenue located in the Specific Plan No. 2 (SP2) zoning district.

Project Applicant: Aubrey Kelly with Sign Post Studio, LLC., representing Oktagon Santa Ana, LLC. (Applicant and Property Owner).

Proposed Project: The applicant is requesting approval of Variance No. 2021-01 to allow a 72 square feet projecting sign above the ground floor which exceeds the City's maximum sign standards for sign height, copy, face, and placement.

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. 2021-36 will be filed for this project.

Recommended Action: Adopt a resolution approving Variance No. 2021-01 as conditioned.

COMMISSIONER COMMENTS

STAFF COMMENTS

ADJOURNMENT

The next virtual meeting of the Planning Commission will be on June 28, 2021 at 5:30 PM.

FUTURE AGENDA ITEMS

- Street Naming No. 2021-01_ The City of Santa Ana is proposing to rename a portion of South Lyon Street between Edinger Avenue and St Andrew Place to South Elk Lane
- Work Study: Planning Commission Training
- Work Study: Housing Information

MEETING INFORMATION

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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.

Planning Commission Regular Meeting Agenda Minutes

May 10, 2021

VIRTUAL MEETING
5:30 P.M.



MARK McLOUGHLIN
Chair, Ward 4 Representative

ERIC ALDERETE
Citywide Representative

BAO PHAM
Ward 1 Representative

MIGUEL CALDERON
Ward 2 Representative

ISURI S. RAMOS
Ward 3 Representative

ALAN WOO
Vice Chair, Representative

THOMAS MORRISSEY
Ward 6 Representative

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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. Minutes**

Recommended Action: Approve Minutes from the April 26, 2021 meeting.
Moved by Commissioner Woo, seconded by Commissioner Calderon to Approve.

YES: 7 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Miguel Calderon, Eric Alderete

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

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. For item no. 1, legal notice was published in the OC Reporter on March 31 and notices were mailed on said date. For item nos. 2 and 3, legal notice was published in the OC Reporter on April 28 and notices were mailed on said date.

1. Conditional Use Permit No. 2021-06 – Jerry Guevara, Case Planner.

Matter was continued from the April 12 and April 26 meetings.

Project Location: 2106 North Tustin Avenue located in the Arterial Commercial (C5) zoning district.

Proposed Project: The applicant is requesting approval of a conditional use permit to allow after-hours operations until 2:00 a.m. daily at an existing restaurant (La K-trina Restaurant).

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. 2021-24 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-06 as conditioned.

Minutes: *Commissioner Ramos recused herself as she resides within 500 feet of the project site.*

Chair McLoughlin opened the Public Hearing. The applicant spoke in support the matter and answered questions regarding business operations. Commission expressed concern with the possibility of increased noise and its affect on the nearby community. There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Pham, seconded by Commissioner Calderon to approve with the following modified conditions:

- **During the six month review period, the Planning Division shall have the ability to modify hours of operation as deemed appropriate based on information provided by staff on the Planning and Code Enforcement divisions and the Police Department.**
- **The applicant shall hire a security guard to patrol and monitor the premises from 9:00 p.m. to 2:00 a.m. daily.**
- **The applicant shall install a web-based closed circuit television system approved by the Police Department for exterior security purposes.**

YES: 6 – Tom Morrissey, Mark McLoughlin, Bao Pham, Alan Woo, Miguel Calderon, Eric Alderete

NO: 0 – **ABSTAIN:** 1 – Isuri Ramos

ABSENT: 0 – **Status:** 6 – 0 – 1 – 0 – **Pass**

2. Conditional Use Permit No. 2013-15 Modification No. 1 – Jerry Guevara, Case Planner.

Project Location: 305 E. 4th Street, Unit 200 located in Specific Development No. 84 (SD-84) / Subzone Downtown (DT) zoning district.

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2013-15-MOD-1 to allow an upgrade in the Alcoholic Beverage Control (ABC) license from a Type 41 to a Type 47 license, which would allow the sale of distilled spirits in addition to beer and wine for on-premises consumption at an existing restaurant (Native Son Alehouse).

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from California Environmental Quality Act CEQA Guidelines pursuant to 15301 of the CEQA Guidelines - Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2013-40 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2013-15-MOD-1 as conditioned.

Minutes: *Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter. There were no other speakers and the Public Hearing was closed.*

Moved by Commissioner Woo, seconded by Commissioner Calderon to Approve

YES: 7 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Miguel Calderon, Eric Alderete

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

3. Conditional Use Permit No. 2021-04 – Ivan Orozco, Case Planner

Project Location: 3950 South Bristol Street located in the Commercial Residential (CR) zoning district.

Proposed Project: The applicant is requesting approval of a conditional use permit to allow a Type 41 Alcoholic Beverage Control (ABC) license for the sale of beer and wine for on-premises consumption at an existing restaurant (Euro Caffè).

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. 2021-15 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-04 as conditioned.

Minutes: *Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter. There were no other speakers and the Public Hearing was closed.*

Moved by Commissioner Woo, seconded by Commissioner Alderete to Approve
YES: 7 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Miguel Calderon, Eric Alderete
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

BUSINESS CALENDAR

4. Work Study Session: Reasonable Accommodations

Minutes: *The following individuals spoke on the matter:*

- *Karla Juarez does not support this item.*
- *Daisy Cruz does not support this item.*

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next virtual meeting of the Planning Commission will be on May 24, 2021 at 5:30 PM.

FUTURE AGENDA ITEMS

- Conditional Use Permit 2021-07 to allow the sale of alcoholic beverages for on-premises consumption at a new eating establishment located at 1951 E Dyer Rd Unit# B
- Variance 2021-01 to exceed sign code standards for the property located at 3630 Westminster Avenue
- 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
- Work Study Session: Housing Information

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
June 14, 2021

Topic: VAR No. 2021-01 – Arte West Projecting Sign

RECOMMENDED ACTION

Adopt a resolution approving Variance No. 2021-01 as conditioned.

EXECUTIVE SUMMARY

Aubrey Kelly with Sign Post Studio, LLC (applicant), on behalf of Oktagon Santa Ana, LLC (property owner), is requesting approval of Variance (VAR) No. 2021-01 to allow a 72-square foot projecting sign for the existing mixed-use development at 3630 Westminster Avenue. Section 41-864 of the Santa Ana Municipal Code (SAMC) limits the size and location of a projecting sign. Staff is recommending approval of the applicant's request to accommodate site visibility constraints and to facilitate identification and entrance recognition by pedestrians and motorists. Furthermore, the project will not negatively impact the surrounding community as the sign has been designed to minimize impacts to any nearby sensitive land uses and is compatible with surrounding architecture.

Table 1: Project and Location Information

Item	Information	
Project Address & Council Ward	3630 Westminster Avenue (Ward 1)	
Nearest Intersection	Westminster Avenue and Harbor Boulevard	
General Plan Designation	District Center (DC)	
Zoning Designation	Harbor Mixed Use Transit Corridor Specific Plan (SP2)	
Surrounding Land Uses	North	Retail Commercial (City of Garden Grove)
	East	Orange County Streetcar/Residential
	South	Storage
	West	Office/ Commercial Retail
Property Size	3.91 Acres	
Existing Site Development	The site is currently developed as a four to five story mixed-use development with approximately 4,200 sq. ft. of commercial space and 228 residential units wrapped around a parking structure.	
Zoning Code Sections Affected	Operational Standards	SAMC Section 41-864 (b) (c) (d)

DISCUSSION

Project Description

The applicant is proposing to construct a new 72-square foot projecting sign to provide identification for the existing residential development. The projecting sign is proposed to be located on the north elevation of the building above the first floor and will be installed perpendicular to the building wall with steel mounting brackets. The proposed 72-square foot sign is to be double sided and will have halo LED illumination to allow visibility during evening hours. To avoid nuisance to onsite residents, the applicant has proposed sign illumination between the hours of 4:00 p.m. and 10:00 p.m. The sign is 24 feet long by two feet wide and consists of a painted aluminum cabinet with individual cut channel letters. The variance will allow a larger projecting sign and its location on the building façade above the ground floor will provide improved building identification for the development.

Project Background

The subject property is developed with a four to five story mixed-use building consisting of 228 residential units and 4,248 square feet of commercial space wrapped around a parking structure. The development was completed in December 2019. In June 2020, a 20-square foot compliant projecting sign was installed for building identification. Moreover, the Orange County (OC) Streetcar overpass bridge is under construction east of the subject site; during construction, it was identified that the bridge would obstruct visibility of the project and therefore, cause the need for a larger sign. In an effort to provide improved identification of the development, the proposed 72-square foot projecting sign will replace the existing smaller sign.

Project Analysis

Variance requests are governed by Section 41-638(2) of the SAMC. Variances may be granted when it can be shown that characteristics of the site make a variance necessary for the preservation and enjoyment of substantial property rights, that the variance will not be detrimental to the public or surrounding property, and that the variance will not adversely affect the General Plan. In analyzing the variance request, staff believes that the following analysis warrants staff's recommendation of approval for the variance.

The applicant's request for a variance from the development standards of the SAMC requires certain findings of fact for granting the variance. Of those findings, the site has special circumstances that would otherwise be limiting the full use of the property if the requirements of the code are applied. As Westminster Avenue is a major arterial street, vehicles travel at higher speeds than non-arterial streets. With one driveway serving the property from Westminster Avenue and the current speed of traffic, visitors to the site fail to see and turn into the entrance of the development in time. Additionally, construction of the OC Streetcar bridge limits visibility of the site's current sign from westbound traffic. Allowing the proposed sign to exceed size and be located higher on the building will increase and promote readability and visibility. Granting the variance also allows preservation of substantial property rights such as adequate and proportional signage for the recently constructed development within the Harbor Mixed Use Transit Corridor Specific Plan. Limiting the size of the sign to 25 square feet and at a lower height on the four story building's facade, as required per the SAMC, would deprive sufficient visibility for the mixed-use development.

Conditions of approval will ensure that the proposed sign will not significantly impact the surrounding area. To minimize potential nuisance impacts to onsite residents and surrounding uses, staff is recommending conditions of approval, which include sign illumination to be turned off between the hours of 10:00 p.m. and 4:00 p.m. and for necessary maintenance of the projecting sign. These measures will help improve the safety and quality of the project.

Table 2 below provides a detailed comparison of the proposed 72-square foot projecting sign with applicable development standards.

Table 2: Development Standards

Projecting Signs (Sec. 41-864 of the SAMC)		
Standard	Required by SAMC	Provided
Street Frontage	Min. of 55 linear feet of street frontage feet	Complies; Project has frontage along Westminster Ave for a total of 117'-5" linear feet
Location	Not allow higher than ground level of occupancy of the building	Does not comply; located above ground level.
Sign Face Area	Max. (25) square feet	Does not comply; 72 square feet
Thickness	Max. (12) inches in thickness	Complies; 12 inches
Projection	Max. four (4) feet	Complies; 42 inches
Height	Max. seven (7) feet	Does not comply; 24 feet
Sign Copy	Max. (50%) of sign face	Does not comply; 64% sign copy
Sign illumination	May not be wholly or partially illuminated by unshielded lighting.	Complies

Public Notification

Public notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 500-foot notification radius map, and the site posting are provided in Exhibit 4. In addition to these measures, representatives of the Santa Anita Neighborhood Association were contacted to identify any areas of concern due to the proposed request. At the time this report was printed, no issues of concern were raised regarding the proposed CUP.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) because the project involves installation of an

on-premise sign on an existing building. Based on this analysis, Notice of Exemption, Environmental Review No. 2021-36 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Vicinity Zoning and Aerial View
3. Project Plans
4. Copy of public notices

Submitted By:
Gissel Enriquez, Planning Technician

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2021-01, AS CONDITIONED, TO ALLOW CONSTRUCTION OF A 72-SQUARE FOOT PROJECTING SIGN FOR THE ARTE WEST MIXED-USE DEVELOPMENT LOCATED AT 3630 WESTMINSTER AVENUE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Aubrey Kelly (Applicant) is requesting approval of Variance No. 2021-01 for the installation of a 72-square-foot projecting sign for the Arte West at the property located at 3630 Westminster Avenue.
- B. Santa Ana Municipal Code (SAMC) Section 41-864 limits the size and location of a projecting sign. The Applicant is requesting a variance to allow an increase of sign height, copy, face and placement, as the subject site is an irregular shaped lot and the main entrance to the development is obstructed by an overpass bridge.
- C. Pursuant to SAMC Section 41-638, the Planning Commission is authorized to review and approve the variance for this project as set forth by the SAMC.
- D. On June 14, 2021, the Planning Commission held a duly noticed public hearing for Variance No. 2021-01.
- E. The Planning Commission determines that for Variance No. 2021-01 the following findings, which must be established pursuant to Santa Ana Municipal Code Section 41-638 in order to grant a variance from the provisions of the Santa Ana Municipal Code, have been established:
 - 1. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges not otherwise at variance with the intent and purpose of the provision of this chapter.

The project site has special circumstances related to size, shape, and surroundings. The site is located on the south side of Westminster Avenue and east of Harbor Boulevard. As Westminster Avenue is a major arterial street, vehicles

travel at higher speeds than local streets. With one driveway entrance from Westminster Avenue serving the development, adequate and proportional building signage is imperative for the development's continued success. Additionally, an overpass bridge for the OC Streetcar limits the visibility of the existing sign and development for westbound traffic. Allowing the proposed sign to exceed size and sign placement above the ground floor will promote improved visibility for the site. The subject site is also irregularly shaped with limited street frontage along Westminster Avenue in comparison to other mixed-use developments in the Harbor Corridor Specific Plan. Approval of the variance is necessary for adequate identification of the development.

2. That the granting of a variance is necessary for the preservation and enjoyment of one or more substantial property rights.

The granting of the variance is necessary for the preservation and enjoyment of substantial property rights. The ability to provide adequate signage will allow for long-term viability of the mixed-use development. The proposed sign ensures improved visibility of the site and entrance identification to the only driveway serving the site along Westminster Avenue.

3. That the granting of a variance will not be materially detrimental to the public welfare or injurious to surrounding property.

The granting of the variance will not be detrimental to the public or surrounding properties. The sign will be halo illuminated between the hours of 4:00 p.m. and 10:00 p.m. The sign will not incorporate any flashing or moving elements that may distract motorists or passersby. Moreover, an overpass bridge obstructs visibility of the existing sign and site for westbound traffic. The proposed sign size and location above the ground floor will increase site identification allowing vehicles to safely enter the site.

4. That the granting of a variance will not adversely affect the General Plan of the City.

The project will not adversely affect the General Plan as the proposed signage is consistent with several goals of the General Plan. Approval of the variance supports Policies 2.7 and 2.8 (to promote land uses which enhance the City's economic and fiscal viability) and Policies 4.3, 4.4, and 4.5 of

the Land Use Element (to protect and enhance development sites that are unique community assets). In addition, approval of the variance is consistent with the intent and purpose of Goals 1 and 2 of the Urban Design Element (to improve the physical appearance of the City through creating a sense of place, positive community image, and quality environment, and to improve the physical appearance of the City through development that is proportional and aesthetically related to its district setting).

Section 2. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15301 (Class 1 – Existing Facilities). Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-36, will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Variance No. 2021-01, as conditioned in Exhibit A, attached hereto and incorporated herein, for the project located at 3630 Westminster Avenue. This decision is based upon the evidence submitted at the above-referenced hearing, including but not limited to: The Request for Planning Commission

Action dated June 14, 2021, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 14th day of June, 2021.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Mark McLoughlin
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Senior Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on June 14, 2021.

Date: _____

Commission Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Variance No. 2021-01

Variance No. 2021-01 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code and all other applicable regulations. In addition, it shall meet the following conditions of approval:

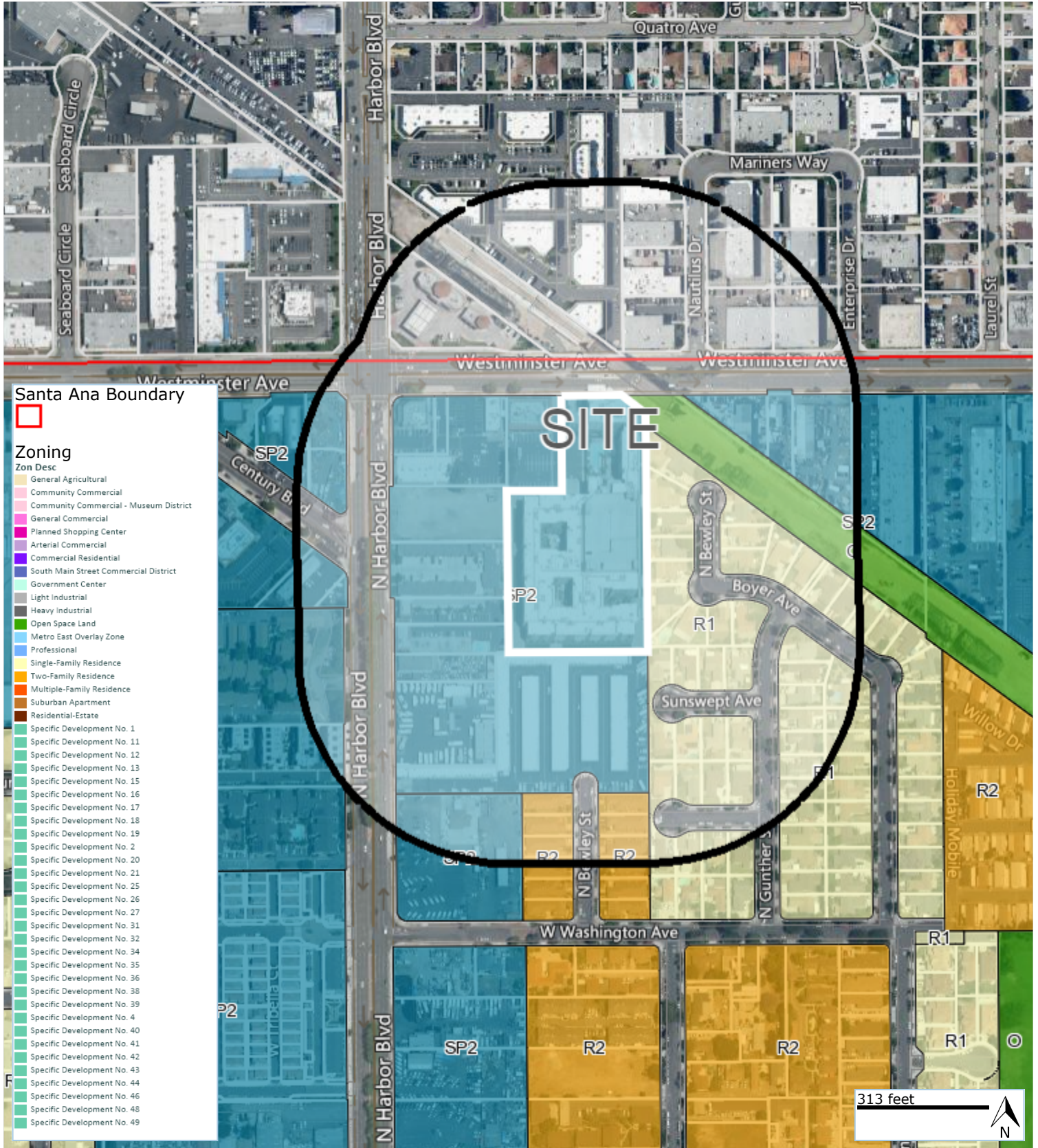
The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by this variance.

The Applicant must remain in compliance with all conditions listed below throughout the life of the variance. Failure to comply with each and every condition may result in the revocation of the variance.

A. Planning Division

1. Any amendment to this variance must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the variance must be amended.
2. Applicant will be responsible for regular maintenance of the projecting sign, and all other signage provided on-site.
3. All on-site improvements shall be completed prior to the issuance of the building permit for the sign.
4. The projecting sign may only be illuminated between the hours of 4:00 p.m. and 10:00 p.m. daily, and a shutoff component shall be provided for hours outside this timeframe.

VAR No. 2021 - 01 - Arte West, Sign Variance 3630 Westminster Avenue



6/14/2021

ARTE WEST
3630 Westminster Ave
Santa Ana, CA 92703

Address:
 ARTE WEST
 3630 Westminster Ave
 Santa Ana, CA 92703

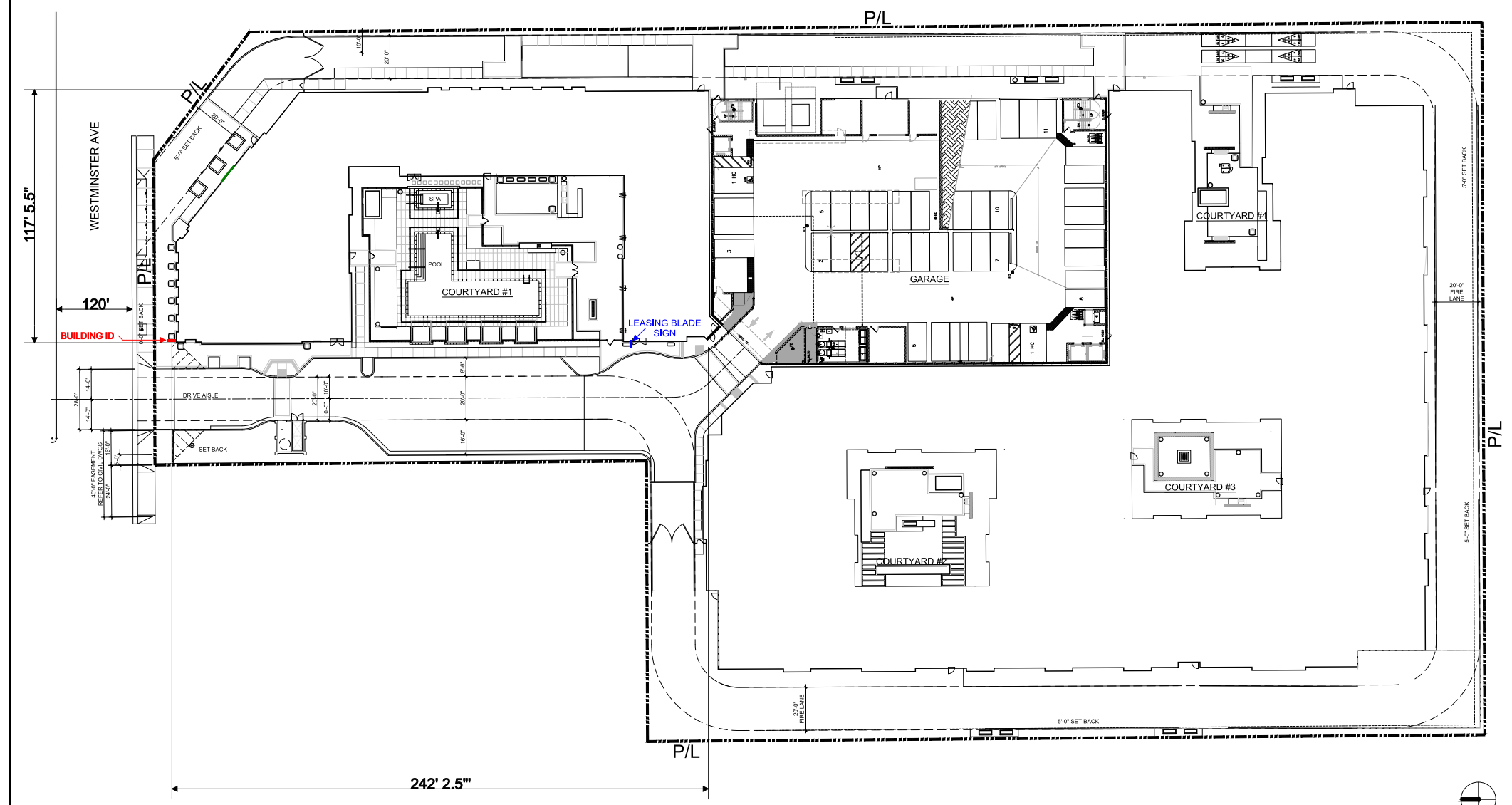
Project Title:
 The Charlie
 Sign Criteria

Scope of Work:
 BUILDING ID,
 LEASING BLADE SIGN
 OWNERS INFORMATION:

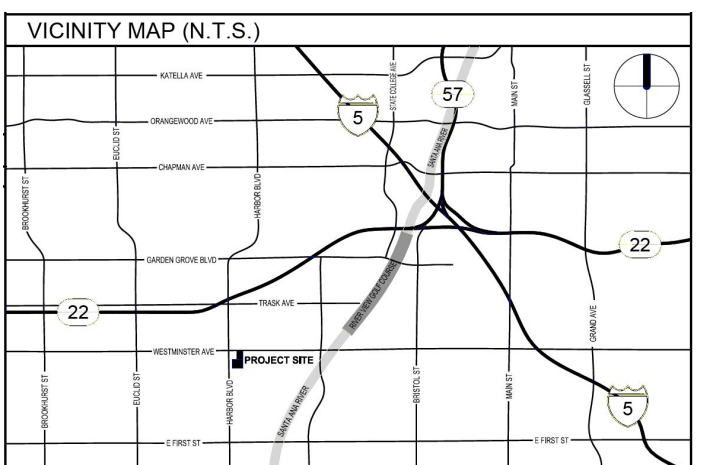
Laterra
 1880 Century Park East
 Suite 600
 Los Angeles, CA 90067

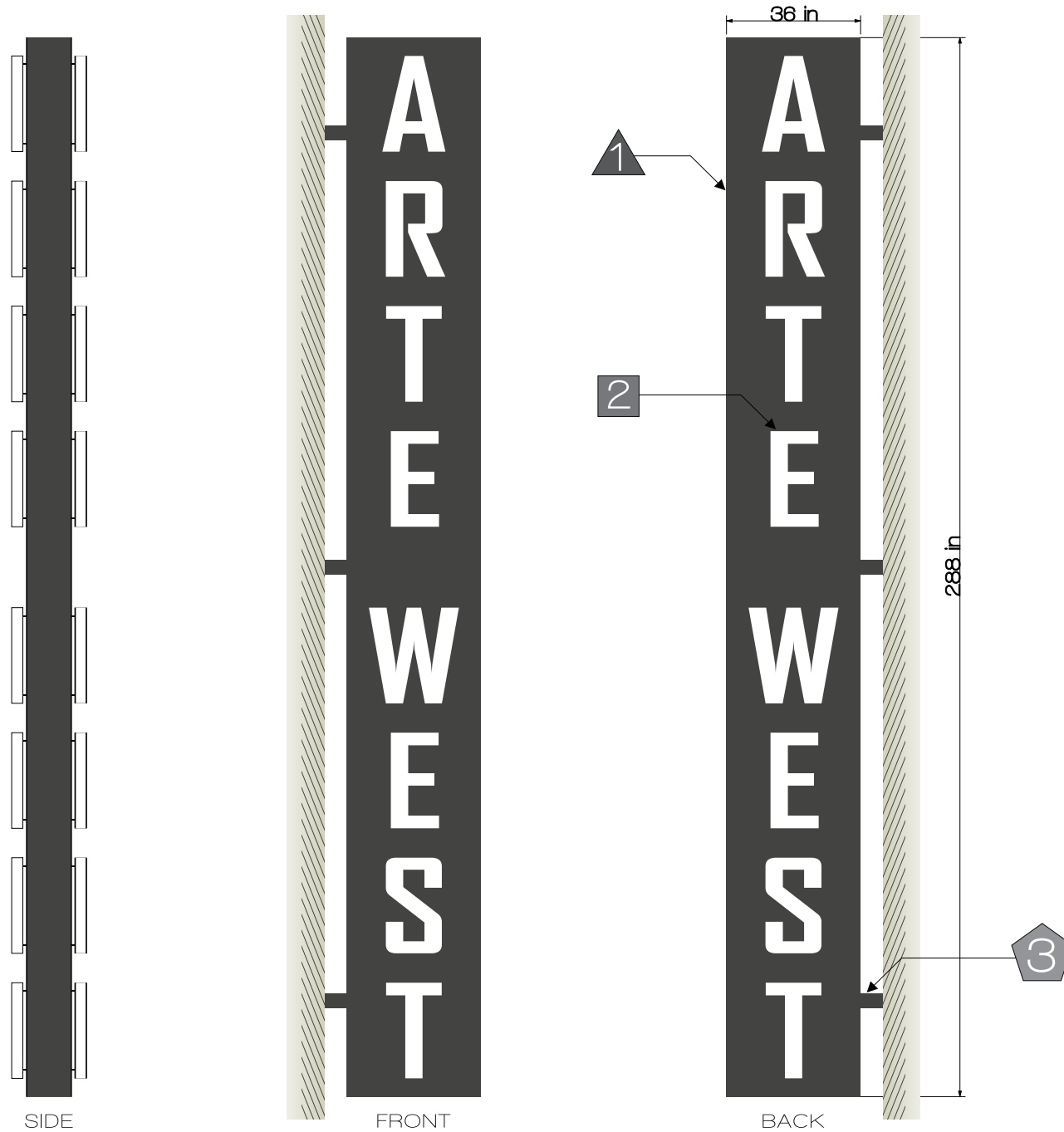
Assessor's Parcel #:
 198-081-28

Legal Description:
 All that certain real property situated in
 County of Orange, State of California
 described as follows:
 Parcel 2, of Parcel Map No. 80-885, in the
 City of Santa Ana, County of Orange, State
 of California, As shown on map filed in
 Book 155 Pages 25 and 26 of Parcel Maps,
 in the Office of the County Recorder of said
 County.



- PROPERTY LINE
- BUILDING ID BLADE SIGN
- LEASING BLADE SIGN





BUILDING ID BLADE SIGN

- 1/8" THICK PAINTED ALUMINUM CABINET
- 3" DEEP WHITE CHANNEL LETTERS WITH 1" STANDOFFS AND HALO LED ILLUMINATION
- PAINTED STEEL MOUNTING BRACKETS
- INSTALLS FLUSH TO BUILDING WALL

PROPOSED SQUARE FOOTAGE:
72 TOTAL SQ. FT.

QUANTITY 1



p:760.913.SIGN
1509 E. Valley Parkway, Suite B
Escondido, CA 92027

CLIENT
LA TERRA

PROJECT
ARTE WEST - BLADE SIGN

- APPROVALS**
- APPROVED AS IS
 - APPROVED WITH MARKED CHANGES
 - NEW PROOF REQUIRED

APPROVED BY: _____

DATE: _____

AFTER CORRECTIONS ARE MADE, YOUR SIGNATURE RELEASES SIGN POST STUDIO FROM THE RESPONSIBILITY FOR ERRORS APPEARING ON THE ART THAT MAY BE DISCOVERED WHEN THE WORK IS COMPLETED.

COLORS:

SW 7069
IRON ORE

WHITE

DEC795
GRAY PEARL

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6/14/2021
Planning Commission
 1 - 12



BRIDGE PHOTO SIMULATION



p:760.913.SIGN
1509 E. Valley Parkway, Suite B
Escondido, CA 92027

<p>CLIENT LA TERRA</p> <p>PROJECT ARTE WEST - BLADE SIGN 6/14/2021 Planning Commission</p>	<p>APPROVALS</p> <p><input type="checkbox"/> APPROVED AS IS</p> <p><input type="checkbox"/> APPROVED WITH MARKED CHANGES</p> <p><input type="checkbox"/> NEW PROOF REQUIRED</p>	<p>APPROVED BY: _____</p> <p>DATE: _____</p> <p><small>AFTER CORRECTIONS ARE MADE, YOUR SIGNATURE RELEASES SIGN POST STUDIO FROM THE RESPONSIBILITY FOR ERRORS APPEARING ON THE ART THAT MAY BE DISCOVERED WHEN THE WORK IS COMPLETED.</small></p>	<p>COLORS:</p>
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ORANGE COUNTY REPORTER

~SINCE 1921~

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CITY OF SANTA ANA PLANNING
SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
3630 Westminster Avenue

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/02/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$127.10
Total	\$127.10

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LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
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THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3477286

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 3630 Westminster Avenue located in the Specific Plan No. 2 (SP2) zoning district.

Project Applicant: Aubrey Kelly with Sign Post Studio, LLC., representing Oktagon Santa Ana, LLC. (Applicant and Property Owner),

Proposed Project: The applicant is requesting approval of Variance No. 2021-01 to allow a 72 square feet projecting sign above the ground floor which exceeds the City's maximum sign standards for sign height, copy, face, and placement.

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. 2021-36 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 14, 2021 at 5:30 p.m.** In light of COVID-19, this meeting will be conducted in a virtual environment. For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the virtual meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: www.santa-ana.org/cc/city-meetings

Who To Contact For Questions: Should you have any questions, please contact Gissel Enriquez with the Planning and

Building Agency at GEnriquez@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nardcedalia Perez al (714) 667-2260.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

6/2/21

OR-3477286#



* A 0 0 0 0 0 5 7 3 3 0 5 2 *

6/14/2021

Planning Commission



CITY OF SANTA ANA
Planning and Building Agency
20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA PLANNING COMMISSION

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 3630 Westminster Avenue located in the Specific Plan No. 2 (SP2) zoning district.

Project Applicant: Aubrey Kelly with Sign Post Studio, LLC., representing Oktagon Santa Ana, LLC. (Applicant and Property Owner),

Proposed Project: The applicant is requesting approval of Variance No. 2021-01 to allow a 72 square feet projecting sign above the ground floor which exceeds the City's maximum sign standards for sign height, copy, face, and placement.

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. 2021-36 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, June 14, 2021 at 5:30 p.m.** In light of COVID-19, this meeting will be conducted in a virtual environment. For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the virtual meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the Agenda Item # in the subject line) or 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.

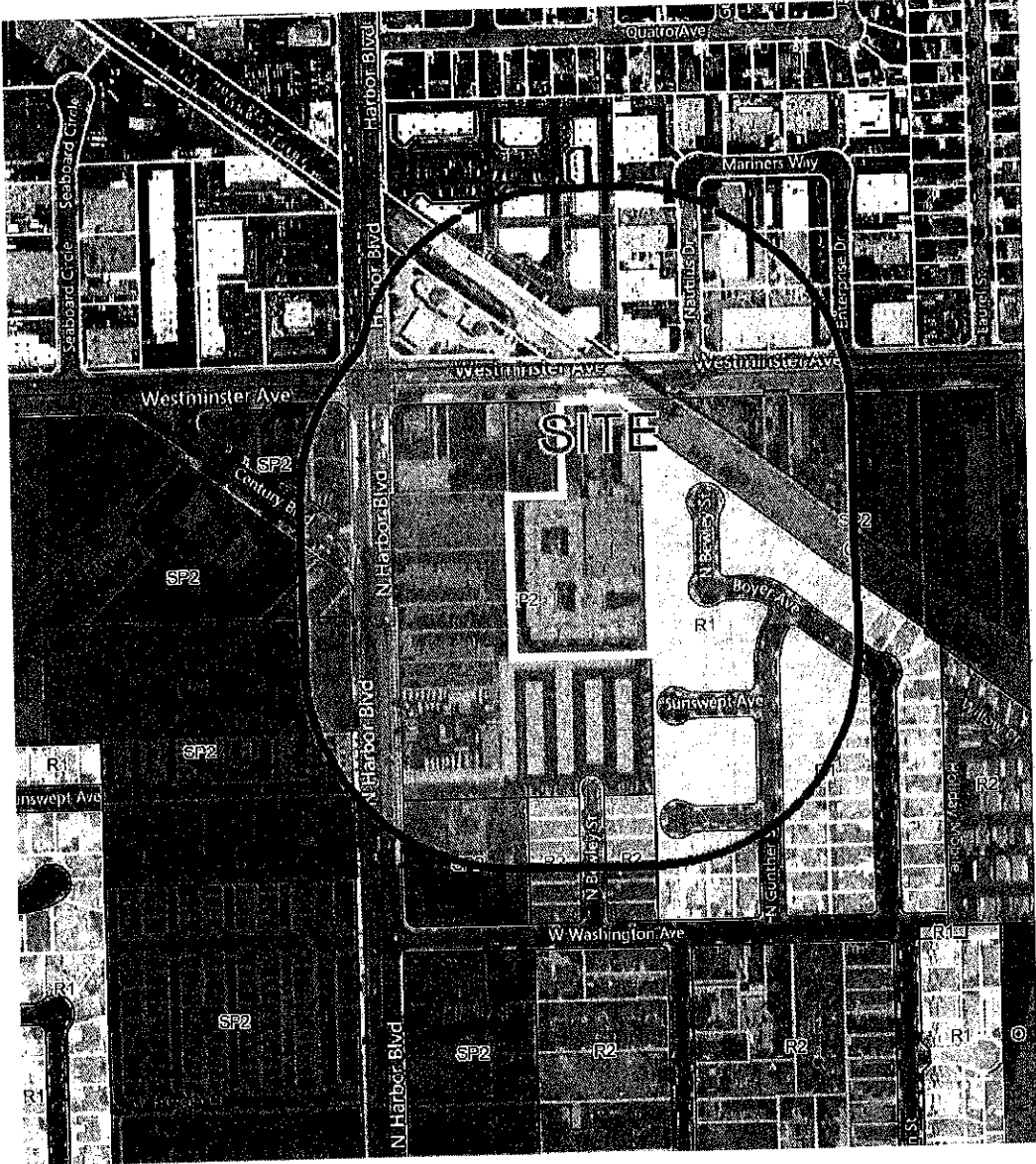
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: www.santa-ana.org/cc/city-meetings

Who To Contact For Questions: Should you have any questions, please contact Gissel Enriquez with the Planning and Building Agency at GEnriquez@santa-ana.org.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Narcedalia Perez al (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

500' RADIUS NOTIFICATION MAP



Publish: OC Reporter – Legal Section
Date: June 2, 2021

**NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
PLANNING COMMISSION**

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the non-residential sign. Consider on the matter in four areas approved under 51 calendar days of the decision by any interested party or party.

Project Location: 300 Westmeier Avenue located in the Specific Plan No. 2 (SP2) zoning district.

Project Applicant: Ashley Arts with: Ben Paul Studio, LLC, representing Chicago Santa Ana, LLC (Applicant and Property Owner).

Proposed Project: The applicant is requesting approval of Variance No. 2021-01 to allow a 20 square foot projecting sign above the ground floor which exceeds the City's minimum sign standards for sign height, copy, face, and placement.

Environmental Impact: The Planning Commission will consider a determination that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines - Class 15 (Advertising, Signs, Billboards, Notices of Exemption, Environmental Review No. 2021-38 will be filed for this project).

Meeting Details: This meeting will be held on **Monday, June 14, 2021 at 6:30 p.m.** in light of COVID-19, this meeting will be conducted in a virtual environment. For the most up to date information on how to participate virtually in the meeting, please visit www.santaana.gov/planningcommission

Written Comments: If you are unable to participate in the virtual meeting, you may send written comments to: email to CEQA@cityofsantaana.gov or deliver the Agency form at the project site or mail to: Sign Department, Recording Authority, City of Santa Ana, 28 Civic Center Plaza - 3420, 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.

Where To Get More Information: Additional details regarding the proposed project will be in the public hearing at 300 Westmeier Avenue on Monday, June 14, 2021 at the City Building 72 North Plaza in the public hearing room, 9:00 a.m. until 5:00 p.m. on Monday, June 14, 2021.

Who To Contact For Questions: Should you have any questions, please contact Client Services with the Planning and Building Agency at CEQA@cityofsantaana.gov

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Narciswalia Perez al (714) 661-2266. Más información en línea visitando www.santaana.gov, o en días fuera de hora laboral al (714) 661-2622.