# Planning Commission Regular Meeting Agenda Packet

### **Council Chamber**

22 Civic Center Plaza Santa Ana, CA

July 12, 2021 5:30 P.M.

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: https://zoom.us/j/92109476314

Join from your mobile phone via Zoom App. Meeting ID: 92109476314

Dial in from a mobile phone or landline. (669) 900-6833; Meeting ID: 92109476314

\*For viewing only: www.youtube.com/cityofsantaanavideos <u>Please note</u>: 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 Ward 4 Representative

**ERIC M. ALDERETE**Citywide Representative

MIGUEL CALDERON Ward 2 Representative

**ALAN WOO**Ward 5 Representative

BAO PHAM Ward 1 Representative

ISURI S. RAMOS
Ward 3 Representative

THOMAS MORRISSEY Ward 6 Representative

### MinhThai Executive Director

John Funk Legal Counsel Fabiola Zelaya Melicher, AICP
Principal Planner

Sarah Bernal Recording Secretary

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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

Planning Manager
Recording Secretary

Minh Thai

John Funk

Fabiola Zelaya Melicher

Sarah Bernal

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items)

CONSENT CALENDAR ITEMS

a. Minutes from the adjourned meeting of May 25, 2021.

Recommended Action: Approve

**b.** Minutes from the regular meeting of May 24, 2021.

Recommended Action: Approve

c. Minutes from the regular meeting of June 14, 2021

Recommended Action: Approve

**d.** Excused Absences

**Recommended Action:** Excuse absent commissioner(s)

<u>PUBLIC HEARING</u> 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 30, 2021 and notices were mailed on said date.

1. Conditional Use Permit No. 2021-08 – Ali Pezeshkpour, Case Planner

**Project Location**: 3009 South Daimler Street located in the Professional (P) zoning district.

**Project Applicant:** Ginger Shulman with LPA, on behalf of property owner Edward Lifesciences LLC.

**Proposed Project:** The applicant is requesting approval of Conditional Use Permit No. 2021-08 to allow construction of a new standalone surface parking lot. To facilitate the project, the applicant is proposing to demolish a two-story 42,213-square-foot office building.

**Environmental Impact:** The Planning Commission will consider a determination that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 of the CEQA Guidelines – Minor Alterations to Land. Notice of Exemption, Environmental Review No. 2021-65 will be filed for this project.

**Recommended Action:** Adopt a resolution approving Conditional Use Permit No. 2021-08 as conditioned.

#### **BUSINESS CALENDAR**

2. Election of Officers

#### Recommended Action:

- 1. Elect a Chairperson for the 2021-2022 term
- 2. Elect a Vice-Chairperson for the 2021-2022 term

#### STAFF COMMENTS

• Update on Marisco's Hector #1 located at 1801 S. Main Street, Units E & D

#### **COMMISSIONER COMMENTS**

#### **ADJOURNMENT**

The Planning Commission meeting scheduled for July 26, 2021 is canceled. The next meeting will be held on August 9, 2021 at 5:30 p.m. in the Council Chambers located at 22

# **MEETING INFORMATION**

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# **APPEAL INFORMATION**

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# Planning Commission Regular Meeting Agenda Minutes

May 25, 2021

VIRTUAL MEETING 5:30 P.M.



# MARK McLOUGHLIN Chair, Ward 4 Representative

ERIC M. ALDERETE
Citywide Representative

MIGUEL CALDERON Ward 2 Representative

**ALAN WOO**Ward 5 Representative

BOA PHAM

Ward 1 Representative

ISURI S. RAMOS
Ward 3 Representative

THOMAS MORRISSEY
Vice Chair, Ward 6
Representative

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John Funk Legal Counsel Ali Pezeshkpour, AICP Principal Planner Sarah Bernal Recording Secretary

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This meeting was adjourned from the Regular Meeting of May 24, 2021.

### **CALL TO ORDER**

Commissioners: Mark McLoughlin, Chair

Thomas Morrissey, Vice Chair

Eric M. Alderete Miguel Calderon Thomas Morrissey

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.

Moved by Commissioner Alderete, seconded by Commissioner Morrissey to Approve the absence of Commissioner Calderon.

YES: 6 - Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric

Alderete

**NO**: 0 - **ABSTAIN**: 0 - **ABSENT**: 1 - Miguel Calderon

**Status:** 6 - 0 - 0 - 1 -**Pass** 

Minutes: \*Item was moved to the end of the calendar

#### **BUSINESS CALENDAR**

**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

Moved by Commissioner Ramos, seconded by Commissioner Woo to Approve.

**YES:** 4 – Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Tom Morrissey, Eric Alderete, Miguel Calderon

**Status:** 4 - 0 - 0 - 3 -**Pass** 

#### **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).

<u>Proposed Project:</u> 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).

<u>Environmental Impact:</u> 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.

Moved by Commissioner Woo, seconded by Commissioner Morrissey to Approve.

**YES:** 5 – Tom Morrissey, Mark McLoughlin, Bao Pham, Alan Woo, Eric Alderete

NO: 1 – Isuri Ramos

**ABSTAIN:** 0 – **ABSENT:** 1 – Miguel Calderon

**Status:** 5 - 1 - 0 - 1 -**Pass** 

**Minutes:** Chair McLoughlin opened the Public Hearing. There were no speakers. The Public Hearing was closed.

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

**Project Location:** Citywide

**Project Applicant:** City of Santa Ana

<u>Proposed Project:</u> 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.

**Minutes:** Chair McLoughlin opened the Public Hearing. There were no speakers. The Public Hearing was closed.

Moved by Commissioner Woo, seconded by Commissioner Ramos to Approve.

**YES:** 6 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric Alderete

**NO**: 0 – **ABSTAIN**: 0 – **ABSENT**: 1 – Miguel Calderon

**Status:** 6 - 0 - 0 - 1 -**Pass** 

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

Matter continued from the April 26, 2012 meeting.

**Project Location:** Citywide

7/12/2021 Planning Commission **Project Applicant:** City of Santa Ana

<u>Proposed Project:</u> 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.

**Minutes:** Chair Mcloughlin opened the Public Hearing. The following individuals spoke on the matter:

- Citlali Ruiz spoke in opposition.
- Karla Juarez spoke in opposition.
- Hilda Ortiz, representing Latino Health Access, spoke in opposition.
- Jesus Santana spoke in opposition.
- Araceli Robles spoke in opposition.
- Sarai (last name not audible) spoke in opposition.
- Rosie Ramirez spoke in opposition.
- Alma spoke in opposition.
- Josefina spoke in opposition.
- Alejandra Luciano spoke in opposition.
- Idalia Rios spoke in opposition.
- Daisy Cruz, representing the Kennedy Commission, spoke in opposition.
- Laura Pantoja, representing Latino Health Access, spoke in opposition.
- Santos Santana spoke in opposition.
- Pricila Medina spoke in opposition.

There were no other speakers and the Public Hearing was closed.

Commission generally agreed more time is needed to consider the ordinance.

Moved by Commissioner Alderete, seconded by Commissioner Morrissey to continue the item to a date uncertain. Commissioner Ramos suggested that the the item return to the Commission only after it has been reviewed at the Housing Element Roundtable. Commissioner Alderete was agreeable to the suggestion.

YES: 6 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric

Alderete

NO: 0 - ABSTAIN: 0 - ABSENT: 1 - Miguel Calderon

**Status:** 6 - 0 - 0 - 1 -**Pass** 

#### **WORK STUDY CALENDAR**

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

Moved by Commissioner McLoughlin, seconded by Commissioner Alderete to Continue the item to the next regular meeting.

YES: 6 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric

Alderete

**NO:** 0 - **ABSTAIN:** 0 - **ABSENT:** 1 - Miguel Calderon

**Status:** 6 - 0 - 0 - 1 -**Pass** 

#### **STAFF COMMENTS**

#### **COMMISSIONER COMMENTS**

#### **ADJOURNMENT**

The next virtual meeting of the Planning Commission will be on June 14, 2021 at 5:30 p.m.

#### **FUTURE AGENDA ITEMS**

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

# <u>APPEAL INFORMATION</u>

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# Planning Commission Regular Meeting Agenda Minutes

May 24, 2021

Virtual Meeting 5:30 P.M.



**Minutes:** Due to scheduling conflicts, staff requested that the meeting scheduled for May 24, 2021 be adjourned to May 25, 2021 at 5:30 p.m.

Recommended Action: Adjourn the meeting to May 25, 2021

MOTION: Woo SECOND: Alderete

**VOTE:** YES: Alderete, Calderon, McLoughlin, Pham, Woo (5)

NO: None (0)
ABSTAIN: None (0)

**ABSENT:** Morrissey, Ramos (2)

# Planning Commission Regular Meeting Agenda Minutes

June 14, 2021

VIRTUAL MEETING 5:30 P.M.



# MARK McLOUGHLIN Chair, Ward 4 Representative

**ERIC M. ALDERETE**Citywide Representative

MIGUEL CALDERON Ward 2 Representative

**ALAN WOO**Ward 5 Representative

**BOA PHAM** 

Ward 1 Representative

ISURI S. RAMOS

Ward 3 Representative

THOMAS MORRISSEY Vice Chair. Ward 6

Representative

MinhThai Executive Director

John Funk Legal Counsel Fabiola Zelaya Melicher, AICP
Principal Planner

**Sarah Bernal** Recording Secretary

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#### **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

Planning Manager Fabiola Zelaya Melicher

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.

Moved by Commissioner Woo, seconded by Commissioner Ramos to Approve.

**YES:** 6 – Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric Alderete, Miguel

Calderon

NO: 0 - ABSTAIN: 0 - ABSENT: 1 - Tom Morrissey

**Status:** 6 - 0 - 0 - 1 -**Pass** 

**b.** Excused Absences

Recommended Action: Excuse absent commissioners.

Minutes: Vice Chair Morrissey absent.

Moved by Commissioner Woo, seconded by Commissioner Calderon to excuse the absence of Vice Chair Morrissey.

**YES:** 6 – Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric Alderete, Miguel

Calderon

**NO**: 0 – **ABSTAIN**: 0 – **ABSENT**: 1 – Tom Morrissey

**Status:** 6 - 0 - 0 - 1 -**Pass** 

#### **PUBLIC HEARING**

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#### \*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.

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

<u>Proposed Project:</u> 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.

<u>Environmental Impact:</u> 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.

**Minutes:** Case Planner indicated that the condition relating to the Property Maintenance Agreement was not included in the conditions of approval; staff

recommended that the condition be added.

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 as amended with the following added condition: Property Maintenance Agreement shall be added to the conditions of approval.

**YES:** 6 – Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Eric Alderete, Miguel Calderon

**NO**: 0 – **ABSTAIN**: 0 – **ABSENT**: 1 – Tom Morrissey

**Status:** 6 - 0 - 0 - 1 -**Pass** 

# **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

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# City of Santa Ana 20 Civic Center Plaza, Santa Ana, CA 92701 Planning Commission Staff Report July 12, 2021

**Topic:** CUP No. 2021-08 – Edwards Lifesciences Surface Parking Lot

#### RECOMMENDED ACTION

Adopt a resolution approving Conditional Use Permit No. 2021-08 as conditioned.

#### **EXECUTIVE SUMMARY**

Ginger Shulman with LPA, on behalf of property owner Edward Lifesciences LLC, is requesting approval of Conditional Use Permit (CUP) No. 2021-08 to allow construction of a new standalone surface parking lot at 3009 South Daimler Street. Pursuant to Section 41-313.5 (o) of the Santa Ana Municipal Code (SAMC), standalone parking lots require approval of a CUP in the Professional (P) zoning district. Staff is recommending approval of the CUP as the proposed project will provide additional services to workers in the area. Furthermore, the project will not negatively impact the surrounding community as the project has been designed to minimize impacts to any nearby sensitive land uses and is compatible with surrounding land uses.

#### **DISCUSSION**

#### **Project Description**

The applicant is proposing to demolish a two-story 42,213-square-foot multi-tenant office building to construct a surface parking lot. The lot will contain 240 parking stalls, of which 172 stalls will be enclosed by an eight-foot fence and accessed by vehicles through the property to the east. The remaining 68 parking stalls will be shared parking with neighboring properties. Trees are proposed throughout the surface lot with a pedestrian path of travel between planter islands to allow internal pedestrian access from the parking lot to the nearby property.

**Table 1: Project and Location Information** 

Item	Information		
Project Address & Council Ward	3009 South Daimler Street (Ward 6)		
Nearest Intersection	Daimler Street and Alton Avenue		
General Plan Designation	Professional and Administrative Office (PAO)		
Zoning Designation	Professional (F	2)	
Surrounding Land Uses	North	Office	

	East	Office				
	South	Office (City of Irvine)				
	West					
Property Size	2.34 Acres					
Existing Site Development	The site is currently developed with a two-story multi-tenant office					
	building.					
Unit Size	42,213 square feet					
Use Permissions	Allowed with a CUP					
Zoning Code Sections Affected	Uses		SAMC Sections 41-313.5 (o)			
	Operational Sta	andards	SAMC Section 41-324			

# **Project Background**

Edwards Lifesciences (ELS), an American medical technology company, owns the property at 1921 East Alton Avenue and leases the property at 1901 East Alton Avenue. ELS recently purchased the project site at 3009 South Daimler Street and is proposing to demolish the existing structure to allow for secured parking for its growing business at the Santa Ana/Irvine campus.

### **Project Analysis**

CUP requests are governed by Section 41-638 of the SAMC. CUPs may be granted when it can be shown that the proposed project will not adversely impact the community. If these findings can be made, then it is appropriate to grant the CUP. Conversely, the inability to make these findings would result in a denial.

A CUP is required to allow construction of a standalone surface parking lot to ensure preservation of the surrounding community's characteristics and minimize any potential negative impacts. The SAMC was amended in October 2020 to allow freestanding parking lots and structures in P zoning district. The intent is to ensure accessibility and ample parking for large professional businesses and business districts. The subject zoning district allows for a range of office and administrative uses complementary to the large office areas located along primary arterial corridors, such as Alton Avenue. The subject site is surrounded by office uses to the north, east, west, and south of the project site. To minimize potential nuisance impacts to the surrounding uses, staff is recommending conditions of approval, installation of an alarm system and security cameras around the property, additional lighting across the site, and recordation of a Property Maintenance Agreement. These measures will help improve the safety and quality of the project. Moreover, the additional landscape within the property will enhance the visual aesthetic and experience along the primary street, and the safety improvement such as site lighting will enhance the site security.

Approval of the CUP will be consistent with several policies of the General Plan. Policy 2.2 of the Land Use Element encourages land uses that accommodate the City's needs for goods and services. The proposed use will provide vehicle accessibility and business growth for businesses such as ELS. Furthermore, Policy 2.9 of the Land Use Element

CUP No. 2021-08 – Edwards Lifesciences Parking Lot July 12, 2021 Page 3

supports developments that create a business environment that is safe and attractive. The conditions of approval for this CUP will help maintain a safe and attractive environment in the neighborhood by incorporating security measures and landscape maintenance. Finally, Policy 5.5 of the Land Use Element encourages development that is compatible with and supportive of surrounding land uses. The surface parking lot will support the surrounding professional uses and its operations will be consistent with similar office parking uses in the vicinity.

### **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 Sandpointe 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 15304 of the CEQA Guidelines (Minor Alterations to Land) because the project involves demolition of an existing building. Based on this analysis, Notice of Exemption, Environmental Review No. 2021-65 will be filed for this project.

#### 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 CONDITIONAL USE PERMIT NO. 2021-08 AS CONDITIONED TO ALLOW CONSTRUCTION OF A NEW STANDALONE SURFACE PARKING LOT IN THE PROFESSIONAL (P) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 3009 SOUTH DAIMLER STREET

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. Ginger Shulman with LPA ("Applicant"), representing Edward Lifesciences LLC ("Property Owner"), is requesting approval of Conditional Use Permit No. 2021-08 to allow construction of a new standalone surface parking lot in the Professional (P) zoning district.
- B. Santa Ana Municipal Code (SAMC) Section 41-313.5(o) requires approval of a conditional use permit (CUP) for standalone parking lots in the Professional (P) zoning district.
- C. Pursuant to SAMC Section 41-638, the Planning Commission is authorized to review and approve the conditional use permit for this project as set forth by the SAMC.
- D. On July 12, 2021, the Planning Commission held a duly noticed public hearing on CUP No. 2021-08.
- E. The Planning Commission of the City of Santa Ana has considered the information and determines that the following findings, which must be established in order to grant CUP No. 2021-08 to allow a standalone surface parking lot, have been established as required by SAMC Section 41-638:
  - That the proposed use will provide a service or facility which will contribute to the general well being of the neighborhood or community.

The surface parking lot will activate a site and building that is currently vacant. The proposed use will increase productivity and business growth for Edwards Lifesciences (ELS). The company is known worldwide to be a desirable and necessary

business for the community. The additional parking spaces will increase business opportunities and generate temporary and permanent jobs as well as permit fees for the City. The project will be enhancing the overall landscaping, thereby contributing to the aesthetics of the area. This will benefit the community by allowing the rehabilitation of the site, promoting an additional service use and providing an additional convenience to current and future employees in the vicinity.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The proposed surface parking lot will not be detrimental to the health, safety, and general welfare of those working in the vicinity. The site is located on a corner lot and is accessible from Daimler Street with the main entrance from the adjacent property to the east. The vehicular circulation is designed to minimize any potential traffic congestion. Although the site is accessible 24-hours per day, seven days per week, the parking lot will mainly be used during standard work hours. Finally, the applicant is proposing to construct several on-site improvements such as perimeter fencing, pedestrian walkways, and landscaping in order to mitigate the visual impacts of the parking of vehicles.

3. The proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The proposed surface parking lot will not affect the economic stability of the area. There are 635 Edwards Lifesciences employees, and the company's employment in the area provides \$64.8 million in salaries a year. ELS also provides \$26,000 in annual business license revenues and \$356,000 in annual property tax. Ultimately, the additional parking spaces will provide an additional service and employment opportunities for the area.

4. That the proposed use will comply with the regulations and conditions specified in Chapter 41 for such use.

The proposed conditional use permit will be in compliance with all applicable regulations of Chapter 41 of the SAMC regarding parking lots, such as acreage minimum, zoning location, and compliance with design guidelines. Approval of the CUP will allow the use to be in compliance with operational standards and conditions of approval will mitigate any potential impacts to the general vicinity.

5. That the proposed use will not adversely affect the General Plan of the city or any specific plan applicable to the area of the proposed use.

The proposed project will not adversely affect the General Plan. The General Plan land use designation of the subject site is Professional and Administrative Office (PAO) which allows for professional uses such as business, administrative, and medical offices. The granting of CUP No. 2021-08 supports several policies contained in the General Plan. Policy 2.2 of the Land Use Element encourages land uses that accommodate the City's needs for goods and services. The proposed use will provide parking for its workers and visitors. Policy 2.9 supports developments that create a business environment that is safe and attractive. A condition of approval to provide a maintenance agreement will ensure property improvements are adequately maintained for a safe and attractive environment for the community and patrons to the business. Economic Development Element Goal 2 maintains and enhances the diversity of the City's economic base. Policy 2.3 encourages the development of mutually beneficial and supportive business clusters within the community. The surface parking will service the uses in the vicinity, thereby promoting the continuation of office uses and keeping that market viable within the City.

<u>Section 2.</u> In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15304 (Class 4 – Minor Alterations to Land). Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-65, will be filed for this project.

<u>Section 3.</u> 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.

<u>Section 4.</u> The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Conditional Use Permit No. 2021-08, as conditioned in Exhibit A, attached hereto and incorporated herein, for the project located at 3009 South Daimler Street. 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 July 12, 2021, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 12th day of July, 2021.

AYES:	Commissioners:							
NOES:	Commissioners:							
ABSENT:	Commissioners:							
ABSTENTIONS:	Commissioners:							
		Mark McLoughlin Chairperson						
APPROVED AS T		Gaposo						
Sonia R. Carvalho, City Attorney								
By: John M. Funk John M. Funk Senior Assistant City Attorney								

#### CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission 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 July 12, 2021.

Date:		
	Commission Secretary	
	City of Santa Ana	

#### **EXHIBIT A**

#### Conditions of Approval for Conditional Use Permit No. 2021-08

Conditional Use Permit No. 2021-08 for standalone surface parking lot 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, the Applicant shall meet the following conditions of approval:

The Applicant must comply with each and every condition listed below <u>prior to</u> exercising the rights conferred by this conditional use permit.

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

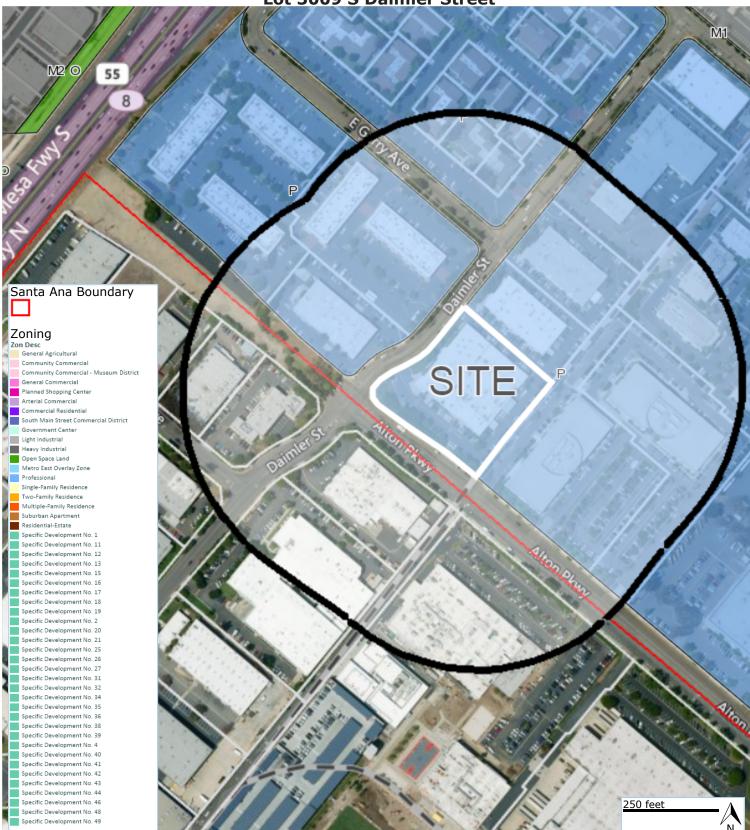
- 1. All proposed site improvements must remain in substantial conformance with the Development Project Review (DP No. 2020-18) and the staff report exhibits.
- 2. Any amendment to this conditional use permit must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the conditional use permit must be amended.
- 3. Prior to building permit issuance for new construction, the applicant shall submit a professional landscape plan, application and required supplemental information, and review fee for review and approval by the Planning Division. The landscape plan shall also illustrate installation of decorative hardscape material such as pavers and/or stamped concrete along all new pedestrian walkways. The landscape plan shall also illustrate site furnishings and lighting, which shall be complementary to the landscape plan in aesthetics and design.
- 4. Landscaping on site shall be maintained in accordance with the final approved landscape plan submitted to and approved by the Planning Division.
- 5. Within 90 days of adoption of this resolution, a Property Maintenance Agreement must be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained. Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

- a. Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.).
- b. Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses).
- Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable.
- d. Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable).
- e. If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.
- f. The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement.
- g. The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a

deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.

- 6. Prior to the issuance of a building permit, a landscape and irrigation plan is to be submitted for review and approval. The landscape plan shall conform to the commercial landscape standards, Citywide Design Guidelines and the City's Water Efficient Landscape Ordinance. The landscape plans shall note construction of a minimum eight (8) foot tall perimeter fence along the west and southern property lines, except where prohibited by driveways and required landscape setbacks, and shall be coated with anti-graffiti coating.
- 7. Security cameras and site lighting shall be installed prior to final building sign-off.
- 8. "No Loitering/Trespass" signs/placards shall be posted in the parking lot area. The posted signs must conform to Penal Code Section 602.
- 9. A copy of the conditions of approval shall be kept on premises and presented to any authorized City official upon request.
- 10. The outdoor storage or display of boxes, equipment, materials, merchandise, trailers, and/or other similar items shall be prohibited.

**CUP No. 2021-08 - Edwards Lifesciences Surface Parking Lot 3009 S Daimler Street** 



**Exhibit 2 - Vicinity Zoning and Aerial View** 



# ELS 3009 DAIMLER SURFACE PARKING LOT CONDITIONAL USE PERMIT REVIEW

3009 DAIMLER ST., SANTA ANA, CA 92705

#### SHEET INDEX

TITLE SHEET AND GENERAL NOTES C1 C2 EXISTING CONDITIONS C3 OVERALL SITE PLAN C4 GRADING PLAN DRAINAGE AND UTILITY PLAN

ARCHITECTURE

A1.02 SITE ILLUSTRATIVE PLAN A1.03 1921 ALTON SITE PLAN A3.01 3009 DAIMLER COLOR ELEVATIONS 3009 DAIMLER A3.02 EXISTING CONDITIONS PHOTOS LTS ALTA/SPS LAND TITLE SURVEY

IEW 04/14/2021

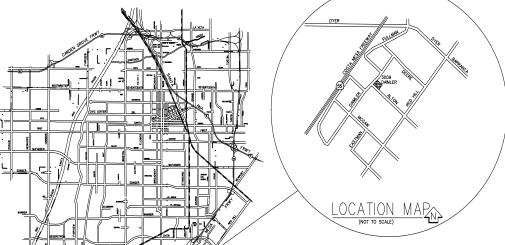
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# OF SANTA AN

OPMENT PROJECT REVIEW

SANTA ANA,





CITY OF SANTA ANA IMPROVEMENT PLANS (DP PLAN CHECK NO. 2020-18)

SHEET NUMBER
1
2
3
4
5
2 3 4

#### HTTP://WWW.SANTA-ANA.ORG/PWA/DOCUMENTS/1160\_ST.PDF. COPIES ARE AVAILABLE AT THE PUBLIC WORKS COUNTER. WITHIN 72-HOURS AFTER FINAL SURFACING IS PLACED, ALL MANHOLE AND VALVE BOX FRAMES AND COVERS SHALL BE ADJUSTED BY THE DEVELOPER TO FINISH GRADE. THIS IS TO BE DONE PRIOR

1. ALL WORK SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE

AGC/APWA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CURRENT EDITION) AND SUPPLEMENTAL STANDARD PROVISIONS ISSUED BY AND FOR USE IN THE CITY OF SANTA ANA.

- 4. WHEN CONSTRUCTION OF ASPHALT CONCRETE (AC) PAVEMENT INCLUDES REPLACEMENT OF PAVEMENT OVER TRENCHES, PATCHES OR CUTS OR AN AC OVERLAY, PAVEMENT SHALL BE COVERED WITH
  PENETRATION TYPE ASPHALT EMULSION (0.07 GALLONS PER SQUARE YARD) AFTER STREET PAVEMENT HAS BEEN CLEANED. FOG SEAL COAT IS NOT REQUIRED FOR CONSTRUCTION OF NEW STREETS OR WIDENING OF EXISTING STREETS.
- FEATHER AC WHERE MEETING EXISTING PAVEMENT. FEATHER TO LANE LINE OR A MINIMUM OF 10 FEET OR AS DIRECTED BY THE CITY ENGINEER.
- 6. THE ENGINEER FOR THE SUBDIVIDER SHALL PROVIDE HUBS IN THE STREET FOR FINISHED SUBGRADE AND FINISHED GRADE AT THE CROWN, AT ALL POINTS WHERE ELEVATIONS ARE SHOWN ON THE PLANS AND AT ANY ADDITIONAL POINTS REQUIRED BY THE CITY ENGINEER.
- 7. AT THE TIME OF COMPACTING THE BASE SOIL AND PREPARING SUBGRADE. IF THE MOISTURE CONTENT IS SUCH THAT THE SPECIFIED RELATIVE COMPACTION CANNOT BE OBTAINED OR THE SUBGRADE IS YIELDING. THE FOLLOWING REMEDIAL ACTION SHALL BE PROVIDED:
- A. REMOVE EXCESS MOISTURE BY SCARIFYING AND AFRATING, OR

2. CONTRACTOR SHALL COMPLY WITH STANDARD PLAN NO. 1160, REFER TO

- B. EXCAVATE UNSTABLE AREAS AND BACKFILL WITH SUITABLE MATERIAL OR BASE. OR
- C. INCREASE THE AGGREGATE BASE SECTION, OR

GENERAL NOTES

- D. STABILIZE THE BASEMENT SOIL WITH SUITABLE ADDITIVES. OR
- F. PROVIDE AN ALTERNATE METHOD SULTABLE TO THE CITY ENGINEER.
- 8. WATER MAINS AND SERVICES ARE TO BE INSTALLED BY THE DEVELOPER AFTER THE CURB AND GUTTER IS CONSTRUCTED AND BEFORE THE BASE UNDER THE AC SURFACING IS LAID. CONTACT WATER DIVISION SUPERVISOR AT (714) 647-3343 TO ARRANGE SCHEDULING FOR WATER SYSTEM
- 9. THE SUBDIVIDER SHALL RELOCATE ANY EXISTING PUBLIC UTILITIES IN A DEDICATED RIGHT-OF-MAY, AS REQUIRED BY THE CITY.
- 10. <u>PERMIT NOTE</u> NO PERMIT WILL BE ISSUED FOR INSTALLATION OF UNDERGROUND UTILITY LINES UNTIL SAID UTILITY LINES ARE SHOWN ON THE STREET IMPROVEMENT PLANS AND THEIR LOCATIONS ARE CERTIFIED BY THE PRIVATE ENGINEER AND APPROVED BY THE CITY.
- 11. CALL UNDERGROUND SERVICE ALERT AT (800) 422-4133 AT LEAST 48 HOURS (TWO WORKING DAYS) PRIOR TO ANY EXCAVATION WHICH MAY DAMAGE OR INTERRUPT THE SERVICE OF ANY UNDERGROUND
- 12. USE FULL-DEPTH HEADER FOR VERTICAL FACES OF PCC CONSTRUCTION.
- 13. ANY PERMANENT BARRICADE OR SAFETY SIGN OMITTED ON THE PLANS AND CONSIDERED NECESSARY BY THE CITY SHALL BE INSTALLED BY THE DEVELOPER AT NO COST TO THE CITY.
- 14. STREET LIGHTING BEFORE ANY ELECTRICAL CABLE OR CONDUIT IS PLACED FOR STREET LIGHTS. THE LOCATIONS FOR THE PROPOSED STREET LIGHTS ARE TO BE VERIFIED BY THE CONSTRUCTION INSPECTOR AT (714) 647-5074 AFTER THESE LOCATIONS HAVE BEEN MARKED OUT AS SHOWN ON THE IMPROVEMENT PLANS BY THE DEVELOPER/CONTRACTOR.
- 15. CLEANUP AND DUST CONTROL THE CONTRACTOR SHALL KEEP THE WORKSITE CLEAN AND FREE FROM RUBBISH AND DEBRIS AT THE END OF EVERY WORKING DAY AND PROTECT EXISTING IMPROVEMENTS PER SECTION 7-9 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.
- 16. CONTACT TREE CONSTRUCTION SUPERVISOR AT (714) 647-3337 REFORE INSTALLING ANY TREES.

#### **ABBREVIATIONS**

FG FL FS FW

EDWIN "WILLIAM" GALVEZ, CITY ENGINEER RCE NO.: 51505

FINISHED GRADE
FLOWLINE
FINISHED SURFACE
FIRE PROTECTION
SERVICE WATER
GRADE BREAK
GRATE
HIGH POINT

MAX MAXIMUM
MH MANIGLE
MIN MINIMUM
MIN

CERTIFICATION OF THE PRIVATE ENGINEER THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THAT THE UTILITY LOCATIONS (GAS, ELECTRICAL, TELEPHONE, PRIVATE WATER, CTV ETC.) SHOWN ON THESE PLANS DIRECTLY REFLECT UTILITY COMPANY

KATHEREEN M. SHINKAI RCE NO. 68369

# BLIC WORKS DIRECTOR DATE

#### GENERAL GRADING NOTES

SEE SHEET 4 FOR GENERAL GRADING NOTES

CTIC NO

Underground Service Alert of Southern California CALL: TOLL FREE 1-800-422-4133 TWO WORKING DAYS

NOTICE TO CONTRACTOR PURSUANT TO ASSEMBLY BILL 3019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS AN INQUIRY 1.D. NUMBER FROM "UNDERGROUND SERVICE ALERT" (1-800-422-4133) AT LEAST THO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

#### PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

 PRIVATE AND PUBLIC UTILITIES, IF SHOWN, REFLECT AVAILABLE RECORD DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL INES AFFECTING THIS MORK AND FOR MAY DAMAGE OF PROTECTION TO THESE LINES. PRIOR TO STARTING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITY LINES AFFECTING THIS WORK AND VERIFY THE ELEVATIONS OF SAID UTILITY LINES.

VICINITY MAP

- 2. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING ANY WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS
  PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND PROTECTION OF THE CONTROL OF AN ADMINISTRATION OF LABOR. WITH THE "CONSTRUCTION SAFETY MORES" OF THE HEALTH REQUARD THE CONTROL OF THE CONTROL OF THE CONTROL OF THE CONTROL OF THE CONTROL STATE OF CALIFORNIA DEPARTMENT OF THOUSTHAIR REQUIRED AND THE CLIPMAN BARE AT AFFEC CONTROL HAMBORDOK (MARTHE). HOREVER THE CONSTRUCTION ENGINEER AND THE CITY OF SANTA ANA SHALL NOT BE RESPONSIBLE IN ANY WAY FOR SAID COMPLIANCE BY THE CONTRACTOR OR ANY SUBCONTRACTORS.
- 3. FURTHERMORE. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL MORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ENGINEER, AND THE CITY OF SANTA ANA ARAMACSS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SALE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE CITY OF SANTA ANA.

#### GENERAL ACCESSIBILITY NOTES

MAINTENANCE STATEMENT

1. ALL LANDSCAPE IMPROVEMENTS WILL BE

MAINTAINED BY PROPERTY OWNER

2. RIGHT-OF-WAY IMPROVEMENTS WILL BE

- 1. MAX CROSS SLOPE ALLOWED ON NEW PAVING -
- 2. MAX SLOPE ALLOWED IN DIRECTION OF TRAVEL FOR NEW PAVING - 5%.
- 3. MAX SLOPE ALLOWED ON NEW RAMPS 8.33%.

#### GENERAL SCOPE OF WORK

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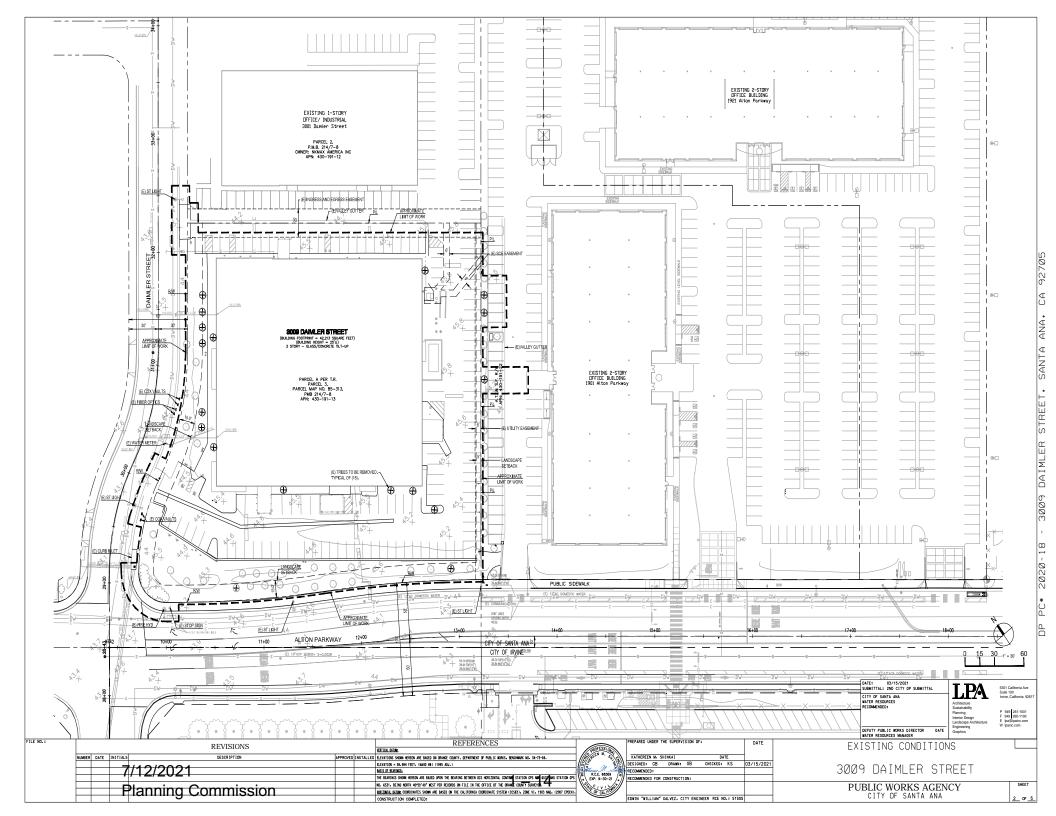
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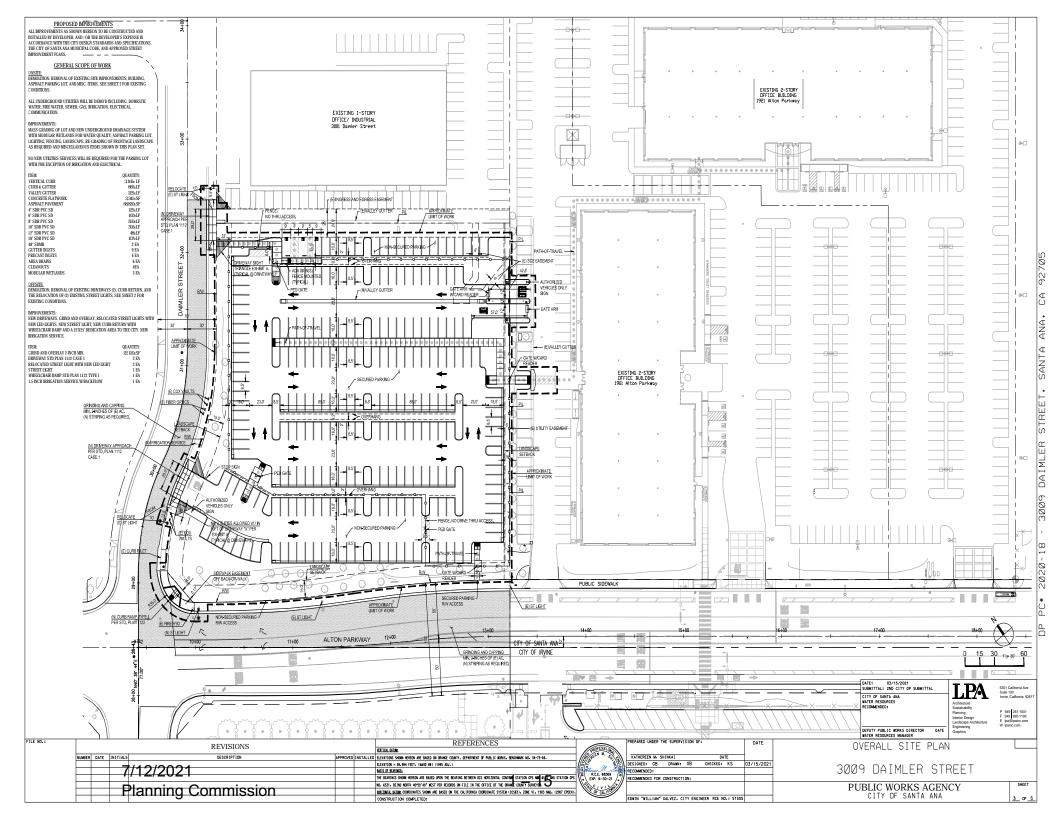
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								DEPUTY PUBL WATER RESOU			DATE	Graphics
	PREPARED UNDER THE SUPERV	VISION	OF:	DATE			TITLE	SHEET	AND	GEN	IERAI	NOTES

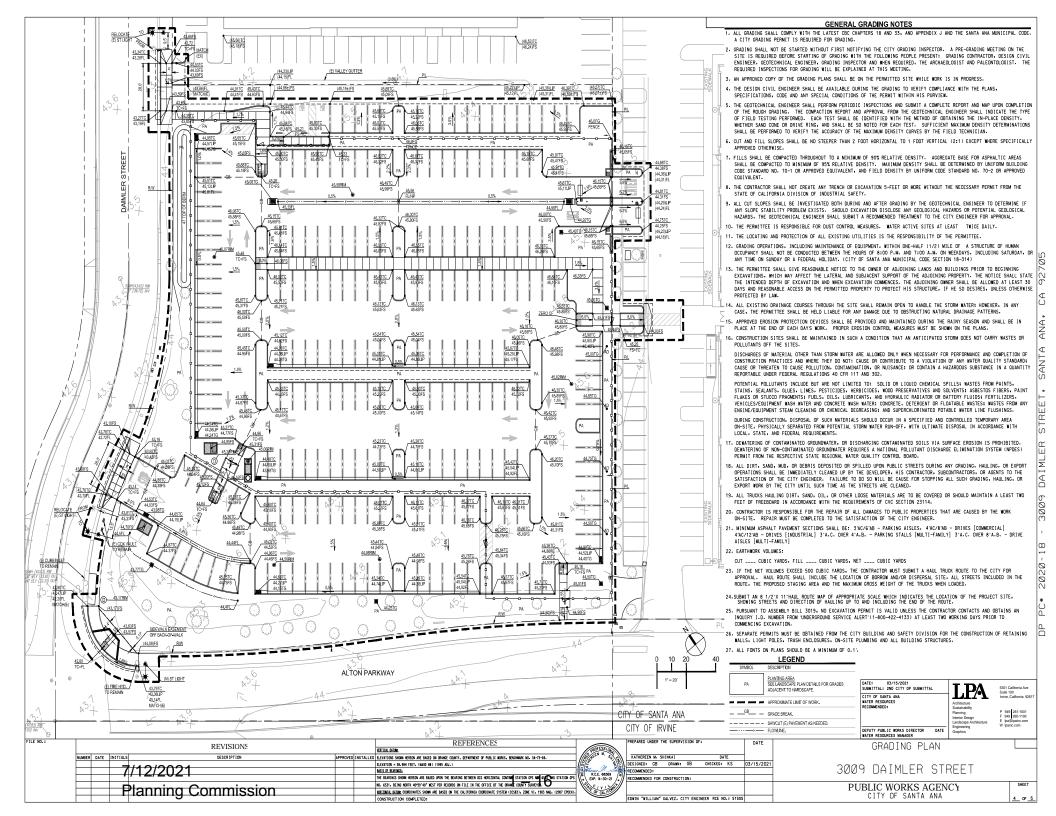
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	REVISIONS					NERTICAL DATUM:				
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			]	l'			NO. 6531. BEING NORTH 40°39'40" WEST PER RECORDS ON FILE IN THE OFFICE OF THE GRANDE COUNTY SURVEYOR.	1/2/10		
				lanning Commission			HORIZINTAL DATUM: COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83). ZONE VI. 1983 NAD. (2007 EPOCH).	William .		
							CONSTRUCTION COMPLETED:	"		

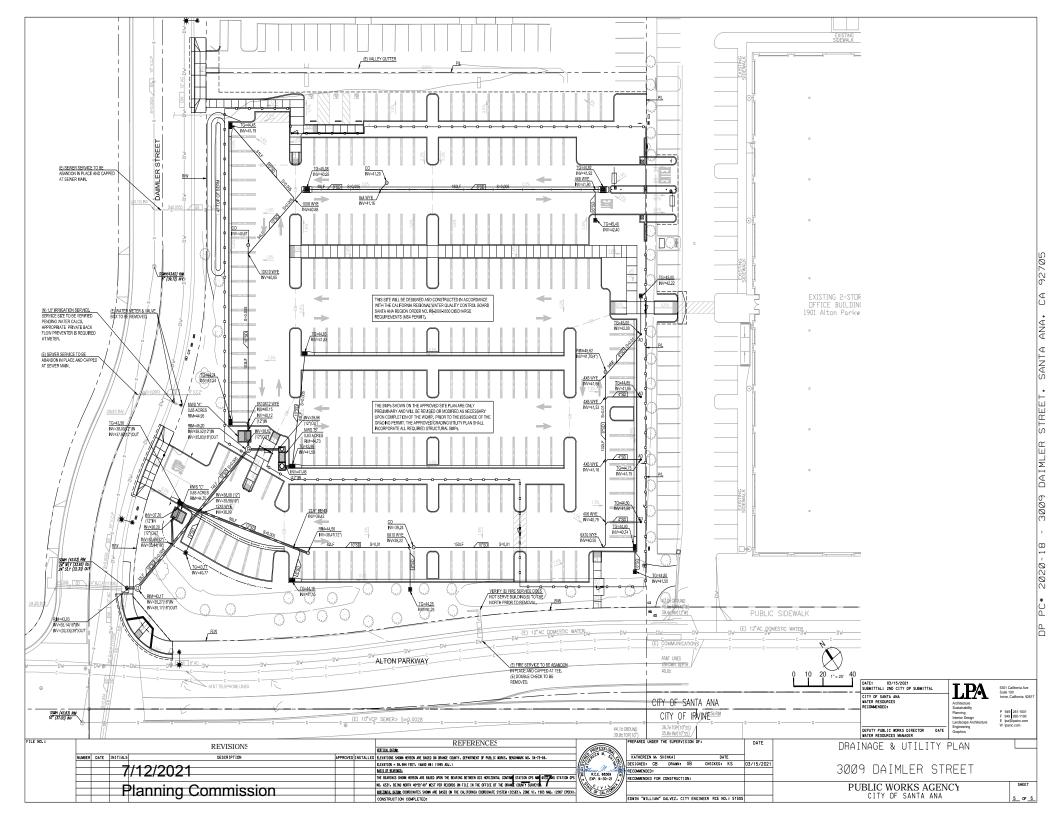
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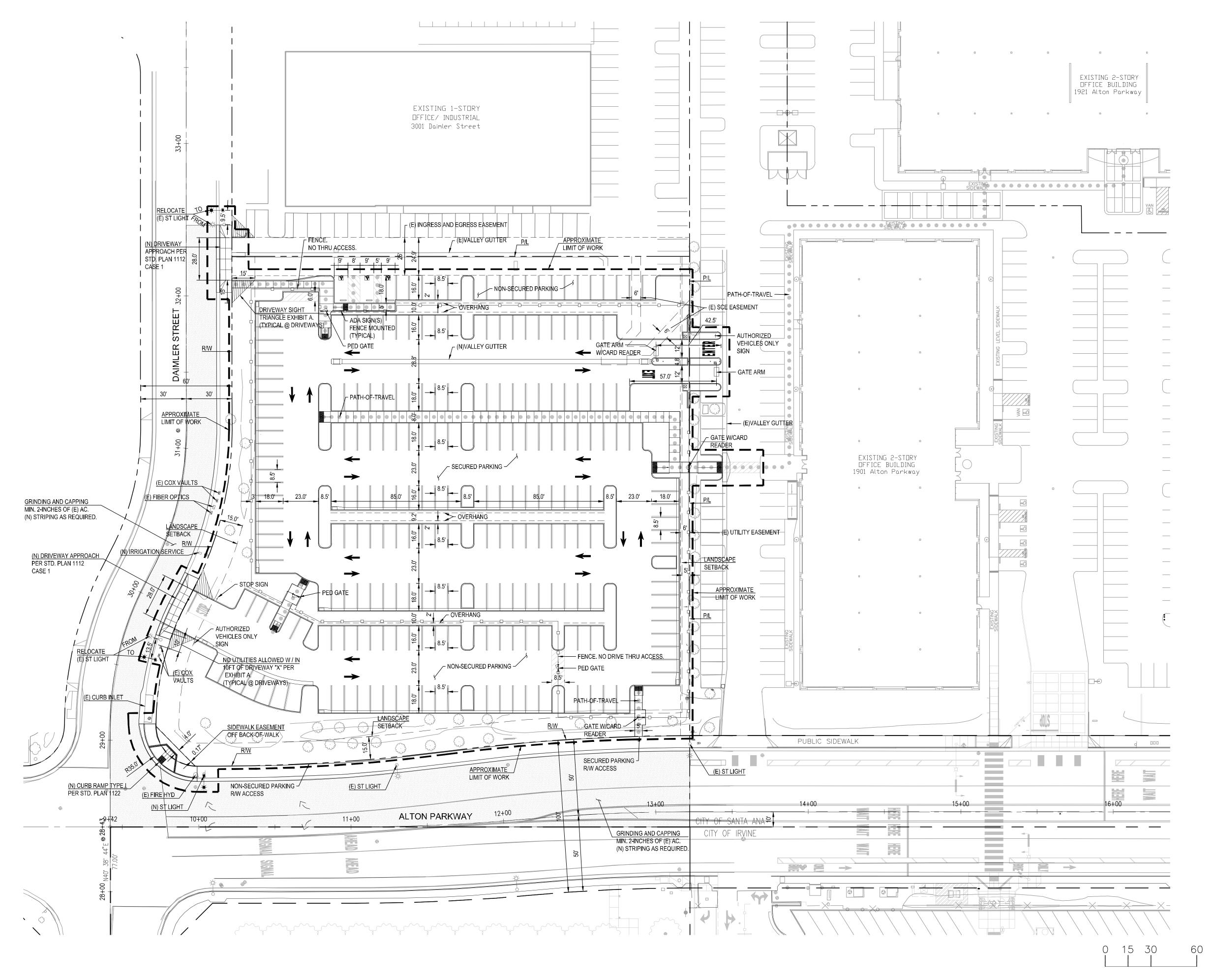
PUBLIC WORKS AGENCY CITY OF SANTA ANA











FENCE MATERIAL

**GATE MATERIAL** 

FIRE HYDRANT

STREET CENTERLINE

LEGEND

NOTES

PROPOSED PARKING STALLS: 63 STANDARD SHARED\* (UNSECURED)

STALLS (8'-6" X 18'-0") 174 STANDARD (SECURED) STALLS (8'-6" X 18'-0") 240 TOTAL STALLS ON SITE

221 TOTAL SITE STALL NET GAIN \*SHARED STALLS ARE PART OF A SHARED PARKING AGREEMENT ON FILE PROJECT INFORMATION

EDWARDS LIFESCIENCES CONTACT: LUBA KARSON ADDRESS: 1 EDWARDS WAY IRVINE, CA 92 PHONE: (949) 250-7442

APPLICANT: CONTACT: GINGER SHULMAN ADDRESS: 5301 CALIFORNIA AVE, SUITE 100 IRVINE, CA 92617 PHONE: 949-701-4163 EMAIL: GSHULMAN@LPADESIGNSTUDIOS.COM

PROJECT ADDRESS: 3009 DAIMLER STREET, SANTA ANA, CA ASSESSOR'S PARCEL NUMBER: 140 191 13 EXISTING ZONING DESIGNATION: P (PROFESSIONAL) LOT SIZE: +/-104,544 SQUARE FEET; 2.4 ACRES PROPOSED USE: SURFACE PARKING LOT; S-2 PROPOSED BUILDING FLOOR AREA: O SQUARE FEET

PROJECT SCOPE: DEMOLITION OF CURRENT BUILDING, CAPPING SITE UTILITIES AND CONSTRUCTION OF NEW ENCLOSED PARKING LOT WITH ADJACENT UNENCLOSED PARKING LOTS TO ACCOMMODATE SHARED PARKING AGREEMENT WITH ADJACENT

ARCHITECTURE ENGINEERING INTERIORS

5301 California Avenue, Suite 100

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ELS 3009 Daimler Surface Parking Development Project Review

LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office

949-260-1190 Fax

LPADesignStudios.com

Irvine, California 92617

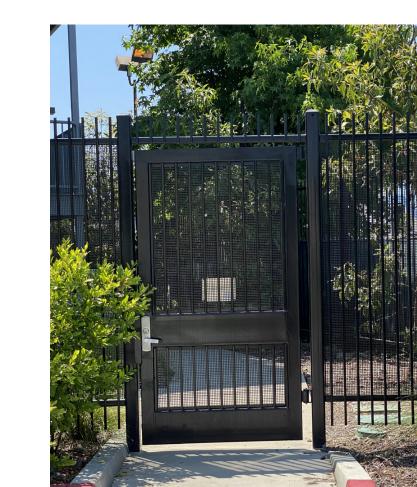
JECT REVIEW

Job Number 30009.10 06/11/20 Date Published Checked By

SITE PLAN

7/12/2021 **A1.01** Planning Commission 1 – 18







MAN-GATE

SECURED 8' FENCING — SEE ADJACENT PHOTO FOR PROPOSED MATERIAL AND CONSTRUCTION

FOR ADDITIONAL INFORMATION INCLUDING COMPLETE EASEMENT INFORMATION & DIMENSIONS OF EXISTING ON SITE BUILDING SEE ALTA SURVEY

PARKING EXISTING PARKING STALLS: 119 STALLS REQUIRED PARKING STALLS: 0 STALLS

PARKING LOT INFORMATION

STALLS (8'-6" X 18'-0") 3 ACCESSIBLE SHARED\* (UNSECURED)

PARKING TREES PARKING TREE RATIO REQUIRED: 1 TREE / 10 CARS TOTAL TREES REQUIRED: 24 TOTAL TREES PROVIDED: 25



LPA

ARCHITECTURE ENGINEERING INTERS LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Omce 949-260-1190 Fax

5301 California Avenue, Suite 1

OT FOR REGULATORY APPROVAL

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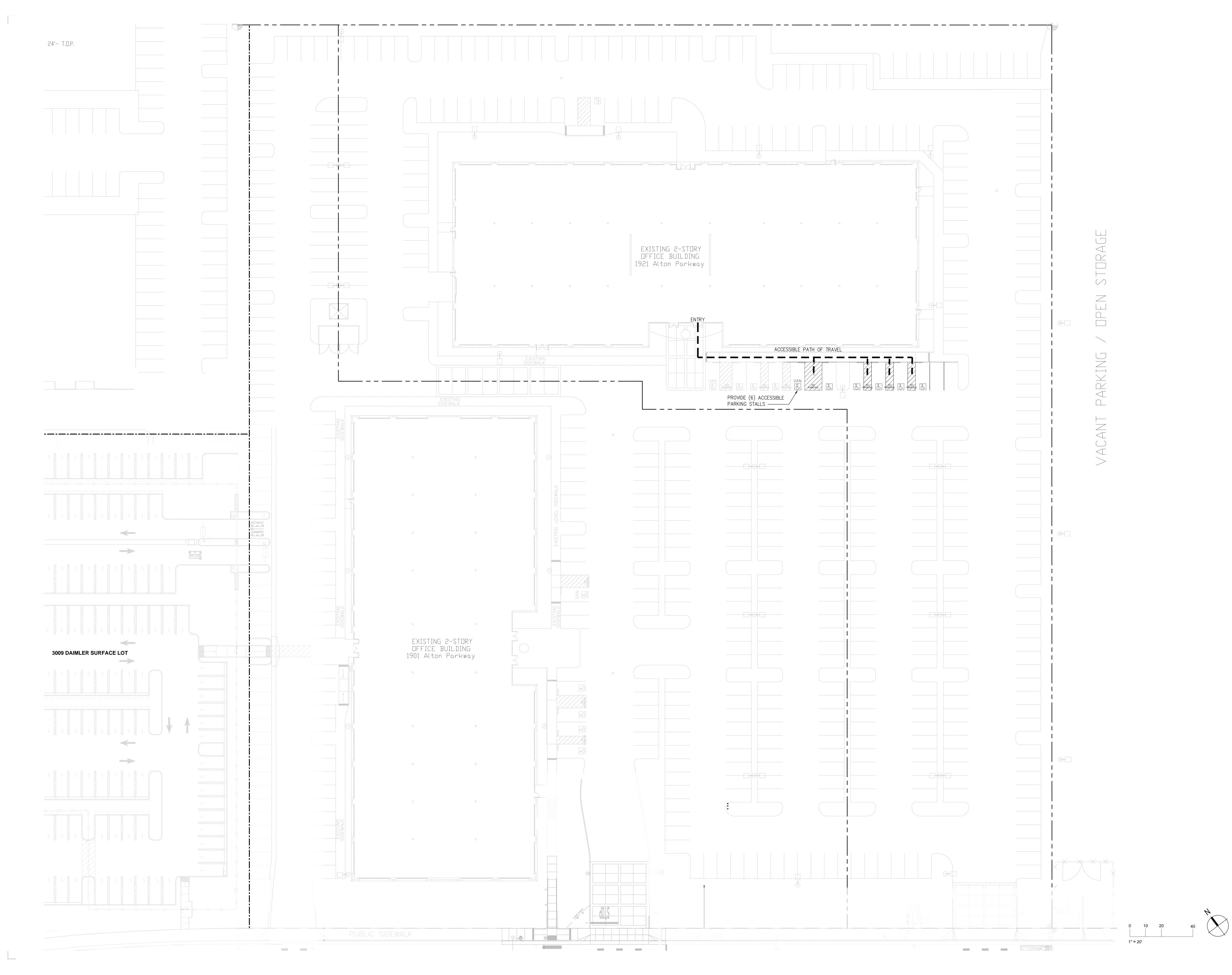
ELS Daimler Surface Parking Development Project Review 3009 Daimler Santa Ana, CA

Revision Date

Supremail Dates

SITE ILLUSTRATIVE

A1.02

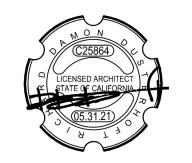




ARCHITECTURE ENGINEERING INTERIORS LANDSCAPE ARCHITECTURE PLANNING

949-261-1001 Office 949-260-1190 Fax

LPADesignStudios.com 5301 California Avenue, Suite 100 Irvine, California 92617



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Job Number Date Published Checked By

1921 ALTON SITE PLAN

7/12/2021 **A1.03**Planning Commission 1 – 20

NORTHEAST ELEVATION 01



NORTHWEST ELEVATION 02



SOUTHEAST ELEVATION 03



7/12/2021 Planning Commission

SOUTHWEST ELEVATION 04



ELS Daimler Surface Parking Development Project Review 3009 Daimler Santa Ana, CA Developed for Edwards Lifesciences



DEVELOPMENT PROJECT PEWER				
Number	30009.10			

AERIAL VIEW / KEY PLAN 01





3009 DAIMLER - EXISTING BUILDING ON PROJECT SITE 02







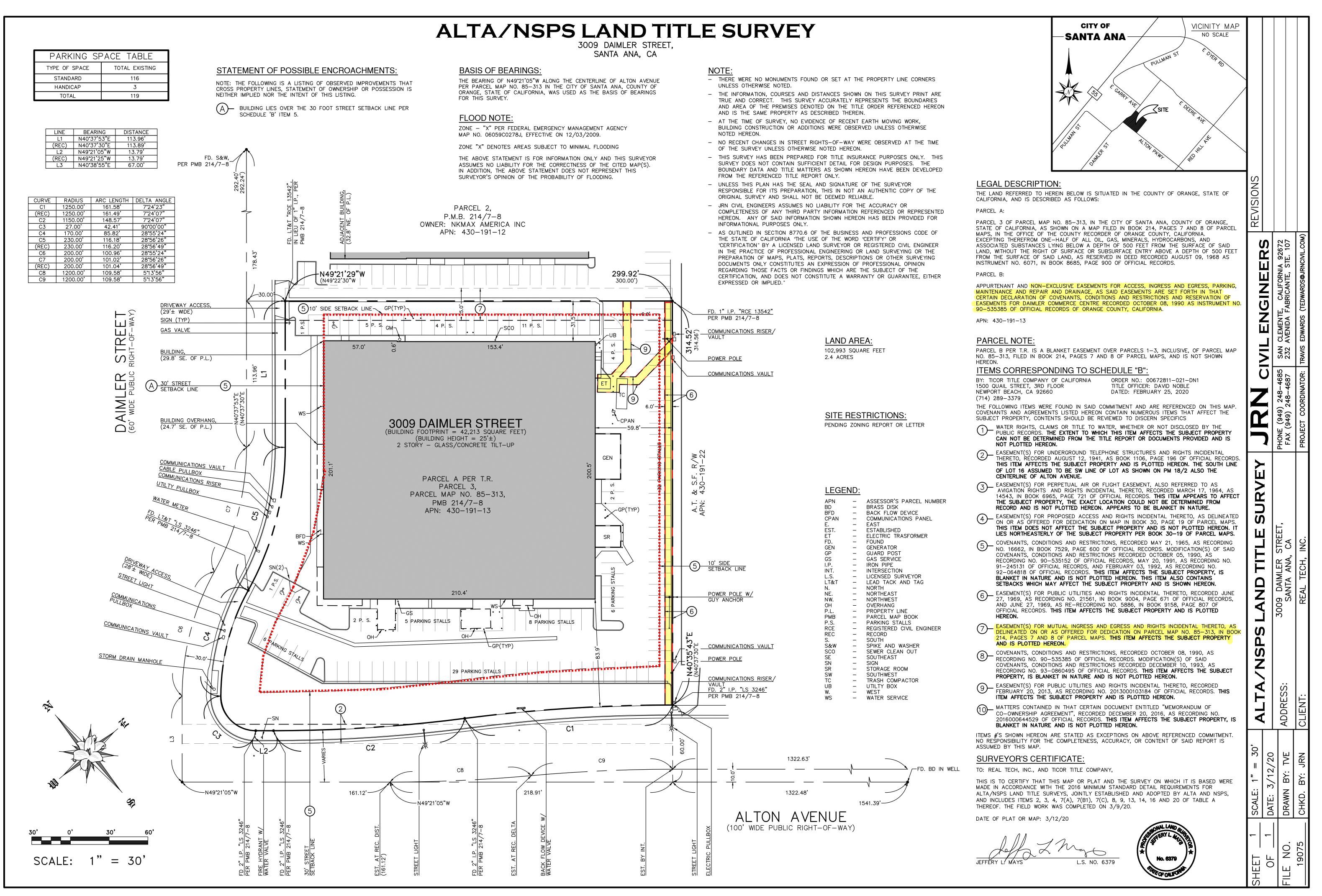
1901 ALTON 03



ELS Daimler Surface Parking Development Project Review 3009 Daimler Santa Ana, CA Developed for Edwards Lifesciences

EXISTING CONDITIONS PHOTOS

A3.02





# 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

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.

<u>Planning Commission Action</u>: 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**: 3009 South Daimler Street located in the Professional (P) zoning district.

**<u>Project Applicant:</u>** Ginger Shulman with LPA, on behalf of property owner Edward Lifesciences LLC.

<u>Proposed Project:</u> The applicant is requesting approval of Conditional Use Permit No. 2021-08 to allow construction of a new standalone surface parking lot. To facilitate the project, the applicant is proposing to demolish a two-story 42,213-square-foot office building.

<u>Environmental Impact:</u> The Planning Commission will consider a determination that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 of the CEQA Guidelines – Minor Alterations to Land. Notice of Exemption, Environmental Review No. 2021-65 will be filed for this project.

<u>Meeting Details:</u> This matter will be heard on **Monday**, **July 12**, **2021 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit <a href="www.santa-ana.org/pb/meeting-participation">www.santa-ana.org/pb/meeting-participation</a>.

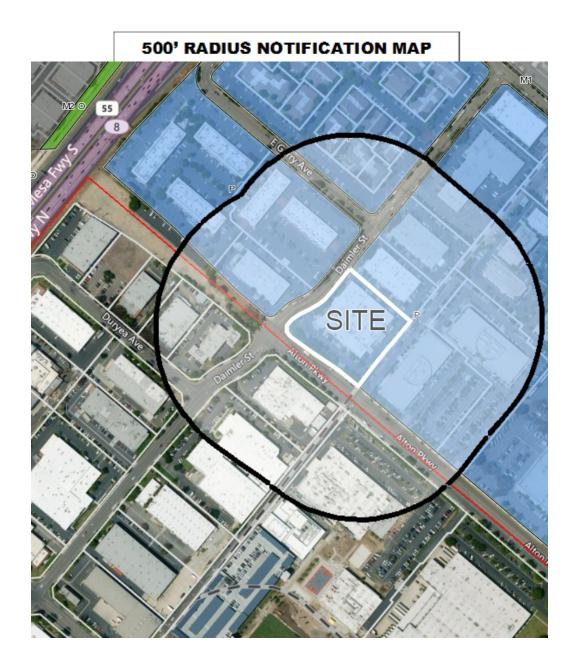
<u>Written Comments:</u> If you are unable to participate in the meeting, you may send written comments by e-mail to <u>PBAeComments@santa-ana.org</u> (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa 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.

<u>Where To Get More Information</u>: 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: <a href="https://www.santa-ana.org/cc/city-meetings">www.santa-ana.org/cc/city-meetings</a>

<u>Who To Contact For Questions:</u> Should you have any questions, please contact Ali Pezeshkpour, AICP with the Planning and Building Agency at <u>APezeshkpour@santa-ana.org</u>.

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



Publish: OC Reporter Date: June 30, 2021

#### ORANGE COUNTY REPORTER

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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 3009 S. Daimler Street

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06/30/2021

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.

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Planning Commission