

**CITY OF SANTA ANA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**MAY 26, 2020  
5:30 P.M.**

VIRTUAL MEETING

**MARK McLOUGHLIN**  
*Chair, Citywide Representative*

**CYNTHIA CONTRERAS-LEO**  
*Vice Chair, Ward 5 Representative*

**FELIX RIVERA**  
*Ward 2 Representative*

**V. THAI PHAN**  
*Ward 4 Representative*



**Minh Thai**  
*Executive Director*

**Lisa E. Storck**  
*Legal Counsel*

**Vince Fregoso, AICP**  
*Planning Manager*

**NORMA GARCIA**  
*Ward 1 Representative*

**KENNETH NGUYEN**  
*Ward 3 Representative*

**ANGIE CANO**  
*Ward 6 Representative*

**Sarah Bernal**  
*Recording Secretary*

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

**Translation Services:** For translation services in other languages, contact Sarah Bernal at sbernal@santa-ana.org no later than 48 hours prior to the scheduled meeting.

Due to Governor Gavin Newsom's Executive Order and the City Council's Proclamation of Local Emergency, we can no longer offer an in-person meeting location for the community to attend public meetings.

**To watch the open meeting:**

- Visit the City's website [santa-ana.org/city-meetings](http://santa-ana.org/city-meetings) and select the active link for the April 27, 2020 Planning Commission meeting
- Visit the City's YouTube site at [youtube.com/cityofsantaanavideos/live](http://youtube.com/cityofsantaanavideos/live)

**To provide a phone comment:**

- You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial \*9 to let us know that you want to speak. You will have 3 minutes to state your name, whether you are in support of or in opposition to the item, and why. *If you are calling in and watching YouTube, please turn your volume down on YouTube to limit any feedback when you speak.*

**To provide a written comment:**

- You may submit a comment by e-mail at [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item No. #" in the subject line). Make sure to include your name, whether you are in support of or in opposition to the item and why. Comments received by 5:00 p.m. on the day of the meeting will be distributed to the Commission prior to the start of the meeting and will also be posted on our website at [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings). The Clerk will provide a summary report of the comments received on each item. Comments received after 5:00 p.m. may not be distributed to the Commission but will be posted on the City's website at the earliest possible opportunity after the meeting.

# Basic Planning Commission Meeting Information

The Planning Commission Agenda can be found online at

<https://www.santa-ana.org/cc/city-meetings>

**Five-Year Strategic Plan (2014-2019): Vision, Mission and Guiding Principles** - The City of Santa Ana is committed to achieving a shared vision for the organization and its community. The vision, mission and guiding principles (values) are the result of a thoughtful and inclusive process designed to set the City and organization on a course that meets the challenges of today and tomorrow.

**Vision** - The dynamic center of Orange County which is acclaimed for our: •Investment in youth •Safe and healthy community •Neighborhood pride •Thriving economic climate •Enriched and diverse culture •Quality government services

**Mission** – “To deliver efficient public services in partnership with our community which ensures public safety, a prosperous economic environment, opportunities for our youth, and a high quality of life for residents.”

**Guiding Principles** - •Collaboration •Efficiency •Equity •Excellence •Fiscal Responsibility •Innovation •Transparency

**Strategic Plan Goals/Objectives/Strategies:** Goal 1 - Community Safety; Goal 2 - Youth, Education, Recreation; Goal 3 - Economic Development; Goal 4 - City Financial Stability; Goal 5 - Community Health, Livability, Engagement & Sustainability; Goal 6 - Community Facilities & Infrastructure; Goal 7 - Team Santa Ana

**Planning Commission:** The Santa Ana Planning Commission consists of seven residents of the city who are appointed by Santa Ana City Councilmembers. The Commission meets regularly on the second and fourth Monday of each month. Meetings begin at 5:30 p.m., unless otherwise noted.

The Planning Commission is responsible for providing input to the City Council on long-range planning. Santa Ana's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Minor Exceptions, and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to Zoning and the General Plan.

**Agenda and Staff Reports** - An agenda along with staff reports are provided for each Planning Commission meeting. The Planning Commission agenda and staff reports is posted at least 72 hours prior to the meeting on the City's website at [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings), and on the posting boards outside the Civic Center entrance, Council Chamber, and Library. If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact the Planning and Building Agency at 714-667-2732.

The items on the agenda are arranged in four categories:

1. **Consent Calendar:** These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is typically no Commission discussion of consent calendar items unless requested.
2. **Business Items:** Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission.
3. **Public Hearings:** This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you.
4. **Work Study Session:** Items in this category are generally items requiring discussion. No action will be taken.

**Public Hearing Procedure:** The Planning Commission will follow the following procedure for all items listed as public hearing items:

1. The Chair will ask for presentation of the staff report;
2. The Commission will have the opportunity to question staff in order to clarify any specific points;
3. The public hearing will be opened;
4. The applicant/ project representative will be allowed to make a presentation, for a maximum of 15 minutes.
5. Members of the audience will be allowed to speak, for a maximum of 3 minutes per speaker.
6. The applicant will be given an opportunity to respond to comments made by the audience;
7. The public hearing will be closed; and
8. Discussion of the proposal will return to the Commission with formal action taken to approve, conditionally approve, deny, or continue review of the application.

**Appeals:** The formal action by the Planning Commission regarding Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final and 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.

**Submittal of information for dissemination or presentation**

**Written Materials/Handouts:** Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 15 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

**Large Displays/Maps/Renderings:** Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Planning and Building Agency at 714-667-2732 no later than noon on the day of the scheduled meeting.

**Electronic Documents/Audio-Visuals:** Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Planning and Building Agency at 714-667-2732 no later than noon on the day of the scheduled meeting.

**Code of Ethics and Conduct:** The people of the City of Santa Ana, at an election held on February 5, 2008, approved an amendment to the City Charter which established the Code of Ethics and Conduct for elected officials and members of appointed boards, commissions, and committees to assure public confidence. A copy of the City's Code can be found on the Clerk of the Council's webpage. The following are the core values expressed: Integrity · Honesty · Responsibility · Fairness · Accountability · Respect · Efficiency

**Senate Bill 343:** As required by Senate Bill 343, any non-confidential writings or documents provided to a majority of the Planning Commission members regarding any item on this agenda will be made available for public inspection in the Planning & Building Agency during normal business hours.

**CITY OF SANTA ANA  
PLANNING COMMISSION  
MEETING AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS (non-agenda items):** You may submit written comments by email to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for non-agenda item" in the subject line). The deadline to submit comments is 5:00 p.m. on the day of the meeting. Comments will be viewable on the City Meetings web page. The Clerk will provide a summary report of the comments received. You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial \*9 to let us know that you want to speak. Please state your name and comment. You will have 3 minutes to speak.

**CONSENT CALENDAR**

You may submit written comments by email to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 5:00 p.m. on the day of the meeting. Comments will be viewable on the City Meetings web page. The Clerk will provide a summary report of the comments received. You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial \*9 to let us know that you want to speak. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak.

**RECOMMENDED ACTION:**        **Approve staff recommendation on the following Consent Calendar Item: A – C.**

A. MINUTES FROM THE APRIL 27, 2020 REGULAR MEETING

**RECOMMENDED ACTION:**        ***Approve the minutes.***

B. MINUTES FROM THE MAY 11, 2020 REGULAR MEETING

**RECOMMENDED ACTION:**        ***Approve the minutes.***

C. EXCUSED ABSENCES

**RECOMMENDED ACTION:**        ***Excuse absent commission members.***

**\* \* \* END OF CONSENT CALENDAR \* \* \***

## **BUSINESS CALENDAR**

You may submit written comments by email to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 5:00 p.m. on the day of the meeting. Comments will be viewable on the City Meetings web page. The Clerk will provide a summary report of the comments received. You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial \*9 to let us know that you want to speak. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak.

## **RESOLUTIONS**

1. **GENERAL PLAN CONSISTENCY FINDING FOR THE FISCAL YEAR 2020-2021 CAPITAL IMPROVEMENT PROGRAM {STRATEGIC PLAN NOS. 3, 2; 5, 6; 6, 1; 6, 2} – Jason Gabriel, Public Works Agency.**

**RECOMMENDED ACTION: Adopt a Resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA FINDING THE FISCAL YEAR 2020-2021 CAPITAL IMPROVEMENT PROGRAM CONSISTENT WITH THE SANTA ANA GENERAL PLAN

## **PUBLIC HEARING**

**APPEAL OF PLANNING COMMISSION ACTIONS:** 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. **NOTICE:** Legal notice for Item No. 2 was published in the Orange County Reporter on May 1, 2020 and notices were mailed at least 10 days prior. Legal notice for Item No. 3 was published in the Orange County Reporter on May 15, 2020 and notices were mailed at least 10 days prior.

2. **FINAL ENVIRONMENTAL IMPACT REPORT NO. 2020-01, GENERAL PLAN AMENDMENT NO. 2020-02 AND AMENDMENT APPLICATION NO. 2020-01 {STRATEGIC PLAN NOS. 3, 2; 5, 3} – Ali Pezeshkpour and Jerry Guevara, Case Planners.**

*Matter continued from the May 11, 2020 meeting by a vote of 5:0 (Phan abstained and Contreras-Leo absent).*

**LOCATION:** 2300, 2310 and 2320 South Redhill Avenue located in the Light Industrial (M1) zoning district.

**REQUEST:** The applicant is requesting certification of a final environmental impact report, environmental findings of fact pursuant to the California Environmental Quality Act, adoption of a Statement of Overriding Considerations, and adoption of a Mitigation Monitoring and Reporting Program. Other land use entitlements requested include a general plan amendment to redesignate the property from Professional and Administrative Office (PAO) to District Center (DC) and to update portions of the City's Land Use Element to reflect this change in order to allow for development of this project, and an amendment application to rezone the property from Light Industrial (M-1) to Specific Development No. 96 (SD-96).

**ENVIRONMENTAL DETERMINATION:** In accordance with the California Quality Environmental Act (CEQA), Environmental Impact Report No. 2020-01 was prepared for the

project to analyze the potential impacts of the project and identify measures to mitigate the environmental effects. The EIR concludes that the proposed project would require mitigation related to Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Transportation, and Tribal Cultural Resources. Impacts related to Air Quality, Greenhouse Gas Emissions, and Transportation would remain significant and unavoidable after mitigation.

**RECOMMENDED ACTIONS:**

**Recommend that the City Council:**

- a) **Adopt a Resolution.** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA (1) ADOPTING ENVIRONMENTAL FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROPOSED PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (2) CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2019080011), (3) ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND (4) APPROVING THE PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT KNOWN AS THE BOWERY LOCATED WITHIN THE CITY OF SANTA ANA AT 2300, 2310, AND 2320 SOUTH REDHILL AVENUE.
- b) **Adopt a Resolution.** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 2020-02 AMENDING THE LAND USE ELEMENT TO DISTRICT CENTER FOR THE PROPERTY LOCATED AT 2300, 2310, AND 2320 SOUTH REDHILL AVENUE; and
- c) **Adopt an Ordinance.** AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT APPLICATION NO. 2020-01 REZONING THE PROPERTY LOCATED AT 2300, 2310, AND 2320 SOUTH REDHILL AVENUE FROM LIGHT INDUSTRIAL (M-1) TO SPECIFIC DEVELOPMENT NO. 96 (SD-96) AND ADOPTING SD-96 FOR SAID PROPERTY.

3. **CONDITIONAL USE PERMIT NO. 2019-41 AND VARIANCE NO. 2019-05 {STRATEGIC PLAN NO. 3, 2}**– Ivan Orozco, Case Planner.

**LOCATION:** 2230 North Tustin Avenue located in Arterial Commercial (C-5) zoning district.

**REQUEST:** The applicant is proposing to construct a new two-story 2,600-square-foot commercial building with a convenience store on the first floor and office area on the second floor, as well as a 2,160-square-foot fueling canopy with eight fueling stations. In order to facilitate the construction of the project, the applicant is requesting approval a conditional use permit to allow a new service station, and a variance to allow construction of a driveway within 150 feet of a street intersection.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – Class 3 – New Construction or Conversion of Small Structures A Notice of Exemption, Environmental Review No. 2017-83, will be filed for this project.

**RECOMMENDED ACTIONS:**

- a) **Adopt a Resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2019-41 AS CONDITIONED TO ALLOW CONSTRUCTION OF A SERVICE STATION IN THE ARTERIAL COMMERCIAL (C-5) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 2230 NORTH TUSTIN AVENUE; and
- b) **Adopt a Resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2019-05 AS CONDITIONED TO ALLOW CONSTRUCTION OF A DRIVEWAY WITHIN 150 FEET OF AN INTERSECTION IN THE ARTERIAL COMMERCIAL (C-5) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 2230 NORTH TUSTIN AVENUE.

**\*\*\*END OF BUSINESS CALENDAR\*\*\***

**COMMENTS**

- 4. STAFF COMMENTS
- 5. COMMISSION MEMBER COMMENTS

**ADJOURNMENT** – The next regular meeting will be held on Monday, June 8, 2020 at 5:30 p.m.