

**ACTION MINUTES OF THE REGULAR METING
OF THE SANTA ANA PLANNING COMMISSION**

JULY 13, 2020

CALLED TO ORDER

VIRTUAL MEETING
CITY HALL, ROSS ANNEX
20 CIVIC CENTER PLAZA, ROOM 1600
SANTA ANA, CALIFORNIA
5:39 P.M.

ATTENDANCE

COMMISSIONERS Present:
CYNTHIA CONTRERAS-LEO, *Vice Chair*
MARK MCLOUGHLIN, *Chair*
KENNETH NGUYEN
THOMAS MORRISSEY
V. THAI PHAN
FELIX RIVERA

COMMISSIONERS Absent:
NORMA GARCIA

PLANNING & BUILDING AGENCY STAFF Present:
MINH THAI, *Executive Director*
VINCE FREGOSO, *Planning Manager*
VERNY CARVAJAL, *Principal Planner*
LISA STORCK, *Assistant City Attorney*
IVAN OROZCO, *Assistant Planner II*
JERRY GUEVARA, *Assistant Planner I*
SARAH BERNAL, *Recording Secretary*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (on non-agenda items): None.

CONSENT CALENDAR ITEMS

**All votes were taken by roll call.*

A. MINUTES FROM THE JUNE 22, 2020 REGULAR MEETING

MOTION: Approve the minutes.

MOTION: Contreras-
Leo **SECOND:** Nguyen

VOTE: **AYES:** Contreras-Leo, McLoughlin, Nguyen, Phan, Rivera (5)

NOES: None (0)

ABSTAIN: Morrissey (1)

ABSENT: Garcia (1)

B. EXCUSED ABSENCES

MOTION: Excuse absent commission members: Garcia

MOTION: Nguyen **SECOND:** Rivera

VOTE: **AYES:** Contreras-Leo, McLoughlin, Morrissey, Nguyen, Phan, Rivera (6)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Garcia (1)

BUSINESS CALENDAR

PUBLIC HEARING

1. **GENERAL PLAN AMENDMENT NO. 2020-03 AND TENTATIVE TRACT MAP NO. 2020-01 –Jerry Guevara, Case Planner.**

LOCATION: 1122 North Bewley Street located in the Two-Family Residence (R-2) zoning district.

REQUEST: The applicant is requesting approval of the following land use entitlements: (1) General Plan Amendment No. 2020-03 to redesignate the property from Low Density Residential (LR-7) to Medium Density Residential (MR-15) and to update text portions of the City’s Land Use Element to reflect this change, and (2) Tentative Tract Map No. 2020-01 to subdivide the existing parcel into 10 new parcels. In conjunction with the land use entitlements, the applicant is requesting approval of Mitigated Negative Declaration and Mitigation Monitoring Reporting Program, Environmental Review No. 2017-161.

Case Planner Guevara provided a staff presentation. Commission discussion ensued regarding parking, surrounding neighborhood, site plan, site access, and community outreach.

Recording Secretary provided a summary report of written correspondence received.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter and answered questions regarding HOA fees and community outreach.

The following individuals spoke in the matter:

- Erica Gonzales, oppose
- Nathaniel Greensides, oppose

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

Further discussion ensued regarding community input and affordable housing. The commission agreed to a condition that recommendation of approval is contingent upon the basis that **an additional neighborhood outreach meeting occur prior to consideration by City Council.**

MOTION as conditioned:

Recommend that the City Council:

- a) **Adopt a Resolution.** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA ADOPTING MITIGATED NEGATIVE DECLARATION, ENVIRONMENTAL REVIEW NO. 2017-161 AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM RELATIVE TO GENERAL PLAN AMENDMENT NO. 2020-03 AND TENTATIVE TRACT MAP NO. 2020-01 FOR THE PROJECT LOCATED AT 1122 NORTH BEWLEY STREET;
- b) **Adopt a Resolution.** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 2020-03 FOR THE PROPERTIES LOCATED AT 1102, 1114, 1122, 1210, 1212, 1214, 1216, 1218 AND 1222 NORTH BEWLEY STREET, 3625 WEST ELEVENTH STREET, AND 3704 WEST WASHINGTON AVENUE; and
- c) **Adopt a Resolution.** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING TENTATIVE TRACT MAP NO. 2020-01 AS CONDITIONED TO CREATE A SUBDIVISION OF 10 CONDOMINIUM UNITS AT 1122 NORTH BEWLEY STREET

MOTION: Phan **SECOND:** Contreras-Leo

VOTE: **AYES:** Contreras-Leo, McLoughlin, Morrissey, Nguyen, Phan, Rivera (6)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Garcia (1)

2. **CONDITIONAL USE PERMIT NO. 2020-13 AND VARIANCE NO. 2020-02** – Ivan Orozco, Case Planner.

LOCATION: 515 East Dyer Road located in the Light Industrial (M-1) zoning district.

REQUEST: The applicant is requesting approval of the following land use entitlements: (1) Conditional Use Permit No. 2020-13 to allow the operation of a truck terminal and distribution center and (2) Variance No. 2020-02 to allow a reduction in required off-street parking by approximately 49 percent.

Commissioner Morrissey recused himself from this matter due to a potential business conflict.

Case Planner Orozco provided a staff presentation. Commission discussion ensued regarding site access, traffic, and parking.

Recording Secretary provided a summary report of written correspondence received.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter and answered questions regarding economic benefits, parking and business operations. There were no other speakers and the Public Hearing was closed.

MOTION:

- a) **Adopt Resolution No. 2020-21.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2020-13 AS CONDITIONED TO ALLOW OPERATION OF A TRUCK TERMINAL AND DISTRIBUTION CENTER IN THE LIGHT INDUSTRIAL (M-1) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 515 EAST DYER ROAD; and
- b) **Adopt Resolution No. 2020-22.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2020-02 AS CONDITIONED TO ALLOW A REDUCTION IN OFF-STREET PARKING FOR A TRUCK TERMINAL AND DISTRIBUTION CENTER AT 515 EAST DYER ROAD

MOTION: Nguyen **SECOND:** Contreras-Leo

VOTE: **AYES:** Contreras-Leo, McLoughlin, Morrissey, Nguyen, Phan, Rivera (6)
 NOES: None (0)
 ABSTAIN: None (0)
 ABSENT: Garcia (1)

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

WORK STUDY CALENDAR

3. GENERAL PLAN UPDATE

Principal Planner Carvajal provided a PowerPoint presentation on the following:

- General Plan Purpose
- Goals and Guiding Purpose
- Goals and Guiding Principles
- Executive Summary
- Key Plan and Focus Areas
- General Plan Format
- Environmental Justice Outreach
- Upcoming Community Workshops
- General Plan Next Steps

Commission inquired about community outreach.

Recording Secretary provide a summary report of written correspondence received.

Chair McLoughlin called for speakers. The following individual spoke on the matter:

- Dale Helvig, general comment

*****END OF WORK STUDY CALENDAR*****

COMMENTS

4. STAFF COMMENTS: None.

5. COMMISSION MEMBER COMMENTS:

- Commission welcomed new Commissioner Morrissey and thanked staff.

8:08 P.M. – The next regular meeting will be held on Monday, July 27, 2020 at 5:30 p.m.

Sarah Bernal

Recording Secretary