

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.

You may watch the meeting live in the following ways:

- Visit the City's website santa-ana.org/city-meetings and select the active link for the current Planning Commission meeting.
- Visit the City's YouTube site at youtube.com/cityofsantaanavideos/live.

You may provide a comment in the following ways:

- Send an e-mail to 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. The deadline to submit comments is 5:00 p.m. **on the day of the meeting**. Comments received by the deadline 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. Comments received after the deadline may not be distributed to the Commission but will be posted on the City's website at the earliest possible opportunity after the meeting; or
- Join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or
- Call 669-900-9128 and enter Meeting ID: 315 965 149# when prompted. Callers can begin joining the speaker que by 5:00 p.m. on the day of the meeting. While the item that you would like to comment on is being discussed, dial *9 to let us know that you want to speak. After the clerk confirms the last three digits of caller's phone number and unmutes them, the caller must press *6 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.*

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

**SEPTEMBER 28, 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

Sarah Bernal
Recording Secretary

NORMA GARCIA
Ward 1 Representative

KENNETH NGUYEN
Ward 3 Representative

THOMAS MORRISSEY
Ward 6 Representative

**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: If you require translation services to participate in this meeting, please contact Sarah Bernal at sbernal@santa-ana.org no later than 48 hours prior to the scheduled meeting.

Special Assistance: If you need special assistance to participate in this meeting, please contact Michael Ortiz, ADA Program Coordinator, at (714) 647-5624. Please call prior to the meeting date, to allow the City time to make reasonable arrangements for accessibility to this meeting [Americans with Disabilities Act, Title II, 28 CFR 35.102].

Basic Planning Commission Meeting Information

The Planning Commission Agenda can be found online at

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

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, 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.

Submission 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): Individuals may comment on an agenda item in the following ways: (1) You may submit written comments by email to 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**; or (2) You may join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or (3) 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. After you are called upon, you must press *6 to unmute yourself. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak.

CONSENT CALENDAR

Individuals may comment on an agenda item in the following ways: (1) You may submit written comments by email to 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**; or (2) You may join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or (3) 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. After you are called upon, you must press *6 to unmute yourself. 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 – B.**

A. MINUTES FROM THE SEPTEMBER 14, 2020 REGULAR MEETING.

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

B. EXCUSED ABSENCES

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

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

BUSINESS CALENDAR

Individuals may comment on an agenda item in the following ways: (1) You may submit written comments by email to 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;** or (2) You may join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or (3) 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. After you are called upon, you must press *6 to unmute yourself. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak.

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 was published in the Orange County Register on September 18, 2020.

1. **CONDITIONAL USE PERMIT NO. 2020-17 AND VARIANCE NO. 2020-03** – Jerry Guevara, Case Planner.

This matter was continued from the meetings of August 24, 2020 by a vote of 6:0 (Phan absent) and September 14, 2020 by a vote of 6:0 (Contreras-Leo absent).

LOCATION: 1619, 1621 and 1623 East Edinger Avenue located in the Light Industrial (M1) zoning district.

REQUEST: The applicant is requesting approval of the following land use entitlements: (1) a conditional use permit to allow the expansion of an existing medical clinic and (2) a variance to allow a reduction in the City's required off-street parking standards by approximately 26 percent.

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 15301 – Class 1 – Existing Facilities. A Notice of Exemption, Environmental Review No. 2019-110, 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. 2020-17 AS CONDITIONED TO ALLOW THE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619 EAST EDINGER AVENUE INTO TWO ADJACENT TENANT SPACES LOCATED AT 1621 AND 1623 EAST EDINGER AVENUE; and
- b) **Adopt a Resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2020-03 AS CONDITIONED ALLOWING A REDUCTION IN REQUIRED OFF-STREET PARKING TO FACILITATE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619, 1621 AND 1623 EAST EDINGER AVENUE.

2. **DENSITY BONUS AGREEMENT APPLICATION NO. 2020-01, SITE PLAN REVIEW NO. 2020-01, SITE PLAN REVIEW NO. 2020-02, VARIANCE NO. 2020-05, AND TENTATIVE PARCEL MAP NO. 2020-02** - Selena Kelaher, Case Planner.

LOCATION: 201 West Third Street located in the Transit Zoning Code (Specific Development No. 84), Downtown sub-zone zoning district

REQUEST: The applicant is requesting approval of the following land use entitlements: (1) a density bonus agreement to allow for a density bonus with concessions and waivers, (2) a site plan review to allow a mixed-use development, (3) a site plan review to allow a hotel, (4) a variance to deviate from the off-street parking requirements for the hotel, and (5) a tentative parcel map to allow the subdivision of the property and airspace. In addition, the applicant is requesting approval and adoption of an addendum to the Environment Impact Report (EIR) for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program.

RECOMMENDED ACTIONS:

- a) **Adopt a Resolution:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING AND ADOPTING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE TRANSIT ZONING CODE PROJECT (SCH NO. 2006071100) FOR VARIANCE NO. 2020-05 AND TENTATIVE PARCEL MAP NO. 2020-02 AND ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE THIRD AND BROADWAY MIXED-USE PROJECT LOCATED AT 201 WEST THIRD STREET;
- b) **Adopt a Resolution:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2020-05 AS CONDITIONED TO ALLOW THE CONSTRUCTION OF A TEN-STORY, 63,069 SQUARE-FOOT, 75 ROOM HOTEL WITH A 46-PERCENT REDUCTION IN REQUIRED OFF-STREET PARKING FOR THE HOTEL PROJECT LOCATED AT 201 WEST THIRD STREET;
- c) **Adopt a Resolution:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING TENTATIVE PARCEL MAP NO. 2020-02 AS CONDITIONED TO SUBDIVIDE AN EXISTING 1.41-ACRE PARCEL INTO TWO PARCELS AND CONDOMINIUM AIRSPACES FOR THE PROPERTY LOCATED AT 201 WEST THIRD STREET;
- d) **Recommend that the City Council adopt a Resolution:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AND ADOPTING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE TRANSIT ZONING CODE PROJECT (SCH NO. 2006071100) FOR SITE PLAN REVIEW NO. 2020-01, SITE PLAN REVIEW NO. 2020-02 AND DENSITY BONUS AGREEMENT NO. 2020-01 AND ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE THIRD AND BROADWAY MIXED-USE PROJECT LOCATED AT 201 WEST THIRD STREET; and
- e) **Recommend that the City Council adopt a Resolution:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING DENSITY BONUS AGREEMENT NO. 2020-01, SITE PLAN REVIEW NO. 2020-01, AND SITE PLAN REVIEW NO. 2020-02 AS

CONDITIONED FOR A NEW MIXED-USE AND HOTEL DEVELOPMENT LOCATED AT 201 WEST THIRD STREET.

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

WORK STUDY CALENDAR

Individuals may comment on an agenda item in the following ways: (1) You may submit written comments by email to 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;** or (2) You may join the Zoom Webinar directly at: <https://us02web.zoom.us/j/315965149>; or (3) 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. After you are called upon, you must press *6 to unmute yourself. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak. Please note: No action will be taken on Work Study items.

3. REVIEW AND DISCUSS THE PROPOSED MIXED-USE DEVELOPMENT PROJECT LOCATED AT 409 AND 509 EAST FOURTH STREET – Vince Fregoso

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

COMMENTS

4. STAFF COMMENTS
5. COMMISSION MEMBER COMMENTS

ADJOURNMENT – The next regular meeting will be held via teleconference on Monday, October 12 at 5:30 p.m.

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

SEPTEMBER 14, 2020

CALLED TO ORDER

VIRTUAL MEETING
CITY HALL, ROSS ANNEX
20 CIVIC CENTER PLAZA, ROOM 1600
SANTA ANA, CALIFORNIA
5:35 P.M.

ATTENDANCE

COMMISSIONERS Present:
NORMA GARCIA
MARK MCLOUGHLIN, *Chair*
KENNETH NGUYEN
THOMAS MORRISSEY
V. THAI PHAN
FELIX RIVERA

COMMISSIONERS Absent:
CYNTHIA CONTRERAS-LEO, *Vice Chair*

PLANNING & BUILDING AGENCY STAFF Present:
MINH THAI, *Executive Director*
VINCE FREGOSO, *Planning Manager*
LISA STORCK, *Assistant City Attorney*
ALI PEZESHKPOUR, *Senior Planner*
MELANIE MCCANN, *Senior Planner*
SELENA KELAHER, *Associate Planner*
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 AUGUST 24, 2020 REGULAR MEETING

MOTION: Approve the minutes.

MOTION: Nguyen **SECOND:** Rivera

VOTE: **AYES:** Garcia, McLoughlin, Morrissey, Nguyen, Phan, Rivera (6)
 NOES: None (0)

ABSTAIN: None (0)
ABSENT: Contreras-Leo (1)

B. EXCUSED ABSENCES

MOTION: Excuse absent commission members: Contreras-Leo

MOTION: Nguyen **SECOND:** Rivera

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

BUSINESS CALENDAR

PUBLIC HEARING

1. **CONDITIONAL USE PERMIT NO. 2020-17 AND VARIANCE NO. 2020-03** – Jerry Guevara, Case Planner.

This matter was continued from the meeting of August 24, 2020 by a vote of 6:0 (Phan absent).

LOCATION: 1619, 1621 and 1623 East Edinger Avenue located in the Light Industrial (M1) zoning district

REQUEST: The applicant is requesting approval of the following land use entitlements: (1) a conditional use permit to allow the expansion of an existing medical clinic and (2) a variance to allow a reduction in the City’s required off-street parking standards by approximately 26 percent.

MOTION: Continue the matter until **September 28, 2020**

MOTION: Rivera **SECOND:** Nguyen

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

2. DRAFT ENVIRONMENTAL IMPACT REPORT NO. 2020-03 FOR THE UPDATE TO THE SANTA ANA GENERAL PLAN

LOCATION: Citywide

REQUEST: Conduct a Public Hearing to receive public comments on the Draft Environmental Impact Report and potential environmental impacts associated with the development project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15087(i).

Planning Manager Fregoso provided a staff presentation.

Recording Secretary provided a summary of written correspondence received.

Chair McLoughlin opened the Public Hearing. The following individuals spoke on the matter:

- Dale Helvig commented on that Master Plan, the housing element, and parkland.
- Diane Fradkin commented on high density, COVID concerns, parkland, and population housing density alternatives.

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

Further discussion ensued regarding parkland, land acquisition, environmental impacts, quality of life for residents, Master Plan, and the process for updating the General Plan as needed to adjust for future changes.

Executive Director Thai advised Commission that the public comment period for the Draft Environmental Impact Report will be extended until October 6, 2020.

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

WORK STUDY CALENDAR

2. DISCUSSION ON THE 2020 GENERAL PLAN ELEMENTS.

Senior Planner McCann provided a presentation which included information on the following:

- Purpose and Elements
- Community Element
- Circulation Element
- Economic Prosperity Element
- Public Services Element
- Conservation Element
- Open Space Element
- Noise Element
- Safety Element
- Historic Preservation Element

- Urban Design Element
- Next Steps
- Virtual Community Workshops

Commission discussion ensued regarding environmental justice, open space, historic resources, hazardous materials, conservation, air quality, open space/roof top space, job to housing ratio, local preservation efforts, flood safety, neighborhood development, LEED designs, and the safety element.

3. REVIEW AND DISCUSSION OF THE PROPOSED PROJECT LOCATED AT 201 WEST 3RD STREET.

Commissioner Phan recused herself from discussing the matter due to a financial conflict of interest. Commissioner Morrissey recused himself from discussing the matter due to a personal relationship conflict of interest.

Case Planner Kelaher provided a presentation which included information on the following:

- Site Location
- Site Photos
- Background
- Project Description
- Site Plan
- Cross Section
- Public Parking
- Rendering / Residential Amenities
- Rendering /Hotel Amenities
- Addendum
- State Density Bonus Law
- Hotel Parking and Variance
- Tentative Parcel Map

Commission discussion ensued regarding the architectural rendering and the project's consistency with the existing general plan.

The following individuals spoke on the matter:

- Manny Escamilla spoke in support; commented on opportunities for Public Art.
- Dale Helvig made a general comment.
- Jonah Bresna opined that the City should not sell public land.
- Mike Harrah, applicant, spoke in support; addressed comments made by the Commission.
- Diane Fradkin commented on district centers, architectural design, building height, density, open space, and parking.
- Tobin White, architect, spoke in support; addressed comments regarding architectural design.

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

***Commissioner Phan rejoined the meeting at the conclusion of Item No. 3**

COMMENTS

4. STAFF COMMENTS: None.
5. COMMISSION MEMBER COMMENTS:
 - Commissioner Rivera: Thanked staff.
 - Chair McLoughlin: Thanked staff.

8:15 P.M. – The next meeting will be on Monday, September 28, 2020 at 5:30 p.m.

Sarah Bernal
Recording Secretary

REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

SEPTEMBER 28, 2020

TITLE:

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2020-17 AND VARIANCE NO. 2020-03 TO FACILITATE THE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619 EAST EDINGER AVENUE INTO TWO ADJACENT TENANT SPACES AT 1621 AND 1623 EAST EDINGER AVENUE – EDWIN MOHABIR, APPLICANT

Prepared by Jerry C. Guevara

A blue ink signature of Jerry C. Guevara.

Executive Director

PLANNING COMMISSION SECRETARY

APPROVED

- As Recommended
- As Amended
- Set Public Hearing For _____

DENIED

- Applicant's Request
- Staff Recommendation

CONTINUED TO _____

A blue ink signature of the Planning Manager.

Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Conditional Use Permit No. 2020-17 as conditioned to allow the expansion of an existing industrial medical clinic; and
2. Adopt a resolution approving Variance No. 2020-03 as conditioned to allow a reduction in required off-street parking.

Summary of Updates and Changes to the Project

At its regular meeting on August 24, 2020, and after receiving public testimony on the project, the Planning Commission by a vote of 6:0:1 (Phan absent) continued the project to provide additional time for staff and the applicant to address additional exterior site improvements, parking and lighting concerns raised by the Planning Commission.

Following the Planning Commission hearing, staff and the applicant worked together to identify additional areas to install landscaping. In addition to a new five-foot landscape strip along the entire lot frontage on Edinger Avenue, the applicant is proposing to install new landscaping along the west elevation of the building that will include trellis with climbing vines, and place landscape pots along the front elevation of the building (Exhibits C and D). In addition, a new condition of approval (Condition No. 6 to the conditional use permit) has been added to address lighting concerns raised by the Planning Commission. The applicant will be required to submit a photometric plan in compliance with the City's Building Security Ordinance to the Planning Division and Police Department for approval.

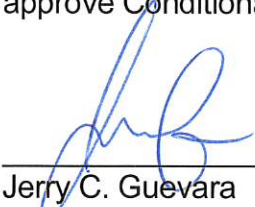
To address the concerns of the Planning Commission regarding parking, the applicant contacted the adjacent property owners to obtain a reciprocal parking agreement but was unsuccessful in

obtaining approval from the adjacent owners. Per corporate practice, in the event that parking becomes an issue, the applicant will divert patients to one of their nearby clinics. Two locations nearby include 800 North Tustin Avenue (located three miles away) and 3100 West Warner Avenue (located five miles away). The Parking Demand Analysis has been modified to reflect these changes (Exhibit D).

Lastly, in order to ensure that the project does not deviate from the planned operations, additional conditions of approval have been added to limit the number of employees in a given time to thirteen employees. Staff will review the project six months after the date of issuance of the certificate of occupancy to ensure no impacts are being generated to adjacent properties and that the landscaping and lighting improvements remain in good condition. Should staff identify site deficiencies and parking issues, the project will be presented to the Planning Commission for further review and potential modifications to the conditions of approval.

Conclusion

Based on the analysis provided within this report, staff recommends that the Planning Commission approve Conditional Use Permit No. 2020-17 and Variance No. 2020-03 as conditioned.



Jerry C. Guevara
Assistant Planner I

JG:S:\Planning Commission\2020\09-28-20\CUP No. 2020-17 & VA No. 2020-03 for Cocentra at 1619 E. Edinger Ave\CUP No. 2020-17 & VA No. 2020-03 for Concentra.RFPCA.doc

- Exhibits:
- A – CUP No. 2020-17 Resolution
 - B – VA No. 2020-03 Resolution
 - C – Revised Landscape Plans
 - D – Proposed Renderings
 - E – Revised Parking Demand Analysis
 - F – Planning Commission Staff Report & Exhibits Dated August 24, 2020

EXHIBIT 1

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2020-17 AS CONDITIONED TO ALLOW THE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619 EAST EDINGER AVENUE INTO TWO ADJACENT TENANT SPACES LOCATED AT 1621 AND 1623 EAST EDINGER 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. Edwin Mohabir, representing Concentra Health Services, Inc. ("Applicant"), is requesting approval of Conditional Use Permit (CUP) No. 2020-17 to allow the expansion of an existing 3,200-square industrial medical clinic located at 1619 East Edinger Avenue into two adjacent tenant spaces located at 1621 and 1623 East Edinger Avenue. The total floor area of the entire completed facility will be 9,600 square feet.
- B. Pursuant to Santa Ana Municipal Code (SAMC) Section 41-472.5(j), industrial medical clinics within the Light Industrial (M1) zoning district require approval of a CUP.
- C. Pursuant to SAMC Section 41-638, the Planning Commission is authorized to review and approve the CUP for this project as set forth by the SAMC.
- D. On August 24, 2020 and September 28, 2020, the Planning Commission held a duly noticed public hearing for CUP No. 2020-17.
- 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. 2020-17, for an industrial medical clinic, have been established as required by SAMC Section 41-638:
 1. That the proposed use will provide a service or facility which will contribute to the general well being of the neighborhood or community.

The proposed expansion of an existing industrial medical clinic will provide a service to persons and families that are working or residing in the area. The clinic will provide a benefit to the community by providing needed services to the targeted

population. Concentra provides occupational health, physical therapy, and urgent cares services.

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 expansion of the existing industrial medical clinic will not be detrimental to the health, safety or welfare of those residing or working in the vicinity. The facility will be operated within an existing commercial and industrial building and the proposed expansion and its operations are compatible with nearby commercial and industrial uses. Impacts are not anticipated from the project.

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

The industrial medical clinic will not adversely affect the economic stability or future economic development of properties in the surrounding area. The proposed industrial medical clinic expansion will occupy a vacant tenant space which will help re-establish economic use of the property and help activate the industrial center. The project also includes exterior improvement investments that will improve the appearance and economic stability of the area.

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

The proposed use complies with the regulations and conditions in Chapter 41 (Zoning) of the SAMC. As part of this application, the Applicant is proposing to conduct exterior and interior improvements to the site. The M1 zoning district allows for industrial medical clinics subject to a conditional use permit. The use is similar in nature to other uses that are permitted within the M1 zoning district. A condition of approval has been added to require front yard landscaping and a property maintenance agreement to be recorded against the property which will ensure that the property and all improvements are properly maintained.

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 expanded industrial medical clinic will not adversely affect the General Plan. The project is located within the Industrial (IND) General Plan land use designation which plays a vital component to the city's economic health. These areas provide

employment opportunities for local residents, and generate municipal revenues for continued economic growth. Typical uses found in this district include light and heavy product manufacturing and assembly and commercial uses which are ancillary to industrial uses in the district. Approval of the CUP will be consistent with several goals and 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, and Policy 5.5 encourages development that is compatible with and supporting of surrounding land uses. The proposed industrial medical clinic expansion will continue to allow Concentra to provide needed services to the City's residents and workers.

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) of the CEQA Guidelines. The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of the use. The existing 12,800-square foot building is within the M1 zone which allows for such use. The proposed industrial medical clinic does not involve an expansion in use since the building has been utilized by similar industrial medical clinic uses in the past. As a result, Categorical Exemption, Environmental Review No. 2019-110 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, referendum, and other 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, which approval will not be unreasonably withheld, 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. Conditional Use Permit No. 2020-17 shall not be effective unless and until the Planning Commission reviews and approves Variance No. 2020-03. If said approvals are held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise denied, then this conditional use permit shall be null and void and have no further force and effect.

Section 5. The Planning Commission of the City of Santa Ana after conducting the public hearing hereby approves CUP No. 2020-17, as conditioned in Exhibit A, attached hereto and incorporated herein for the project located at 1619, 1621 and 1623 East Edinger Avenue. This decision is based upon the evidence submitted at the abovesaid hearing, which includes, but is not limited to: the Request for Planning Commission Action dated August 24, 2020 and September 28, 2020, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 28th day of September, 2020.

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Mark McLoughlin
Chairperson

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

By: _____
Lisa Storck
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2020-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on September 28, 2020.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2020-17

Conditional Use Permit No. 2020-17 for an industrial medical clinic use is approved subject to compliance, to the reasonable satisfaction of the Executive Director of the Planning and Building Agency, 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 following conditions of approval shall be met:

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

1. All proposed site improvements must conform to the Development Project Review (DP No. 2019-45) and the staff report exhibits are incorporated herein by reference.
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. Staff will review the project six months after the date of issuance of the certificate of occupancy to ensure no impacts are being generated to adjacent properties and that the condition of landscape and lighting improvements is in good order. Should staff identify site deficiencies or parking issues, the project will be rescheduled at the Applicant's expense to allow the Planning Commission the opportunity to modify the conditions of approval as needed.
4. The operation of the industrial medical clinic is also subject to Variance No. 2020-03, as conditioned.
5. Prior to the issuance of a Building Permit, the Applicant shall submit a landscape and irrigation plan to the Planning Division for review and approval. The landscape and irrigation shall comply with the zoning district's landscape standards, the Water Efficient Landscape Ordinance (WELO), and the Citywide Design Guidelines.
6. Prior to the issuance of a Building Permit, the Applicant shall submit a photometric plan to the Planning and Building Agency and Police Department for review and approval. The photometric plan shall comply with Chapter 8, Article II, Division 3 of the Santa Ana Municipal Code (Building Security Ordinance).
7. Prior to the issuance of a Building Permit, 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, Developer/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; adherence to approved project phasing etc.), if applicable;
- 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) if applicable;
- c. 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 Developer/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; and
- 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.

EXHIBIT 2

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2020-03 AS CONDITIONED ALLOWING A REDUCTION IN REQUIRED OFF-STREET PARKING TO FACILITATE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619, 1621 AND 1623 EAST EDINGER 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. Edwin Mohabir, representing Concentra Health Services, Inc. ("Applicant"), is requesting approval of Variance (VA) No. 2020-03 to allow a reduction in required off-street parking for an industrial medical clinic located at 1619, 1621 and 1623 East Edinger Avenue.
- B. Pursuant to Santa Ana Municipal Code (SAMC) Section 41-1346, medical clinics are required to provide on-site parking at a rate of five spaces per 1,000 square feet of gross floor area. Based on this ratio, 54 parking spaces are required for the proposed industrial medical clinic and existing manufacturing use on-site. The Applicant is proposing to provide 40 parking spaces on-site, 26 percent less than the required on-site parking, therefore, requiring approval of a variance.
- C. Pursuant to SAMC 41-632, the Planning Commission is authorized to review and approve a variance for a reduction in off-street parking for the subject property and project as set forth by the SAMC.
- D. On August 24, 2020 and September 28, 2020, the Planning Commission held a duly noticed public hearing for VA No. 2020-03.
- 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 VA No. 2020-03, for a reduction in required off-street parking, have been established as required by SAMC section 41-638:
 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 provisions of this Chapter.

There are special circumstances related to the existing conditions of the property. In 1969, the building and site improvements were constructed which included a 12,800-square foot building. In order to meet the City's current off-street parking requirements for an industrial medical clinic, significant modifications to the building and site, such as demolishing portions of the building, would be required. Strict application of the off-street parking regulations would not allow the tenant to expand its operations and services to its customers. The parking analysis conducted by Overland Traffic Consultants, Inc., supports the intent of the code which is to provide sufficient off-street parking. The study indicates that there would be sufficient parking for the proposed use, therefore, no parking impacts to the nearby uses or properties will be created.

2. That the granting of a variance is necessary for the preservation and enjoyment of one (1) or more substantial property rights.

Granting this variance is necessary for the preservation and enjoyment of substantial property rights. Granting this variance will allow the property to continue and expand its use as an industrial medical clinic which will benefit the community at large. The use is compatible with surrounding land uses and will not be detrimental to the surrounding community.

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

Granting this variance will not be detrimental to the public or surrounding properties. A parking analysis was conducted which concluded that a peak demand of 37 parking spaces would be needed for the combined land uses on-site. The peak demand has been determined to occur from 9:00 a.m. to 10:00 a.m., 12:00 p.m. to 2:00 p.m. and from 6:00 p.m. to 7:00 p.m. Based on the results of the parking analysis, a surplus of three (3) parking spaces will be provided on-site and the proposed 40 parking stalls are sufficient to meet the demand of both land uses. Furthermore, conditions of approval have been added to the variance which would mitigate, if there was any, impact to surrounding properties.

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

The variance for a reduction in required off-street parking will not adversely affect the General Plan. The project is located within the Industrial (IND) General Plan land use designation which plays a vital component to the city's economic health. These areas provide employment opportunities for local residents, and generate municipal revenues for continued economic growth. Typical uses found in this district include light and heavy product manufacturing and assembly, and commercial uses which are ancillary to industrial uses in the district. Approval of the variance will be consistent with several goals and policies of the General Plan. The expanded industrial medical clinic will not adversely affect the General Plan. Policy 2.2 of the Land Use Element encourages land uses that accommodate the City's needs for goods and services and Policy 5.5 encourages development that is compatible with and supporting of surrounding land uses. The proposed industrial medical clinic expansion will continue to allow Concentra to provide needed services to the City's residents and workers.

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) of the CEQA Guidelines. The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of the use. The existing 12,800-square foot building is within the M1 zone which allows for such use. The proposed industrial medical clinic does not involve an expansion in use since the building has been utilized by similar industrial medical clinic uses in the past. As a result, Categorical Exemption, Environmental Review No. 2019-110 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, referendum, and other 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, which approval will not be unreasonably withheld, 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. Variance No. 2020-03 shall not be effective unless and until the Planning Commission reviews and approves Conditional Use Permit No. 2020-17. If said approvals are held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise denied, then this variance shall be null and void and have no further force and effect.

Section 5. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves VA No. 2020-03 as conditioned in Exhibit A, attached hereto and incorporated as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated August 24, 2020 and September 28, 2020, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 28th day of September, 2020.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Mark McLoughlin
Chairperson

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

By: _____
Lisa E. Storck
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2020-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on September 28, 2020.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Variance No. 2020-03

Variance No. 2020-03 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 following conditions of approval shall be met:

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

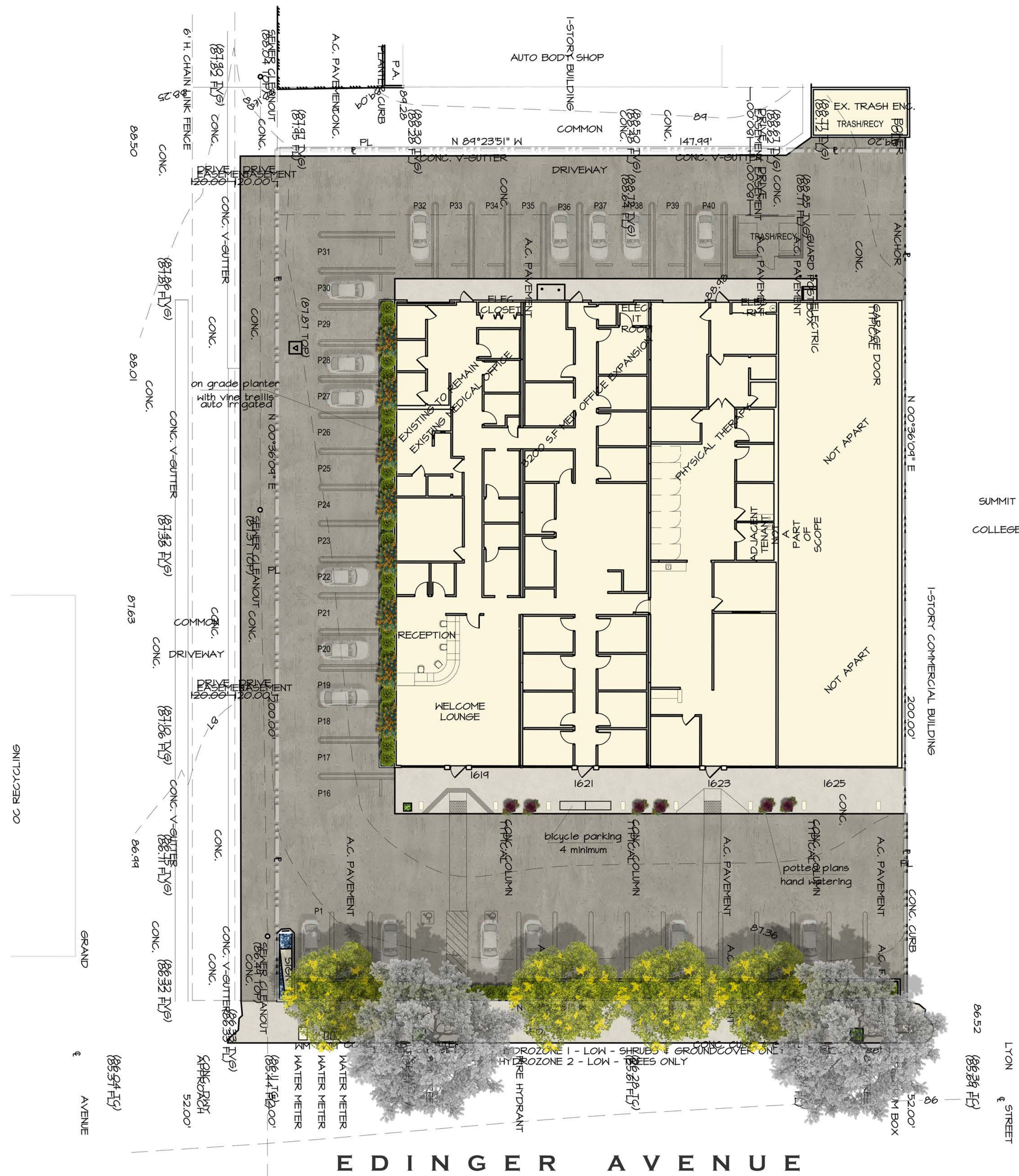
1. All proposed site improvements must conform to the Development Project Review (DP No. 2019-45) and the staff report exhibits are incorporated herein by reference.
2. Any amendment to this variance must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or if the variance must be amended.
3. Staff will review the project six months after the date of issuance of the certificate of occupancy to ensure no impacts are being generated to adjacent properties and that the condition of landscape and lighting improvements is in good order. Should staff identify site deficiencies and parking issues, the project will be rescheduled at the Applicant's expense to allow the Planning Commission the opportunity to modify the conditions of approval as needed.
4. The operation of the industrial medical clinic is also subject to Conditional Use Permit No. 2020-17, as conditioned.
5. The maximum number of employees at a given time shall not exceed thirteen (13) individuals and 40 parking spaces shall be maintained on-site at all times. Should parking become an issue, patients shall be diverted by the occupant to a nearby facility as directed by the approved Parking Management Plan, attached hereto as Exhibit B.
6. Prior to the issuance of a Building Permit, the Applicant shall submit a landscape and irrigation plan to the Planning Division for review and approval. The landscape and irrigation shall comply with the zoning district's landscape standards, the Water Efficient Landscape Ordinance (WELo), and the Citywide Design Guidelines.
7. Prior to the issuance of a Building Permit, the Applicant shall submit a photometric plan to the Planning and Building Agency and Police Department for review and approval. The photometric plan shall comply with Chapter 8, Article II, Division 3 of the Santa Ana Municipal Code (Building Security Ordinance).
8. Prior to the issuance of a Building Permit, 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, Developer/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; adherence to approved project phasing etc.), if applicable;
- 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) if applicable;
- c. 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 Developer/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; and
- 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.

EXHIBIT 3



PLANTING PLAN

SCALE: 1/16" = 1'-0"
 0 12 20 32

TREE LEGEND

SYMBOL	BOTANICAL NAME / WUCOLS COMMON NAME SIZE / QUANTITY / SIZE @ PLANTING / MAJORITY
	ZELKOVA SERRATA 'MUSASHINO' / LOW COLUMNAR SAWLEAF ZELKOVA 24 INCH BOX / 4 / 10' T X 3W / 40' T X 15W
	2 - EXISTING STREET TREES TO REMAIN PROTECT IN PLACE

SHRUB LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME SIZE / QUANTITY / WUCOLS
	BOUGAINVILLEA 'ORANGE KING' ORANGE KING BOUGAINVILLEA -TRAIN ON TRELIS 15 GAL / 8 / 15' TALL X 15' WIDE / LOW
	CARISSA M. 'GREEN CARPET' LOW GROWING NATAL PLUM 1 GAL / 105 / 1-1.5' TALL X 4' WIDE / LOW
	CORDYLINE X 'JURred' FESTIVAL BURGUNDY CORYLINE 5 GAL / 7 / 3' TALL X 3' WIDE / LOW
	LANTANA C. 'MONIKE' TEENIE GENIE COMPACT LANTANA 1 GAL / 14 / 30" TALL X 30" WIDE / LOW

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME / WUCOLS COMMON NAME SIZE / QUANTITY
	MULCH 3" LAYER
	SEDUM S. 'DRAGON'S BLOOD' DRAGON'S BLOOD STONECROP FLATS / PLANT @ 18" O.C. EQ. TRIANGLE SPACING
	EXISTING PEBBLES AROUND SIGN

WATER PURVEYOR

SANTA ANA WATER SERVICES
 20 CIVIC CENTER PLAZA
 SANTA ANA, CA 92702
 ROBERT HERNANDEZ
 714-641-4100

LANDSCAPER AREA & PROJECT TYPE

TOTAL LANDSCAPE AREA: 572 SQUARE FEET
 PROJECT TYPE: REHABILITATED -PRIVATE



ZELKOVA S. 'MUSASHINO'



CARISSA M. 'BOXWOOD BEAUTY'



LANTANA C. 'MONIKE'



BOUGAINVILLEA 'ORANGE KING'



CORDYLINE X 'JURred'



SEDUM S. 'DRAGON'S BLOOD'



Susan E. McEowen
 LANDSCAPE ARCHITECT

Susan E. McEowen
 Landscape Architect 2180
 A California Corporation
 19197 Golden Valley Road, #924
 Santa Clarita, CA 91387
 Office: (661) 212-3335
 Email: susan@landarch.us

MEDICAL BUILDING

1619 & 1623 E. EDINGER AVE.
 SANTA ANA, CA. 92705

CONCENTRA

25124 SPRINGFIELD COURT, #200
 VALENCIA, CA. 91355

2020-09-09

DATE

LP-1

PAGE

This plan was prepared by Susan E. McEowen, Landscape Architect, and all other information contained herein is the property of Susan E. McEowen, Landscape Architect. The information and all other information contained herein is the property of Susan E. McEowen, Landscape Architect. The information and all other information contained herein is the property of Susan E. McEowen, Landscape Architect.

EXHIBIT 4

CUP No. 2020-17 & VA No. 2020-03
1619, 1621 & 1623 E. Edinger Avenue



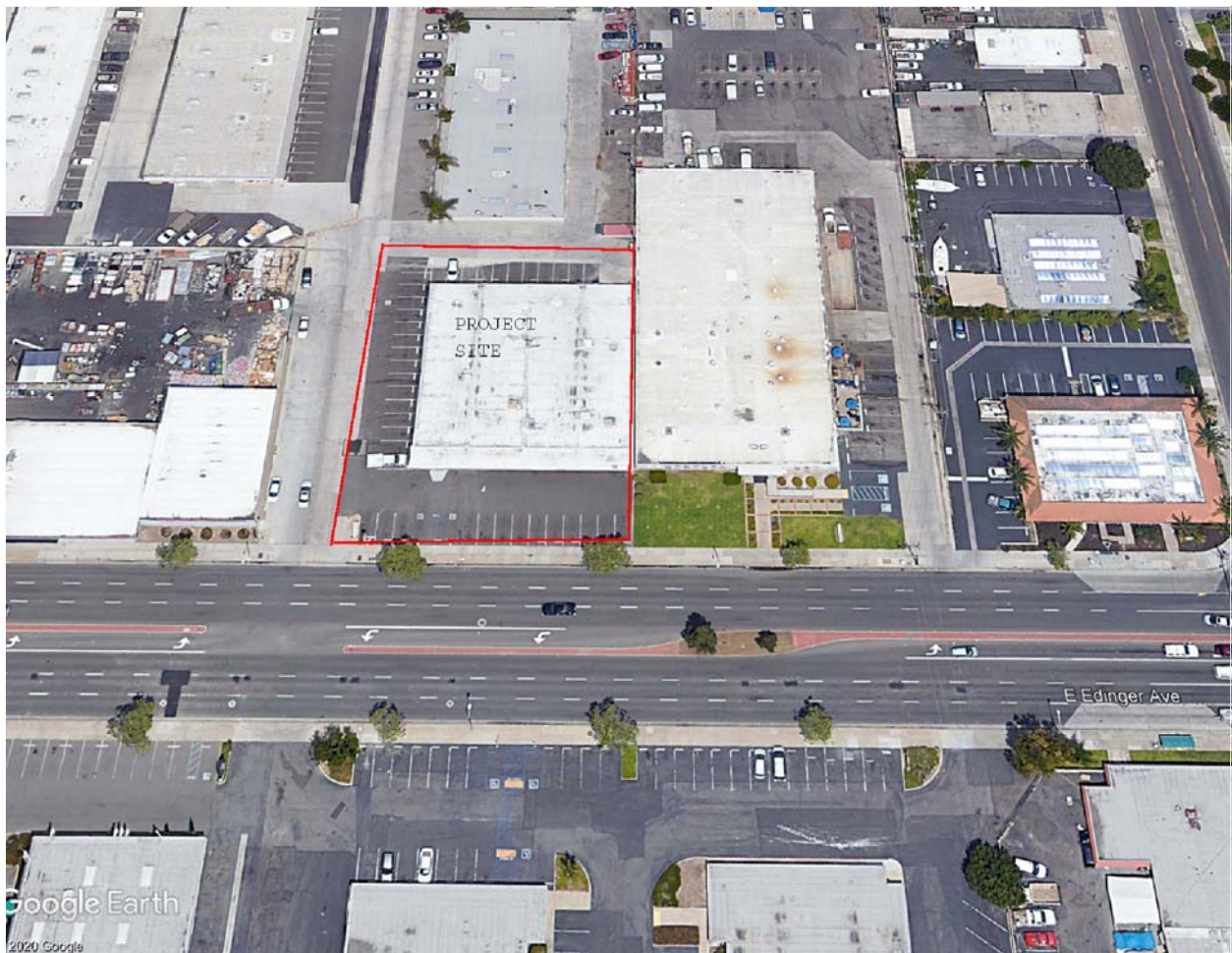
Exhibit D – Proposed Rendering

EXHIBIT 5

PARKING DEMAND STUDY

CONCENTRA

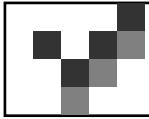
OCCUPATIONAL MEDICINE & URGENT CARE
1619, 1621, 1623 East Edinger Avenue
in the City of Santa Ana



Google Earth

Prepared by:
Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100
Manhattan Beach, California 90266
(310) 545-1235

1 April 2020



EXECUTIVE SUMMARY

This report provides an evaluation of the parking demand for the proposed project at a site located at 1619, 1621, 1623 and 1625 East Edinger Avenue in the City of Santa Ana. The Project is located on the north side of East Edinger Avenue between South Lyon Street and Grand Avenue. There is a 12,800 square foot building existing on the site. The building is separated into four 3,200 square foot units. A permitted and occupied 3,200 industrial medical office is located within the 1619 East Edinger Avenue space of the building and a 3,200 square foot manufacturing business operates within 1625 East Edinger Avenue space of the building. The Project will:

- Expand the existing industrial medical office by an additional 3,200 square feet in the 1621 East Edinger Avenue space; and
- Provide entitlements for the associated 3,200 square feet of physical therapy space within the 1623 East Edinger Avenue portion of the building.

Surface parking for the site is provided along the southern boundary of the site and along the east and north walls of the building. After modification for path of travel and trash enclosure, there will be a total of 40 shared parking spaces provided for the building. Vehicular access is provided from East Edinger Avenue with a driveway along the western boundary of the site that is shared with the neighboring uses.

The focus of this parking demand study is to determine the City of Santa Ana code required parking and determine if the 40 parking spaces provided on-site are sufficient to accommodate the peak parking demand of the Project along with the existing uses.

The City of Santa Ana code required vehicle parking is 54 spaces. Institute of Transportation Engineers parking demand for the land uses has been determined to be 40 spaces. Based on determined usage of the Project including employees and patients, it has been found that a peak parking demand of 37 parking spaces would be needed for the combined existing and project expansion uses. The peak demand has been determined to occur from 9 to 10 AM, Noon to 2 PM and from 6 to 7 PM. This peak demand would be accommodated on site with a surplus of 3 spaces.



PARKING DEMAND STUDY

DESCRIPTION

The focus of the parking demand study is to document the City of Santa Ana code required parking for the mixed-use building located at 1619, 1621, 1623 and 1625 East Edinger Avenue and to determine the potential future peak parking demand of the building at full occupancy. Incorporated into this analysis is a goal to continue to provide sufficient on-site parking availability to accommodate the peak demand.

The 12,800 square foot building at 1619, 1621, 1623 and 1625 is currently permitted and occupied by a 3,200 square foot industrial medical office and 3,200 square foot manufacturing use. The Project, if approved, will allow for a 3,200 square foot expansion of the industrial medical office and the permit additional, associated, 3,200 square feet of physical therapy offices. Upon completion the building will house 6,800 square feet of industrial medical office with associated physical therapy and 3,200 square feet of manufacturing. A copy of the site plan is provided in Attachment A

Perpendicular parking spaces are provided along the southern boundary of the site and along the east and north walls of the building. A total of 40 on-site surface parking spaces are provided. Vehicular access is provided to/from East Edinger Avenue via a shared driveway. A channelized left turn pocket is provided on East Edinger Avenue.

PARKING DEMAND ANALYSIS PROCESS

The first step was to determine current City of Santa Ana code-parking requirement for the Project and the site as a whole. The vehicle parking requirement is 2 spaces per 1,000 square feet for the manufacturing (Section 41-1390) and 5 spaces per 1,000 square feet for the medical office (Section 41.1346).

Parking demand for the site may be reduced by use of the transit opportunities, cycling and walking in the area. The employees and patrons on site have an opportunity to use of mass transit instead of personal vehicles. Figure 1 provides a map of the Orange County mass transit services in the area.



Figure 1 Transit Services (Focused Orange County Transit Map)

Parking demand for the building based on national standards of the Institute of Transportation Engineers Parking Demand Manual was then determined based on the individual land uses and size.

Hourly parking demand for the building was then determined based on the individual land uses within the building including existing uses at code required parking rate (due to inability to collect accurate current demand) and for the Project based on operator input regarding estimated number of employees and hours and patient appointment rates and length of stay.

The estimated parking demand in this study was not reduced by anticipated transit usage to provide a conservative estimate of demand.



CITY OF SANTA ANA CODE PARKING REQUIREMENT FOR SITE

City of Santa Ana parking requirements have been calculated by the applying Zoning Code parking rates (Section 41-1390 & (Section 41-1346) as provided below in Table 1:

Table 1
City of Santa Ana Current Zoning Code Requirements

Land Use	Size	Parking Parking Requirement	Code Required Parking
Existing			
Medical Office	3,200 sf	5 per 1,000 sf	16
Manufacturing	3,200 sf	2 per 1,000 sf	6
Subtotal Existing	6,400 sf		22
Proposed			
Medical Office Expansion	3,200 sf	5 per 1,000 sf	16
Physical Therapy	3,200 sf	5 per 1,000 sf	16
Subtotal Proposed	6,400 sf		32
Total Required	12,800 sf		54

There will be 40 parking spaces on-site with the Project. The building will have 14 fewer on-site parking spaces than would be required by City code. However, as provided in the following two sections, Institute of Transportation Engineers parking demand is within the limits of the parking supply and the proposed new uses operational parking demand for patients and employees hourly in addition to the existing use will be within the limits of the parking supply.

INSTITUTE OF TRANSPORTATION ENGINEERS PARKING DEMAND

The Institute of Transportation Engineers (ITE) publishes a Parking Demand Handbook that provides parking demand rates for many land uses. The demand in the handbook has been determined by collecting parking data at multiple sites throughout the day. Parking demand in the ITE Parking Demand Manual, 5th Edition for manufacturing is identified as 0.82 spaces per 1,000 square feet. Parking demand for medical clinics and medical/dental offices have also been evaluated in the manual. The average rate for a



clinic is 3.89 spaces per 1,000 square feet with 12 sites studied. The average rate for a medical/dental office is 3.23 per 1,000 square feet with 117 sites studied. The ITE clinic rate was used in the estimate of the parking demand instead of medical/dental office because it is higher. The ITE based building's parking demand is provided on the following in Table 2.

Table 2
ITE Demand

Land Use	Size	85th Percentile Demand	Code Required Parking
<u>Existing</u>			
Medical Office	3,200 sf	3.89 per 1,000 sf	12
Manufacturing	3,200 sf	0.82 per 1,000 sf	3
Subtotal Existing	6,400 sf		15
<u>Proposed</u>			
Medical Office Expansion	3,200 sf	3.89 per 1,000 sf	12
Physical Therapy	3,200 sf	3.89 per 1,000 sf	12
Subtotal Proposed	6,400 sf		24
Total Required	12,800 sf		39

There will be 40 parking spaces on-site with the Project which exceeds the ITE estimated parking demand by one space.

HOURLY PARKING DEMAND BASED ON OPERATIONAL USE

Parking demand for the project and the building as a whole at 1619, 1621, 1623 and 1625 East Edinger Avenue has been determined based on current estimated demand with the Project land use demand added.

Existing Demand

The existing land uses include the 3,200 square foot industrial medical office and 3,200 square foot manufacturing use. Optimally, the building site would be surveyed to determine the existing uses demand within the parking lot. Unfortunately, this report has been initiated during the coronavirus business shutdowns and government stay put request. Parking demand counts during this time would not be representative of a typical



day. Therefore, existing parking demand was estimated as the code required parking for these two land uses. As shown in Table 1, existing parking demand is estimated as 22 parking spaces. In order to provide a conservative analysis, parking demand for every hour was estimated as 22 even though the demand would likely be smaller during different times of the day.

Project Demand

The Project parking demand was based on operations determined for the proposed 3,200 square foot industrial medical office expansion and the associated 3,200 square foot physical therapy office. Existing operators of the industrial medical office and physical therapy indicated the following:

Patients: 24 to 33 per day with 2 to 3 per hour

Employees: 9 new employees

The hours of operation are from 7 AM to 9 PM. As shown in Table 3 on the following page, the Project would create a parking demand of 11 to 15 parking spaces. When added to the existing parking demand for 22 spaces, the peak parking demand is 37 parking spaces. This peak occurs from 9 to 10 AM, noon to 2 PM and again in the evening from 6 to 7 PM. The building will have 6 more on-site parking spaces than would be needed according to parking demand based on operational use of the Project. Figure 2 on page 8, displays the hourly parking demand and found in Table 3 of the patients, the employees, the patients + employees, the existing uses and the combined total.



Table 3
SITE Parking Demand

40 Parking Spaces Provided

Time	Additon + Physical Therapy (Project)		Patients Parked	Employees Parked	Project Total Parking Demand	Existing Uses Parking Demand	Combined Demand Expansion + Existing	Parking Supply Available	Parking Surplus
	In	Out							
6 to 7 AM	0	0	0	0	0	0	40	40	
7 to 8 AM	2	0	2	9	11	22	33	40	7
8 to 9 AM	3	0	5	9	14	22	36	40	4
9 to 10 AM	3	-2	6	9	15	22	37	40	3
10 to 11 AM	2	-3	5	9	14	22	36	40	4
11 to Noon	3	-3	5	9	14	22	36	40	4
12 to 1 PM	3	-2	6	9	15	22	37	40	3
1 to 2 PM	3	-3	6	9	15	22	37	40	3
2 to 3 PM	2	-3	5	9	14	22	36	40	4
3 to 4 PM	2	-3	4	9	13	22	35	40	5
4 to 5 PM	2	-2	4	9	13	22	35	40	5
5 to 6 PM	3	-2	5	9	14	22	36	40	4
6 to 7 PM	3	-2	6	9	15	22	37	40	3
7 to 8 PM	2	-3	5	9	14	22	36	40	4
8 to 9 PM	0	-3	2	9	11	22	33	40	7
9 to 10 PM	0	-2	0	0	0	0	40	40	

33 new patients per day

Stay estimated 2 hours per patient max

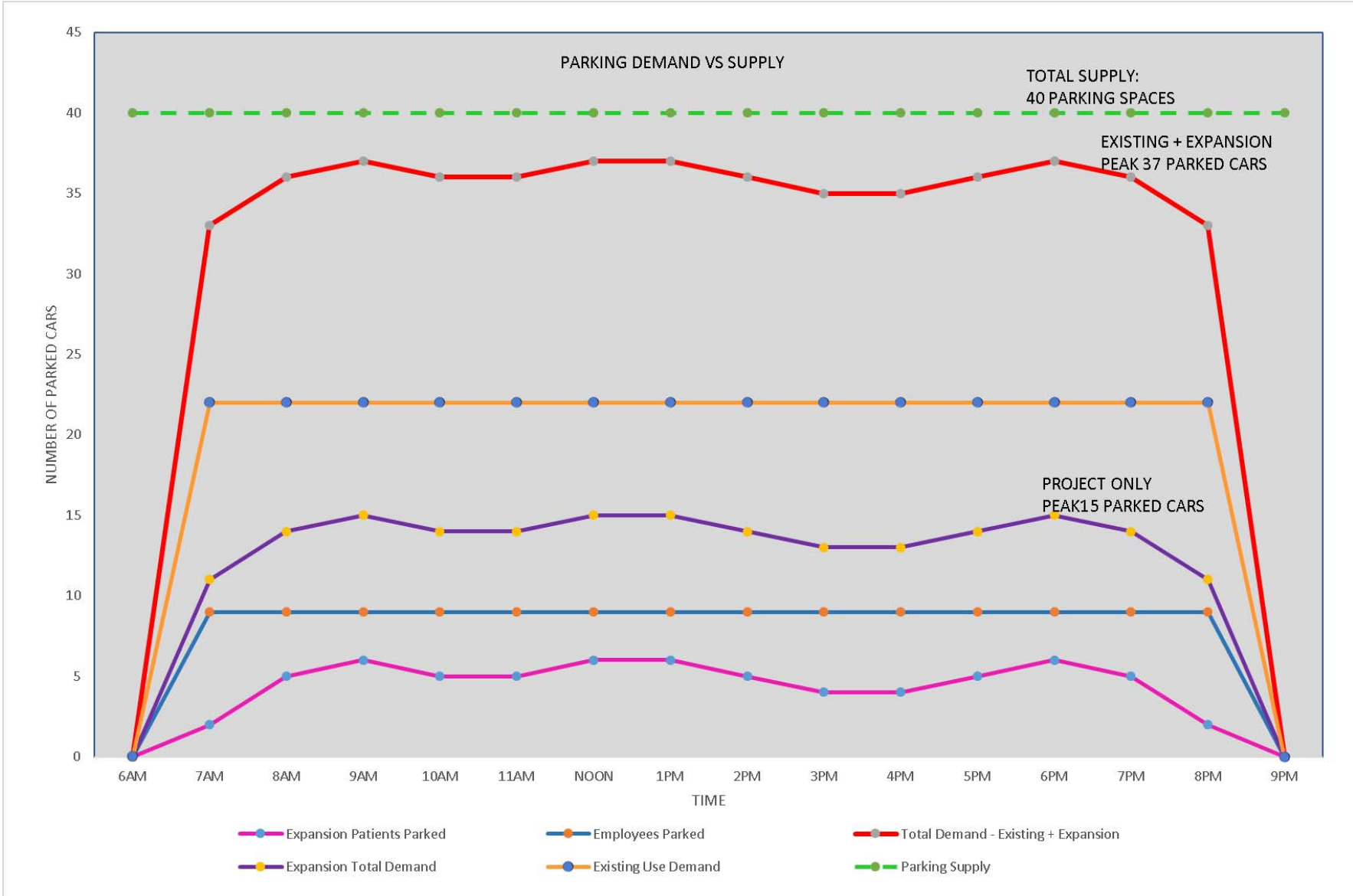


Figure 2, Chart of Hourly Parking Demand



PARKING DEMAND FINDINGS & SUMMARY

A demand parking analysis was conducted including the existing uses on site and the Project components including 40 parking spaces, 6,800 square feet of industrial medical office with associated physical therapy and 3,200 square feet of manufacturing.

- The site does not have enough parking to meet City code requirements for 54 parking.
- Enough parking is provided to meet estimated ITE Parking Demand of 39 spaces.
- Hourly parking demand based on operational use at 1619, 1621, 1623 and 1625 East Edinger Avenue site is estimated as a maximum of 37 parking spaces from 9 to 10 AM, noon to 2 PM and again in the evening from 6 to 7 PM.
- Peak parking demand for the site with the expansion of 3,200 square foot industrial medical office and 3,200 square foot physical therapy medical office is met with 3 surplus parking spaces.

PARKING MANAGEMENT PLAN

Any potential increase in patient count will be diverted to one of our other clinics nearby.

Two locations nearby include:

- 800 North Tustin Ave, Santa Ana, CA 92705 is located 3 miles away from the proposed facility.
- 3100 W. Warner Ave, Santa Ana CA 92704 located 5 miles away from the proposed facility.



Attachment A
Proposed Project Site Plan

EDWIN MOHABIR
EM
ARCHITECT, INC.

SANTA CLARITA, CA 91381
2479 CONSTITUTION AVE. #1435
EDWINMOHABIR@GMAIL.COM
TEL: 323-459-8809

EXEMPT FROM R/O
C23674
Exp. 02-28-21
STATE OF CALIFORNIA

OWNER ADDRESS:
Concentra
1619-1623 EDINGER AVE.
SANTA ANA, CA 92705

CONTACT:
LISA STEWART
CONSTRUCTION MANAGER
(661)481-1851

SCOPE:
TENANT IMPROVEMENT
AND OFFICE EXPANSION

NOTES/REVISIONS:

PROJECT DATA:

DATE:	04-22-2020
ARCHITECT:	EM
CHECKED BY:	EM
DRAWN BY:	EM
PROJECT NO.:	1906
SCALE:	1" = 10'-0"

SHEET NAME/NUMBER:
CUP PLOT PLAN
A-1.0

PROJECT DATA

Project Address:
1619 E. Edinger Ave
1621 E. Edinger Ave
1623 E. Edinger Ave
APN: 402-241-10

Applicant:
Edwin Mohabir (323)459-8809

General Plan Land Use Designation Light Industrial
Allowable FAR ?
Zoning M1
Total Lot Area 33,839 square feet 0.78 ac.
Existing medical office = 3200 square feet
Proposed medical expansion = 3200 square feet
Proposed Physical Therapy = 3200 square feet
Existing Manufacturing = 3200 square feet

Parking Tabulation:
Gross floor area for all medical use = 9600 square feet
Parking required 5 per 1000 s.f. = 48 stalls
Manufacturing 2 per 1000 s.f. = 6.4 stalls
Total parking required = 54 stalls
Existing parking = 38 stalls
Existing ADA complying stalls = 2 stalls
Total provided = 40 stalls

Occupancy Type:
1619 E. Edinger Ave Group B Occupancy
1621 E. Edinger Ave Group B Occupancy proposed
1623 E. Edinger Ave Group B Occupancy proposed
1625 E. Edinger Ave Group F1 Occupancy
Construction type Type VB
Exterior walls Masonry
Roof Materials Panelized roof with wood beams and purlins
Non Sprinklered Building

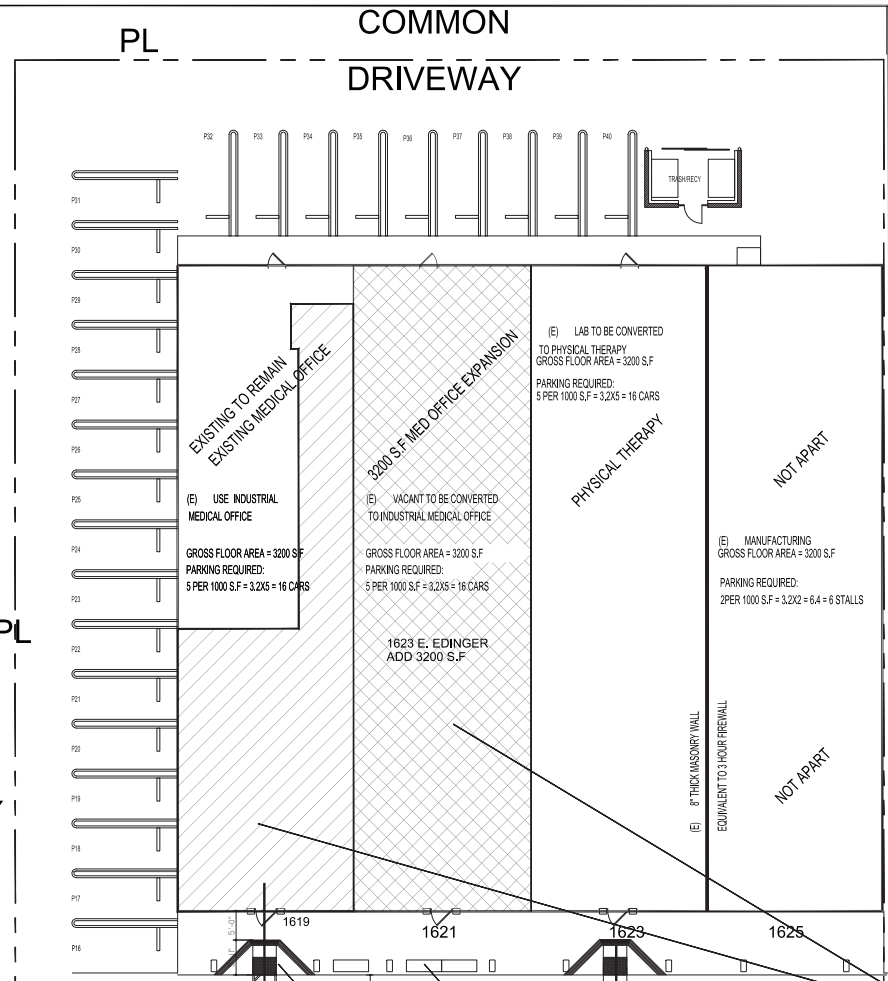
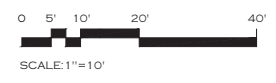
There are no existing or proposed easements.
There are no fence around the property.

SHEET INDEX:

- A-1.0 CUP PLOT PLAN
- A-1.1 SITE PLAN
- A-1.2 PARKING CALCULATIONS
- A-1.3 AREA CALCULATIONS
- A-2.0 EXITING FLOOR PLAN
- A-2.1 PROPOSED FLOOR PLAN
- A-2.2 OCCUPANT LOAD AND EXITING PLAN
- C-1 COVER SHEET
- C-2 UTILITY PLAN
- L-1 PLANTING PLAN
- L-2 IRRIGATION PLAN
- L-3 DETAILS
- L-4 DETAILS
- L-5 DETAILS
- L-6 NOTES

LEGEND

--- POT: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding 1/4" if bevel at 1:2 max. slope, or vertical level changes not exceeding 1/4" and at least 48" in width. The surface is stable, firm, and slip resistant. Cross slope does not exceed 2% and slope in the direction of travel is less than 5% slope, unless otherwise indicated. Landing at doorways shall be 2% max.



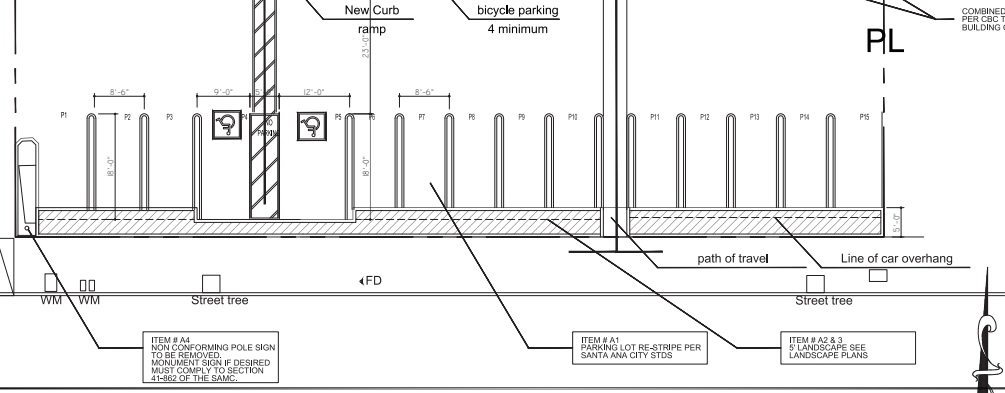
ITEM # A6 - PARKING TABULATION

PARKING REQUIRED:

1619 E. EDINGER	16 STALLS
1621 E. EDINGER	16 STALLS
1623 E. EDINGER	16 STALLS
1625 E. EDINGER	6 STALLS
TOTAL REQUIRED	54 STALLS

PARKING PROVIDED 40 STALLS
PARKING DEFICIT 14 STALLS
PERCENTAGE DEFICIT 26
VA REQUIRED

COMBINED BLDG 1619 & 1621 = 6400 S.F.
PER CBC 181.506.2 9000 S.F. ALLOWED FOR TYPE VB
BUILDING COMPLES WITH AREA LIMITATION



ITEM # A4
NON CONFORMING POLE SIGN
TO BE REMOVED.
MONUMENT SIGN IF DESIRED
MUST COMPLY TO SECTION
41-862 OF THE S.M.C.

ITEM # A1
PARKING LOT RE-STRIPE PER
SANTA ANA CITY STDS

ITEM # A2 & 3
LANDSCAPE SEE
LANDSCAPE PLANS

EXHIBIT 6

REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

AUGUST 24, 2020

TITLE:

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2020-17 AND VARIANCE NO. 2020-03 TO FACILITATE THE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619 EAST EDINGER AVENUE INTO TWO ADJACENT TENANT SPACES AT 1621 AND 1623 EAST EDINGER AVENUE – EDWIN MOHABIR, APPLICANT

PLANNING COMMISSION SECRETARY

APPROVED

- As Recommended
- As Amended
- Set Public Hearing For _____

DENIED

- Applicant's Request
- Staff Recommendation

Prepared by Jerry C. Guevara

Executive Director

CONTINUED TO _____

Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Conditional Use Permit No. 2020-17 as conditioned to allow the expansion of an existing industrial medical clinic; and
2. Adopt a resolution approving Variance No. 2020-03 as conditioned to allow a reduction in required off-street parking.

Executive Summary

Edwin Mohabir, representing Concentra Health Services, Inc., is requesting approval of Conditional Use Permit (CUP) No. 2020-17 and Variance No. 2020-03 to facilitate the expansion of an existing industrial medical clinic located at 1619 East Edinger Avenue into two adjacent tenant spaces located at 1621 and 1623 East Edinger Avenue. Staff is recommending approval of the entitlements as the proposed expansion will continue to provide services to the community and will not negatively impact surrounding land uses as conditions of approval will minimize impacts to the adjacent businesses and properties.

Table 1: Project and Location Information

Item	Information	
Project Address	1619, 1621 and 1623 East Edinger Avenue	
Nearest Intersection	Edinger Avenue and Lyon Street	
General Plan Designation	Industrial (IND)	
Zoning Designation	Light Industrial (M1)	
Surrounding Land Uses	North	Commercial / Industrial
	East	Commercial / Industrial
	South	Commercial / Industrial
	West	Commercial / Industrial
Property Size	0.66 acres	

Item	Information	
Existing Site Development	The site is currently developed with a 12,800-square foot multi-tenant commercial and industrial building, parking, and landscaping.	
Use Permissions	Allowed with a conditional use permit (CUP)	
Zoning Code Sections Affected	Use & Operational Standards	Sections 41-472.5(j) and 41-473 of SAMC
	Parking Requirements	Section 41-1346 of the SAMC

Project Description

The applicant is requesting approval of CUP No. 2020-17 and VA No. 2020-03 to facilitate the expansion of an existing industrial medical clinic located at 1619 East Edinger Avenue into two adjacent tenant spaces located at 1621 and 1623 East Edinger Avenue. As part of this application, the applicant is proposing to conduct tenant improvements consisting of partitions walls to create new exam, lab and break rooms, and new ADA compliant restrooms. In addition, the applicant will be restriping the parking lot to comply with ADA requirements, constructing a new trash enclosure to comply with current standards, and installing new landscaping along Edinger Avenue.

The proposed facility will have a total of 27 employees and is expected to serve two to three patients per hour, up to 24 to 33 patients per day. Hours of operation for the urgent care are 24 hours per day, seven days a week. Physical therapy is provided Monday through Friday from 7:00 a.m. to 6:00 p.m. The primary entrance to the facility will be through an entrance at the front of the building facing Edinger Avenue. Parking for patrons and employees will be provided through 40 surface parking spaces onsite.

Project Background and Chronology

The existing 12,800-square foot building was constructed in 1969 as a multi-tenant commercial and industrial building and has been occupied by a variety of office and industrial tenants over the years. In 2002, U.S. Healthworks began occupying 1619 East Edinger Avenue. In 2018, U.S. Healthworks was acquired by Concentra Health Services, Inc. On November 22, 2019, the City received a Development Project (DP) application on behalf of Concentra to expand its operations into 1621 and 1623 East Edinger Avenue. Since then, staff and the applicant have been working together to address current zoning, Building Division, and Public Works Agency requirements.

Concentra is a national health care company focused on improving the health of America's workforce. It provides occupational medicine, urgent care, physical therapy, and wellness services from more than 520 medical centers in 44 states. In addition to these medical center locations, Concentra serves employers by providing a broad range of health services by operating more than 140 medical facilities.

Project Analysis

Conditional Use Permit for Industrial Medical Clinic

The applicant is requesting approval of a CUP to allow the expansion of an existing industrial medical clinic. Pursuant to Santa Ana Municipal Code (SAMC) Section 41-472(j), an industrial medical clinic within the Light Industrial (M1) zoning district requires review and approval of a CUP

by the Planning Commission. 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.

Staff has reviewed the applicant's request for the expansion of the existing industrial medical clinic and has determined that the use at the subject location will not be detrimental to the health, safety, and welfare of the surrounding community. The industrial medical clinic will not adversely affect the General Plan. The project is located within the Industrial (IND) General Plan land use designation, which plays a vital component to the city's economic health. These areas provide employment opportunities for local residents, and generate municipal revenues for continued economic. Typical uses found in this district include light and heavy product manufacturing and assembly and commercial uses which are ancillary to industrial uses in the district, such as industrial medical clinics.

Approval of the CUP will be consistent with several goals and 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. Furthermore Goal 1 of the Public Facilities Element promotes the need for sufficient public, cultural, recreational, educational, social service and related facilities to meet the community's needs. The industrial medical clinic will continue to provide a service to Santa Ana residents and workers.

Variance for Off-Street Parking

The applicant is requesting approval of a variance application to allow a reduction in required off-street parking. Pursuant to Section 41-1346 of the SAMC, medical clinics are required to be parked at the rate of five spaces for each 1,000 square feet of gross floor area. In addition, per SAMC Section 41-1390, manufacturing uses required two spaces per 1,000 square feet of production area. Based on this ratio, 48 parking spaces are required for the industrial medical clinic and six parking spaces are required for the operation of the adjacent manufacturing use (located at 1625 East Edinger Avenue) for a total of 54 on-site parking spaces. The applicant is proposing to provide 40 parking spaces on-site, which is 26 percent less than the required parking.

Table 2: Off-Street Parking

Land Use	Address	SAMC Requirement	Square Footage	Required
Industrial Medical Clinic	1619	5 spaces per 1,000 sq. ft. of gross floor area	3, 200 sq. ft.	48 spaces
	1621		3, 200 sq. ft.	
	1623		3, 200 sq. ft.	
Manufacturing Business	1625 E. Edinger Ave	2 spaces per 1,000 sq. ft. of gross production area	3,200 sq. ft.	6
			Total Required	54 spaces
			Total Provided	40 spaces
			Deficiency	14 spaces (26% Reduction)

Pursuant to Section 41-632 (a) (2) of the SAMC, the Planning Commission may grant a variance for a reduction in required parking if the reduction exceeds 20-percent of the minimum requirement and when it can be shown that there exists a special circumstance related to the property, it is necessary for the preservation and enjoyment of one or more substantial property rights, it will not be materially detrimental to the public welfare or injurious to surrounding property, and it will not adversely affect the General Plan of the City.

Staff has prepared the following analysis that forms the basis for the variance recommendation contained in this report. To determine whether or not the proposed parking spaces will be adequate to support the operations of the proposed industrial medical clinic and the adjacent manufacturing business, a Parking Demand Analysis was prepared by Overland Traffic Consultants, Inc., a traffic and transportation engineering firm (Exhibit 8). The study used the Institute of Transportation Engineer’s parking demand to determine the parking demand of both uses on-site and determined that a peak demand of 37 parking spaced would be needed for the combined land uses. The peak demand has been determined to occur from 9:00 a.m. to 10:00 a.m., 12:00 p.m. to 2:00 p.m. and from 6:00 p.m. to 7:00 p.m. Based on the results of the parking analysis, a surplus of three parking spaces will be provided on-site, with the existing 40 parking stalls sufficient to meet the demand of both uses. Furthermore, the project site is located in transit-friendly environment with transit, bicycling and walking amenities that facilitate and encourage alternative modes of transportation, further contributing to a reduction in parking demand. The nearest bus stop is located at the intersection of Edinger Avenue and Lyon Street. No additional traffic congestion is anticipated from the proposed facility. As part of the development process, the Public Works Agency reviewed the project and did not identify the need for any traffic mitigations. In addition, conditions of approval have been added to the variance to limit the number of participants on-site at one time. The variance will not be materially detrimental to the public welfare or injurious to surrounding properties.

Table 3: California Environmental Quality Act, Public Notification & Community Outreach

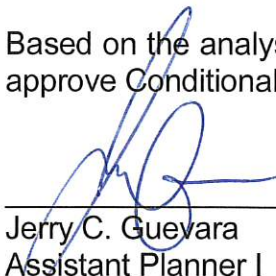
CEQA, Strategic Plan Alignment, Public Notification & Community Outreach	
CEQA	
CEQA Type	Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines
Document Type	Notice of Exemption, Environmental Review No. 2019-110
Reason(s) Exempt or Analysis	This exemption applies to the operation, licensing or minor alteration of private structures, involving no negligible or no expansion of existing or former use. The existing building is 12,800-square feet in floor area within M1 zone which allow the proposed use. Only minor interior and exterior improvements are being proposed and the proposed use is consistent with the former uses on-site.
Public Notification & Community Outreach	
Required Measures	A public notice was posted on the project site on August 14, 2020.
	Notification by mail was sent to all property owners and occupants within 500 feet of the project site on August 14, 2020.
	Newspaper posting was published in the Orange County Reporter on August 14, 2020.

Economic Development Benefits

The project will generate permit fees, temporary jobs, permanent jobs and needed services for the community. The improvements for the project will require permit fees ranging from \$10,000 to \$15,000 paid to the City and will result in temporary construction jobs. It is estimated that five to seven new job opportunities will be created with the operation of the facility and approximately \$600 annually will be paid in business taxes.

Conclusion

Based on the analysis provided within this report, staff recommends that the Planning Commission approve Conditional Use Permit No. 2020-17 and Variance No. 2020-03 as conditioned.



Jerry C. Guevara
Assistant Planner I

JG:S:\Planning Commission\2020\08-24-20\CUP No. 2020-17 & VA No. 2020-03 for Cocentra at 1619 E. Edinger Ave\CUP No. 2020-17 & VA No. 2020-03 for Concentra.RFPCA.doc

- Exhibits:
- 1 – CUP No. 2020-17 Resolution
 - 2 – VA No. 2020-03 Resolution
 - 3 – Vicinity Zoning & Aerial View
 - 4 – Site Photo
 - 5 – Site Plan
 - 6 – Floor Plan
 - 7 – Landscape Plan
 - 8 – Parking Demand Study

EXHIBIT 1

12-87

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2020-17 AS CONDITIONED TO ALLOW THE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619 EAST EDINGER AVENUE INTO TWO ADJACENT TENANT SPACES LOCATED AT 1621 AND 1623 EAST EDINGER 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. Edwin Mohabir, representing Concentra Health Services, Inc. ("Applicant"), is requesting approval of Conditional Use Permit (CUP) No. 2020-17 to allow the expansion of an existing 3,200-square industrial medical clinic located at 1619 East Edinger Avenue into two adjacent tenant spaces located at 1621 and 1623 East Edinger Avenue. The total floor area of the entire completed facility will be 9,600 square feet.
- B. Pursuant to Santa Ana Municipal Code (SAMC) Section 41-472.5(j), industrial medical clinics within the Light Industrial (M1) zoning district require approval of a CUP.
- C. Pursuant to SAMC Section 41-638, the Planning Commission is authorized to review and approve the CUP for this project as set forth by the SAMC.
- D. On August 24, 2020, the Planning Commission held a duly noticed public hearing for CUP No. 2020-17.
- 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. 2020-17, for an industrial medical clinic, have been established as required by SAMC Section 41-638:
 1. That the proposed use will provide a service or facility which will contribute to the general well being of the neighborhood or community.

The proposed expansion of an existing industrial medical clinic will provide a service to persons and families that are working or residing in the area. The clinic will provide a benefit to the community by providing needed services to the targeted

population. Concentra provides occupational health, physical therapy, and urgent cares services.

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 expansion of the existing industrial medical clinic will not be detrimental to the health, safety or welfare of those residing or working in the vicinity. The facility will be operated within an existing commercial and industrial building and the proposed expansion and its operations are compatible with nearby commercial and industrial uses. Impacts are not anticipated from the project.

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

The industrial medical clinic will not adversely affect the economic stability or future economic development of properties in the surrounding area. The proposed industrial medical clinic expansion will occupy a vacant tenant space which will help re-establish economic use of the property and help activate the industrial center. The project also includes exterior improvement investments that will improve the appearance and economic stability of the area.

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

The proposed use complies with the regulations and conditions in Chapter 41 (Zoning) of the SAMC. As part of this application, the Applicant is proposing to conduct exterior and interior improvements to the site. The M1 zoning district allows for industrial medical clinics subject to a conditional use permit. The use is similar in nature to other uses that are permitted within the M1 zoning district. A condition of approval has been added to require front yard landscaping and a property maintenance agreement to be recorded against the property which will ensure that the property and all improvements are properly maintained.

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 expanded industrial medical clinic will not adversely affect the General Plan. The project is located within the Industrial (IND) General Plan land use designation which plays a vital

component to the city's economic health. These areas provide employment opportunities for local residents, and generate municipal revenues for continued economic growth. Typical uses found in this district include light and heavy product manufacturing and assembly and commercial uses which are ancillary to industrial uses in the district. Approval of the CUP will be consistent with several goals and 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, and Policy 5.5 encourages development that is compatible with and supporting of surrounding land uses. The proposed industrial medical clinic expansion will continue to allow Concentra to provide needed services to the City's residents and workers.

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) of the CEQA Guidelines. The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of the use. The existing 12,800-square foot building is within the M1 zone which allows for such use. The proposed industrial medical clinic does not involve an expansion in use since the building has been utilized by similar industrial medical clinic uses in the past. As a result, Categorical Exemption, Environmental Review No. 2019-110 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, referendum, and other 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, which approval will not be unreasonably withheld, 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. Conditional Use Permit No. 2020-17 shall not be effective unless and until the Planning Commission reviews and approves Variance No. 2020-03. If said approvals are held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise denied, then this conditional use permit shall be null and void and have no further force and effect.

Section 5. The Planning Commission of the City of Santa Ana after conducting the public hearing hereby approves CUP No. 2020-17, as conditioned in Exhibit A, attached hereto and incorporated herein for the project located at 1619, 1621 and 1623 East Edinger Avenue. This decision is based upon the evidence submitted at the abovesaid hearing, which includes, but is not limited to: the Request for Planning Commission Action dated August 24, 2020, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 24th day of August, 2020.

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Mark McLoughlin
Chairperson

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

By: _____
Lisa Storck
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2020-XX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on August 24, 2020.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2020-17

Conditional Use Permit No. 2020-17 for an industrial medical clinic use is approved subject to compliance, to the reasonable satisfaction of the Executive Director of the Planning and Building Agency, 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 following conditions of approval shall be met:

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

1. All proposed site improvements must conform to the Development Project Review (DP No. 2019-45) and the staff report exhibits are incorporated herein by reference.
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. The operation of the industrial medical clinic is also subject to Variance No. 2020-03, as conditioned.
4. Prior to the issuance of a Building Permit, the Applicant shall submit a landscape and irrigation plan to the Planning Division for review and approval. The landscape and irrigation shall comply with the zoning district's landscape standards, the Water Efficient Landscape Ordinance (WELO), and the Citywide Design Guidelines.
5. Prior to the issuance of a Building Permit, 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, Developer/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; adherence to approved project phasing etc.), if applicable;

- 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) if applicable;
- c. 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 Developer/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; and
- 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.

EXHIBIT 2

12-1434

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2020-03 AS CONDITIONED ALLOWING A REDUCTION IN REQUIRED OFF-STREET PARKING TO FACILITATE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619, 1621 AND 1623 EAST EDINGER 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. Edwin Mohabir, representing Concentra Health Services, Inc. ("Applicant"), is requesting approval of Variance (VA) No. 2020-03 to allow a reduction in required off-street parking for an industrial medical clinic located at 1619, 1621 and 1623 East Edinger Avenue.
- B. Pursuant to Santa Ana Municipal Code (SAMC) Section 41-1346, medical clinics are required to provide on-site parking at a rate of five spaces per 1,000 square feet of gross floor area. Based on this ratio, 54 parking spaces are required for the proposed industrial medical clinic and existing manufacturing use on-site. The Applicant is proposing to provide 40 parking spaces on-site, 26 percent less than the required on-site parking, therefore, requiring approval of a variance.
- C. Pursuant to SAMC 41-632, the Planning Commission is authorized to review and approve a variance for a reduction in off-street parking for the subject property and project as set forth by the SAMC.
- D. On August 24, 2020, the Planning Commission held a duly noticed public hearing for VA No. 2020-03.
- 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 VA No. 2020-03, for a reduction in required off-street parking, have been established as required by SAMC section 41-638:
 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 provisions of this Chapter.

There are special circumstances related to the existing conditions of the property. In 1969, the building and site improvements were constructed which included a 12,800-square foot building. In order to meet the City's current off-street parking requirements for an industrial medical clinic, significant modifications to the building and site, such as demolishing portions of the building, would be required. Strict application of the off-street parking regulations would not allow the tenant to expand its operations and services to its customers. The parking analysis conducted by Overland Traffic Consultants, Inc., supports the intent of the code which is to provide sufficient off-street parking. The study indicates that there would be sufficient parking for the proposed use, therefore, no parking impacts to the nearby uses or properties will be created.

2. That the granting of a variance is necessary for the preservation and enjoyment of one (1) or more substantial property rights.

Granting this variance is necessary for the preservation and enjoyment of substantial property rights. Granting this variance will allow the property to continue and expand its use as an industrial medical clinic which will benefit the community at large. The use is compatible with surrounding land uses and will not be detrimental to the surrounding community.

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

Granting this variance will not be detrimental to the public or surrounding properties. A parking analysis was conducted which concluded that a peak demand of 37 parking spaces would be needed for the combined land uses on-site. The peak demand has been determined to occur from 9:00 a.m. to 10:00 a.m., 12:00 p.m. to 2:00 p.m. and from 6:00 p.m. to 7:00 p.m. Based on the results of the parking analysis, a surplus of three (3) parking spaces will be provided on-site and the proposed 40 parking stalls are sufficient to meet the demand of both land uses. Furthermore, conditions of approval have been added to the variance which would mitigate, if there was any, impact to surrounding properties.

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

The variance for a reduction in required off-street parking will not adversely affect the General Plan. The project is located within the Industrial (IND) General Plan land use designation which plays a vital component to the city's economic health. These areas provide employment opportunities for local residents, and generate municipal revenues for continued economic growth. Typical uses found in this district include light and heavy product manufacturing and assembly, and commercial uses which are ancillary to industrial uses in the district. Approval of the variance will be consistent with several goals and policies of the General Plan. The expanded industrial medical clinic will not adversely affect the General Plan. Policy 2.2 of the Land Use Element encourages land uses that accommodate the City's needs for goods and services and Policy 5.5 encourages development that is compatible with and supporting of surrounding land uses. The proposed industrial medical clinic expansion will continue to allow Concentra to provide needed services to the City's residents and workers.

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) of the CEQA Guidelines. The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of the use. The existing 12,800-square foot building is within the M1 zone which allows for such use. The proposed industrial medical clinic does not involve an expansion in use since the building has been utilized by similar industrial medical clinic uses in the past. As a result, Categorical Exemption, Environmental Review No. 2019-110 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, referendum, and other 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, which approval will not be unreasonably withheld, 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. Variance No. 2020-03 shall not be effective unless and until the Planning Commission reviews and approves Conditional Use Permit No. 2020-17. If said approvals are held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise denied, then this variance shall be null and void and have no further force and effect.

Section 5. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves VA No. 2020-03 as conditioned in Exhibit A, attached hereto and incorporated as though fully set forth herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated August 24, 2020, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 24th day of August, 2020.

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Mark McLoughlin
Chairperson

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

By: _____
Lisa E. Storck
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2020-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on August 24, 2020.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Variance No. 2020-03

Variance No. 2020-03 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 following conditions of approval shall be met:

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

1. All proposed site improvements must conform to the Development Project Review (DP No. 2019-45) and the staff report exhibits are incorporated herein by reference.
2. 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.
3. The operation of the industrial medical clinic is also subject to Conditional Use Permit No. 2020-17, as conditioned.
4. Prior to the issuance of a Building Permit, the Applicant shall submit a landscape and irrigation plan to the Planning Division for review and approval. The landscape and irrigation shall comply with the zoning district's landscape standards, the Water Efficient Landscape Ordinance (WELO), and the Citywide Design Guidelines.
5. Prior to the issuance of a Building Permit, 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, Developer/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; adherence to approved project phasing etc.), if applicable;
 - 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) if applicable;

- c. 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 Developer/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; and
- 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.

EXHIBIT 3

12-2512

**CUP No. 2020-17 & VA No. 2020-03
1619, 1621 & 1623 E. Edinger Avenue**



Exhibit 3 - Vicinity Zoning & Aerial View



EXHIBIT 4

12-234

**CUP No. 2020-17 & VA No. 2020-03
1619, 1621 & 1623 E. Edinger Avenue**

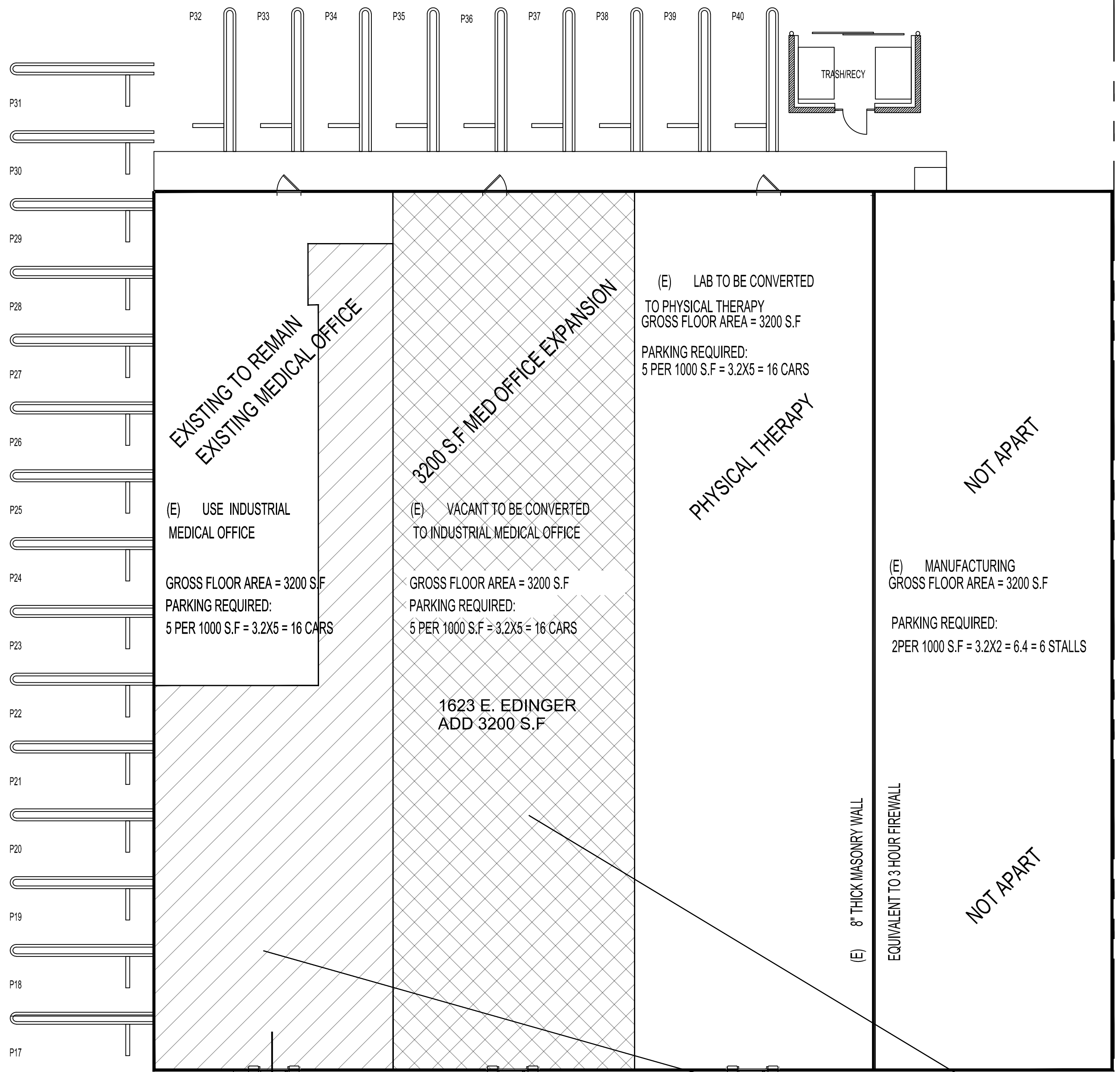


Exhibit 4 – Site Photo

EXHIBIT 5

12-256

PL
COMMON
DRIVEWAY



SUMMIT
COLLEGE

ITEM # A6 - PARKING TABULATION

PARKING REQUIRED:

1619 E. EDINGER	16 STALLS
1621 E. EDINGER	16 STALLS
1623 E. EDINGER	16 STALLS
1625 E. EDINGER	6 STALLS
TOTAL REQUIRED	54 STALLS
PARKING PROVIDED	40 STALLS
PARKING DEFICIT	14 STALLS
PERCENTAGE DEFICIT	26
VA REQUIRED	

PROJECT DATA

Project Address:
1619 E. Edinger Ave
1621 E. Edinger Ave
1623 E. Edinger Ave
APN: 402-241-10

Applicant:
Edwin Mohabir (323)459-8809

General Plan Land Use Designation Light Industrial
Allowable FAR ?
Zoning M1

Total Lot Area 33,839 square feet 0.78 ac.
Existing medical office = 3200 square feet
Proposed medical expansion = 3200 square feet
Proposed Physical Therapy = 3200 square feet
Existing Manufacturing = 3200 square feet

Parking Tabulation:
Gross floor area for all medical use = 9600 square feet
Parking required 5 per 1000 s.f. = 48 stalls
Manufacturing 2 per 1000 s.f. = 6.4 stalls
Total parking required = 54 stalls
Existing parking = 38 stalls
Existing ADA complying stalls = 2 stalls
Total provided = 40 stalls

Occupancy Type:
1619 E. Edinger Ave Group B Occupancy
1621 E. Edinger Ave Group B Occupancy proposed
1623 E. Edinger Ave Group B Occupancy proposed
1625 E. Edinger Ave Group F1 Occupancy
Construction type Type VB
Exterior walls Masonry
Roof Materials Panelized roof with wood beams and purlins
Non Sprinklered Building
Building Height = 15 ft.
Allowable Building Height = 40 ft. per CBC Tbl. 504.3

There are no existing or proposed easements.
There are no fence around the property.

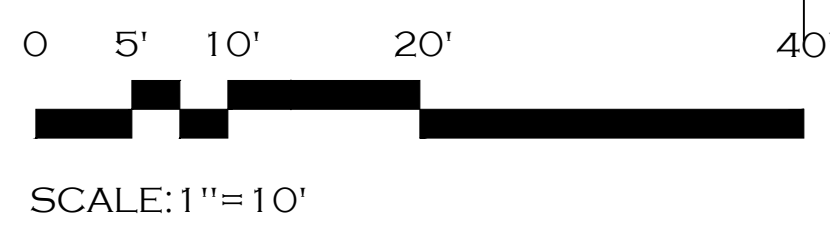
APPLICABLE CODES:
2019 California Building Code (CBC)
2019 California Residential Code (CRC)
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Energy Code
2019 California Green Standards Code (CALGreen)
Santa Ana Municipal Code (SAMCU)

SHEET INDEX:

A-1.0	CUP PLOT PLAN
A-1.01	DEVELOPMENT REVIEW APPROVAL
A-1.1	SITE PLAN
A-1.2	PARKING CALCULATIONS
A-1.3	AREA CALCULATIONS
A-2.0	EXITING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-2.2	OCCUPANT LOAD AND EXITING PLAN
C-1	COVER SHEET
C-2	SITE GRADING PLAN
C-3	UTILITY PLAN
L-1	PLANTING PLAN
L-2	IRRIGATION PLAN
L-3	DETAILS
L-4	DETAILS
L-5	DETAILS
L-6	NOTES

LEGEND

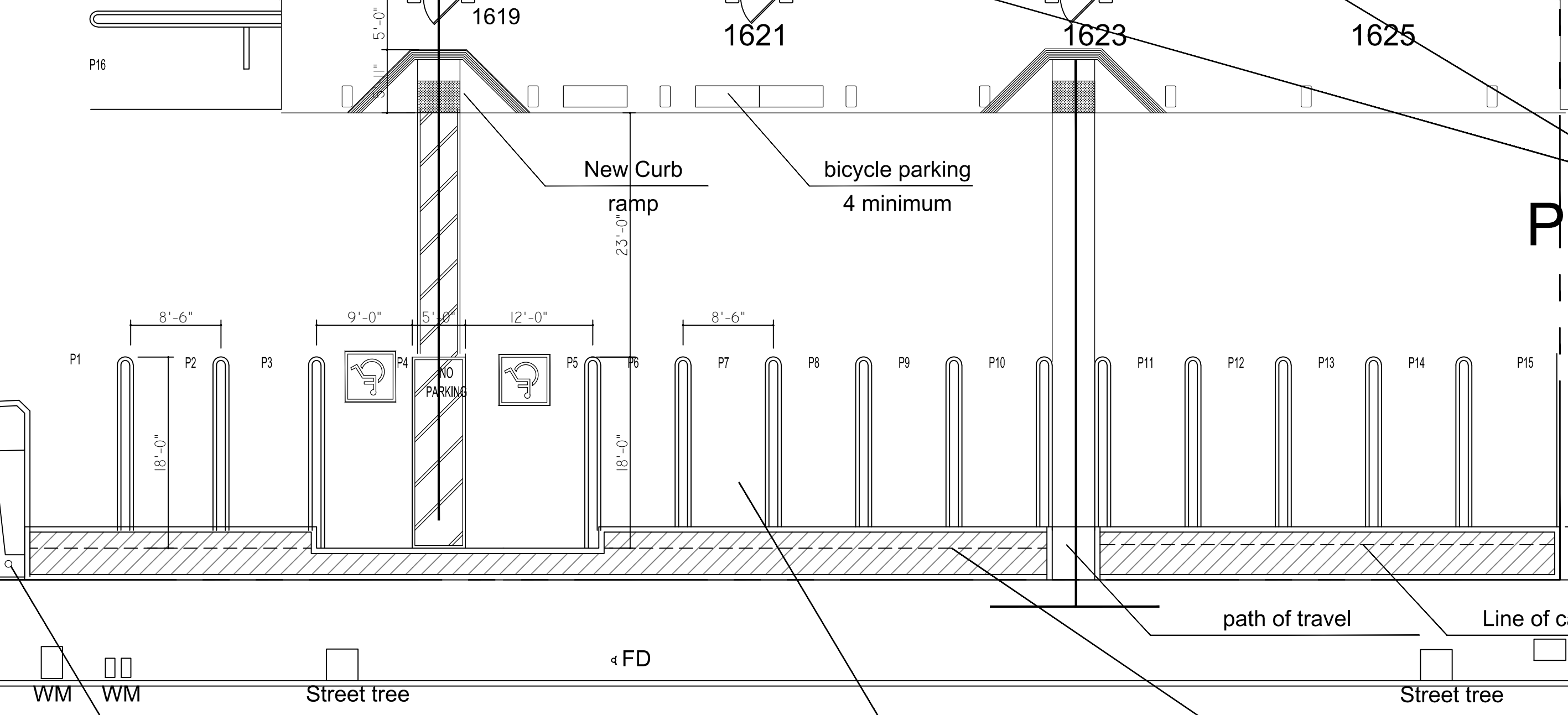
--- POT: ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVEL AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" AND AT LEAST 48" IN WIDTH. THE SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% SLOPE, UNLESS OTHERWISE INDICATED. LANDING AT DOORWAYS SHALL BE 2% MAX.



COMMON
DRIVEWAY

PL

PL



ITEM # A4
NON CONFORMING POLE SIGN TO BE REMOVED. MONUMENT SIGN IF DESIRED MUST COMPLY TO SECTION 41-862 OF THE SAMC.

ITEM # A1
PARKING LOT RE-STRIPE PER SANTA ANA CITY STDS

ITEM # A2 & 3
5' LANDSCAPE SEE LANDSCAPE PLANS

EDWIN MOHABIR
EM
ARCHITECT, INC.

SANTA CLARITA, CA 91381
24979 CONSTITUTION AVE. #1435
EDWIN.MOHABIR@GMAIL.COM
TEL: 323-459-8809

LICENSED ARCHITECT
EDWIN R. MOHABIR
C23674
Exp. 02-28-21
STATE OF CALIFORNIA

OWNER/ADDRESS:
Concentra
1619-1623 EDINGER AVE.
SANTA ANA, CA 92705

CONTACT:
LISA STEWART
CONSTRUCTION MANAGER
(661)481-1851

SCOPE:
TENANT IMPROVEMENT
AND OFFICE EXPANSION

NOTES/REVISIONS:

PROJECT DATA:

DATE:	07-14-2020
ARCHITECT:	EM
CHECKED BY:	EM
DRAWN BY:	EM
PROJECT NO.:	1906
SCALE:	1" = 10'-0"

SHEET NAME/NUMBER:
CUP PLOT PLAN
A-1.0

EXHIBIT 6

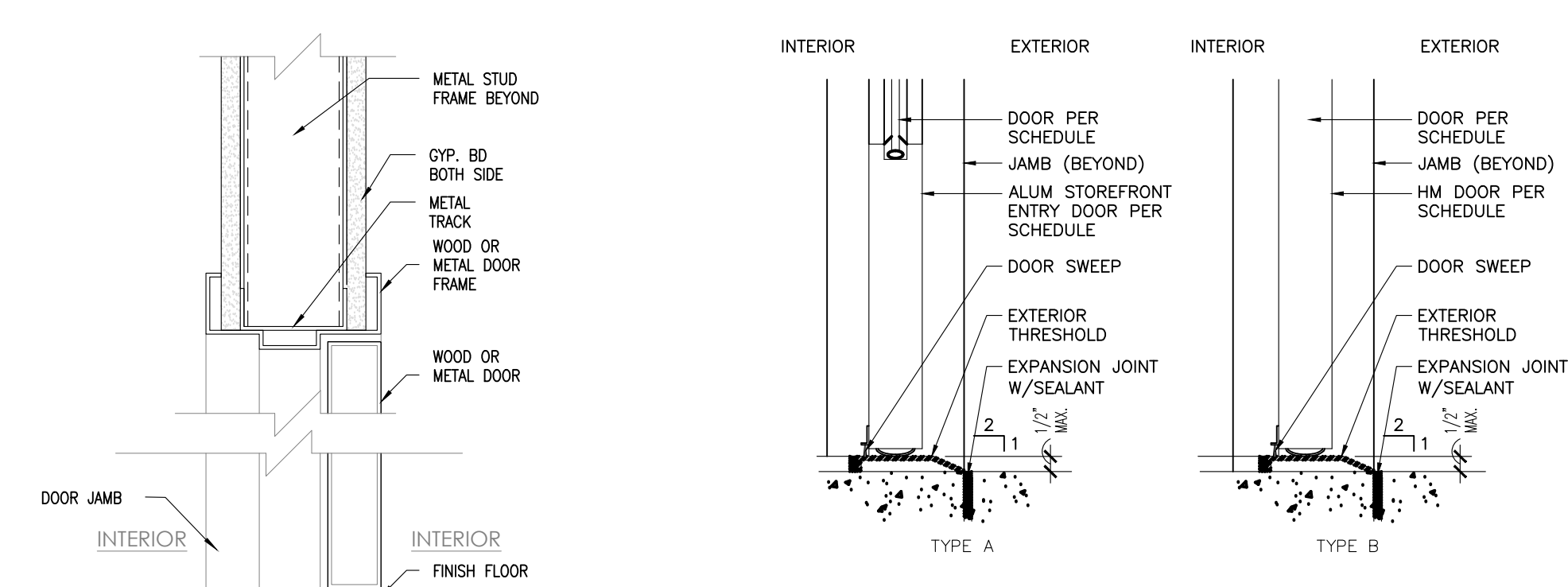
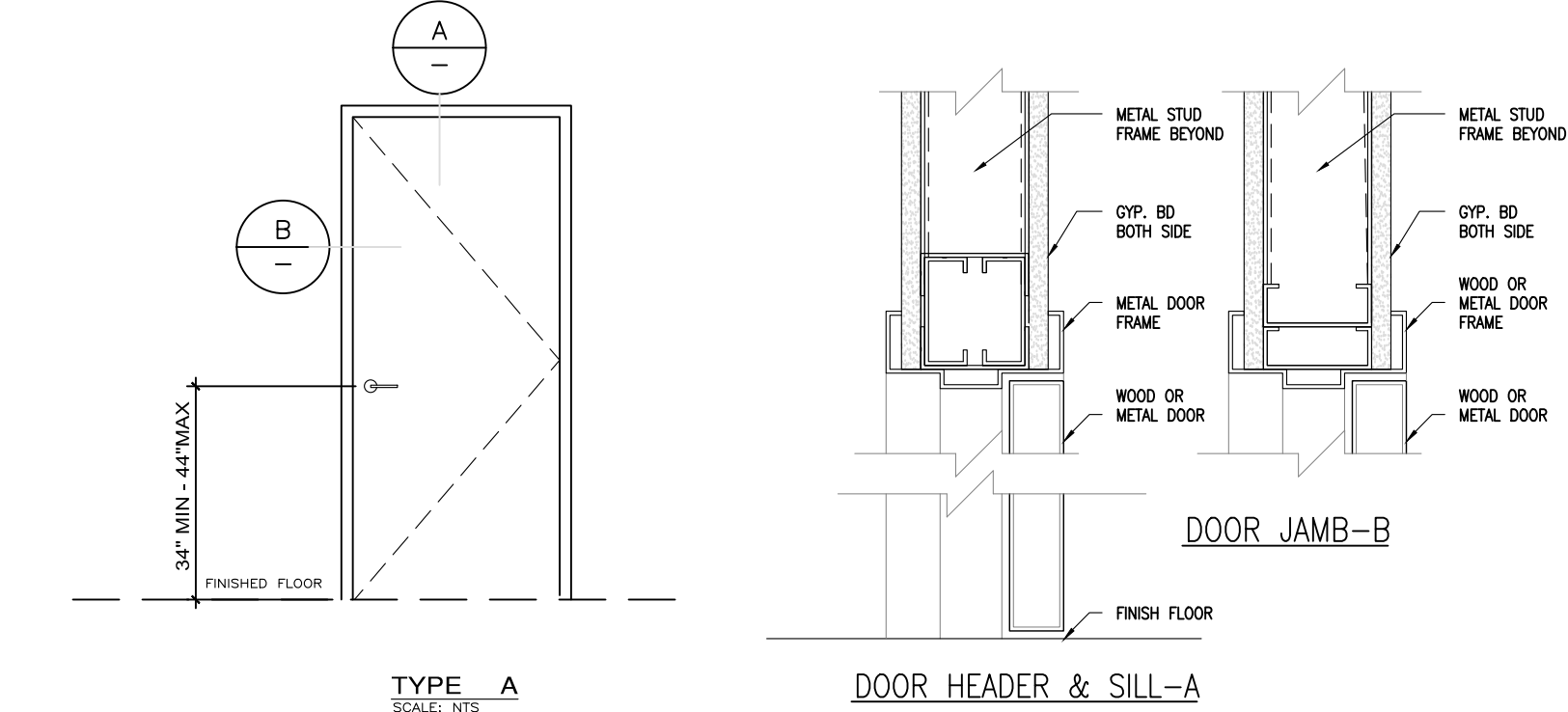
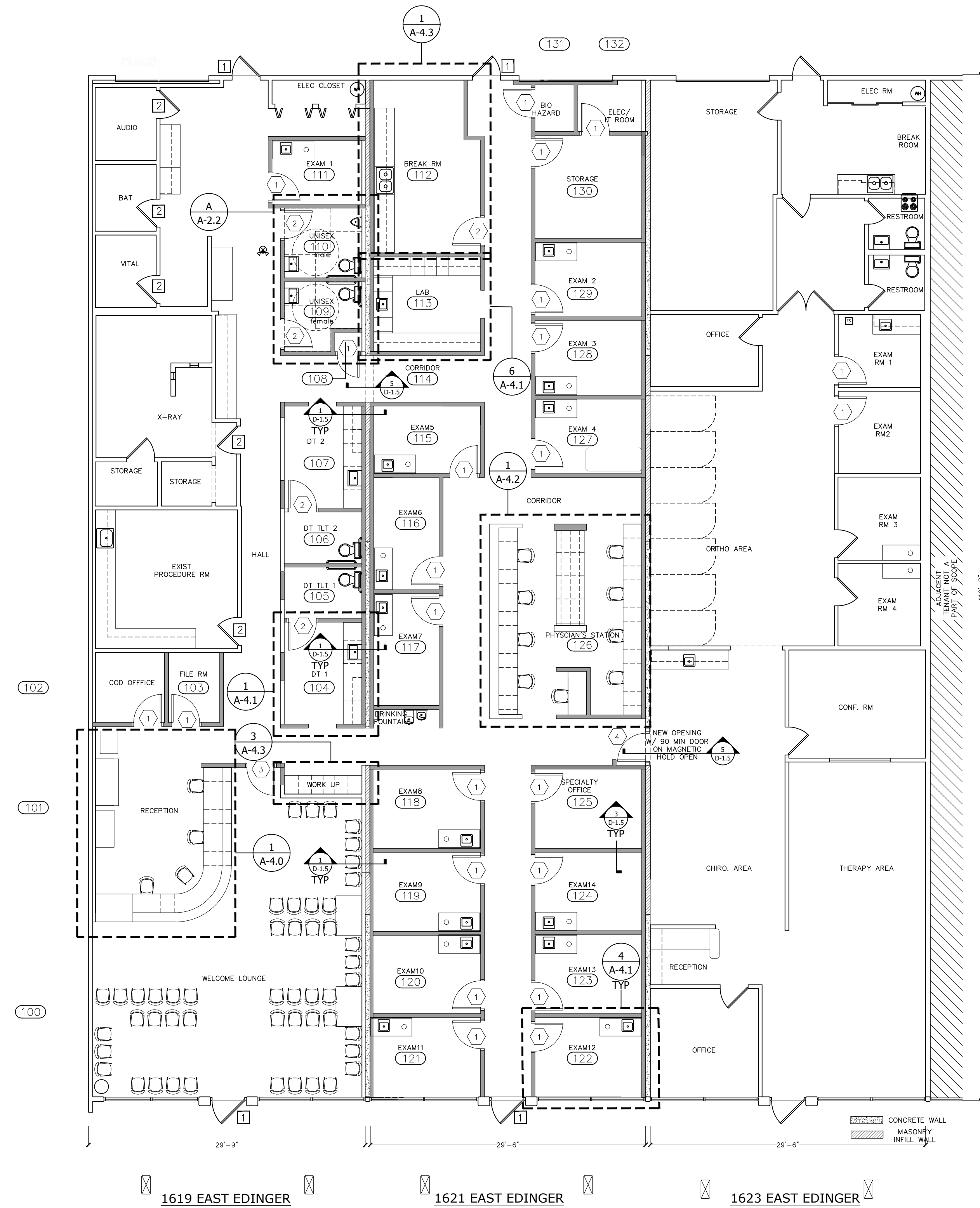
12-258

DOOR SCHEDULE

DOOR & FRAME SCHEDULE											
NO.	SIZE	DOOR				FRAME				HARDWARE	FIRE RATINGS & ETC.
		TYPE	MAT.	CORE	FINISH	TYPE	MAT.	FINISH			
1	36"x84"x1-3/4"	A	W	SC	PL	-	-	HM	AL	LS, CL	OFFICE/EXAM/TREATMENT/ CONFERENCE/STORAGE
2	36"x84"x1-3/4"	A	W	SC	PL	-	-	HM	AL	LPBRS, CL	BREAK ROOM/ RESTROOMS
3	36"x84"x1-3/4"	A	W	SC	PL	T	-	HM	AL	PB, CL	HALLWAY
4	36"x84"x1-3/4"	A	HM	HM	PL	-	-	HM	AL	PB, MAGNETIC HOLD OPEN	90 MIN FIRE RATED

NOTE:
 SINGLE INTERIOR DOOR: 3'-0" X 8'-0" X 1 3/4" SOLID COOR, PLASTIC LAMINATE DOOR/PLASTIC LAMINATE TO BE: FORMICA #208-1X GLACIUR CHERRY (LUXE FINISH), TO MATCH EXISTING.
 SINGLE RATED INTERIOR DOOR: 3'-0" X 8'-0" X 1 3/4" 20 MIN RATING. BUILDING STANDARD DOOR.
 SINGLE INTERIOR DOOR: 3'-0" X 8'-0" X 1 3/4" SOLID COOR, PLASTIC LAMINATE DOOR W/ INTRAGAL FRAMED SIDELIGHT (MAX WIDTH).
 1. ALL DOORS TO BE UNDERCUT TO CLEAR FINISH COVERHANG AND/OR THRESHOLD BY 2" UNLESS OTHERWISE NOTED.
 2. ALL DOOR FRAMES TO BE: "WESTERN INTEGRATED" 1 3/8" PROFILE, CLEAR ANODIZED ALUMINUM FINISH.
 3. PROVIDE FLOOR DOOR STOPS: IVES DOME STOP, (OR EQ)

LEGEND					
AL	ANODIZED ALUMINUM	HM	HOLLOW METAL	PB	PANIC BAR
BB	BALL BEARING BOLTS	IN	INSULATED	PRE	PRE FINISHED
C	CHAIN	LPBRS	LEVER PRIVACY SET	PT	PAINT
CL	CLOSER	LS	LOCK SET	SC	SOLID CORE
DB	DEAD BOLT	NRP	NON REMOVABLE PIN	ST	STAIN
GL	GLAZING	PL	PLASTIC LAMINATE	ST	STOP
				T	TEMPERED
				TH	ALUMINUM THRESHOLD
				W	WOOD
				WS	WEATHERSTRIPPING
				E	EXISTING DOOR TO REMAIN



INTERIOR THRESHOLD DETAIL
SCALE: N.T.S.

EXTERIOR THRESHOLD DETAIL
SCALE: N.T.S.

PROPOSED PLAN LEGEND

- NEW WALL SEE DETAIL 3/ SHEET D-1-5
- EXISTING WALL TO REMAIN
- EXISTING STRUCTURAL CONCRETE WALL TO REMAIN INTACT
- EXISTING NON STRUCTURAL MASONRY WALL
- NEW DOOR
- EXISTING DOOR AND FRAME TO REMAIN
- EXIST. 3'-0" WIDE EXIT DOOR W/ LEVER HARDWARE OPENABLE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- EXIST. 3'-0" WIDE DOOR TO REMAIN

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

EDWIN MOHABIR
EM
 ARCHITECT, INC.
 SANTA CLARITA, CA 91381
 24979 CONSTITUTION AVE. #1435
 EDWIN.MOHABIR@GMAIL.COM
 TEL: 323-459-8809

REGISTERED ARCHITECT
 EDWIN R. MOHABIR
 C23674
 Exp. 02-28-21
 STATE OF CALIFORNIA

OWNER/ADDRESS:
Concentra
 1619-1623 EDINGER AVE.
 SANTA ANA, CA 92705

CONTACT:
 LISA STEWART
 CONSTRUCTION MANAGER
 (661)481-1851

SCOPE:
 TENANT IMPROVEMENT
 AND OFFICE EXPANSION

NOTES/REVISIONS:

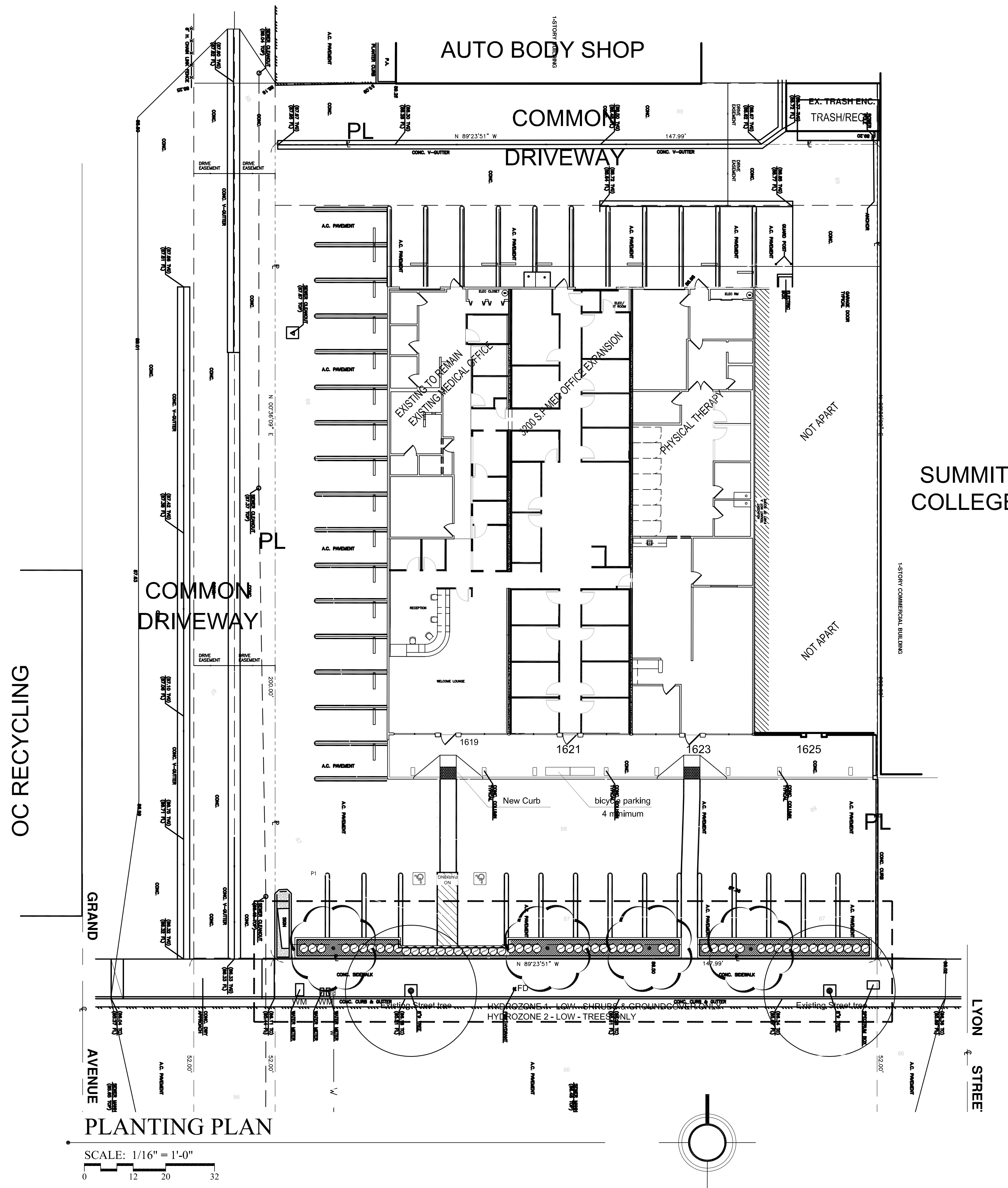
PROJECT DATA:

DATE:	07-14-2020
ARCHITECT:	EM
CHECKED BY:	EM
DRAWN BY:	EM
PROJECT NO.:	1906
SCALE:	1/8" = 1'-0"

SHEET NAME/NUMBER:
PROPOSED FLOOR PLAN AND DOOR SCHEDULE
A-2.1

EXHIBIT 7

12-260



PLANTING PLAN

SCALE: 1/16" = 1'-0"

MULCH

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

SOILS

UNLESS CONTRADICTED BY SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

LANDSCAPE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO.

Susan E. McEowen
MARCH 15, 2020

TREE LEGEND

SYMBOL → BOTANICAL NAME / WUCOLS
COMMON NAME
SIZE / QUANTITY / SIZE @ PLANTING / MAJORITY

ZELKOVA SERRATA 'MUSASHINO' / LOW COLUMNAR SAWLEAF ZELKOVA
24 INCH BOX / 4 / 10' T X 3W / 40' X 15W

2 - EXISTING STREET TREES TO REMAIN
PROTECT IN PLACE

SHRUB LEGEND

SYMBOL → BOTANICAL NAME
COMMON NAME
SIZE / QUANTITY / WUCOLS

CARISSA M. 'GREEN CARPET'
LOW GROWING NATAL PLUM
1 GAL / 56 / 1-1.5' TALL X 4' WIDE / LOW

GROUNDCOVER LEGEND

SYMBOL → BOTANICAL NAME / WUCOLS
COMMON NAME
SIZE / QUANTITY

NO SYMBOL → MULCH
3" LAYER

SEDUM S. 'DRAGON'S BLOOD'
DRAGON'S BLOOD STONECROP
FLATS / PLANT @ 18" O.C. EQ. TRIANGLE SPACING

EXISTING PEBBLES AROUND SIGN

WATER PURVEYOR

SANTA ANA WATER SERVICES
20 CIVIC CENTER PLAZA
SANTA ANA, CA 92702

ROBERT HERNANDEZ
714-641-4700

LANDSCAPER AREA & PROJECT TYPE

TOTAL LANDSCAPE AREA: 503 SQUARE FEET
PROJECT TYPE: REHABILITATED -PRIVATE

Water Efficient Landscape Worksheet

Hydrozone#/Planting Description	47.8 Santa Ana			12 month Eto for Santa Ana from Jan. 1- Dec. 31			Estimated Total Water Use (ETWU)
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Plant Factor	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area		
Regular Landscape Areas							
1) low shrubs	0.2	Drip	0.81	0.247	487	120.25	3,564
2) low trees	0.2	drip	0.81	0.247	16	3.95	117
							0
							0
Special Landscape Areas (SLA): Recycled Water							
			Totals		503	124	3,681
							0
							0
							0
							0
							0
Totals							3,681
Estimated Total Water Use (ETWU)							3,681
Maximum Allowed Water Allowance (MAWA)							6,708

ETWU must be Less than MAWA
ETWU will be "0" for 100% recycled water systems

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high			

(47.8 x 0.62) X (0.45 X 503) = 29.636 X 226.35 = 6,708 MAWA

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	503
Average ETAF	0.25
All Landscape Areas	
Total ETAF x Area	124
Total Area	503
Sitewide ETAF	0.25

THE OFFICE OF
SUSAN E. McEOWEN
LANDSCAPE ARCHITECT 2180
A CALIFORNIA CORPORATION
19197 Golden Valley Rd., #924
Santa Clarita, CA 91387
Office Telephone: (661) 212 3335
Email Address: susan@landarch.us

OWNER:
SUITE 200
25124 SPRINGFIELD COURT
VALENCIA, CA. 91355
MIKI STEWART

PROJECT:
MEDICAL BUILDING
1619 & 1623 E. EDINGER AVE.
SANTA ANA, CA. 92705

These drawings are not final and shall not be used for construction purposes until signed by Susan E. McEowen, Landscape Architect #2180. These plans and all contained thereon are an original, unpublished work and may not be duplicated, published or used in whole or part without prior written consent by Susan E. McEowen.

SHEET TITLE:
PLANTING PLAN

DATE	REVISION
APRIL 20, 2020	REV. 01
	REV. 02
	REV. 03
	REV. 04
	REV. 05



L-1

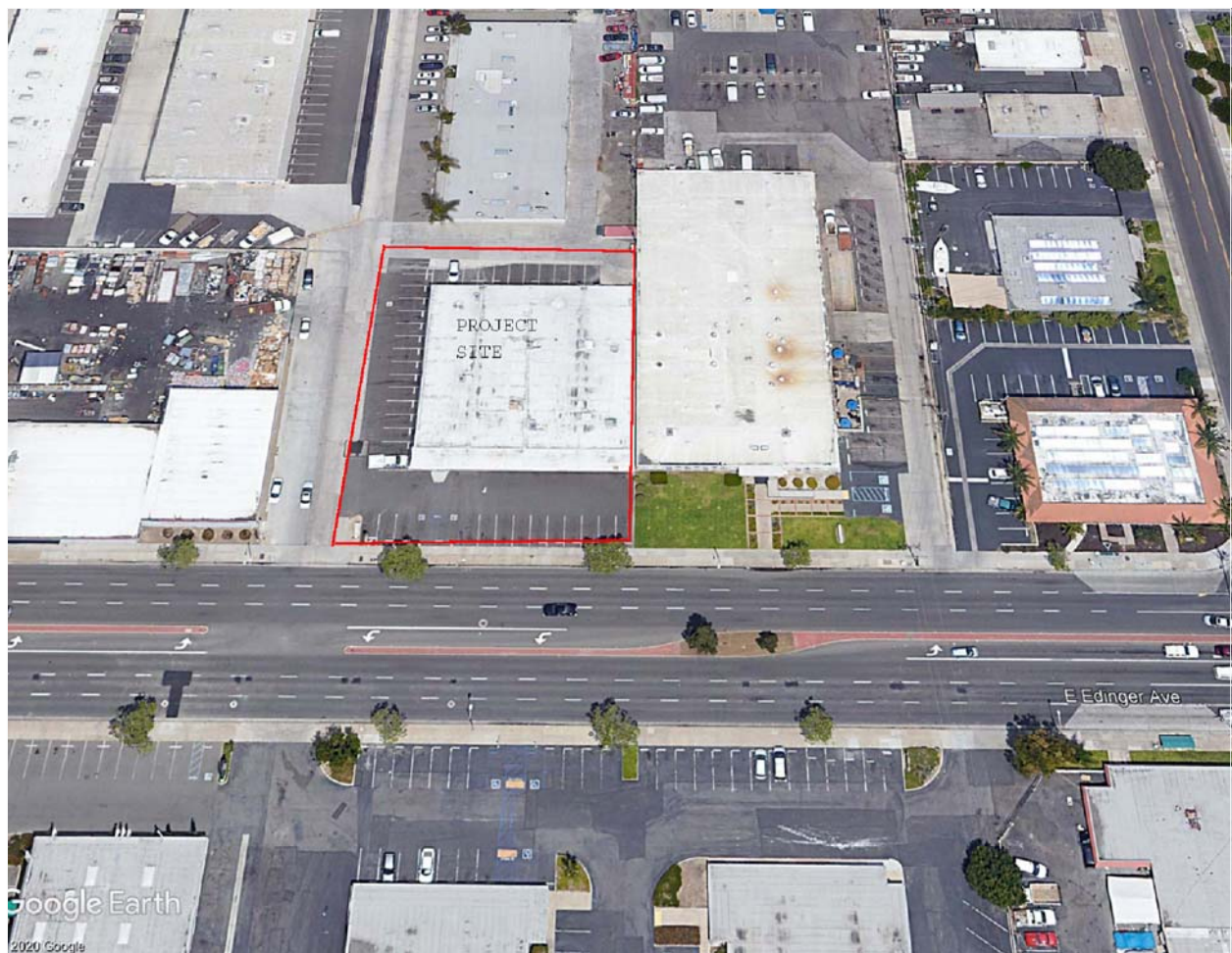
EXHIBIT 8

12-3612

PARKING DEMAND STUDY

CONCENTRA

OCCUPATIONAL MEDICINE & URGENT CARE
1619, 1621, 1623 East Edinger Avenue
in the City of Santa Ana



Google Earth

Prepared by:
Overland Traffic Consultants, Inc.
952 Manhattan Beach Bl, #100
Manhattan Beach, California 90266
(310) 545-1235



EXECUTIVE SUMMARY

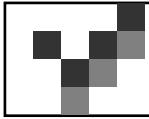
This report provides an evaluation of the parking demand for the proposed project at a site located at 1619, 1621, 1623 and 1625 East Edinger Avenue in the City of Santa Ana. The Project is located on the north side of East Edinger Avenue between South Lyon Street and Grand Avenue. There is a 12,800 square foot building existing on the site. The building is separated into four 3,200 square foot units. A permitted and occupied 3,200 industrial medical office is located within the 1619 East Edinger Avenue space of the building and a 3,200 square foot manufacturing business operates within 1625 East Edinger Avenue space of the building. The Project will:

- Expand the existing industrial medical office by an additional 3,200 square feet in the 1621 East Edinger Avenue space; and
- Provide entitlements for the associated 3,200 square feet of physical therapy space within the 1623 East Edinger Avenue portion of the building.

Surface parking for the site is provided along the southern boundary of the site and along the east and north walls of the building. After modification for path of travel and trash enclosure, there will be a total of 40 shared parking spaces provided for the building. Vehicular access is provided from East Edinger Avenue with a driveway along the western boundary of the site that is shared with the neighboring uses.

The focus of this parking demand study is to determine the City of Santa Ana code required parking and determine if the 40 parking spaces provided on-site are sufficient to accommodate the peak parking demand of the Project along with the existing uses.

The City of Santa Ana code required vehicle parking is 54 spaces. Institute of Transportation Engineers parking demand for the land uses has been determined to be 40 spaces. Based on determined usage of the Project including employees and patients, it has been found that a peak parking demand of 37 parking spaces would be needed for the combined existing and project expansion uses. The peak demand has been determined to occur from 9 to 10 AM, Noon to 2 PM and from 6 to 7 PM. This peak demand would be accommodated on site with a surplus of 3 spaces.



PARKING DEMAND STUDY

DESCRIPTION

The focus of the parking demand study is to document the City of Santa Ana code required parking for the mixed-use building located at 1619, 1621, 1623 and 1625 East Edinger Avenue and to determine the potential future peak parking demand of the building at full occupancy. Incorporated into this analysis is a goal to continue to provide sufficient on-site parking availability to accommodate the peak demand.

The 12,800 square foot building at 1619, 1621, 1623 and 1625 is currently permitted and occupied by a 3,200 square foot industrial medical office and 3,200 square foot manufacturing use. The Project, if approved, will allow for a 3,200 square foot expansion of the industrial medical office and the permit additional, associated, 3,200 square feet of physical therapy offices. Upon completion the building will house 6,800 square feet of industrial medical office with associated physical therapy and 3,200 square feet of manufacturing. A copy of the site plan is provided in Attachment A

Perpendicular parking spaces are provided along the southern boundary of the site and along the east and north walls of the building. A total of 40 on-site surface parking spaces are provided. Vehicular access is provided to/from East Edinger Avenue via a shared driveway. A channelized left turn pocket is provided on East Edinger Avenue.

PARKING DEMAND ANALYSIS PROCESS

The first step was to determine current City of Santa Ana code-parking requirement for the Project and the site as a whole. The vehicle parking requirement is 2 spaces per 1,000 square feet for the manufacturing (Section 41-1390) and 5 spaces per 1,000 square feet for the medical office (Section 41.1346).

Parking demand for the site may be reduced by use of the transit opportunities, cycling and walking in the area. The employees and patrons on site have an opportunity to use of mass transit instead of personal vehicles. Figure 1 provides a map of the Orange County mass transit services in the area.



Figure 1 Transit Services (Focused Orange County Transit Map)

Parking demand for the building based on national standards of the Institute of Transportation Engineers Parking Demand Manual was then determined based on the individual land uses and size.

Hourly parking demand for the building was then determined based on the individual land uses within the building including existing uses at code required parking rate (due to inability to collect accurate current demand) and for the Project based on operator input regarding estimated number of employees and hours and patient appointment rates and length of stay.

The estimated parking demand in this study was not reduced by anticipated transit usage to provide a conservative estimate of demand.



CITY OF SANTA ANA CODE PARKING REQUIREMENT FOR SITE

City of Santa Ana parking requirements have been calculated by the applying Zoning Code parking rates (Section 41-1390 & (Section 41-1346) as provided below in Table 1:

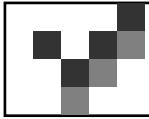
Table 1
City of Santa Ana Current Zoning Code Requirements

Land Use	Size	Parking Parking Requirement	Code Required Parking
Existing			
Medical Office	3,200 sf	5 per 1,000 sf	16
Manufacturing	3,200 sf	2 per 1,000 sf	6
Subtotal Existing	6,400 sf		22
Proposed			
Medical Office Expansion	3,200 sf	5 per 1,000 sf	16
Physical Therapy	3,200 sf	5 per 1,000 sf	16
Subtotal Proposed	6,400 sf		32
Total Required	12,800 sf		54

There will be 40 parking spaces on-site with the Project. The building will have 14 fewer on-site parking spaces than would be required by City code. However, as provided in the following two sections, Institute of Transportation Engineers parking demand is within the limits of the parking supply and the proposed new uses operational parking demand for patients and employees hourly in addition to the existing use will be within the limits of the parking supply.

INSTITUTE OF TRANSPORTATION ENGINEERS PARKING DEMAND

The Institute of Transportation Engineers (ITE) publishes a Parking Demand Handbook that provides parking demand rates for many land uses. The demand in the handbook has been determined by collecting parking data at multiple sites throughout the day. Parking demand in the ITE Parking Demand Manual, 5th Edition for manufacturing is identified as 0.82 spaces per 1,000 square feet. Parking demand for medical clinics and medical/dental offices have also been evaluated in the manual. The average rate for a



clinic is 3.89 spaces per 1,000 square feet with 12 sites studied. The average rate for a medical/dental office is 3.23 per 1,000 square feet with 117 sites studied. The ITE clinic rate was used in the estimate of the parking demand instead of medical/dental office because it is higher. The ITE based building's parking demand is provided on the following in Table 2.

Table 2
ITE Demand

Land Use	Size	85th Percentile Demand	Code Required Parking
<u>Existing</u>			
Medical Office	3,200 sf	3.89 per 1,000 sf	12
Manufacturing	3,200 sf	0.82 per 1,000 sf	3
Subtotal Existing	6,400 sf		15
<u>Proposed</u>			
Medical Office Expansion	3,200 sf	3.89 per 1,000 sf	12
Physical Therapy	3,200 sf	3.89 per 1,000 sf	12
Subtotal Proposed	6,400 sf		24
Total Required	12,800 sf		39

There will be 40 parking spaces on-site with the Project which exceeds the ITE estimated parking demand by one space.

HOURLY PARKING DEMAND BASED ON OPERATIONAL USE

Parking demand for the project and the building as a whole at 1619, 1621, 1623 and 1625 East Edinger Avenue has been determined based on current estimated demand with the Project land use demand added.

Existing Demand

The existing land uses include the 3,200 square foot industrial medical office and 3,200 square foot manufacturing use. Optimally, the building site would be surveyed to determine the existing uses demand within the parking lot. Unfortunately, this report has been initiated during the coronavirus business shutdowns and government stay put request. Parking demand counts during this time would not be representative of a typical



day. Therefore, existing parking demand was estimated as the code required parking for these two land uses. As shown in Table 1, existing parking demand is estimated as 22 parking spaces. In order to provide a conservative analysis, parking demand for every hour was estimated as 22 even though the demand would likely be smaller during different times of the day.

Project Demand

The Project parking demand was based on operations determined for the proposed 3,200 square foot industrial medical office expansion and the associated 3,200 square foot physical therapy office. Existing operators of the industrial medical office and physical therapy indicated the following:

Patients: 24 to 33 per day with 2 to 3 per hour

Employees: 9 new employees

The hours of operation are from 7 AM to 9 PM. As shown in Table 3 on the following page, the Project would create a parking demand of 11 to 15 parking spaces. When added to the existing parking demand for 22 spaces, the peak parking demand is 37 parking spaces. This peak occurs from 9 to 10 AM, noon to 2 PM and again in the evening from 6 to 7 PM. The building will have 6 more on-site parking spaces than would be needed according to parking demand based on operational use of the Project. Figure 2 on page 8, displays the hourly parking demand and found in Table 3 of the patients, the employees, the patients + employees, the existing uses and the combined total.



Table 3
SITE Parking Demand

40 Parking Spaces Provided

Time	Additon + Physical Therapy (Project)		Patients Parked	Employees Parked	Project Total Parking Demand	Existing Uses Parking Demand	Combined Demand Expansion + Existing	Parking Supply Available	Parking Surplus
	In	Out							
6 to 7 AM	0	0	0	0	0	0	40	40	
7 to 8 AM	2	0	2	9	11	22	33	40	7
8 to 9 AM	3	0	5	9	14	22	36	40	4
9 to 10 AM	3	-2	6	9	15	22	37	40	3
10 to 11 AM	2	-3	5	9	14	22	36	40	4
11 to Noon	3	-3	5	9	14	22	36	40	4
12 to 1 PM	3	-2	6	9	15	22	37	40	3
1 to 2 PM	3	-3	6	9	15	22	37	40	3
2 to 3 PM	2	-3	5	9	14	22	36	40	4
3 to 4 PM	2	-3	4	9	13	22	35	40	5
4 to 5 PM	2	-2	4	9	13	22	35	40	5
5 to 6 PM	3	-2	5	9	14	22	36	40	4
6 to 7 PM	3	-2	6	9	15	22	37	40	3
7 to 8 PM	2	-3	5	9	14	22	36	40	4
8 to 9 PM	0	-3	2	9	11	22	33	40	7
9 to 10 PM	0	-2	0	0	0	0	0	40	40

33 new patients per day

Stay estimated 2 hours per patient max

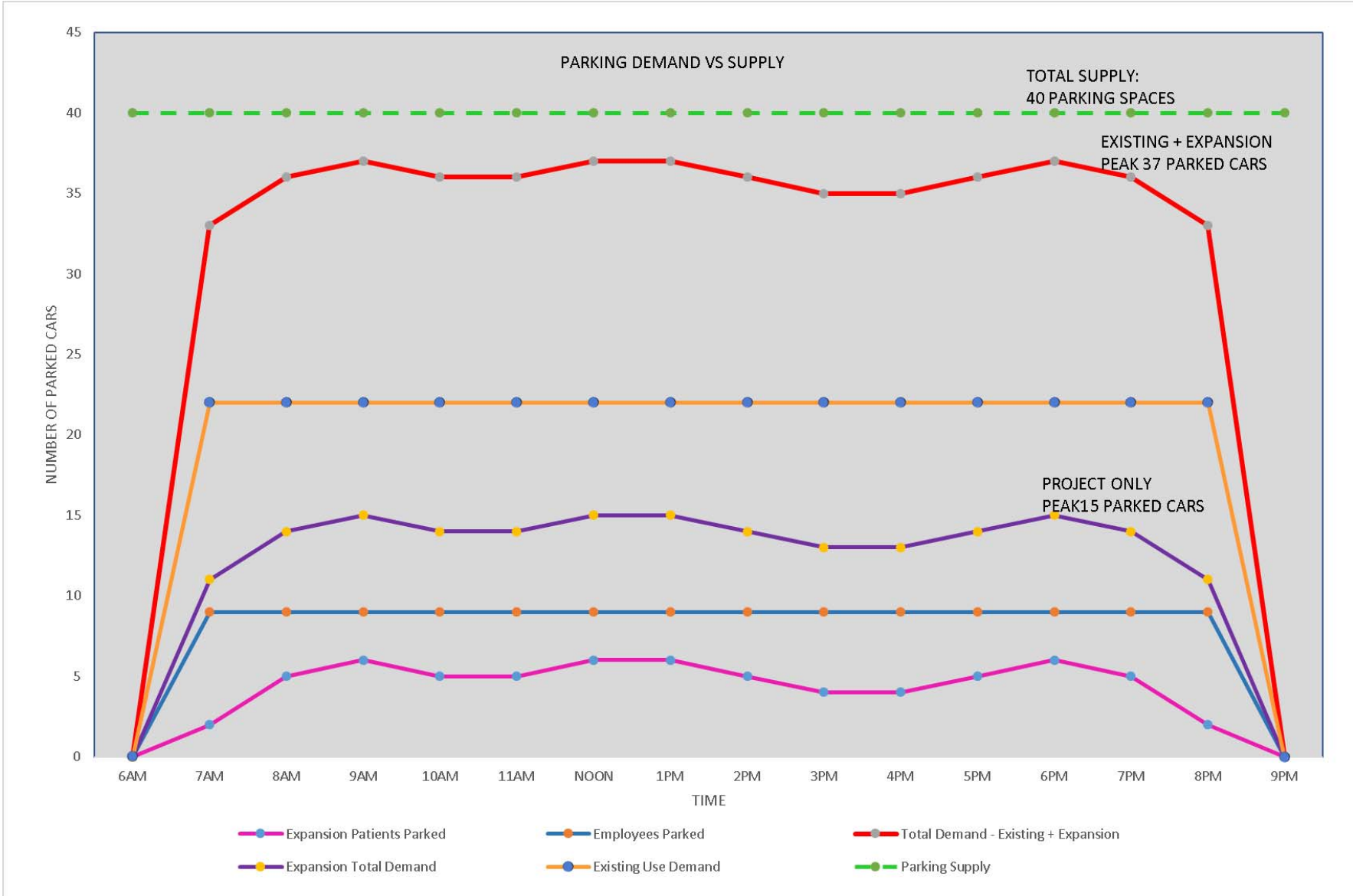


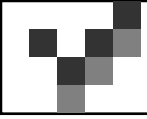
Figure 2, Chart of Hourly Parking Demand



PARKING DEMAND FINDINGS & SUMMARY

A demand parking analysis was conducted including the existing uses on site and the Project components including 40 parking spaces, 6,800 square feet of industrial medical office with associated physical therapy and 3,200 square feet of manufacturing.

- The site does not have enough parking to meet City code requirements for 54 parking.
- Enough parking is provided to meet estimated ITE Parking Demand of 40 spaces.
- Hourly parking demand based on operational use at 1619, 1621, 1623 and 1625 East Edinger Avenue site is estimated as a maximum of 37 parking spaces from 9 to 10 AM, noon to 2 PM and again in the evening from 6 to 7 PM.
- Peak parking demand for the site with the expansion of 3,200 square foot industrial medical office and 3,200 square foot physical therapy medical office is met with 3 surplus parking spaces.



Overland Traffic Consultants, Inc.

**Attachment A
Proposed Project Site Plan**

EDWIN MOHABIR
EM
ARCHITECT, INC.

SANTA CLARITA, CA 91381
2479 CONSTITUTION AVE. #1435
EDWINMOHABIR@GMAIL.COM
TEL: 323-459-8809

EXEMPT FROM R/O
C23674
Exp. 02-28-21
STATE OF CALIFORNIA

OWNER ADDRESS:
Concentra
1619-1623 EDINGER AVE.
SANTA ANA, CA 92705

CONTACT:
LISA STEWART
CONSTRUCTION MANAGER
(661)481-1851

SCOPE:
TENANT IMPROVEMENT
AND OFFICE EXPANSION

NOTES/REVISIONS:

PROJECT DATA:

DATE:	04-22-2020
ARCHITECT:	EM
CHECKED BY:	EM
DRAWN BY:	EM
PROJECT NO.:	1906
SCALE:	1" = 10'-0"

SHEET NAME/NUMBER:
CUP PLOT PLAN
A-1.0

PROJECT DATA

Project Address:
1619 E. Edinger Ave
1621 E. Edinger Ave
1623 E. Edinger Ave
APN: 402-241-10

Applicant:
Edwin Mohabir (323)459-8809

General Plan Land Use Designation Light Industrial
Allowable FAR ?
Zoning M1
Total Lot Area 33,839 square feet 0.78 ac.

Existing medical office = 3200 square feet
Proposed medical expansion = 3200 square feet
Proposed Physical Therapy = 3200 square feet
Existing Manufacturing = 3200 square feet

Parking Tabulation:
Gross floor area for all medical use = 9600 square feet
Parking required 5 per 1000 s.f. = 48 stalls
Manufacturing 2 per 1000 s.f. = 6.4 stalls
Total parking required = 54 stalls
Existing parking = 38 stalls
Existing ADA complying stalls = 2 stalls
Total provided = 40 stalls

Occupancy Type:
1619 E. Edinger Ave Group B Occupancy
1621 E. Edinger Ave Group B Occupancy proposed
1623 E. Edinger Ave Group B Occupancy proposed
1625 E. Edinger Ave Group F1 Occupancy
Construction type Type VB
Exterior walls Masonry
Roof Materials Panelized roof with wood beams and purlins
Non Sprinklered Building

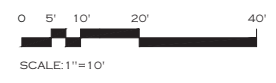
There are no existing or proposed easements.
There are no fence around the property.

SHEET INDEX:

- A-1.0 CUP PLOT PLAN
- A-1.1 SITE PLAN
- A-1.2 PARKING CALCULATIONS
- A-1.3 AREA CALCULATIONS
- A-2.0 EXITING FLOOR PLAN
- A-2.1 PROPOSED FLOOR PLAN
- A-2.2 OCCUPANT LOAD AND EXITING PLAN
- C-1 COVER SHEET
- C-2 UTILITY PLAN
- L-1 PLANTING PLAN
- L-2 IRRIGATION PLAN
- L-3 DETAILS
- L-4 DETAILS
- L-5 DETAILS
- L-6 NOTES

LEGEND

--- POT: Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding 1/4" if bevel at 1:2 max. slope, or vertical level changes not exceeding 1/4" and at least 48" in width. The surface is stable, firm, and slip resistant. Cross slope does not exceed 2% and slope in the direction of travel is less than 5% slope, unless otherwise indicated. Landing at doorways shall be 2% max.

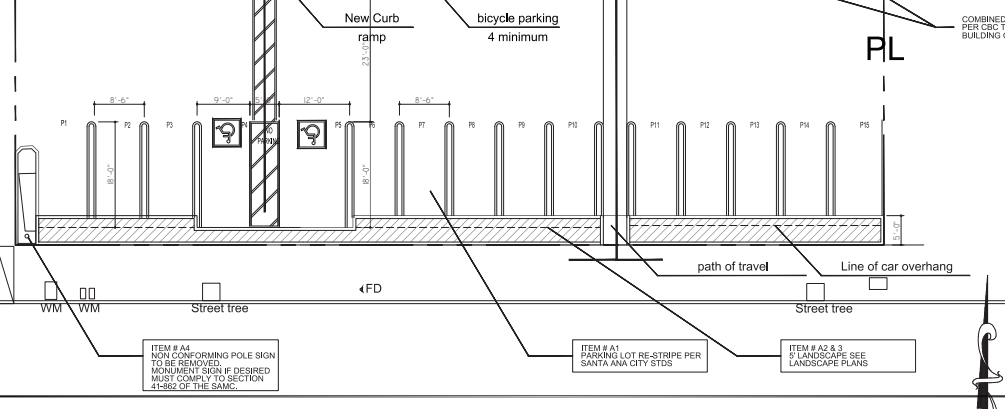
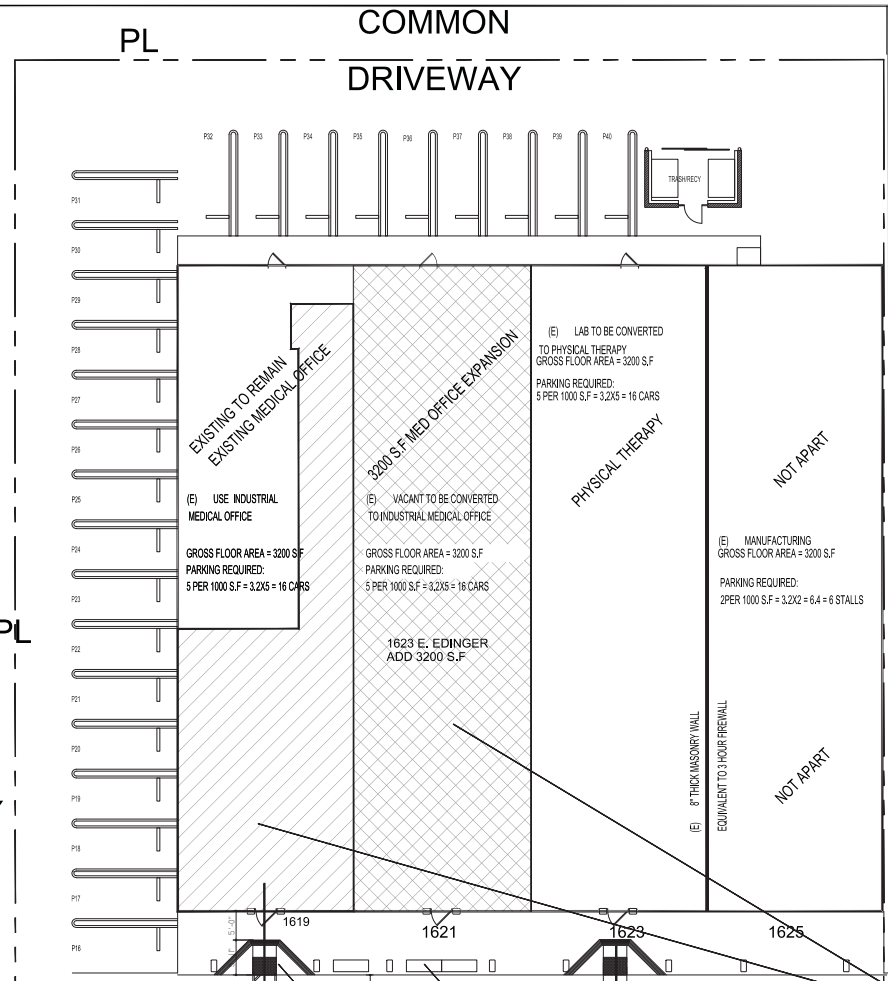


SUMMIT COLLEGE

ITEM # A6 - PARKING TABULATION
PARKING REQUIRED:

1619 E. EDINGER	16 STALLS
1621 E. EDINGER	16 STALLS
1623 E. EDINGER	16 STALLS
1625 E. EDINGER	6 STALLS
TOTAL REQUIRED	54 STALLS
PARKING PROVIDED	40 STALLS
PARKING DEFICIT	14 STALLS
PERCENTAGE DEFICIT	26
VA REQUIRED	

COMBINED BLDG 1619 & 1621 = 6400 S.F.
PER CBC 181.508.2 9000 S.F. ALLOWED FOR TYPE VB
BUILDING COMPLES WITH AREA LIMITATION



ITEM # A4
NON CONFORMING POLE SIGN
TO BE REMOVED.
MONUMENT SIGN IF DESIRED
MUST COMPLY TO SECTION
41-862 OF THE S.M.C.

ITEM # A1
PARKING LOT RE-STRIPE PER
SANTA ANA CITY STDS

ITEM # A2 & 3
LANDSCAPE SEE
LANDSCAPE PLANS

REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

SEPTEMBER 28, 2020

TITLE:

PUBLIC HEARING – ENVIRONMENTAL REVIEW NO. 2019-85 FOR DENSITY BONUS AGREEMENT APPLICATION NO. 2020-01, SITE PLAN REVIEW NO. 2020-01, SITE PLAN REVIEW NO. 2020-02, VARIANCE NO. 2020-05, AND TENTATIVE PARCEL MAP NO. 2020-02 TO ALLOW CONSTRUCTION OF A MIXED-USE DEVELOPMENT AND HOTEL AT 201 WEST THIRD STREET

Prepared by Selena Kelaher, AICP

Executive Director

PLANNING COMMISSION SECRETARY

APPROVED

- As Recommended
- As Amended
- Set Public Hearing For _____

DENIED

- Applicant's Request
- Staff Recommendation

CONTINUED TO _____

Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving an addendum to the Environment Impact Report for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program for Variance No. 2020-05 and Tentative Parcel Map No. 2020-02.
2. Adopt a resolution approving Variance No. 2020-05 for the hotel off-street parking requirements as conditioned.
3. Adopt a resolution approving Tentative Parcel Map No. 2020-02 as conditioned.
4. Recommend that the City Council:
 - a. Adopt a resolution approving an addendum to the Environment Impact Report for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program for Density Bonus Agreement Application No. 2020-01, Site Plan Review No. 2020-01, Site Plan Review No. 2020-02, and the Disposition and Development Agreement.
 - b. Adopt a resolution approving Density Bonus Agreement Application No. 2020-01 with concessions and waivers, Site Plan Review No. 2020-01 for a mixed-use development and Site Plan Review No. 2020-02 for a hotel as conditioned.

Executive Summary

Mike Harrah, representing Caribou Industries, is requesting approval of multiple entitlements to facilitate construction of the Third & Broadway mixed-use development, consisting of two separate buildings, 171 residential units, 13,419 square feet of commercial space, and a 75-room hotel at 201 West Third Street. Specifically, the applicant is requesting approval of a density bonus agreement

(DBA), two site plan review (SPR) applications, a variance, and a tentative parcel map (TPM). As proposed, the development will include 19 very-low income units on site and requires approval of a density bonus agreement memorializing the density bonus, parking reductions, two concessions, and waivers from the Transit Zoning Code’s (TZC) development standards. A variance application is also being requested to utilize the Santa Ana Municipal Code (SAMC) Section 41-1344 standards for hotel off-street parking and to allow deviations from the off-street parking access requirement. Lastly, a tentative parcel map is proposed to create two development sites and establish airspace to allow for separate interest and ownership of public parking spaces and to provide vehicular and pedestrian access to a private street through a public access easement.

Redevelopment of this site commenced in 2014, when the City initiated the process to embark upon a Public/Private Partnership to replace a dilapidated parking structure that divides Downtown Santa Ana with a development that benefitted the City. Staff is recommending approval of the applicant’s request due to the project’s compliance with the intent of the TZC to promote a pedestrian-oriented environment with a mix of land uses, redevelopment of underutilized land and an aging parking structure, increased employment opportunities within the City, additional property taxes, sales taxes, hotel visitor’s tax revenue, the production of on-site affordable housing units, and reconstruction of a roadway that will help reconnect portions of Downtown.

The Planning Commission is the final approving body of the Tentative Parcel Map and Variance applications and would need to approve the addendum to the Environmental Impact Report (EIR) for the said actions. The recommendations of the Planning Commission on the addendum to the TZC EIR, Density Bonus Agreement (DBA), and Site Plan Review (SPR) applications will be forwarded to City Council for review. Separately, the City Council will be considering a Disposition and Development Agreement (DDA) for the sale the property for the City-owned parking structure.

Table 1: Project and Location Information

Item	Information	
Project Address	201 West Third Street	
Nearest Intersection	Third Street and Broadway	
General Plan Designation	District Center (DC)	
Zoning Designation	Transit Zoning Code (Specific Development No. 84), Downtown sub-zone	
Surrounding Land Uses (Exhibit 2)	Commercial (North)	
	Commercial (East)	
	Commercial and Parking and Residential (South)	
	Commercial (West)	
Site Size	1.41 acres combined (Parcel 1: 0.89 acres; Parcel 2: 0.52 acres)	
Existing Site Development	3-level public parking structure with 440 spaces	
Use Permissions	Mixed-use projects permitted by Section 41-2006 and Section 41-2007 of the SAMC.	
Code Sections Affected	Uses	DBA required pursuant to SAMC Sec. 41-1600; SPR required pursuant to SAMC Sec. 41-2007; VAR required pursuant to SAMC Sec. 41-632; TPM required pursuant to SAMC Article V.
	Development Standards	Transit Zoning Code, SAMC Sec. 41-2011, 41-2022 and 41-2023

Project Description

The project proposes demolition of the City-owned public parking structure at 201 West Third Street and construction of a mixed-use development and hotel on two sites (Exhibits 3 through 9). In addition, Sycamore Street would be reconstructed between Third and Fourth Streets. A full description of each building's conformance to development standards is provided in Exhibit 10 to this staff report.

Table 2: Project Summary

Item	Mixed-Use Development (Parcel 1)	Hotel (Parcel 2)
Units/Rooms	171 units	75 rooms
Building Square Footage (SF)	197,726 SF	63,069 SF
Unit Mix/Room	95 studios 51 one-bedrooms 25 two-bedrooms	66 standard rooms 9 suites
Unit SF	547 to 722 SF one-bedrooms 625 to 968 SF one-bedrooms 1,002 to 1,637 two-bedrooms/penthouse	418 to 527 SF standard rooms 855 SF suites
Commercial SF	13,419 SF (520 to 3,692 SF units)	N/A
Height & Stories	16 stories, 193'-10"	10-stories
Parking	196 spaces 1 space/1 bedroom and 2 spaces/2 bedroom	83 spaces 1 space per room + 1 space per 10 rooms
Open Space/ Amenities	1 st floor: 731 SF lobby and 727 SF lobby 3 rd floor: 1,184 SF public outdoor deck 4 th floor: 731 SF fitness room, 730 SF outdoor deck 5 th floor: 733 SF event space, 3,901 outdoor deck 16 th floor: 2,925 SF rooftop pool deck	1 st floor: 4,046 SF lobby 3 rd floor: 734 sf public outdoor area 4 th 6 th 8 th floors: 287 SF guest terrace 5 th 9 th floors: 287 SF amenity space 7 th floor: 287 SF meeting room 10 th floor: 3,722 SF seating area, 853 SF meeting room and 287 SF terrace

Parking

A total of 490 parking spaces will be provided for the entire development: 211 public parking spaces, 196 residential parking spaces, 83 hotel parking spaces (41 standard spaces and 42 mechanical stacker (lift) spaces). Vehicular access to the public, residential, reserved hotel valet parking, and mechanical stackers (lifts) will be from a City alley immediately north of the site between Third and Fourth streets. Pedestrian access to and from the parking structure is provided from stairs and an elevator that lead to a lobby that is accessible from Sycamore Street. A hotel valet parking drop-off zone will be on Sycamore Street immediately adjacent to the hotel lobby. One subterranean level of parking below Sycamore Street will span the entire development site, and eight levels of above-grade parking will be provided. The lower levels of the parking structure (Levels P1 through 5) are reserved for 211 public parking spaces and 37 hotel valet parking spaces. The upper levels of the parking structure (Levels 5 through 8, 196 spaces total) are reserved for the residential development. A total of 83 hotel parking spaces will be provided through a combination of 42 parking lifts, 4 ADA parking spaces, and the 37 reserved valet parking spaces within the adjacent parking structure (Levels P1, 4 and 5).

Architecture & Amenities

The architectural style of the development is California Contemporary, which is one of the six architectural styles permitted by the TZC. The mixed-use building has been designed as three distinct masses, with an open roof deck at the fourth and fifth levels to provide views of the W.H. Spurgeon Building's clock tower to the north. The three recessed and projecting volumes have separate architectural elements to create the appearance of multiple masses rather than one single structure. The corner of Broadway and Third Street features a public plaza that will include a statement evergreen tree. The building's ground level details, such as tan masonry brick street walls and recessed retail entrances, will link the project to the existing environment and is similar to the buildings that characterize Downtown Santa Ana. The middle building mass is comprised mainly of the parking structure, which will be screened with angled perforated metal panels with a brass finish. The upper portion of the building contains the residential units with floor-to-ceiling glass windows and balconies that span each level. The portions of the lower level roofs visible from above will incorporate artificial green roofs and water infiltration planters.

The hotel is a contemporary building designed generally as a single mass. The building will also feature a 4,046-square foot ground-level lobby, 300-square foot meeting space on the seventh floor, 853-square foot meeting room on the tenth floor, 300-square foot amenity rooms, outdoor terraces and balconies, and a roof deck with a kitchen and outdoor seating that will overlook Downtown Santa Ana. It is proposed that the rooftop will be accessible to the public and provide food and beverage service. The exterior of the building includes high quality material such a white marble with contrasting grey metal panels and bronze window frames that will create a visual icon within Downtown Santa Ana. The upper levels will be recessed from the base of the building creating a publicly accessible deck and private hotel room decks on the third level that overlook Sycamore Street.

Public wall art is proposed on each elevation of the residential building and at the ground level of the south elevation (along Third Street) of the hotel building. To promote walkability, sidewalks ten feet in width will be provided along base of the buildings, benches will be installed at the corners of Sycamore and Third Street, and new Sycamore trees along Sycamore Street will be planted. With proper permits and approvals, it is intended that Sycamore Street could be closed temporarily for events such as a farmer's market or artisan fair, with City approvals.

Project and Site Background

Site Background

The site's existing public parking structure was constructed in the early 1980s. The structure consists of 440 parking spaces (an approximately 146,055-square foot, three-level structure) that provides both daily and monthly public parking. The parking structure is in need of significant repairs to fix structural shoring, drainage, circulation and outdated parking equipment issues.

Setting

The TZC was adopted in July 2010 and updated in 2019; it provides a framework for transit-oriented mixed-use, residential, commercial, and limited industrial activities in a large section of central Santa Ana. The Downtown sub-zone in which the project is proposed allows a variety of mixed-use developments intended to contribute to creating a dynamic, transit-oriented area for residents, business owners, and visitors, and to lessen the need for automobile dependence. The project site is not within the Downtown National Register District; however, the boundary of the Downtown National Register District surrounds the project site to the north, west, east and a portion of the south.

Planning for the OC Streetcar began in 2008. The fixed-guideway will traverse 4.15 miles throughout Santa Ana and will serve as a last-mile connection from the Santa Ana Regional Transportation Center through Downtown and to the City of Garden Grove. The project is currently under construction and is expected to be operational in 2022. An OC Streetcar stop is planned at Fourth Street between Broadway and Sycamore Street, which is one block from the subject site.

Request for Qualifications

In 2014, City Council directed the Planning and Building Agency to release a Request for Qualifications (RFQ) searching for a developer that would reconstruct the site's parking, develop the site, and include a hotel component. Five proposals were received in response to the RFQ and only the Caribou Industries proposal included a hotel. In 2017, the City entered into an Exclusive Negotiation Agreement (ENA) with Caribou Industries for the Third & Broadway project. Since then the Community Development Agency has been working with Caribou Industries to complete the DDA regarding the sale of the property and reconstruction of public parking spaces. Following the Planning Commission's review of the entitlements for redevelopment of the site, the DDA will be presented to the City Council for review and approval.

Analysis of the Issues

Site Plan Review

Section 41-2005 of the SAMC requires developments proposing over four stories in height to submit a SPR application to the Planning Commission. As the buildings in the proposed development are proposed to be 16 and 10 stories, approval of two individual SPR applications is required.

The mixed-use development will be a 16-story urban building within the Downtown zone and will not be detrimental to the harmonious development of the City or impair the desirability of investment or occupation of the Downtown neighborhood. The development will facilitate the replacement of a parking structure with no features of pedestrian interest with a multi-story building with pedestrian oriented retail, service, and residential uses. In addition, the inclusion of 19 very-low income housing units creates housing opportunities for very-low income households within a highly amenitized mixed-income development. Conditions of approval for public art, public access to the fifth floor deck and community room, and compliance with a parking management plan are included in the SPR.

The hotel conforms to the building form, character and quality of the Downtown zone. The hotel will be the first in Downtown and can cater to individuals doing business at the nearby government facilities and office buildings. Additionally, the hotel will make Downtown Santa Ana available as an overnight destination to those visiting the Orange County area. The development site is accessible to the OC Streetcar, Santa Ana Regional Transportation Center, and local bus routes. Redevelopment of the superblock into two development sites with a new sidewalk and street grid will link the existing Artist Village and west-end commercial uses with the rest of Downtown to help activate the area.

Furthermore, the development is consistent with General Plan Land Use Element Goals 1, 2, 3 and 4 and several policies (Policies 1.1, 3.7, 3.1 and 4.5 and 5.1) which aim to promote development within the City's District Centers, redevelop and revitalize the City's urban areas within close proximity to transit and promote land uses that enhance the City's economic and fiscal viability. The proposed mixed-use and mixed-income community and hotel satisfies the goals by providing onsite affordable units in a highly-amenitized development and in Downtown, reducing the need for automobile dependence by encouraging transit ridership and generating sales tax and hotel tax revenues.

State Density Bonus Law

The applicant is proposing to dedicate 11 percent of the total units (19 units, including 10 studios, 6 one-bedrooms, and 3 two-bedrooms) to be attainable to very-low income households. Therefore, the project is eligible for a density bonus, concession/incentives, waivers and parking reductions per state law (California Government Code Section 65915) in exchange for providing affordable units onsite. To ensure that the units are dedicated as affordable for a period of a minimum of 55 years the applicant will enter into a DBA with the City (Exhibit 10).

The law also restricts the ability of local jurisdictions to require studies to "justify" the density bonus and requested incentives/waivers. The law places the onus on local jurisdictions to prove that the incentives/concessions or waivers are not financially warranted and requires substantial evidence determining that granting the concessions and waivers would cause detriment to public health, safety, the physical environment, or any property that is listed in the California Register of Historical Resources.

Density Bonus

Under the State's Density Bonus Law, developers providing 11 percent very-low income units may request a numerical density bonus of 35 percent from the base density (California Government Code Section 65915 (f)(2)). The General Plan land use designation for the site is District Center, which allows 90 dwelling units per acre and a maximum floor area ratio of 3.0. Based on the site area of 1.41 acres at 90 dwelling units per acre, 127 units are allowed. In exchange for providing 11 percent very-low income units on site, an additional 45 units are permitted through a density bonus. Therefore, the project proposes a total of 171 units with a total floor area ratio (FAR) of 4.2 for the development site. Application of the floor area ratio maximum would physically preclude development of on-site affordable housing units.

Table 3: Density Bonus Calculation

Density or Bonus	Allowed for Project	Provided
Base Density	127 units (1.41 acres x 90 units/acre)	127 Units
35-Percent State Density Bonus	45 units (127 x 0.35)	+44 Units
Total Units	172 units maximum	171 units proposed

Concessions and Waivers

To help make providing onsite affordable units feasible, the State law allows developers constructing 11 percent very-low income units seek up to two incentives/concessions (California Government Code Section 65915 (d)(2)(B)), and an unlimited number of waivers (California Government Code Section 65915 (e)(1)), which are essentially variances from development standards that would help the project be built. A concession may be a reduction in a site development standard, modification to a zoning code requirement or a modification to architectural design requirement that results in identifiable cost reductions. A waiver is for a standard that would physically preclude development from being built at the permitted density and with the granted concession/incentives. A development standard is defined in California Government Code Section 65915 as a site or construction condition, including, but not limited to, a height limitation, a setback requirement, FAR, an on-site open space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter or other local condition, law, policy, resolution or regulation.

Table 4: Requested Incentives/Concessions/Waivers

TZC and General Plan Standards	Requirement	Provided
Floor Area Ratio (FAR)	3.0 - Downtown District Center	4.2 FAR – Requires Waiver, Cal. Gov’t Code Sec. 65915 (e)(1)
Sec. 41-2011(a) – Height	The Line Block building type permits a maximum of 10 stories	16 stories – Requires Waiver, Cal. Gov’t Code Sec. 65915 (e)(1)
Sec. 41-2023(f) – Open Space	<ol style="list-style-type: none"> 1. The common open space shall be designated as a courtyard, or in the front as a forecourt. This area shall be equal to 15% of the lot and shall be open to the sky. 2. Minimum courtyard width of 20’0” when running EW and 15’0” when running NS. 3. 20’0” wide courts only permit architectural projections on two opposing sides. 4. Private open space for each dwelling unit and no less than 50 SF and not less than 6’0” in each direction. 5. Private open space can be substituted for common open space or common interior space at an equivalent square footage. The minimum dimension of this space shall be 15’0” in each direction. 	Common open space is not proposed as a courtyard or forecourt – Requires Concession 1 of 2, Cal. Gov’t Code Sec. 65915 (d)(1)
Sec. 41-2023(i) – Massing	Max. Ratios of each Story: <ol style="list-style-type: none"> a. Ground Floor – 100% b. Level 2 – 100% c. Level 3-5 – 85% d. Level 6 + – 85% 	Level 3 is proposed at 94% – Requires Concession 2 of 2, Cal. Gov’t Code Sec. 65915 (d)(1)

The property is within a height exempt zone. However, in the TZC Downtown zone, the Lined Block building type limits structures to a 10-story maximum, but the building is proposed to be 16-stories (193 feet, 10 inches). A waiver from the maximum number of stories is needed for the project. The six additional stories are needed to make construction of a mixed-income high-rise development financially feasible. A designed four upper story levels are needed to accommodate space for 19 on-site affordable units and 44 density bonus units. Efforts to maintain views of the W.H. Spurgeon Building's clock tower to the north of the site have been made by recessing the building mass at the fourth and fifth levels and providing a publicly accessible deck that will provide views of Downtown. In addition, the public parking stalls account for one below-grade and four above-grade levels of the building, adding to the overall height of the development. The application of the 10-story maximum building height standard would physically preclude construction of the mixed-income project.

The project's open space is designed as open roof decks rather than courtyards or forecourt, as required by the TZC. Construction of a courtyard or forecourt would substantially increase engineering costs, and the development would need to be completely redesigned. This would reduce the number of units that could be constructed on the site and therefore reducing the number of affordable housing units that would result from the project. The project exceeds the 15 percent of common and private open space requirements in regards to quantity of open space provided as a total of 10,685 square feet of common open space and 7,550 square feet of private decks are provided.

The intent of specifying the massing for each level of a building is to maintain the building form of each building type. A maximum of 85 percent total coverage of the third level is permitted and 94 percent coverage is proposed. In order to maximize the number of parking stalls provided, the building footprint needs to span the building site at level three (cover 94 percent of the site). However, the urban form that the Line Block building type strives for through massing is still achieved due to the overall larger scale of the building. In addition, the levels 4 through 16 meet the prescribed massing standards. The overall building form and design is typical of the Line Block building type and typical of buildings found in a downtown urban environment. A reduction in massing at the third level would result in a reduction in public parking and reduce the financial feasibility of redeveloping the site and providing 19 on-site very-low income units. Overall, the mixed-used and mixed-income nature of the development supports the goals of the TZC.

Mixed-Use Building Parking

The density bonus law entitles developers to reduced parking standards. Pursuant to California Government Code Section 65915 (p)(1), residential developments providing eleven percent on-site affordable housing units at very-low income levels are entitled to provide on-site parking at the ratio of 1 stall for studio or one-bedroom units, and 2 stalls for two-bedroom units, inclusive of handicapped and guest parking. The applicant has elected to exercise the option to provide this parking ratio pursuant to the California Government Code Section (p)(1) therefore, a total of 196 parking spaces are provided. It is anticipated that employees and patrons for the commercial businesses will utilize the public parking spaces available on site and throughout Downtown.

Table 5: Mixed-Use Parking

Number of Units & Type	Required Parking Per Cal. Gov't Code Section 65915(p)(1)	Provided Parking
95-Studios	95 space	95 spaces
51 One Bedrooms	51 spaces	51 spaces
25 Two Bedrooms	50 spaces	50 spaces
Total	196 spaces	196 spaces

It is also important to note that under California Government Code Section 65915 (p)(4) upon request of a developer, residential developments providing 11 percent very-low income units and located within one-half mile of a major transit stop are entitled to a parking requirement of only 0.5 spaces per bedroom. The project is within 0.15 miles of the OCTA bus routes 53/53x stop at Main Street and Fourth Street, route 55 stop at Main Street and First Street and route 64/64x stop at Main Street and First Street. As such, the project is entitled to an even lower parking ratio than proposed under which a total of 98 parking spaces would be required for the 171-unit development. However, the applicant is providing 196 parking spaces, which would be an excess of 98 spaces if California Government Code Section 65915(p)(4) were exercised.

To address concerns regarding the requested parking incentive, the applicant prepared a parking analysis and parking management plan (PMP) (Exhibit 12). The PMP encourages transit ridership by providing transit maps with tenant move-in packets and upon demand can provide on-site valet service to maximize use of parking areas and reserve additional residential and commercial parking spaces through long-term agreements with the City for use of nearby parking structures. The parking management plan indicates that, if needed, valet service for on-site vehicle stacking for all uses could create an additional 122 parking spaces on levels P1 through 8, raising the total on-site parking supply for the mixed-used project spaces from 196 to 318. In addition, the PMP indicates that an additional 50 offsite parking spaces could be leased on a long-term basis at on-site or nearby City-owned parking structures. When implemented, this would result in an effective parking ratio of 1.86 parking spaces per residential unit with the on-site valet service, and 2.15 spaces per unit with the additional 50 offsite spaces, which would be equivalent to the 2.15 per unit parking space requirement of the TZC.

The parking study supports the parking ratio of one space for every studio and one bedroom and two spaces for every two-bedroom unit for variety of factors. These include the project's proximity to existing and future mass transit, such as standard bus service, high-capacity/express bus service, the Santa Ana Regional Transportation Center, and the under-construction OC Streetcar; the project's location within a highly-amenitized, mixed-use environment with shopping and major employment centers nearby; and proximity to nearby existing parking facilities, including parking structures, parking lots, and on-street parking.

Variance – Hotel Parking

The applicant is proposing to provide 83 hotel parking spaces, which would include 42 mechanical stackers, 4 ADA spaces, and 37 reserved parking spaces in the adjacent parking structure. The applicant is proposing use of Park Plus SpaceMaker Triple Parking Lifts, which is a mechanical stacking device that allows for three vehicles to be stacked above one another. Due to the need for

trained operation of the system, the stacker system requires use of valet operators. In addition, hotel valet parking services would be provided for 37 vehicles in the adjacent building.

Pursuant to SAMC Section 41-632, a variance for a reduction in required off-street parking and from off-street parking access requirements is required. The SAMC requires that all parking stalls be accessible and useable. The mechanical stackers do not allow for all of the parking stalls to be accessible as the system requires trained valet operators. In addition, the applicant is proposing to utilize the SAMC Section 41-1344 hotel off-street parking standard instead of the TZC's Downtown zone's non-residential off-street parking requirements.

Table 6: Hotel Parking

Off-Street Parking Standard	Required Parking 62,516 SF Building, 75 rooms	Provided
Transit Zoning Code 1 space per 400 square feet of non-residential uses	156 spaces	83 spaces; 42 stackers 37 reserved spaces 4 ADA spaces
Santa Ana Municipal Code Section 41-1344 1 space per 1 room + 1 space per every 10 rooms	83 spaces	
Requested Variance	73 spaces	

The TZC parking requirements do not differentiate between hotels and other commercial uses. Therefore, the required off-street parking for all commercial uses in the TZC Downtown zone is one parking space per every 400 square feet. Application of the TZC Downtown zone standard for the 62,516 square foot hotel would require 156 parking spaces, which would be an additional 73 spaces (46-percent variance). The SAMC Section 41-1344 hotel off-street parking requirement for hotels requires one parking space for every room plus one space per every ten rooms. Application of SAMC Section 41-1344 hotel off-street parking standard, a more apt standard, would require 83 parking spaces.

The applicant engaged the services of Urban Crossroads, a professional parking consulting firm, to prepare a parking analysis, which supports use of the SAMC Section 41-1344 hotel off-street parking standard due to the mixed-use nature and urban location of the project. In addition, the study notes that the SAMC Section 41-1344 hotel off-street parking standard is higher than other jurisdictions' standards, such as Anaheim, Costa Mesa and Buena Park's hotel off-street parking requirements, all of which are hotel-rich cities.

Condition of approvals for the variance and hotel's SPR application have been added to require valet service and reciprocal parking and accesses easements within the adjacent mixed-use development site. Due to the project's proximity to public transportation options and to support the intended goal of creating a transit-oriented Downtown, staff supports use of the SAMC Section 41-1344 hotel off-street parking standard. Requiring an additional 73 parking spaces would be contrary to the goal of the TZC to create transit-oriented developments. Granting the variance will not be detrimental to the public welfare or injurious to surrounding properties with the conditions of approval applied to the project to manage parking through valet service.

Tentative Parcel Map

Subdivision requests are governed by Chapter 34 and Chapter 41 of the SAMC. Pursuant to Section 66473.5 and 66474 of the California Subdivision Map Act, applications for tentative parcel maps are approved when it can be shown that findings can be made in support of the request. Specifically, findings related to the proposal must be made to show consistency with the General Plan, conformance to all applicable City ordinances, the project site being physically suitable for the type and density of the proposed project, the proposed project not causing substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat, not causing serious public health problems, or not conflicting with easements necessary for public access through or use of the property.

The applicant is seeking approval of a tentative parcel map for condominium purposes to subdivide the 1.41-acre parcel into two parcels, create three airspace parcels and to provide public and emergency vehicle access to a private street and sidewalks (Exhibit 13). The subdivision is not to create residential condominium units for sale and ownership. The airspace parcels that are being created are referred to as condominium units and allow the parcels to have separate interests. The two parcels include Parcel 1 (the mixed-use residential building) and Parcel 2 (the hotel building). Parcels A, B, and C represent airspace parcels (set horizontal and vertical limits) of the parking areas within the structure for separate interests. The building and common areas will be managed by Covenants, Conditions and Restrictions (CC&Rs). In reviewing the project, staff determined that the proposal as conditioned is consistent with the various provisions of the SAMC and General Plan, including lot size and lot frontage. No adverse environmental impacts to fish or wildlife populations were identified as the project site is located in a built-out, urbanized area. Finally, the tentative map was found to be consistent with the California Subdivision Map Act and Chapters 34 and 41 of the Municipal Code.

California Environmental Quality Act (CEQA)

An addendum to a previously certified EIR is prepared when a lead agency is asked to approve modifications to an existing project for which an EIR has already been certified. An addendum evaluates the requested modifications and determines whether subsequent EIR review is required. Since none of the conditions specified in State CEQA Guidelines, section 15162 are present, an Addendum to the previously-certified 2010 EIR was prepared for the Third and Broadway project.

Pursuant to State CEQA Guidelines section 15164(b), an addendum to a previously-certified EIR is not circulated for public review. The Addendum is included with this staff report as Exhibit 14. Pursuant to State CEQA Guidelines section 15164(d), the Planning Commission must consider the Addendum together with the TZC's original 2010 EIR before making a decision on the project.

Previous CEQA Documentation

The 2010 TZC EIR (SCH No. 2006071100) anticipated potential development of approximately 4,075 residential units, 387,000 square feet of retail development, and an additional 15.5 acres of open space within the City. The 2010 EIR considered the environmental impacts related to

aesthetics; air quality; biological resources; cultural resources; hazards and hazardous materials; hydrology and water quality; land use; noise; population, housing, and employment; public services; transportation and traffic; utilities and service systems; and climate change. A mitigation monitoring and reporting program, findings of fact, and a statement of overriding consideration were adopted with the 2010 EIR.

2020 Third and Broadway Addendum

The Addendum focuses on the potential environmental impacts associated with the project, including the density bonus application and associated concessions and waivers, site plan review applications, variance, tentative parcel map and disposition and development agreement that might cause a change in the conclusions of the certified 2010 EIR, including changes in circumstances or new information of substantial importance that would substantially change those conclusions.

The proposed development required preparation of studies relating to shade and shadow, air quality and greenhouse gas emissions, traffic, parking, noise and vibration, Phase I environmental site assessment, hydrology, a preliminary water quality management plan, and sewer capacity (Attachments to the 2020 Addendum). All studies evaluate the proposed project as compared to the existing entitlements and were reviewed for content and accuracy by the City. In addition, the project is within a Transit Priority Area. Under Senate Bill 743, aesthetic and parking impacts cannot be considered a significant impact within a Transit Priority Area.

The addendum concludes no new or substantially greater impacts would occur with implementation of the proposed development when compared to those identified in the 2010 EIR and finds that no supplemental or subsequent EIR is required for the proposed development. Therefore, the 2010 EIR's MMRP will continue to mitigate or lessen any impacts already identified by the TZC's original 2010 EIR.

Economic Development

The Community Development Agency in coordination with Kosmont Companies estimates approximately 510 local construction jobs and \$53,000,000 in local labor income will be generated in the short-term, and \$737,000 in annual general fund revenue will be generated for the long-term.

Table 7: Estimated General Fund Revenue from Proposed Project

Summary of Annual Estimated Revenue from Project	
Property Tax (Secured & Unsecured)	\$210,000
Property Tax In-Lieu of VLF	\$130,000
Sales & Use Tax (On-Site/Direct)	\$57,000
Sales & Use Tax (Off-Site/Indirect)	\$25,000
Transient Occupancy Tax (\$90 RevPar)	\$270,000
Utility User Tax & Other Tax	\$45,000
Annual General Fund Revenues (ROUNDED):	\$737,000

Table 8: Economic Benefits of Construction for 3rd and Broadway

	Employment	Labor Income
Direct (On-Site)	475	\$49,000,000
Indirect	180	\$14,000,000
Induced	200	\$13,000,000
Total Countywide	855	\$76,000,000
Estimated City Capture	510	\$53,000,000

Table 9: Public Notification and Community Outreach

Public Notification and Community Outreach each	
Required Measures	<p>A community meeting was held on October 8, 2019 at 6:00 p.m. at 100 South Main Street in accordance with the provisions of the City's Sunshine Ordinance. Invitations/notices were mailed to property owners and occupants/tenants in a 500-foot radius from the project site. Approximately 13 members of the public attended, as well as 3 City staff. The applicant provided all the required information to the City after the meeting. Details from the community meeting were posted to the project's webpage at https://www.santa-ana.org/pb/planning-division/major-planning-projects-and-monthly-development-project-reports/3rd-and-0.</p> <p>Notification by mail was mailed to all property owners, occupants, and other interested parties within 500 feet of the project site in accordance with SAMC requirements. Newspaper posting was published in the Orange County Reporter in accordance with SAMC requirements.</p>
Additional Measures	<p>Over the past three years the applicant has conducted one-on-one informational meetings with over twenty businesses or interested parties in an around Downtown along with outreach with the Chamber of Commerce and Downtown Inc.</p>

Conclusion

Based on the analysis provided within this report, staff recommends that the Planning Commission adopt a resolution approving (1) Addendum to the Environment Impact Report for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program for Variance No. 2020-05 and Tentative Parcel Map No. 2020-02, (2) Variance No. 2020-05 for the hotel off-street parking requirements as conditioned, and (3) Tentative Parcel Map No. 2020-02 as conditioned. In addition, staff recommends that the Planning Commission recommend that the City Council adopt a resolution approving (1) Addendum to the Environment Impact Report for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program for Density Bonus Agreement Application No. 2020-01, Site Plan Review No. 2020-01, Site Plan Review No. 2020-02, and the Disposition and Development Agreement; and (2) Density Bonus Agreement Application No. 2020-01 with concessions and waivers, Site Plan Review No. 2020-01 for a mixed-use development and Site Plan Review No. 2020-02 for a hotel as conditioned.



Selena Kelaher, AICP
Associate Planner

SK:sb

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Exhibits:

1. Resolutions (EIR Addendum, Density Bonus Agreement, Site Plan Review, Variance, Tentative Parcel Map)
2. Vicinity Zoning and Aerial Map
3. Site Photos
4. Site Plan
5. Residential Unit Floor Plans
6. Mixed-Use Building Elevations
7. Hotel Building Elevations
8. Renderings
9. Mixed-Use and Hotel Open Space
10. Conformance to Development Standards
11. Draft Density Bonus Agreement
12. Parking Analysis and Parking Management Plan
13. Tentative Parcel Map
14. 2010 Transit Zoning Code EIR Link
15. 2020 EIR Addendum and Technical Appendices Link
16. Sunshine Meeting Minutes

4th and Mortimer Mixed-Use Development

409 AND 509 EAST FOURTH STREET

SEPTEMBER 28, 2020

PLANNING COMMISSION WORK STUDY

Project Location & Zoning

- General Plan:
 - Site A – District Center (DC)
 - Site B – Urban Neighborhood (UN)
- Zoning: Transit Zoning Code (SD-84)
 - Site A – Downtown (DT) zone
 - Site B – Urban Neighborhood (UN-2) zone
- Surrounded by commercial, and single and multi-family residential to the north, south and east
- Surrounded by commercial and City parking garage to the west



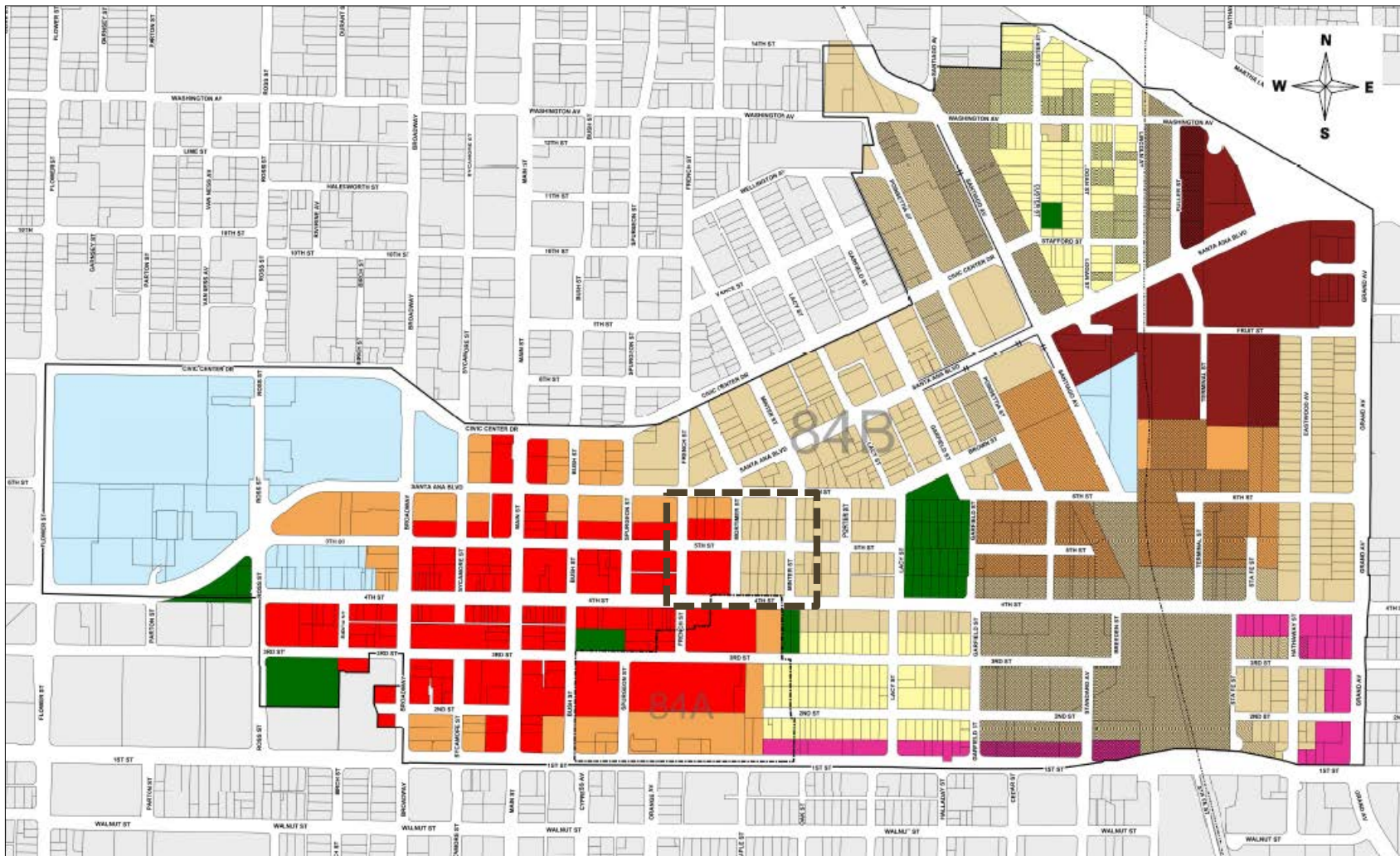















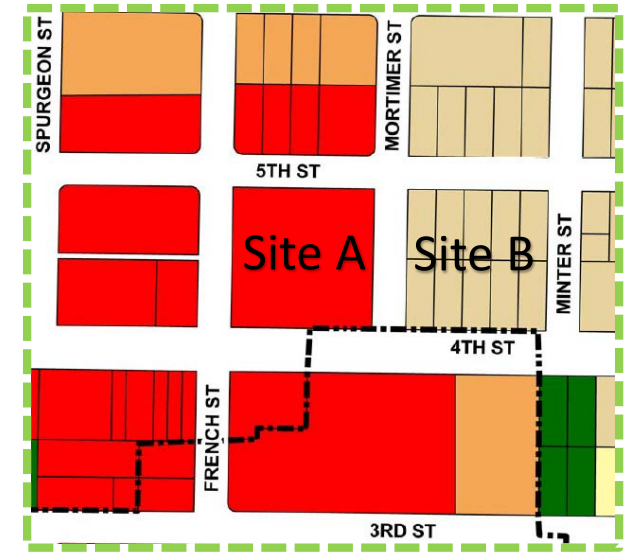
Site Photos

Project Description

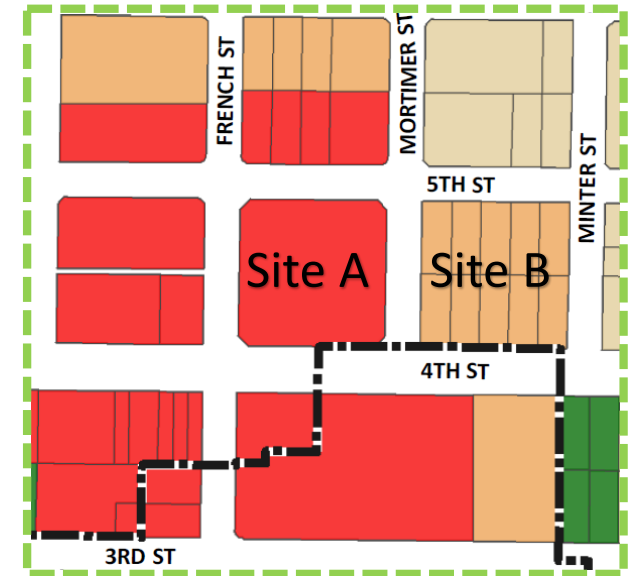
- 169 residential units (99 on Site A; 70 on Site B)
 - 21 studios (12.5%)
 - 38 one-bedroom (22.5%)
 - 66 two-bedroom (39%)
 - 9 three-bedroom (5%)
 - 35 four-bedroom units (21%)
- 11,361 sq. ft. of commercial
- Onsite amenities (roof deck, courtyard, pool, landscaping, etc.)
- 422 parking spaces (2.3 spaces per unit)



- | | | | |
|--|------------------------|---|-----------------------------|
|  | Comidor (CDR) |  | Urban Center (UC) |
|  | Downtown (DT) |  | Urban Neighborhood (UN-1) |
|  | Government Center (GC) |  | Urban Neighborhood (UN-2) |
|  | Open Space (OS) |  | Industrial Overlay M-1 (OZ) |
|  | Transit Village (TV) |  | Industrial Overlay M-2 (OZ) |
| | |  | SD-84 A & SD-84B |



Existing Zoning



Proposed Zoning





Conceptual Landscape Plan³⁻⁸

Site A Elevations



2. Building 'A' - South Elevation



1. Building 'A' - East Elevation

Site A Elevations



4. Building 'A' - North Elevation



3. Building 'A' - West Elevation

Site B Elevations



6. Building 'B' - South Elevation



5. Building 'B' - East Elevation

Site B Elevations



8. Building 'B' - North Elevation



7. Building 'B' - West Elevation



Renderings





Project Requirements

- Addendum to the Environmental Impact Report (EIR) for the Transit Zoning Code and adoption of a mitigation monitoring and reporting program
- Site Plan Review for a mixed-use development over four stories in height
- Variance for an increase in the allowable building size and massing for Site B
- Zone change for Site B from SD No. 84/Urban Neighborhood 2 (UN-2) sub-zone to Urban Center (UC) sub-zone

Project Next Steps

- October 12th – Planning Commission Public Hearing
 - Consideration of Addendum, Site Plan Review and Variance
- November 17th – City Council Public Hearing (Tentative)
 - Consideration of Addendum and Amendment Application

Questions?

