

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](http://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](https://youtube.com/cityofsantaanavideos/live).

You may provide a comment in the following ways:

- Send an e-mail to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item No. #" in the subject line). Make sure to include your name, whether you are in support of or in opposition to the item and why. 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](http://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

OCTOBER 26, 2020  
5:30 P.M.

VIRTUAL MEETING

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

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

**FELIX RIVERA**  
*Ward 2 Representative*

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



**Minh Thai**  
*Executive Director*

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

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

**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](mailto: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 Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations. The Planning Commission also makes recommendations to the City Council on all Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans.

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

The items on the agenda are arranged in four categories:

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

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

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

**Appeals:** The formal action by the Planning Commission regarding Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final and shall become effective after the ten-day appeal period (unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council). An appeal from the decision or requirement of the Planning Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is

open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Planning Commission or City Council at or before the hearing.

### Submittal of information for dissemination or presentation

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

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

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

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

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

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

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS (non-agenda items):** Individuals may comment on an agenda item in the following ways: (1) You may submit written comments by email to [ecomments@santa-ana.org](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 5:00 p.m. **on the day of the meeting**; 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](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 5:00 p.m. **on the day of the meeting**; 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 OCTOBER 12, 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](mailto:ecomments@santa-ana.org) (reference "Planning Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 5:00 p.m. **on the day of the meeting**; 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 Reporter and notices were mailed on October 14, 2020.

### **1. SITE PLAN REVIEW NO. 2020-04 – Selena Kelaher, Case Planner.**

**LOCATION:** 1801 East Fourth Street located in the Metro East Mixed-Use Overlay Zone (MEMU), Active Urban (AU) zoning district

**REQUEST:** The applicant is requesting approval of a site plan review to facilitate construction of Central Pointe, a mixed-use development project consisting of two buildings with a total of 644 residential units, 15,130 square feet of commercial space, 1,318 parking spaces and associated amenities and open space.

**ENVIRONMENTAL DETERMINATION:** In accordance with the California Environmental Quality Act (CEQA), the project has been determined to be adequately evaluated in the previously certified Environmental Impact Report (EIR) No. 2006-01 (SCH No. 2006031041) and Subsequent EIR SEIR No. 2018-15 as per Sections 15162 and 15168 of the CEQA guidelines. All mitigation measures in EIR No. 2006-01 and SEIR No. 2018-15 and associated Mitigation Monitoring and Reporting Program (MMRP) will be enforced and apply to the proposed project.

**RECOMMENDED ACTION: Adopt a Resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING SITE PLAN REVIEW NO. 2020-04 AS CONDITIONED FOR A NEW MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT FOR THE PROPERTY LOCATED AT 1801 EAST FOURTH STREET

### **2. ENVIRONMENTAL REVIEW NO. 2018-83, GENERAL PLAN AMENDMENT NO. 2020-04, AMENDMENT APPLICATION NO. 2020-02, AND TENTATIVE TRACT MAP NO. 2019-02 – Jerry Guevara, Case Planner.**

**LOCATION:** 301 and 305 North Mountain View Street located in the General Agricultural (A1) zoning district.

**REQUEST:** The applicant proposes to construct a new eight-unit condominium development. In order to facilitate the construction of this project, the applicant is requesting approval of the

following land use entitlements: (1) a general plan amendment to change the site's current land use designation from Low-Medium Density Residential (LMR-11) to Medium Density Residential (MR-15), (2) an amendment application to change the zoning designation of the property from General Agricultural (A1) to Two-Family Residence (R2), and (3) a tentative tract map to allow subdivision of the property for condominium purposes. In addition, the applicant is requesting adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. In conjunction with this project, the City is also proposing to change the General Plan Land Use designation and zoning of adjacent properties on the block stretching from First Street to Fifth Street to ensure consistency between zoning and the General Plan.

**ENVIRONMENTAL DETERMINATION:** In accordance with the California Quality Environmental Act (CEQA), a Mitigated Negative Declaration (MND), Environmental Review No. 2018-83, with technical studies, was prepared for the project. No areas of significance or unavoidable impacts were determined to occur from the construction or operation of the proposed project. The project requires adoption of a Mitigation Monitoring and Reporting Program (MMRP), which contains mitigation measures to address biological resources, geology and soils, noise, hydrology and water quality, tribal cultural resources and cultural resources.

**RECOMMENDED ACTIONS:**

- a) **Adopt a Resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL REVIEW NO. 2018-83, RELATIVE TO TENTATIVE TRACT MAP NO. 2019-02 FOR THE PROJECT LOCATED AT 301 AND 305 NORTH MOUNTAIN VIEW STREET
- b) **Adopt a Resolution:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING TENTATIVE TRACT MAP NO. 2019-02 AS CONDITIONED TO CREATE A SUBDIVISION OF EIGHT (8) CONDOMINIUM UNITS AT 301 AND 305 NORTH MOUNTAIN VIEW STREET
- c) **Recommend that the City Council adopt a Resolution:** A RESOLUTION OF CITY COUNCIL OF THE CITY OF SANTA ANA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL REVIEW NO. 2018-83, RELATIVE TO GENERAL PLAN AMENDMENT NO. 2020-04 AND AMENDMENT APPLICATION NO. 2020-02 FOR THE PROJECT LOCATED AT 301 AND 305 NORTH MOUNTAIN VIEW STREET
- d) **Recommend that the City Council adopt a Resolution:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 2020-04 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATIONS FOR THE PROPERTIES LOCATED AT 4310, 4314, 4318, 4322, 4326 AND 4330 WEST FIFTH STREET; 113, 117, 121, 201, 203, 207, 211, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 301, 305, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 409 AND 411 NORTH MOUNTAIN VIEW STREET; AND 4311, 4315, 4317, 4319, 4321, 4323, 4325, 4327, 4329, 4331, 4333, 4335, 4337 AND 4339 WEST FIRST STREET

- e) **Recommend that the City Council adopt an Ordinance:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 2020-02 REZONING THE PROPERTIES LOCATED AT 4310, 4314, 4318, 4322, 4326 AND 4330 WEST FIFTH STREET; 113, 117, 121, 201, 203, 207, 211, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 301, AND 305 NORTH MOUNTAIN VIEW STREET; AND 4311 WEST FIRST STREET

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

**COMMENTS**

3. STAFF COMMENTS
  
4. COMMISSION MEMBER COMMENTS

**ADJOURNMENT** – A Special Meeting will be held via teleconference on Thursday, November 5 to consider the General Plan Update. The next regular meeting will be held via teleconference on Monday, November 9 at 5:30 p.m.