

Planning Commission Regular Meeting Agenda Minutes

April 12, 2021

VIRTUAL MEETING
5:30 P.M.



MARK McLOUGHLIN
Chair, Ward 4 Representative

ERIC ALDERETE
Citywide Representative

MIGUEL CALDERON
Ward 2 Representative

ALAN WOO
Ward 5 Representative

BOA PHAM
Ward 1 Representative

ISURI S. RAMOS
Ward 3 Representative

THOMAS MORRISSEY
*Vice Chair,
Ward 6 Representative*

MinhThai
Executive Director

John Funk
Legal Counsel

Ali Pezeshkpour, AICP
Principal Planner

Sarah Bernal
Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santaana.org/citymeetings.

CALL TO ORDER
ATTENDANCE

Commissioners:
Eric M. Alderete
Miguel Calderon
Mark McLoughlin, Chair
Thomas Morrissey, Vice Chair
Bao Pham
Isuri S. Ramos
Alan Woo

Executive Director **Minh Thai**
Senior Asst. City
Attorney **John Funk**
Principal Planner **Ali Pezeshkpour**
Recording Secretary **Sarah Bernal**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from the March 22, 2021 meeting.

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

YES: 7 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Miguel Calderon, Alan Woo, Eric Alderete

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

PUBLIC HEARING

The Planning Commission decision on Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or

Necessity Determinations are final unless appealed within 10 days of the decision by any interested party or group (refer to the Basic Meeting Information page for more information). The Planning Commission recommendation on Zoning and General Plan amendments, Development Agreements, Specific Developments, and Specific Plans will be forwarded to the City Council for final determination. Legal notice was published in the OC Reporter on March 31, 2021 and notices were mailed on said date.

1. Conditional Use Permit No. 2021-01 – Jerry Guevara, Case Planner

Location: 1209 East Wakeham Avenue located in the Light Industrial (M1) zoning district.

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-01 to renew the entitlements of an existing 60-foot high major wireless communications facility disguised as a mono-pine.

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2021-18 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-01 as conditioned.

Minutes: *The Chair opened the Public Hearing. The applicant spoke in support in the matter. There were no other speakers and the Public Hearing was closed.*

Moved by Commissioner Calderon, seconded by Commissioner Woo to Approve with the condition that the surrounding landscape and parking lot be improved as determined feasible by staff. Commissioner Pham introduced a friendly amendment requesting the Building Official review the plans for seismic safety. The friendly amendment was accepted.

YES: 7 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Miguel Calderon, Alan Woo, Eric Alderete

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

2. Conditional Use Permit No. 2021-06 – Jerry Guevara, Case Planner.

The Applicant has requested this item be continued.

Location: 2106 North Tustin Avenue located in the Arterial Commercial (C5) zoning district.

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-06 to allow after-hours operations until 2:00 a.m., daily, at an existing restaurant (Chiles and Beer Restaurant).

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2021-24 will be filed for this project.

Recommended Action: Continue the matter to the April 26, 2021 meeting.

Moved by Commissioner Alderete, seconded by Commissioner Woo to Continue the item to April 26, 2021.

YES: 6 – Tom Morrissey, Mark McLoughlin, Bao Pham, Miguel Calderon, Alan Woo, Eric Alderete

NO: 0 – **ABSTAIN:** 1 – Isuri Ramos

ABSENT: 0 – **Status:** 6 – 0 – 1 – 0 – **Pass**

Minutes: *Commissioner Ramos abstained due to the project's proximity to her residence.*

3. Conditional Use Permit No. 2021-04 – Ivan Orozco, Case Planner.

Staff has requested this item be continued to a future date.

Location: 3950 South Bristol Street located in the Commercial Residential (CR) zoning district.

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-04 to allow a Type 41 Alcoholic Beverage Control (ABC) license for the sale of beer and wine for on-premises consumption at an existing restaurant (Euro Caffe).

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2021-15 will be filed for this project.

Recommended Action: Continue the matter to a date uncertain.

Moved by Commissioner Ramos, seconded by Commissioner Woo to Continue the item to a future date.

YES: 7 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Miguel Calderon, Alan Woo, Eric Alderete

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

BUSINESS CALENDAR

4. General Plan Update – Melanie McCann

Minutes: *Principal Planner McCann provided a PowerPoint presentation.*

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next virtual meeting of the Planning Commission will be on April 26, 2021 at 5:30 PM.

APPEAL INFORMATION

The formal action by the Planning Commission 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.