

Planning Commission Regular Meeting Agenda

July 12, 2021

5:30 P.M,

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



THOMAS MORRISSEY

Chair, Ward 6 Representative

ERIC M. ALDERETE

Citywide Representative

MIGUEL CALDERON

Ward 2 Representative

MARK MCLOUGHLIN

Ward 4 Representative

BAO PHAM

*Vice Chair,
Ward 1 Representative*

ISURI S. RAMOS

Ward 3 Representative

ALAN WOO

Ward 5 Representative

MinhThai

Executive Director

John Funk

Legal Counsel

Fabiola Zelaya Melicher, AICP

Planning Manager

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.santa-ana.org/city-meetings.

CALL TO ORDER**Commissioners:**

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

Executive Director
Senior Asst. City
Attorney

Minh Thai

John Funk

Planning Manager

Fabiola Zelaya Melicher

Recording Secretary

Sarah Bernal

ROLL CALL**PLEDGE OF ALLEGIANCE****PUBLIC COMMENTS (non-agenda items)****CONSENT CALENDAR ITEMS**

- a. Minutes from the adjourned meeting of May 25, 2021.

Recommended Action: Approve

- b. Minutes from the regular meeting of May 24, 2021.

Recommended Action: Approve

- c. Minutes from the regular meeting of June 14, 2021

Recommended Action: Approve

- d. Excused Absences

Recommended Action: Excuse absent commissioner(s)

Moved by Commissioner Morrissey, seconded by Commissioner Calderon to Excuse the absence of Commissioner Alderete.

YES: 6 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Miguel Calderon

NO: 0 – ABSTAIN: 0 – ABSENT: 1 – Eric Alderete
Status: 6 – 0 – 0 – 1 – Pass

Moved by Commissioner Woo, seconded by Commissioner Calderon to Approve Consent Calendar items A-C with the exception of D.

YES: 6 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Miguel Calderon

NO: 0 – ABSTAIN: 0 – ABSENT: 1 – Eric Alderete
Status: 6 – 0 – 0 – 1 – 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 June 30, 2021 and notices were mailed on said date.*

1. Conditional Use Permit No. 2021-08 – Ali Pezeshkpour, Case Planner

Project Location: 3009 South Daimler Street located in the Professional (P) zoning district.

Project Applicant: Ginger Shulman with LPA, on behalf of property owner Edward Lifesciences LLC.

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-08 to allow construction of a new standalone surface parking lot. To facilitate the project, the applicant is proposing to demolish a two-story 42,213-square-foot office building.

Environmental Impact: The Planning Commission will consider a determination that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 of the CEQA Guidelines – Minor Alterations to Land. Notice of Exemption, Environmental Review No. 2021-65 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-08 as conditioned.

Minutes: *Chair McLoughlin disclosed that he spoke with a consultant regarding the project.*

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the item and answered questions regarding construction hours and project timeline.

The following individuals spoke on the matter:

- *Liam, President of Garry Plaza Offices, spoke in opposition.*
- *Dale Helvig inquired about site acreage.*

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

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

YES: 6 – Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo, Miguel Calderon

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Eric Alderete

Status: 6 – 0 – 0 – 1 – **Pass**

BUSINESS CALENDAR

2. Election of Officers

Recommended Action:

1. Elect a Chairperson for the 2021-2022 term
2. Elect a Vice-Chairperson for the 2021-2022 term

Minutes: *Chair McLoughlin nominated Vice-Chairperson Morrissey as Chairperson; motion was second by Commissioner Woo. There were no other nominations. Motion passed by majority vote with Commissioner Alderete absent.*

Vice-Chairperson Morrissey nominated Commissioner Pham as Vice-Chairperson; motion was seconded by Commissioner Calderon. There were no other nominations. Motion passed by majority vote with Commissioner Alderete absent. .

STAFF COMMENTS

- Update on Marisco's Hector #1 located at 1801 S. Main Street, Units E & D

Minutes: *Staff indicated that this matter will be reviewed at a future meeting.*

COMMISSIONER COMMENTS

ADJOURNMENT

The Planning Commission meeting scheduled for July 26, 2021 is canceled. The next meeting will be held on August 9, 2021 at 5:30 p.m. in the Council Chambers located at 22 Civic Center Plaza, Santa Ana.

MEETING INFORMATION

If you would like to learn how to use Zoom before the meeting, visit [Zoom Video Tutorials](#).

1. Connecting directly from your computer:

- Click on the link on top of this agenda OR
- Go to [Zoom.us](#) and click "Join a Meeting" at the top. Enter the Meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

2. Connecting via the Zoom App:

- Download the free Zoom Cloud Meetings app from your favorite app store.
- Launch the app and click on the blue Join a Meeting button. Enter the Meeting ID, your name, and the blue Join button. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

3. Dialing in from a mobile phone or landline:

- Dial (669) 900-9128. When prompted, enter the meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, press *9 on your phone to virtually raise your hand. You will have 3 minutes.

Submit a written comment

You are invited to submit a written comment in one of the following ways:

Visit the City's [Public Portal](#)

- Scroll down to the list of meetings and locate the meeting you are interested in.

- Select the COMMENT icon to the right of “Meeting Title” (under the Options tab) and follow the prompt

E-mail PBAComments@santa-ana.org and reference the topic in the subject line.

Mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 5:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

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.