

Planning Commission Regular Meeting Agenda

October 25, 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 **Minh Thai**
Senior Asst. City Attorney **John Funk**
Planning Manager **Fabiola Zelaya Melicher**
Recording Secretary **Sarah Bernal**

ROLL CALL

Minutes: **Chair Morrissey joined the meeting via Zoom during discussion of Item No. 1.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS** (non agenda items)**CONSENT CALENDAR ITEMS****a.** Minutes

Recommended Action: Approve Minutes from the September 27, 2021 meeting.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner Alderete, seconded by Commissioner Ramos to Approve Minutes.

YES: 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo

NO: 0 – ABSTAIN: 0 – ABSENT: 1 – Tom Morrissey
Status: 6 – 0 – 0 – 1 – Pass

End of Consent Calendar

BUSINESS CALENDAR

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. 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 Register on October 13, 2021.*

1. Zoning Ordinance Amendment No. 2021-03 – Minh Thai, Executive Director

Project Location: Citywide

Project Applicant: City of Santa Ana

Proposed Project: The City is requesting adoption of Zoning Ordinance Amendment No. 2021-03 to amend Section 41-1900 et. al. of the Santa Ana Municipal Code (Chapter 41/Zoning) pertaining to the Housing Opportunity Ordinance (HOO). The proposed amendments will modernize, update and clarify various sections of the HOO and respond to current development and economic trends.

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 15061 (b) (3) of the CEQA Guidelines – General Rule. Notice of Exemption, Environmental Review No. 2021-107 will be filed for this project.

Recommended Action: Recommend that the City Council adopt an Ordinance amending Article XVIII.I. of Chapter 1 of the Santa Ana Municipal Code regarding the Housing Opportunity Ordinance.

Minutes: *Commissioner Ramos disclosed that her employer, Latino Health Access, submitted a letter of support for the item.*

Recording Secretary reported that written communication was received.

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

- *Araceli Robles spoke in opposition.*
- *Ana Charco spoke in support.*
- *Daisy, representing the Kennedy Commission, spoke in support.*
- *Andrew Gonzales, representing Sheet Metal Workers, spoke in opposition.*
- *Manny Escamilla provided general feedback.*
- *Luis Sarmiento, representing THRIVE, spoke in support.*
- *Ernesto Medrano spoke in support.*
- *Alan Wood, representing BIA, spoke in opposition.*
- *Rich Gomez, representing Southwest Regional Council of Carpenters, provided general feedback.*

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

Moved by Commissioner Ramos, seconded by Commissioner Morrissey to Recommend that the City Council adopt an Ordinance amending Article XVIII.I. of Chapter 1 of the Santa Ana Municipal Code regarding the Housing Opportunity Ordinance with the added recommendations:

- **Increase the minimum inclusionary percentage for all income categories**
- **Increase the minimum starting dollar amount in the proposed in-lieu fee sliding scale**
- **Permit projects that have been approved (entitled) by the City prior to the adoption date of the proposed Ordinance to vest the existing regulations and provisions of the Housing Opportunity Ordinance under Ordinance No. NS-2994**

YES: 4 – Eric Alderete, Bao Pham, Isuri Ramos, Alan Woo

NO: 3 – Miguel Calderon, Mark McLoughlin, Tom Morrissey

ABSTAIN: 0 – **ABSENT:** 0 – **Status:** 4 – 3 – 0 – 0 – **Pass**

****End of Business Calendar****

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on November 08, 2021 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

- Public Hearing: General Plan Update
- Public Hearing: Conditional Use Permit 2021-13 to allow a new wireless communications facility located at 2112 E. 4TH Street
- Public Hearing: Conditional Use Permit 2021-11 to re-entitle existing major wireless facilities located at 2401 S. Pullman Street
- Public Hearing: Conditional Use Permit 2021-17 to re-entitle existing major wireless facilities located at 601 S. Santa Fe Street

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.

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:

- **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 4:00 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.