

Planning Commission Regular Meeting Agenda

December 13, 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****Christina Leonard****ROLL CALL****Moved by Commissioner , seconded by Commissioner to Adopt.****YES:** 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Isuri Ramos, Alan Woo**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Bao Pham**Status:** 6 – 0 – 0 – 1 –**Minutes:** *Commissioner Pham arrived at 5:42 PM.***PLEDGE OF ALLEGIANCE****PUBLIC COMMENTS** (non agenda items)**CONSENT CALENDAR ITEMS****a. Minutes****Recommended Action:** Approve Minutes from October 25, 2021 meeting.**Moved by Commissioner Woo, seconded by Commissioner McLoughlin to Adopt.**

YES: 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Isuri Ramos, Alan Woo
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Bao Pham
Status: 6 – 0 – 0 – 1 – **Pass**

b. Minutes

Recommended Action: Approve Minutes from November 8, 2021 meeting.

Moved by Commissioner Woo, seconded by Commissioner McLoughlin to Adopt.

YES: 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Isuri Ramos, Alan Woo
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Bao Pham
Status: 6 – 0 – 0 – 1 – **Pass**

c. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner , seconded by Commissioner to Adopt.

YES: 0 – **NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 0 – 0 – 0 – 0 –

****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 (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 X on X and notices were mailed on said date.

1. 1. Conditional Use Permit No. 2021-13 - Heidi Jacinto, Case Planner.

Project Location: 2112 East Fourth Street located in the Professional/Metro East Mixed-Use Overlay (P/OZ1) zoning district.

Project Applicant: Crystal Rodrigues-Maramba with Coastal Business Group Inc., on behalf of AT&T Wireless (Applicant) and Nexus Garden Plaza, LLC (Property Owner).

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-13 to construct a new 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 11/Accessory Structures. Notice of Exemption, Environmental Review No. 2020-85 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-13 as conditioned.

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

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

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

Administrative Matters

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

STAFF COMMENTS

- Updates on SB9 and Future Zoning Code Amendments

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on December 20, 2021 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

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.