

# Planning Commission Special Meeting Agenda

December 20, 2021

5:30 P.M.

## Council Chamber

22 Civic Center Plaza  
Santa Ana, CA

**Members of the public may attend this meeting in-person or join via Zoom.**

Join from your computer: <https://zoom.us/j/85721917073>

Join from your mobile phone via Zoom App. **Meeting ID: 85721917073**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 85721917073**

\*For viewing only: [www.youtube.com/cityofsantaanavideos](http://www.youtube.com/cityofsantaanavideos). **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

**For detailed participation and commenting options, please review the instructions provided at the end of this agenda.**

**To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.**



**THOMAS MORRISSEY**  
*Chair, Ward 6 Representative*

**ERIC M. ALDERETE**  
*Citywide Representative*

**BAO PHAM**  
*Vice-Chair,  
Ward 1 Representative*

**MIGUEL CALDERON**  
*Ward 2 Representative*

**ISURI S. RAMOS**  
*Ward 3 Representative*

**MARK McLOUGHLIN**  
*Ward 4 Representative*

**ALAN WOO**  
*Ward 5 Representative*

**MinhThai**  
*Executive Director*

**John Funk**  
*Legal Counsel*

**Fabiola Zelaya Melicher, AICP**  
*Planning Manager*

**Christina Leonard**  
*Acting 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](http://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**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS (non agenda items)**

**CONSENT CALENDAR ITEMS**

- a. Minutes

**Recommended Action:** Approve Minutes from December 13, 2021 meeting.

- b. Excused Absences

**Recommended Action:** Excuse absent commissioners.

**\*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 Reporter on December 8, 2021 and notices were mailed on said date.*

**1. General Plan Amendment No. 2021-01 – Update On Housing Element for 2021-2029.**

**Project Location:** The City of Santa Ana, encompassing 27.3 square miles in Central Orange County.

**Project Applicant:** City of Santa Ana

**Proposed Project:** The City of Santa Ana is proposing to update the General Plan Housing Element for the 6<sup>th</sup> cycle (2021-2029) planning period. The proposed amendment includes analysis of potential housing sites, barriers to fair housing, and proposed programs and services to comply with state mandates. The City is requesting the Planning Commission recommend that the City Council adopt a resolution approving General Plan Amendment (GPA) No. 2021-01 for the 6<sup>th</sup> Cycle Housing Element Update. <https://www.santa-ana.org/housing-element-update-2021>

**Environmental Impact:** In accordance with State California Quality Act (CEQA) Guidelines Section 15162, the City has determined that an Addendum to the previously adopted Initial Study/ Negative Declaration prepared for the 2014-2021 General Plan Housing Element is the appropriate review for this project.

**Recommended Action:** Recommend that the City Council adopt a resolution approving General Plan Amendment No. 2021-01 for the 6th Cycle Housing Element Update subject to conforming edits by the Executive Director of Planning and Building Agency and the City Attorney to comply with state housing law and mandates.

**Administrative Matters**

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

**STAFF COMMENTS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

The next meeting of the Planning Commission scheduled for December 27, 2021 at 5:30 PM is canceled. The next meeting will be held on January 10, 2022 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](mailto:PBAComments@santa-ana.org) and reference the topic in the subject line.
- **Mail** to Christina Leonard, 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.***