

# Planning Commission Regular Meeting Agenda Minutes

October 9, 2023

5:30 P.M.

## Council Chamber

22 Civic Center Plaza  
Santa Ana, CA



### BAO PHAM

*Chair, Ward 1 Representative*

### JENNIFER OLIVA

*Vice-Chair,  
Ward 6 Representative*

### CHRISTOPHER LEO

*Citywide Representative*

### MANUEL J. ESCAMILLA

*Ward 2 Representative*

### CARL BENNINGER

*Ward 4 Representative*

### ISURI S. RAMOS

*Ward 3 Representative*

### ALAN WOO

*Ward 5 Representative*

### Minh Thai

*Executive Director*

### John Funk

*Legal Counsel*

### Ali Pezeshkpour, AICP

*Planning Manager*

### Nuvia Ocampo

*Recording Secretary*



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**CALL TO ORDER****Commissioners:**

**Bao Pham, Chair  
Manuel J. Escamilla  
Christopher Leo  
Carl Benninger  
Jennifer Oliva  
Isuri S. Ramos  
Alan Woo**

**Executive Director  
Asst. City Attorney  
Planning Manager  
Recording Secretary**

**Minh Thai  
Jose Montoya  
Ali Pezeshkpour, AICP  
Nuvia Ocampo**

**ROLL CALL**

**Minutes:** *Quorum was reached at 5:33 p.m. with Chair Pham arriving at 5:35 p.m., Commissioner Escamilla arriving at 5:38 p.m., and Commissioner Ramos arriving at 5:49 p.m.*

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

**Recommended Action:** Approve Minutes from September 25, 2023.

**b. Excused Absences**

**Recommended Action:** Excuse absent commissioners.

**Moved by Commissioner Woo, seconded by Commissioner Leo to Approve Consent Calendar items.**

**YES:** 5 – Bao Pham, Alan Woo, Christopher Leo, Jennifer Oliva, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Manuel J. Escamilla

**Status:** 5 – 0 – 0 – 2 – **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 (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 September 27, 2023 and notices were mailed on said date.*

### **1. CONDITIONAL USE PERMIT NO. 2023-20 FOR THE PROPERTY LOCATED AT 620 WEST WARNER AVENUE LOCATED WITHIN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT.**

**Project Applicant:** Chris Pell, with Butler America Telecom, LLC, on behalf of Crown Castle (Applicant) and Chief Real Estate Investment, LLC (Property Owner)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permit (CUP) No. 2023-20 to renew the entitlements of an existing 60-foot tall major wireless communications facility. Pursuant to Section 41-198.3(b) and 41-198.13 of the Santa Ana Municipal Code (SAMC), major wireless communications facilities require approval of a CUP and are required to be renewed every 10 years.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from CEQA under a Class 1 exemption, which applies to existing facilities as the subject wireless facility exists and the request involves renewing the entitlement.

#### **Recommended Action:**

- Adopt a resolution approving Conditional Use Permit No. 2023-20, as conditioned.

**Moved by Commissioner Escamilla, seconded by Commissioner Benninger to Approve.**

**YES:** 6 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Isuri Ramos

**Status:** 6 – 0 – 0 – 1 – **Pass**

**Minutes:** *Commission posed questions to and had comments for staff.*

**2. GENERAL PLAN AMENDMENT NO. 2023-01, AMENDMENT APPLICATION NO. 2023-01, ABANDONMENT NO. 2023-03 AND PUBLIC FACILITY NAMING NO. 2023-01 FOR STANDARD AND MCFADDEN PUBLIC PARK LOCATED AT 1117 SOUTH STANDARD AVENUE LOCATED WITHIN THE MULTI-FAMILY RESIDENTIAL (R3) ZONING DISTRICT.**

**Project Applicant:** The City of Santa Ana

**Proposed Project:** The City is requesting approval of General Plan Amendment (GPA) No. 2023-01, Amendment Application (AA) No. 2023-01, Abandonment (PW) No. 2023-03, and Public Facility Naming (PFN) No. 2023-01 to facilitate the construction and naming of a new public park at 1117 South Standard Avenue, northeast corner of Standard Avenue and McFadden Avenue.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15162 and 15304 of the CEQA guidelines.

**Recommended Action:**

- Continue Item to October 23, 2023, pursuant to request by staff.

**Moved by Commissioner Woo, seconded by Commissioner Oliva to Approve.**

**YES:** 6 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Isuri Ramos

**Status:** 6 – 0 – 0 – 1 – **Pass**

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

**STAFF COMMENTS**

**Minutes:** *Staff provided updates to the Commission on two appeals of projects that were considered by the City Council on October 3, 2023.*

## **COMMISSIONER COMMENTS**

**Minutes:** *Commission had comments for staff.*

## **ADJOURNMENT**

The next meeting of the Planning Commission will be on October 23, 2023 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

**Minutes:** *Meeting was adjourned at 5:59 p.m.*

## **FUTURE AGENDA ITEMS**

- 3601 West Sunflower Avenue, Conditional Use Permit No. 2023-21 – Fernanda Arias, Case Planner

## **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**

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### **1. Connecting directly from your computer:**

- Click on the link on top of this agenda OR

- Go to [Zoom.us](https://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 Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

***Deadline to submit written comments is 3:30 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.***