

Planning Commission Regular Meeting Agenda Minutes

November 13, 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

Jose Montoya

Legal Counsel

Ali Pezeshkpour, AICP

Planning Manager

Nuvia Ocampo

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:**

**Bao Pham, Chair
Manuel 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. and Commissioner Escamilla arriving at 5:37 p.m.*

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

Recommended Action: Approve Minutes from October 23, 2023.

Minutes:

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

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

Status: 6 – 0 – 0 – 1 – **Pass**

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner Ramos, seconded by Commissioner Benninger to Approve.

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl

Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

Status: 6 – 0 – 0 – 1 – **Pass**

- c. Receive and File Annual Monitoring Report for Development Agreement No. 2018-02 between the City of Santa Ana and Main Place Shoppingtown, LLC for the property located at 2800 North Main Street.

Recommended Action: Receive and file the 2023 Annual Monitoring Report for Development Agreement No. 2018-02 between the City of Santa Ana and Main Place Shoppingtown, LLC for the property located at 2800 North Main Street.

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

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

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 (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 November 1, 2023 and notices were mailed on said date.*

1. MODIFICATION TO CONDITIONAL USE PERMIT NO. 2012-14 FOR THE PROPERTY LOCATED AT 3300 SOUTH BRISTOL STREET LOCATED WITHIN THE PLANNED SHOPPING CENTER (C4) ZONING DISTRICT.

Project Applicant: Beth Aboulafia with Hinman and Carmichael, LLP. representing Target Corporation (Applicant and Property Owner)

Proposed Project: Applicant is requesting approval of modification to Conditional Use Permit (CUP) No. 2012-14 and approval to make a determination of Public Convenience or Necessity (PCN) to allow the sale of distilled spirits, in addition to beer and wine, for off-premises consumption through the operation of a Type-21 Alcoholic Beverage Control (ABC) license.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Section 15301 of the CEQA guidelines. A Notice of Exemption will be filed for this project.

Recommended Action:

- Continue Item to date uncertain, pursuant to request by the applicant.

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

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

Status: 6 – 0 – 0 – 1 – **Pass**

2. MODIFICATION TO CONDITIONAL USE PERMIT NO. 2005-22 FOR THE PROPERTY LOCATED AT 1441 WEST SEVENTEENTH STREET LOCATED WITHIN THE GENERAL COMMERCIAL (C2) ZONING DISTRICT.

Project Applicant: Beth Aboulafia with Hinman and Carmichael, LLP. representing (Target Corporation (Applicant and Property Owner)

Proposed Project: Applicant is requesting approval of modification to Conditional Use Permit (CUP) No. 2005-22 and approval to make a determination of Public Convenience or Necessity (PCN) to allow the sale of distilled spirits, in addition to beer and wine, for off-premises consumption through the operation of a Type-21 Alcoholic Beverage Control (ABC) license.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Section 15301 of the CEQA guidelines. A Notice of Exemption will be filed for this project.

Recommended Action:

- Continue Item to date uncertain, pursuant to request by the applicant.

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

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

Status: 6 – 0 – 0 – 1 – **Pass**

3. CONDITIONAL USE PERMIT NO.2023-19 FOR THE PROPERTY LOCATED AT 2100 WEST ALTON AVENUE LOCATED WITHIN THE SPECIFIC DEVELOPMENT NO. 4 (SD-4) ZONING DISTRICT.

Project Applicant: Jorge Lopez with National Engineering & Consulting, Inc. (Applicant) on behalf of Edward O. Breuing III with BDC Santa Ana, LLC (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2023-19 to demolish an existing YMCA facility and establish a new outdoor fitness complex/community service center that will serve INSAND. Pursuant to the Santa Ana Municipal Code (SAMC) and SD-4, the facility requires approval of CUP.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from further review pursuant to Section 15302 of the CEQA guidelines. Notice of Exemption No. 2022-62 will be filed for this project.

Recommended Action:

- Adopt a resolution approving Conditional Use Permit No. 2023-19, as conditioned.

Minutes: *Resident, Scott Cunningham, spoke in favor of this project. Resident, Alex Martinez, Spoke in favor of this project and raised questions about increased traffic and the negative impact on parking for the residents in the surrounding area.*

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

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

Status: 6 – 0 – 0 – 1 – **Pass**

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

STAFF COMMENTS

- Public Works Agency presentation on U.S. Army Corps of Engineers Santiago Creek Flood Risk Management Project.

Minutes: *City Engineer, Rudy Rosas, gave a presented to the Commission.*

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff.*

ADJOURNMENT

The next meeting of the Planning Commission will be on November 27, 2023 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 6:53 p.m.*

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 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.