

Planning Commission Regular Meeting Agenda Minutes

March 25, 2024

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



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CALL TO ORDER**Commissioners:**

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

**Executive Director
Assistant 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 Commissioner Escamilla arriving at 5:38 p.m.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *None*

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from March 11, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

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

YES: 4 – Bao Pham, Alan Woo, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Isuri Ramos, Christopher Leo, Manuel J. Escamilla

Status: 4 – 0 – 0 – 3 – **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 March 15, 2024 and notices were mailed on said date.*

- 1. SITE PLAN REVIEW NO. 2024-01 AND TENTATIVE TRACT MAP NO. 2024-01 FOR THE PROPERTIES LOCATED AT 101, 111, 115, AND 121 NORTH HARBOR BOULEVARD, AT 3709 AND 3729 WEST FIRST STREET AND AT 114 NORTH FIGUEROA STREET, LOCATED WITHIN THE TRANSIT NODE SOUTH (TNS) DISTRICT OF THE HARBOR MIXED-USE TRANSIT CORRIDOR SPECIFIC PLAN (SP-2).**

Project Applicant: Charles Minyard with Primior, Inc. and representing Harbor and First, LLC. (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of Site Plan Review (SPR) No. 2024-01 and Tentative Tract Map (TTM) No. 2024-01 to facilitate the construction of a mixed-use development known as First Harbor Mixed-Use Development, which would develop an existing vacant lot with a nine-story mixed-use building consisting of 15,182 square feet of leasable commercial space, 1,845 square feet of leasing office space, 181 for-sale residential condominium units (including 10 onsite affordable units), 339 parking spaces, and 40,853 square feet of open space and amenities.

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project is within the scope of the 2014 Harbor Boulevard Mixed-Use Transit Corridor Plan Environmental Impact Report (EIR) (SCH No. 2013-061027).

Recommended Actions:

1. Adopt a resolution approving Site Plan Review No. 2024-01 as conditioned.
2. Adopt a resolution approving Tentative Tract Map No. 2024-01 as conditioned.

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

YES: 5 – Bao Pham, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Christopher Leo

Status: 5 – 0 – 0 – 2 – **Pass**

Minutes: *Commission had questions for staff and encouraged high-quality finishes and architectural treatments on street-facing segments. Commission had questions for applicant. Applicants, Howard Zelefsky and Charles Minyard, on behalf of Primior, Inc. and Harbor and First, LLC, answered questions from the Commission.*

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

WORK STUDY SESSION

- **Annual Budget Process – Shannon McCarron, Finance and Management Services**

****End of Work Study Session Calendar****

STAFF COMMENTS

Minutes: *None*

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff.*

ADJOURNMENT

The next meeting of the Planning Commission will be on April 08, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 6:58 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 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.