

Planning Commission Regular Meeting Agenda Minutes

May 13, 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
Chief Asst. City Attorney
Planning Manager
Recording Secretary**

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

ROLL CALL

Minutes: *Quorum was reached at 5:31 p.m. with Commissioner Ramos arriving at 5:33 and Commissioner Escamilla arriving at 5:34 p.m.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *Resident, Mark Spratt, spoke in support of Related Bristol.*

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from April 22, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

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

YES: 7 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **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 May 3, 2024, and notices were mailed on said date.*

1. CONDITIONAL USE PERMIT NO. 2024-04 FOR THE PROPERTY LOCATED AT 2029 EAST FIRST STREET LOCATED WITHIN THE ARTERIAL COMMERCIAL (C-5) ZONING DISTRICT.

Project Location: 2029 East First Street located within the Arterial Commercial (C-5) zoning district, with a Metro East Mixed-Use (MEMU) Overlay zone.

Project Applicant: Alexis Acosta (Applicant) representing Jr's Burgers and Kyung Soon Lee (Property Owner)

Proposed Project: Applicant is requesting approval of Conditional Use Permit No. 2024-04 to allow the sale of alcoholic beverages for on-premises consumption (Type 41 – Beer and Wine only) at an existing 2,576-square-foot eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2024-13, will be filed for this project.

Recommended Action:

- Adopt a resolution approving Conditional Use Permit No. 2024-04 as conditioned.

Minutes: *Commission had questions for staff.*

Staff answered questions from Commission.

Commission had questions for the applicant.

Applicant, Alexis Acosta, answered questions from the Commission.

Commission proposed adding three new conditions, which the applicant accepted.

Moved by Commissioner Ramos, seconded by Commissioner Escamilla to Approved as amended.

YES: 7 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

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

STAFF COMMENTS

- California APA Conference Registration

Minutes: *Planning Manager, Ali Pezeshkpour, had comments for the Commission.*

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff on the proposed Related Bristol Specific Plan and process/procedures.*

ADJOURNMENT

The next meeting of the Planning Commission will be on May 27, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 6:14 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

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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 4:30 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.