

# Planning Commission Regular Meeting Agenda Minutes

June 10, 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*



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:**

**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 5:38 PM.*

**PLEDGE OF ALLEGIANCE****PUBLIC COMMENTS**

**Minutes:** *Resident, Kristin Peters, spoke in favor of Related Bristol Development.  
Resident, Lawna Mulholland, spoke in favor of the Related Bristol Development.  
Executive Director, Minh Thai, gave a brief update on the Related Bristol Development.*

**CONSENT CALENDAR ITEMS****a. Minutes**

**Recommended Action:** Approve Minutes from May 13, 2024.

**b. Excused Absences**

**Recommended Action:** Excuse absent commissioners.

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

**YES:** 5 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Jennifer Oliva

**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 May 31, 2024 and notices were mailed on said date.*

**1. CONDITIONAL USE PERMIT NO. 2023-05 FOR THE PROPERTY LOCATED AT 719 EAST FIRST STREET, UNIT A, LOCATED WITHIN THE TRANSIT ZONING CODE (SD-84)**

**Project Applicant:** Rudy Lopez & Raul Cueva Jr, representing Las Brisas Restaurant, LLC., on behalf of Liquor License Agents (Applicant)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permit (CUP) No. 2023-05 to upgrade an existing Type 41 (Beer and Wine) alcohol license to a Type 47 (Beer, Wine, and Distilled Spirits) license, at an existing 1,575-square-foot eating establishment within an existing multi-tenant commercial center.

**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. 2023-14, will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Conditional Use Permit No. 2023-05 as conditioned.

**Minutes:** *Commission had questions for staff regarding the property and surrounding conditions.*

*Staff answered questions from the Commission.*

*Applicant, Fanny Chaparro, answered questions from the Commission.*

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

**YES:** 5 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Jennifer Oliva

**Status:** 5 – 0 – 0 – 2 – **Pass**

**2. TENTATIVE TRACT MAP NO. 2023-05 AND DENSITY BONUS AGREEMENT NO. 2024-01 FOR THE PROPERTY LOCATED AT 1921 WEST WASHINGTON AVENUE**

**LOCATED WITHIN THE TWO-FAMILY RESIDENCE (R2) ZONING DISTRICT.**

**Project Applicant:** Habitat for Humanity of Orange County (Applicant & Property Owner)

**Proposed Project:** Applicant is requesting approval of Tentative Tract Map (TTM) No. 2023-05 and Density Bonus Agreement (DBA) No. 2024-01 to allow the construction of a six-unit, for-sale residential development proposed to be 100-percent affordable restricted to low-income households earning less than 80-percent of the area median income (AMI). As proposed, the project will utilize waivers from development standards and/or development concessions through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code (SAMC) Section 41-1600 through 41-1607. The project also requires approval for a density bonus to allow up to 16.22 dwelling units per acre (du/ac).

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA), the project is exempt under Section 15194 (Affordable Housing Exemption). ER No. 2023-44 will be filed for this project.

**Recommended Actions:**

1. Adopt a resolution approving Tentative Tract Map No. 2023-05 as conditioned; and
2. Adopt a resolution approving Density Bonus Agreement No. 2024-01 as conditioned.

**Minutes:** *Commission had questions for staff regarding concessions, density, and affordability.*

*Staff answered questions from the Commission.*

*Commissioner Leo had questions regarding occupancy per unit.*

*Housing Division Manager, Judson Brown, answered questions from the Commission,*

*Applicant, Velma De la Rosa, spoke in favor of this project and answered questions from the Commission.*

*Applicant, Michael Valentine, answered questions from the Commission.*

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

**YES:** 5 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Jennifer Oliva

**Status:** 5 – 0 – 0 – 2 – **Pass**

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

**STAFF COMMENTS**

- Presentation on Planning Commission Bylaws (Ali Pezeshkpour & Jose Montoya)

**Minutes:** *Ali Pezeshkpour, Planning Manager, and Jose Montoya, Assistant City Attorney, gave a brief presentation on the Commissions bylaws.*

### **COMMISSIONER COMMENTS**

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

### **ADJOURNMENT**

The next meeting of the Planning Commission will be on June 24, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

**Minutes:** *Meeting was adjourned at 7:19 PM*

### **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** [PBAAcomments@santa-ana.org](mailto:PBAAcomments@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.***