

Planning Commission Regular Meeting Agenda Minutes

August 12, 2024

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



JENNIFER OLIVA

Chair, Ward 6 Representative

ISURI S. RAMOS

*Vice-Chair,
Ward 3 Representative*

CHRISTOPHER LEO

Citywide Representative

MANUEL J. ESCAMILLA

Ward 2 Representative

CARL BENNINGER

Ward 4 Representative

BAO PHAM

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:**

**Jennifer Oliva, Chair
Manuel J. Escamilla
Christopher Leo
Carl Benninger
Bao Pham
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 5:34 p.m. with Vice Chair Ramos arriving at 5:35 p.m.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *None.*

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from July 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 Register and OC Reporter on August 2, 2024, and notices were mailed on said date.*

1. AMENDMENT APPLICATION (AA) NO. 2023-03, TENTATIVE TRACT MAP (TTM) NO. 2023-01, AND DEVELOPMENT AGREEMENT (DA) NO. 2023-02 FOR THE 41-ACRE SITE GENERALLY LOCATED AT 3600 SOUTH BRISTOL STREET LOCATED WITHIN THE GENERAL COMMERCIAL (C2) AND COMMERCIAL RESIDENTIAL (CR) ZONING DISTRICTS.

Project Applicant: Steven Oh with RCR Bristol LLC (Applicant) on behalf of Greenville Ranch LLC, BSG West Bristol LLC, and MCG Bristol West LLC (Property Owners)

Proposed Project: Applicant is requesting approval of various entitlements to facilitate the establishment of a new Specific Plan (SP) and construction of a new, mixed-use urban village. The SP proposes up to 3,750 residential units, 200 units of senior continuum of care living, a 250 room key hotel (approximately 150,000 square feet), 350,000 square feet of commercial space, and approximately 13.1 acres of publicly accessible open space. The entitlements include an amendment (zone change) application (AA No. 2023-03), tentative tract map (TM No. 2023-01), and development agreement (DA No. 2023-02). The requested actions also require an overrule of the John Wayne Airport Land Use Commission's determination of inconsistency for the project with the Airport Environs Land Use Plan.

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project requires preparation of a Draft Supplemental Environmental Impact Report (EIR) (State Clearinghouse Number 2020029087) that analyzes the potential impacts of the project and identify measures to mitigate the environmental effects. The EIR concludes that the proposed project would require mitigation related to Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. Impacts related to Air Quality and Recreation would remain significant and unavoidable after mitigation.

Recommended Action:**Recommend that the City Council:**

1. Adopt a resolution to (1) certify the Final Supplemental Environmental Impact Report (SEIR) No. 2022-01 (SCH No. 2020029087), including adoption of environmental findings of fact pursuant to the California

Environmental Quality Act, (2) adopt of a Statement of Overriding Considerations, (3) adopt the Mitigation Monitoring and Reporting Program, and (4) approve the Project;

2. Adopt an ordinance approving Amendment Application No. 2023-03 to establish the Related Bristol Specific Plan No. 5 and to approve a zone change for the Property located at 3600 Bristol Street from General Commercial (C2) and Commercial Residential (CR) to Related Bristol Specific Plan (SP No. 5);
3. Adopt an ordinance approving Development Agreement No. 2023-02;
4. Adopt a resolution approving Vesting Tentative Tract Map No. 2023-01 (County Map No. 19272), as conditioned; and
5. Adopt a resolution overruling the Orange County Airport Land Use Commission's determination that the Related Bristol Specific Plan is inconsistent with the Airport Environs Land Use Plan, including supportive findings.

Minutes: *Commissioners Benninger, Escamilla, Pham, Oliva, and Ramos disclosed they met with the Applicant prior to the meeting.*

Commission had questions for staff.

Union Representative, Lindsey Gray, spoke in favor of the project.

Resident, Pilar Aguero, spoke in favor of the project.

Director of People for Housing in Orange County, Elizabeth Hansburg, spoke in favor of the project.

Resident, Irma Jauregui, spoke in favor of the project.

David Elliott, President and CEO of Santa Ana Chamber of Commerce, spoke in favor of the project.

Resident, Claire Charbonnet, spoke in favor of this project.

Union Representative for LiUNA, Jonathan Dailey, spoke in favor of the project.

President of Sandpointe, Tammy Frias, spoke in favor of the project.

Lorena Vidaurri on behalf of Kathleen Kuilaniff, South Coast Neighborhood Association Representative, requests that 85% of the \$22 million be allocated to the Sandpointe neighborhood.

Resident, David Mackler, spoke in opposition to the project.

Orange County Hispanic Chamber of Commerce, Eddie Marquez, spoke in favor of the project.

Director of Hope Builders, Christa Sheehan, spoke in favor of the project.

Resident, Michael Collins, spoke in favor of this project.

Vice President of Relations for Mater Dei High School, Scott Melvin, spoke in favor of the project.

Representative of Republic Homes Neighborhood Association, Lucy Calvillo, spoke in opposition of this project.

Property Manager at Metro Towne Square, Lawna Mulholland, spoke in favor of this project.

Executive Director for The Frida Cinema, Logan Crew, spoke in favor of this project.

Resident, Larry Rein, spoke in opposition to the project.

Resident, Dale Helvig, spoke in favor of this project.

Resident, Ana Laura Padilla, spoke in favor of this project.

Resident, Mario Alvarado, spoke in favor of the project.

Resident, Tony Pera, spoke in opposition to the project.

Resident, Carlos Ortiz, spoke in opposition to the project.

Resident, Lorraine, spoke in favor of the project and possible.

Resident, Molly Morris, spoke in favor of the project.

Resident, Ashkon, spoke in opposition to the project.

Resident, Alex Garber, spoke in favor of the project.

A resident from ward 4 spoke in opposition to the project.

Resident, Jenny, spoke in opposition to the project.

Moved by Commissioner Escamilla, seconded by Commissioner Benninger to Approve, with stipulations for the City Council to consider: Describe the applicability of inclusionary housing requirements to the senior continuum of care units, and to create a community benefit payment citizen oversight committee. .

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

Minutes: *Staff had comments for the Commission.*

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff.*

ADJOURNMENT

The next meeting of the Planning Commission will be on August 26, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 10:19 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, including any supplemental materials for consideration by the Planning Commission, is 3:30 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Planning Commission but will be made part of the record. All attendees wishing to submit written comments or supplemental materials for distribution to Planning Commission members during the in-person meeting must provide 15 printed copies.