

Planning Commission Regular Meeting Agenda Minutes

October 28, 2024

5:30 P.M.

**City Hall, Ross Annex
Conference Room 1600**

20 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

Melissa Crosthwaite

Legal Counsel

Ali Pezeshkpour, AICP

Planning Manager

Nuvia Ocampo

Recording Secretary



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CALL TO ORDER**Commissioners:**

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

Executive Director
Senior Asst. City Attorney
Planning Manager
Recording Secretary

Minh Thai
Melissa Crosthwaite
Ali Pezeshkpour, AICP
Nuvia Ocampo

ROLL CALL

Minutes: *Quorum was reached at 5:32 p.m. with Commissioner Escamilla absent.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *Resident, Bob Adams, spoke on the moratorium in place in the Transit Zoning Code.*

Resident, Mike Tardiff, spoke on the moratorium in place in the Transit Zoning Code.

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from October 14, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

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

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Jennifer Oliva, Carl Benninger

NO: 0 – ABSTAIN: 0 – ABSENT: 1 – Manuel J. Escamilla

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 October 18, 2024 and notices were mailed on said date.*

1. TENTATIVE PARCEL MAP NO. 2024-02 AND VARIANCE NO. 2024-04 FOR THE PROPERTY LOCATED AT 5213 WEST SILVER DRIVE LOCATED WITHIN THE TWO-FAMILY RESIDENCE (R2) ZONING DISTRICT.

Project Applicant: Ngoc Thien Ho and Yen N. Dahl (Applicants & Property Owners)

Proposed Project: Applicant is requesting approval of Tentative Parcel Map No. 2024-02 to subdivide an existing 16,868-square foot lot into two fee-simple lots and Variance No. 2024-04 to allow a reduction in the required lot frontage for one of the new lots.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. A Notice of Exemption, Environmental Review No. 2023-95, will be filed for this project.

Recommended Actions:

1. Adopt a resolution approving Tentative Parcel Map No. 2024-02 (County Map No. 2022-192) as conditioned; and
2. Adopt a resolution approving Variance No. 2024-04 to allow a reduction in lot frontage as conditioned.

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

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Jennifer Oliva, Carl Benninger

NO: 0 – ABSTAIN: 0 – ABSENT: 1 – Manuel J. Escamilla

Status: 6 – 0 – 0 – 1 – Pass

Minutes: *Commission had questions for staff.*

Staff answered questions from staff.

2. CONDITIONAL USE PERMIT NO. 2024-03 AND VARIANCE NO. 2024-01 FOR THE PROPERTY LOCATED AT 1601 AND 1607 NORTH BRISTOL

STREET LOCATED WITHIN THE BRISTOL STREET CORRIDOR SPECIFIC PLAN (SP1) ZONING DISTRICT.

Project Applicant: Bristol Center Properties, LLC (Applicant & Property Owner) representing Better Buzz Coffee Roasters.

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2024-03, and Variance No. 2024-02 to allow the construction of a new 1,628-square-foot café with a drive-through window service, an outdoor patio, and a reduced ten-foot front-yard landscaped setback. Pursuant to Section 41-424.5(e) of the Santa Ana Municipal Code (SAMC), eating establishments wishing to operate a drive-through window service require approval of a CUP.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15303 (Class 3 exemption for new construction or conversion of small structures). Notice of Exemption, Environmental Review No. 2022-119 will be filed for this project.

Recommended Actions:

1. Adopt a resolution approving Conditional Use Permit (CUP) No. 2024-03, as conditioned.
2. Adopt a resolution approving Variance No. 2024-01, as conditioned.

Moved by Commissioner Ramos, seconded by Commissioner Leo to Approved with an additional condition that the applicant will select trees from the City's list of approved trees.

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Manuel J. Escamilla

Status: 6 – 0 – 0 – 1 – **Pass**

Minutes: *Commission had comments for staff.*

Staff answered questions from the Commission.

Resident, Nina Jirik, spoke in support of the project.

Commission had questions for the applicant.

Applicant answered questions from the Commission.

****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 November 25, 2024 at 5:30 PM.

Minutes: *Meeting was adjourned at 6:41 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** PBACcomments@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.