

DRAFT Planning Commission Regular Meeting Agenda Minutes

May 12, 2025

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

Ali Pezeshkpour, AICP

Acting Executive Director

Melissa M. Crosthwaite

Legal Counsel

Ricardo Soto, AICP

Acting Planning Manager

Nuvia Ocampo

Recording Secretary



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CALL TO ORDER**Commissioners:**

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

Acting Executive Director
Legal Counsel
Acting Planning Manager
Recording Secretary

Ali Pezeshkpour, AICP
Melissa M. Crosthwaite
Ricardo Soto, AICP
Nuvia Ocampo

ROLL CALL

Minutes: Quorum was reached at 5:34 p.m. with Vice Chair Ramos arriving at 5:37 p.m. and Commissioner Escamilla arriving at 5:40 p.m.

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS****CONSENT CALENDAR ITEMS****a. Minutes**

Recommended Action: Approve Minutes from April 28, 2025.

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****

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 2, 2025 and notices were mailed on said date.

**1. APPEAL OF REVOCATION OF LAND USE CERTIFICATE NO. 2003-03 FOR THE PROPERTY LOCATED AT 2610 WEST EDINGER AVENUE LOCATED WITHIN THE COMMUNITY COMMERCIAL (C1) ZONING DISTRICT.
(CONTINUED FROM APRIL 28, 2025)**

Project Applicant: Bertilio Henriquez (Applicant) on behalf of Santa Ana Stater Shops, LLC. (Property Owner)

Proposed Project: Appeal Application No. 2025-01 appealing the decision made by the Executive Director of Planning and Building Agency (PBA Director) to revoke Land Use Certificate (LUC) No. 2003-03-RCY, issued by the Planning and Building Agency. This certificate was granted for a small recycling facility called Money for Cans. Pursuant to Section 41-677 of the Santa Ana Municipal Code (SAMC), applicants may appeal the PBA Director's decision to deny or revoke a land use certificate to the Planning Commission. Also pursuant to SAMC Section 41-677, the PBA Director's decision is vacated and the Planning Commission shall hear the appeal and act upon the LUC application.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15321(a) (Class 21 – Enforcement Actions by Regulatory Agencies) of the CEQA Guidelines. A Categorical Exemption, ER No. 2025-22, will be filed for this project.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION DENYING APPEAL APPLICATION NO. 2025-01, THEREBY REVOKING LAND USE CERTIFICATE NO. 2003-03 THAT ALLOWS THE OPERATION OF A SMALL COLLECTION FACILITY DOING BUSINESS AS MONEY FOR CANS LOCATED AT 2610 W. EDINGER AVENUE (APN: 408-041-04)

Recommended Action:

Continue item for 60 days.

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

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

2. MODIFICATION OF CONDITIONAL USE PERMIT NO. 2015-19 FOR THE PROPERTY LOCATED AT 601 EAST SANTA ANA BOULEVARD LOCATED WITHIN THE TRANSIT ZONING CODE (SD84) ZONING DISTRICT.

Project Applicant: Jeff Coffman (Applicant) representing Benchmark SA (Property Owner).

Proposed Project: Applicant is requesting approval for a modification to Conditional Use Permit No. 2015-19 to upgrade to a Type 47 license from the Department of Alcoholic Beverage Control to allow the sale of beer, wine, and distilled spirits for on-premise consumption. The applicant is also requesting a modification to expand operations to a neighboring suite.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Class 1, Section 15301 (Existing Facilities) of the CEQA Guidelines. A Categorical Exemption, ER No. 2015-109, will be filed for this project.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2015-19-MOD-1, THEREBY MODIFYING AND SUPERCEDING PREVIOUSLY APPROVED CONDITIONAL USE PERMIT NO. 2015-19, AS CONDITIONED, TO ALLOW THE ON-PREMISE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE 47 – BEER, WINE, AND DISTILLED SPIRITS) AND TO EXPAND ITS OPERATIONS TO A NEIGHBORING SUITE, LOCATED AT 601 E. SANTA ANA BOULEVARD (APN: 398-301-21)

Recommended Action:

Adopt a resolution approving Conditional Use Permit No. 2015-19-MOD-1 as conditioned.

Minutes: *Vice Chair Ramos recused herself due to a possible conflict of interest, as she lives within 500 square feet of the project location.*

Staff provided a brief presentation.

Commission had questions for staff.

Staff answered questions from the Commission.

Commission had questions for applicant.

Applicant, Jeff Coffman, answered questions from the Commission.

Resident, Lisandro Orozco, spoke in favor of this project via Zoom.

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

YES: 6 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 1 – Isuri Ramos

ABSENT: 0 – **Status:** 6 – 0 – 1 – 0 – **Pass**

3. CONDITIONAL USE PERMIT NO. 2025-08 FOR THE PROPERTY LOCATED AT 800 WEST SEVENTEENTH STREET LOCATED WITHIN THE COMMUNITY COMMERCIAL (C1) ZONING DISTRICT.

Project Applicant: German Nunez with Costa Azul 17th St, Inc. (Applicant) on behalf of Tawil Investments (Property Owner).

Proposed Project: Applicant is requesting approval of Conditional Use Permit No. 2025-08 to upgrade from an existing Alcoholic Beverage Control (ABC) Type 41 license (beer and wine) to a Type 47 license to allow the sale of beer, wine, and distilled spirits for on-premises consumption at an existing eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the Project is exempt from further review pursuant to Class 1, Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. A Categorical Exemption, ER No. 2025-26, will be filed for this project.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2025-08 AS CONDITIONED TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION AT COSTA AZUL LOCATED AT 800 W. SEVENTEENTH STREET (APN: 398-571-04)

Recommended Action:

Adopt a resolution approving Conditional Use Permit No. 2025-08 as conditioned.

Minutes: *Staff provided a brief presentation.*

Commission had questions for staff.

Staff answered questions from the Commission.

Commission had questions for the applicant.

Applicant, German Nunez, answered questions from the Commission.

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

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**

BUSINESS CALENDAR – Miscellaneous**4. General Plan Consistency Finding for the Fiscal Year 2025-2026 Capital Improvement Program**

RESOLUTION NO. 2025-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA FINDING THE FISCAL YEAR 2025-2026 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SANTA ANA GENERAL PLAN

Recommended Action: Adopt a Resolution finding the Fiscal Year 2025-2026 Capital Improvement Program (CIP) consistent with the General Plan.

Minutes: *Public Works Projects Manager, Hayle Gilbert, provided a short presentation.*

Commission had questions for staff.

Public Works staff answered questions from the commission.

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

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**COMMISSIONER COMMENTS****ADJOURNMENT**

The next meeting of the Planning Commission will be on May 26, 2025 at 5:30 PM in the Council Chamber located at 22 Civic Center Plaza, Santa Ana, CA 92701.

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.