

# **Planning Commission**

## **DRAFT Regular Meeting Agenda Minutes**

April 28, 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 5:45 p.m., with Vice Chair Ramos arriving at 5:55 p.m. Commissioner Escamilla motioned for Commissioner Leo to serve as Chair. Commissioner Leo served as Chair until Vice Chair Ramos arrived at 5:55 p.m.*

**Moved by Commissioner Escamilla, seconded by Commissioner Woo to nominate Commissioner Leo as interim Chair.**

**YES:** 4 – Alan Woo, Christopher Leo, Manuel J. Escamilla, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Bao Pham, Isuri Ramos, Jennifer Oliva

**Status:** 4 – 0 – 0 – 3 – **Pass**

**PLEDGE OF ALLEGIANCE****Public Comments**

**Minutes:** *Resident, Marisol Cardenas, spoke in support of revoking the LUC for Money for Cans.*

*Resident, Enrique Adame, spoke in support of revoking LUC for Money for Cans.*

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

**Recommended Action:** Approve Minutes from April 14, 2025.

**b. Excused Absences**

**Recommended Action:** Excuse absent commissioners.

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

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

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, 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 April 18, 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 14, 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. 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:**

Staff is requesting that the Planning Commission continue the matter to May 12, 2025.

**Minutes:** *Item continued to May 12, 2025 Planning Commission meeting.*

**2. CONDITIONAL USE PERMIT NO. 2025-10 FOR THE PROPERTY LOCATED AT 400 WEST WARNER AVENUE LOCATED WITHIN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT.**

**Project Applicant:** Andres Cuenca with Stake Sports, LLC dba Footlab (Applicant) on behalf of A.R.E Investment Company, LLC (Property Owner)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permit (CUP) No. 2025-10 to allow an indoor soccer sports facility and to allow ancillary outdoor business activities. The applicant is making the request pursuant to Section 41-472.5 of the Santa Ana Municipal Code (SAMC), which requires Planning Commission review and approval of a CUP for an indoor sports facility. In addition, pursuant to SAMC Section 41-650, the applicant is requesting modifications to regulations set forth in Section 41-482 of the SAMC.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Class 32, Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. Categorical Exemption ER No. 2024-98 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. 2025-10 AS CONDITIONED TO ALLOW AN INDOOR SPORTS FACILITY AND TO ALLOW ANCILLARY OUTDOOR BUSINESS ACTIVITIES AT 400 W. WARNER AVENUE (APN: 410-021-02)

**Recommended Action:**

Adopt a resolution approving Conditional Use Permit No. 2025-10 to allow an indoor sports facility and ancillary outdoor business activities, 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, Andres Cuencas, answered questions from the Commission.*

*Resident, Tomas Fernandez, spoke in opposition to the project.*

*Resident, Gabriela Mejia, spoke in opposition to the project via Zoom.*

*Monica Suter from Public Works answered questions from the Commission.*

**Moved by Commissioner Escamilla, seconded by Commissioner Benninger to Approve with added conditions.**

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

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Jennifer Oliva

**Status:** 5 – 0 – 0 – 2 – **Pass**

**3. CONDITIONAL USE PERMIT NO. 2025-11 FOR THE PROPERTY LOCATED AT 1819 NORTH TUSTIN AVENUE LOCATED WITHIN THE COMMUNITY COMMERCIAL (C1) ZONING DISTRICT.**

**Project Applicant:** John Caglia representing Dutch Bros, Inc. (Applicant) on behalf of Hall John C Trust (Property Owner)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permit (CUP) No. 2025-11 to allow the construction of a new eating establishment, Dutch Bros, with drive-through window services. Pursuant to Santa Ana Municipal Code Section 41-365.5, eating establishments with drive-through window service require Planning Commission review and 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 Class 3, Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Categorical Exemption ER No. 2024-36 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. 2025-11 AS CONDITIONED TO ALLOW DRIVE-THROUGH SERVICES FOR THE PROPERTY LOCATED AT 1819 NORTH TUSTIN AVENUE (APN: 396-302-031 and 396-312-15)

**Recommended Action:**

Adopt a resolution approving Conditional Use Permit No. 2025-11 for drive-through window service, 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.*

*John Caglia representing Dutch Bros, Inc. answered questions from the Commission.*

*Resident, Leah Beattie, raised concerns about street parking in the area.*

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

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

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Jennifer Oliva

**Status:** 5 – 0 – 0 – 2 – **Pass**

**4. CONDITIONAL USE PERMIT NO. 2025-07 FOR THE PROPERTY LOCATED AT 501 NORTH FRENCH STREET LOCATED WITHIN THE DOWNTOWN DISTRICT (DT) OF THE TRANSIT ZONING CODE/SPECIFIC DEVELOPMENT NO. 84 (SD-84) ZONING DISTRICT.**

**Project Applicant:** Geoff Brand with Santa Ana River Brewing Company (Applicant), on behalf of The Chase Family Trust (Property Owner).

**Proposed Project:** Applicant is requesting approval of the Conditional Use Permit No. 2025-07 to allow the sale of beer for on-premises and off-premises consumption through a Type-23 (Small Beer Manufacture) license from the Department of Alcoholic Beverage Control at a proposed brewpub.

**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. Categorical Exemption, ER No. 2025-24, 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. 2025-07 AS CONDITIONED TO ALLOW THE SALE OF BEER FOR ON-PREMISES AND OFF-PREMISES CONSUMPTION THROUGH A TYPE-23 LICENSE FROM THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) FOR A BREWPUB PROPOSED AT 501 N. FRENCH STREET (APN: 398-324-10)

**Recommended Action:**

Adopt a resolution approving Conditional Use Permit No. 2025-07 for the sale of beer for on-premises and off-premises consumption as conditioned.

**Minutes:** *Staff provided a brief presentation.*

*Commission had questions for staff.  
Staff answered questions from the Commission.  
Resident, Geoff Brand, spoke in favor of the project.*

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

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

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Jennifer Oliva

**Status:** 5 – 0 – 0 – 2 – **Pass**

**5. VESTING TENTATIVE TRACT MAP NO. 2025-02 AND DENSITY BONUS AGREEMENT NO. 2025-02 FOR THE PROPERTY LOCATED AT 125 AND 205 SOUTH HARBOR BOULEVARD LOCATED WITHIN THE HARBOR MIXED-USED TRANSIT CORRIDOR SPECIFIC PLAN (SP2) ZONING DISTRICT.**

**Project Applicant:** Kim Prijatel with City Ventures Homebuilding, LLC. (Applicant) representing John Rezvani of 205 S Harbor Plaza, LLC (Property Owner)

**Proposed Project:** Applicant is requesting approval of Vesting Tentative Tract Map No. 2025-02 (County Map No. 19329) and Density Bonus Agreement No. 2025-02 to allow the construction of a 36 unit, three-story residential townhouse development. The development will include four units affordable to moderate-income households earning 80-120 percent of the area median income. The project will utilize waivers and a concession from development standards through the density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Santa Ana Municipal Code Section 41-1600 through 41-1607.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA), the project is within the scope of the 2014 Harbor Boulevard Mixed-Use Transit Corridor Plan Environmental Impact Report (EIR) (SCH No. 2013-061027). Furthermore, in accordance with CEQA, the recommended action is exempt from further review pursuant to Section 15195 (Residential Infill Exemption), as this project meets all the thresholds criteria set forth in Section 15192 (Threshold Requirements for Exemptions). Based on this analysis, a Notice of Exemption, Environmental Review No. 2024-80, will be filed for this project.

**RESOLUTION NO. 2025-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VESTING TENTATIVE TRACT MAP NO. 2025-02 (COUNTY MAP NO. 19329) AS CONDITIONED TO ALLOW A THIRTY-SIX UNIT SUBDIVISION FOR CONDOMINIUM PURPOSES FOR THE PROPERTY LOCATED AT 125 AND 205 SOUTH HARBOR BOULEVARD (APN: 144-311-15**

AND 144-311-14)

**RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING A CONCESSION AND WAIVERS OR REDUCTIONS OF DEVELOPMENT STANDARDS PURSUANT TO STATE DENSITY BONUS LAW TO BE MEMORIALIZED IN DENSITY BONUS AGREEMENT NO. 2025-02 TO ALLOW A THIRTY-SIX UNIT SINGLE-FAMILY ATTACHED TOWNHOME DEVELOPMENT FOR THE PROPERTY LOCATED AT 125 AND 205 SOUTH HARBOR BOULEVARD (APN: 144-311-15 AND 144-311-14)

**Recommended Actions:**

1. Adopt a resolution approving Vesting Tentative Tract Map No. 2025-02 (County Map No. 19329) as conditioned; and
2. Adopt a resolution approving a concession and waivers or reductions in development standards as memorialized in Density Bonus Agreement No. 2025-02 as conditioned.

**Minutes:** *Staff provided a brief presentation.*

*Commission had questions for staff.*

*Staff answered questions from the Commission.*

*Commission had questions from the applicant.*

*Applicant, Kim Prijatel, answered questions from the Commission.*

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

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

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Jennifer Oliva

**Status:** 5 – 0 – 0 – 2 – **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 May 12, 2025 at 5:30 PM in the Council Chamber located at 22 Civic Center Plaza, Santa Ana, CA 92701.

**Minutes:** *Meeting was adjourned at 9:11 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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- 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:**

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