

# **Planning Commission**

## **DRAFT Regular Meeting Agenda Minutes**

April 14, 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*



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:**

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

Acting Executive Director  
Senior Asst. City Attorney  
Acting Planning Manager  
Recording Secretary

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

**ROLL CALL**

**Minutes:** *Quorum was reached at 5:37 p.m. with Commissioner Escamilla arriving at 5:40 p.m.*

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

**Recommended Action:** Approve Minutes from March 24, 2025.

**b. Excused Absences**

**Recommended Action:** Excuse absent commissioners.

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

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

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Carl Benninger

**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 4, 2025, and notices were mailed on said date.*

**1. CONDITIONAL USE PERMIT NO. 2025-02 FOR THE PROPERTY LOCATED AT 1623 WEST SEVENTEENTH STREET LOCATED WITHIN THE GENERAL COMMERCIAL (C2) ZONING DISTRICT. (CONTINUED FROM MARCH 10, 2025)**

**Project Applicant:** David Oh (Applicant) with Top Food Makers, Inc., on behalf of Bolsa-Bushard, LLC (Property Owner)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permit (CUP) No. 2025-02, and a determination of Public Convenience or Necessity (PCN) to allow the sale of beer, wine, and distilled spirits, for off-premises consumption through the operation of a Type-21 Alcoholic Beverage Center (ABC) license at a new proposed neighborhood grocery store, called Ole City Market.

**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. Categorical Exemption ER No. 2025-03 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. 2025-02 AS CONDITIONED AND MAKING A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY TO ALLOW THE SALE OF BEER, WINE, AND DISTILLED SPIRITS, FOR OFF-PREMISES CONSUMPTION FOR OLE CITY MARKET LOCATED AT 1623 W. SEVENTEENTH STREET (APN: 399-121-03)

**Recommended Actions:**

1. Adopt a resolution approving Conditional Use Permit No. 2025-02 as conditioned; and
2. Authorize staff to issue a Letter of Public Convenience or Necessity to the State Department of Alcoholic Beverage Control.

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

*Commission had questions for staff.*

*Staff answered questions from the Commission.*

*Commission had questions for the applicant.*

*David Oh, representing the applicant, answered questions from the Commission.*

*Public comment received via Zoom in support of project.*

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

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

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Carl Benninger

**Status:** 5 – 0 – 0 – 2 – **Pass**

**2. CONDITIONAL USE PERMIT NOS. 2025-05 AND 2025-06 FOR THE PROPERTY LOCATED AT 2 EAST HUTTON CENTER DRIVE, UNIT 202, LOCATED WITHIN THE SPECIFIC DEVELOPMENT NO. 76 (SD-76) ZONING DISTRICT.**

**Project Applicant:** Jiayi Liu with Food Trace Management, LLC dba Little Pan (Applicant) on behalf of KRB Investments Management, LLC (Property Owner)

**Proposed Project:** Applicant is seeking approval of Conditional Use Permit (CUP) Nos. 2025-05 and 2025-06 to allow the sale of beer and wine for on-premises consumption through a Type-41 license from the Department of Alcoholic Beverage Control and to allow for after-hours operations 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. Categorical Exemption ER No. 2025-18 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. 2025-05 AS CONDITIONED TO ALLOW THE SALE OF BEER AND WINE FOR ON-PREMISES CONSUMPTION THROUGH A TYPE-41 LICENSE FROM THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) AT LITTLE PAN LOCATED AT 2 E. HUTTON CENTER DRIVE, UNIT 202 (APN: 411-093-03)

**RESOLUTION NO. 2025-XXX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2025-06 AS CONDITIONED TO ALLOW AFTER-HOURS OPERATIONS UNTIL 2:00 A.M. FOR LITTLE PAN EATING ESTABLISHMENT LOCATED AT 2 E. HUTTON CENTER DRIVE, UNIT 202 (APN: 411-093-03)

**Recommended Actions:**

1. Adopt a resolution approving Conditional Use Permit No. 2025-05 for on-sale beer and wine license as conditioned; and
2. Adopt a resolution approving Conditional Use Permit No. 2025-06 for after-hours operation as conditioned.

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

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

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Carl Benninger

**Status:** 5 – 0 – 0 – 2 – **Pass**

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

*Commission had questions for staff.*

*Staff answered questions from the Commission.*

*Commission had questions for the applicant.*

*Applicant, Jiayi Liu, answered questions from the Commission.*

**3. APPEAL OF REVOCATION FOR LAND USE CERTIFICATE NO. 2023-03 FOR THE PROPERTY LOCATED AT 2610 WEST EDINGER AVENUE LOCATED WITHIN THE COMMUNITY COMMERCIAL (C1) ZONING DISTRICT.**

**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, 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:**

Adopt a resolution upholding the Director of Planning and Building's decision to revoke Land Use Certificate No. 2003-03.

**Minutes:** *Staff requested item be continued to scheduled meeting on April 28, 2025.*

**Administrative Matters**

**1. Planning Commission Basics**

**Minutes:** *Senior Assistant City Attorney provided a short presentation.*

***\*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 April 28, 2025 at 5:30 PM in the Council Chamber located at 22 Civic Center Plaza, Santa Ana, CA 92701.

**Minutes:** *Meeting was adjourned at 8:18 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** [PBAecomments@santa-ana.org](mailto:PBAecomments@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.***