

Planning Commission

DRAFT Regular Meeting Agenda Minutes

March 10, 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
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 5:36 p.m. with Commissioner Pham arriving at 5:37 p.m. and Commissioner Escamilla arriving at 5:41 p.m.*

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

Recommended Action: Approve Minutes from February 24, 2025 and March 6, 2025.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner Benninger, seconded by Commissioner Woo 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 February 28, 2025 and notices were mailed on said date.*

1. CONDITIONAL USE PERMIT NO. 2024-15 FOR THE PROPERTY LOCATED AT 2800 NORTH MAIN STREET LOCATED WITHIN SPECIFIC PLAN NO. 4 (SP4).

Project Applicant: George Manyak with GM Outdoor Inc. (Applicant), on behalf of Centennial Real Estate, Inc. (Property Owner).

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2024-15 to allow for the conversion of two existing freeway oriented, on-premise digital signs to off-premise advertising digital signs (digital billboards) and to allow the digital billboards to exceed the maximum height of 60 feet at MainPlace Mall, an existing indoor shopping mall.

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. 2023-111 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Conditional Use Permit No. 2024-15, as conditioned, to allow for conversion of two existing freeway-oriented on-premise digital signs to digital billboards and to allow the digital billboards to continue to exceed 60 feet in height.

Minutes: *Staff provided a short presentation.*

Commission had questions for staff.

Staff answered questions from the Commission.

Commission had questions for the applicant.

Applicant, Corey Sams, answered questions from the Commission.

Resident, Kyle Kingston, spoke in opposition of this project.

Moved by Commissioner Ramos, seconded by Commissioner Benninger to Approved with added conditions.

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. CONDITIONAL USE PERMIT NO. 2025-04 FOR THE PROPERTY LOCATED AT 600 WEST SANTA ANA BOULEVARD, UNIT 600, LOCATED WITHIN THE PROFESSIONAL (P) ZONING DISTRICT.

Project Applicant: Child Guidance Center, Inc. (Applicant) on behalf of Civic Center, LLC (Property Owner).

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2025-04 to allow a medical office use operated by a government-subsidized, not-for-profit entity on the sixth floor of an existing office building. Pursuant to Section 41-313.5 of the Santa Ana Municipal Code, medical offices operated by government, government-subsidized, not-for-profit, or philanthropic entities 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 Class 1, Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. Categorical Exemption ER No. 2024-108 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Conditional Use Permit No. 2025-04 as conditioned.

Minutes: Staff provided a short presentation.

Commission had questions for staff.

Staff answered questions from the Commission.

Commission had questions for the applicant.

Applicant, Lori Pack, answered questions from the Commission.

Moved by Commissioner Woo, 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**

3. CONDITIONAL USE PERMIT NO. 2025-02 FOR THE PROPERTY LOCATED AT 1623 WEST SEVENTEENTH STREET LOCATED WITHIN THE GENERAL COMMERCIAL (C2) ZONING DISTRICT.

Project Applicant: David Oh (Applicant) with Top Food Markers, 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 neighborhood grocery store, 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.

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 to the Commission.*

Commission had questions for staff.

Staff answered questions from the Commission.

Resident, Ana, spoke in opposition to the project.

Resident, Martha, spoke in opposition to the project.

Applicant, Yvonne, answered questions from the Commission.

Commission requested that the item be continued to date uncertain.

Moved by Commissioner Benninger, seconded by Commissioner Escamilla to Continue the item.

YES: 5 – Isuri Ramos, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 2 – Bao Pham, Alan Woo

ABSTAIN: 0 – **ABSENT:** 0 – **Status:** 5 – 2 – 0 – 0 – **Pass**

4. CONDITIONAL USE PERMIT NO. 2025-03 AND VARIANCE NO. 2025-01 FOR THE PROPERTY LOCATED AT 2745 WEST MCFADDEN AVENUE AND 1001 SOUTH FAIRVIEW STREET LOCATED WITHIN THE PLANNED SHOPPING CENTER (C4) ZONING DISTRICT.

Project Applicant: Ilan Golcheh (Applicant) on behalf of Sej Asset Management & Investment Company and Mapocos, LLC. (Property Owners).

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2025-03 to allow the construction of a new 3,602 square-foot 7-Eleven, 3,096 square-foot service station and canopy, and a 3,200 square-foot commercial building, at an existing commercial shopping center. The applicant is also requesting approval of Variance No. 2025-01 to allow a reduction in the required front-yard landscaped setback to seven, eight, and twelve feet and a reduction in the required landscaped area of an existing setback abutting residential uses to zero feet to facilitate the proposed development. The applicant

is requesting a CUP pursuant to Section 41-199.4 (Noxious Uses) of the Santa Ana Municipal Code (SAMC). The SAMC requires Planning Commission review and approval of a CUP to allow the operation of a land use that requires a permit from a regional, state, or federal agency to handle, store, emit, or discharge regulated compounds, materials, chemicals, or substances located within one thousand (1,000) linear feet of a public park, school (K-12) as defined by Section 11362.768 of the Health and Safety Code, or property used or zoned for residential purposes. The proposed service station is a land use that requires a permit from a state agency to distribute and store fuel and is proposed to be located within 1,000 linear feet of a property zoned for residential purposes. Therefore, the service station is subject to the requirements of Section 41-199.4 of the SAMC and requires 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 Section 15303 (Class 3 - New Construction or Conversion of Small Structures) of the CEQA Guidelines. Categorical Exemption ER No. 2022-111 will be filed for this project.

Recommended Actions:

1. Adopt a resolution approving Conditional Use Permit No. 2025-03 as conditioned; and
2. Adopt a resolution approving Variance No. 2025-01 as conditioned.

Moved by Commissioner Leo, seconded by Commissioner Benninger to Continue the item.

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**

Minutes: *Staff informed the Commission that the applicant requested a 30-day extension.*

****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 March 24, 2025 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 8:01 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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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 is 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 is 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 is

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.