

Planning Commission Regular Meeting Agenda Minutes

February 22, 2021

VIRTUAL MEETING



MARK McLOUGHLIN

Chair, Ward 4 Representative

CYNTHIA CONTRERAS-LEO

*Vice Chair, Ward 5
Representative*

BOA PHAM

Ward 1 Representative

MIGUEL CALDERON

Ward 2 Representative

ISURI S. RAMOS

Ward 3 Representative

ERIC ALDERETE

Citywide Representative

THOMAS MORRISSEY

Ward 6 Representative

MinhThai

Executive Director

John Funk

Legal Counsel

Ali Pezeshkpour, AICP

Principal Planner

Sarah Bernal

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.santaana.org/citymeetings.

CALL TO ORDER

ATTENDANCE

Commissioners:

Eric Alderete
Miguel Calderon
Cynthia Contreras-Leo, Vice-Chair
Mark McLoughlin, Chair
Thomas Morrissey
Bao Pham
Isuri S. Ramos

Executive Director
Senior Asst. City Attorney
Principal Planner
Recording Secretary

Minh Thai
John Funk
Ali Pezeshkpour
Sarah Bernal

ROLL CALL

Minutes: *All commissioners in attendance*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

A. Minutes

Item continued from the February 8, 2021 meeting.

Recommended Action: Approve Minutes from the January 22, 2021 meeting.

Moved by Commissioner Ramos, seconded by Commissioner Calderon to Approve.

YES: 4 – Mark McLoughlin, Bao Pham, Isuri Ramos, Miguel Calderon

NO: 0 – **ABSTAIN:** 3 – Cynthia Contreras-Leo, Tom Morrissey, Eric Alderete

ABSENT: 0 – **Status:** 4 – 0 – 3 – 0 – **Pass**

B. Minutes

Recommended Action: Approve Minutes from the February 8, 2021 meeting.

Moved by Commissioner Pham, seconded by Commissioner Calderon to Approve.

YES: 4 – Mark McLoughlin, Bao Pham, Isuri Ramos, Miguel Calderon

NO: 0 – **ABSTAIN:** 3 – Cynthia Contreras-Leo, Tom Morrissey, Eric Alderete

ABSENT: 0 – **Status:** 4 – 0 – 3 – 0 – **Pass**

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 12 and notices were mailed on said date.

1. Conditional Use Permit No. 2021-02 – Jerry Guevara, Case Planner

Location: 715 North Harbor Boulevard, Unit 106 located in the Harbor Mixed Use Transit Corridor Specific Plan Corridor zoning district.

Request: The applicant is requesting approval of a conditional use permit to allow a Type 41 Alcoholic Beverage Control license for the sale of beer and wine for on-premises consumption at an existing restaurant (Cajun Crawfish).

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2021-02 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-02 as conditioned.

Moved by Commissioner Contreras-Leo, seconded by Commissioner Alderete to Approve.

YES: 7 – Cynthia Contreras-Leo, Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Eric Alderete, Miguel Calderon

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

Minutes: Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter. There were no other speakers and the Public Hearing was closed.

2. **Conditional Use Permit No. 2020-22 – Pedro Gomez, Case Planner**

Location: 3503 South Harbor Boulevard located in the Professional (P) zoning district.

Request: The applicant is requesting approval of a conditional use permit to allow the expansion of a Type 47 Alcoholic Beverage Control license for the sale of beer, wine, and distilled spirits for on-premises consumption onto an existing patio dining area at an existing concert and dinner facility (The Observatory).

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2020-88 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2020-22 **with modified conditions.**

Minutes: *The Chair opened the Public Hearing. The applicant spoke in support of the matter. Applicant requested modification to condition no. 5 – delete the “entertainment or” in the first sentence of the condition. Commission expressed concern with additional occupancy. Executive Director indicated that a condition would be added to ensure that building occupancy would not increase with the expansion. There were no other speakers and the Public Hearing was closed.*

Moved by Commissioner Contreras-Leo, seconded by Commissioner Calderon to Approved as amended.

YES: 7 – Cynthia Contreras-Leo, Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Eric Alderete, Miguel Calderon

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

BUSINESS CALENDAR

3. **Elect a representative from the Planning Commission to serve on the Historic Resources Commission for a partial term expiring July 2021.**

Item continued from the February 8, 2021 meeting.

Recommended Action: Elect a representative.

Moved by Commissioner Calderon, seconded by Commissioner Alderete to Nominate Chair McLoughlin to serve on the Historic Resources Commission.

YES: 7 – Cynthia Contreras-Leo, Tom Morrissey, Mark McLoughlin, Bao Pham, Isuri Ramos, Eric Alderete, Miguel Calderon

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

COMMISSIONER COMMENTS

Minutes: *Commissioner Alderete: Expressed gratitude for the opportunity to serve on the Commission.*

Commissioner Pham: Inquired about the conditions of approval for Item No. 2.

Commissioner Calderon: Asked everyone to stay safe and healthy.

Commissioner Morrissey: Welcomed Commissioner Alderete.

Commissioner Ramos: Thanked commissioners and staff for their work. Please contact Latino Health Access at 714-805-7838 if you need transportation assistance to receive the vaccine.

Vice Chair Contreras-Leo: Welcomed new commissioners.

Chair McLoughlin: Thanked Commission for the nomination to the Historic Resources Commission; welcomed Commissioner Alderete.

STAFF COMMENTS

Minutes: *Minh Thai: Encouraged commissioners to attend the Planning Commissioner's Academy in March.*

ADJOURNMENT

The next virtual meeting of the Planning Commission on March 08, 2021 at 5:30 PM is canceled. The next meeting will be held on Monday, March 22, 2021 at 5:30 p.m.

Minutes: *Adjourned to March 22, 2021.*

7:22 p.m