

Planning Commission Regular Meeting Agenda

June 27, 2022

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



THOMAS MORRISSEY

Chair, Ward 6 Representative

ERIC M. ALDERETE

Citywide Representative

BAO PHAM

*Vice-Chair,
Ward 1 Representative*

MIGUEL CALDERON

Ward 2 Representative

ISURI S. RAMOS

Ward 3 Representative

MARK McLOUGHLIN

Ward 4 Representative

ALAN WOO

Ward 5 Representative

MinhThai

Executive Director

John Funk

Legal Counsel

Fabiola Zelaya Melicher, AICP

Planning Manager

Christina Leonard

*Acting Recording
Secretary*



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CALL TO ORDER**Commissioners:**

**Thomas Morrissey, Chair
Bao Pham, Vice-Chair
Eric M. Alderete
Miguel Calderon
Mark McLoughlin
Isuri S. Ramos
Alan Woo**

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

**Minh Thai
John Funk
Fabiola Zelaya Melicher
Sarah Bernal**

Minutes:**ROLL CALL**

Minutes: *Commissioner Ramos left the meeting at 8:32 p.m. and did not return.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS (non agenda items)****CONSENT CALENDAR ITEMS****a. Minutes**

Recommended Action: Approve Minutes from the June 13, 2022 meeting.

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

YES: 7 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Bao Pham, Isuri Ramos, Alan Woo

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **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 June 17, 2022 and notices were mailed on June 16, 2022.*

1. Conditional Use Permit No. 2022-10 – Pedro Gomez, Case Planner.

This item was continued from the June 13, 2022 meeting by a vote of 7:0.

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

Project Applicant: Steve Rawlings (Applicant), Jeffrey Thompson, representing Live Nation Worldwide, Inc. and OC Constellation, LLC (Property Owner).

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2022-10 to allow an additional private banquet/event use at an existing entertainment venue (The Observatory).

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the recommended action is exempt from further review under Section 15301 (Class 1 – Existing Facilities). Notice of Exemption, Environmental Review No. 2022-32 will be filed for this project.

Recommended Action: Continue the item to the next regular meeting.

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

YES: 7 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Bao Pham, Isuri Ramos, Alan Woo

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

2. Project Location: 1814 and 1818 East First Street located in the General Commercial (C-2) with the Metro East Mixed Use (MEMU) overlay district (OZ-1),

Active Urban sub-district zoning district.

Project Applicant: Angela Meyer, representing Brandywine Acquisition Group, LLC (applicant), on behalf of David A. Colton Trust (property owner).

Proposed Project: The applicant is requesting approval of Site Plan Review No. 2022-03, Tentative Tract Map No. 2022-02 and Density Bonus Agreement No. 2022-0 to allow the construction of Cabrillo Crossing, a community consisting of thirty-five unit attached townhomes, six of which are proposed as live/work, with four onsite affordable units.

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA), the project has been determined to be adequately evaluated in the previously certified Subsequent Environmental Impact Report (EIR) No. 2018-15 (State Clearinghouse No. 2006031041) as per Sections 15162 and 15168 of the CEQA guidelines.

Recommended Action:

1. Adopt Resolution No. 2022-23 approving Site Plan Review No. 2022-03 and Density Bonus Agreement No. 2022-02 as conditioned.
2. Adopt Resolution No. 2022-24 approving Tentative Tract Map No. 2022-02 as conditioned.

Minutes:

No disclosures were made.

Case Planner Mario Arellano provided a presentation which included a project description, project background and project analysis.

Commission discussion ensued regarding public open space, park impact fees, site plan, floor plan, parking, affordable housing units, and air quality.

Recording Secretary reported that two comments were received.

Chair Morrissey opened the Public Hearing. The applicant spoke in support of the matter and provided additional information on the project's open space. Answered questions regarding the air filtration system and live/work affordable units. There were no other speakers and the Public Hearing was closed.

Further discussion included additional parking and live/work units. The Commission generally agreed that staff should work with the applicant to explore the feasibility of incorporating an air filtration system, affordable live/work affordable units, and restricting the ground-floor area in live/work units to prevent bedroom use.

Moved by Commissioner Ramos, seconded by Commissioner Alderete to

Approve with the added conditions: Developer shall work with staff to explore the feasibility of the following:

- **Incorporate an enhanced air quality filtration system.**
- **Incorporate a live/work affordable unit; if not feasible, the number of units and the size must be preserved.**
- **Project CC&Rs must restrict the ground-floor commercial area in the live/work units.**

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YES: 7 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Bao Pham, Isuri Ramos, Alan Woo

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

****End of Business Calendar****

WORK STUDY SESSION

3. Planning Commission Training

Minutes: *Marco Martinez, representing BBK, provided a presentation which included an overview of Findings of Facts and Ex Parte Communications.*

****End of Work Study Session Calendar****

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on July 11, 2022 at 5:30 PM at City Hall, Ross Annex located at 20 Civic Center Plaza, Conf. Room 1600, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

- Conditional Use Permit No. 2022-08 to upgrade current ABC License from Type 20 to Type 21 at 2241 N. Fairview Street

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 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 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 Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 4:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.