

**ACTION MINUTES OF THE REGULAR MEETING
OF THE SANTA ANA PLANNING COMMISSION**

OCTOBER 26, 2020

CALLED TO ORDER

VIRTUAL MEETING
CITY HALL, ROSS ANNEX
20 CIVIC CENTER PLAZA, ROOM 1600
SANTA ANA, CALIFORNIA
5:30 P.M.

ATTENDANCE

COMMISSIONERS Present:
CYNTHIA CONTRERAS-LEO, *Vice Chair*
MARK MCLOUGHLIN, *Chair*
THOMAS MORRISSEY
V. THAI PHAN

COMMISSIONERS Absent: None.
NORMA GARCIA
KENNETH NGUYEN
FELIX RIVERA

PLANNING & BUILDING AGENCY STAFF Present:
MINH THAI, *Executive Director*
VINCE FREGOSO, *Planning Manager*
RYAN HODGE, *Assistant City Attorney*
SELENA KELAHER, *Associate Planner*
JERRY GUEVARA, *Assistant Planner*
SARAH BERNAL, *Recording Secretary*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (on non-agenda items): None.

CONSENT CALENDAR ITEMS

**All votes were taken by roll call*

1. MINUTES FROM THE OCTOBER 12, 2020 REGULAR MEETING

MOTION: Approve the minutes.

MOTION: MORRISSEY **SECOND:** PHAN

VOTE: **AYES:** Contreras-Leo, McLoughlin, Morrissey, Phan (4)
NOES: None (0)
ABSTAIN:: None (0)

ABSENT: Garcia, Nguyen Rivera (3)

BUSINESS CALENDAR

PUBLIC HEARING

Item No. 1 moved to the end of the calendar

2. **ENVIRONMENTAL REVIEW NO. 2018-83, GENERAL PLAN AMENDMENT NO. 2020-04, AMENDMENT APPLICATION NO. 2020-02, AND TENTATIVE TRACT MAP NO. 2019-02**
– Jerry Guevara, Case Planner.

LOCATION: 301 and 305 North Mountain View Street located in the General Agricultural (A1) zoning district.

REQUEST: The applicant proposes to construct a new eight-unit condominium development. In order to facilitate the construction of this project, the applicant is requesting approval of the following land use entitlements: (1) a general plan amendment to change the site's current land use designation from Low-Medium Density Residential (LMR-11) to Medium Density Residential (MR-15), (2) an amendment application to change the zoning designation of the property from General Agricultural (A1) to Two-Family Residence (R2), and (3) a tentative tract map to allow subdivision of the property for condominium purposes. In addition, the applicant is requesting adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. In conjunction with this project, the City is also proposing to change the General Plan Land Use designation and zoning of adjacent properties on the block stretching from First Street to Fifth Street to ensure consistency between zoning and the General Plan.

Case Planner Guevara provided a staff presentation.

Commission discussion ensued regarding the zoning designation and general plan amendment.

Recording Secretary provided a summary report of written communication received.

Chair McLoughlin opened the public hearing. Representatives of the project spoke in support of the matter. Answered questions regarding parking. There were no other speakers and the public hearing was closed.

Further discussion ensued regarding City parking standards and permit parking.

MOTIONS:

- a) **Adopt a Resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL

REVIEW NO. 2018-83, RELATIVE TO TENTATIVE TRACT MAP NO. 2019-02 FOR THE PROJECT LOCATED AT 301 AND 305 NORTH MOUNTAIN VIEW STREET

- b) **Adopt a Resolution:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING TENTATIVE TRACT MAP NO. 2019-02 AS CONDITIONED TO CREATE A SUBDIVISION OF EIGHT (8) CONDOMINIUM UNITS AT 301 AND 305 NORTH MOUNTAIN VIEW STREET
- c) **Recommend that the City Council adopt a Resolution:** A RESOLUTION OF CITY COUNCIL OF THE CITY OF SANTA ANA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ENVIRONMENTAL REVIEW NO. 2018-83, RELATIVE TO GENERAL PLAN AMENDMENT NO. 2020-04 AND AMENDMENT APPLICATION NO. 2020-02 FOR THE PROJECT LOCATED AT 301 AND 305 NORTH MOUNTAIN VIEW STREET
- d) **Recommend that the City Council adopt a Resolution:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 2020-04 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATIONS FOR THE PROPERTIES LOCATED AT 4310, 4314, 4318, 4322, 4326 AND 4330 WEST FIFTH STREET; 113, 117, 121, 201, 203, 207, 211, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 301, 305, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 409 AND 411 NORTH MOUNTAIN VIEW STREET; AND 4311, 4315, 4317, 4319, 4321, 4323, 4325, 4327, 4329, 4331, 4333, 4335, 4337 AND 4339 WEST FIRST STREET
- e) **Recommend that the City Council adopt an Ordinance:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 2020-02 REZONING THE PROPERTIES LOCATED AT 4310, 4314, 4318, 4322, 4326 AND 4330 WEST FIFTH STREET; 113, 117, 121, 201, 203, 207, 211, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 301, AND 305 NORTH MOUNTAIN VIEW STREET; AND 4311 WEST FIRST STREET

MOTION: MORRISSEY **SECOND:** PHAN

VOTE: **AYES:** Contreras-Leo, Garcia, McLoughlin, Morrissey, Phan (4)
NOES: None (0)
ABSTAIN: None (0)
ABSENT: Garcia, Nguyen, Rivera (3)

1. **SITE PLAN REVIEW NO. 2020-04** – Selena Kelaher, Case Planner.

LOCATION: 1801 East Fourth Street located in the Metro East Mixed-Use Overlay Zone (MEMU), Active Urban (AU) zoning district

REQUEST: The applicant is requesting approval of a site plan review to facilitate construction of Central Pointe, a mixed-use development project consisting of two buildings with a total of 644 residential units, 15,130 square feet of commercial space, 1,318 parking spaces and associated amenities and open space.

Commissioner Phan recused herself due to a conflict of her interest; her employer, Ruttan & Tucker, represents the owner.

Due to a lack of quorum, the item was adjourned to the next regular meeting on November 9, 2020 at 5:30 p.m.

*****END OF BUSINESS CALENDAR*****

COMMENTS

3. STAFF COMMENTS:

Planning Manager Fregoso:

- Special Meeting scheduled for November 5 at 5:30 p.m. to review the General Plan Update.
- Please reach out to staff if Commission would like to meet with staff to discuss the General Plan Update.

4. COMMISSION MEMBER COMMENTS:

- Commissioner Morrissey: Should consider zoning inconsistency at the time the General Plan is adopted rather than spot zoning.
- Commissioner Phan: Echoed Commissioner Morrissey's comment regarding zoning.
- Vice Chair Contreras-Leo: Echoed Commissioner Morrissey's comment regarding zoning.
- Chair McLoughlin: Inquired about community interest for the Special Meeting on November 5.

6:28 P.M. – There will be a Special meeting on November 5, 2020. The next Regular meeting will be on Monday, November 9, 2020 at 5:30 p.m.

Sarah Bernal
Recording Secretary