

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

SEPTEMBER 28, 2020

CALLED TO ORDER

VIRTUAL MEETING
CITY HALL, ROSS ANNEX
20 CIVIC CENTER PLAZA, ROOM 1600
SANTA ANA, CALIFORNIA
5:34 P.M.

ATTENDANCE

COMMISSIONERS Present:
CYNTHIA CONTRERAS-LEO, *Vice Chair*
NORMA GARCIA (*joined at 5:55 p.m*)
MARK MCLOUGHLIN, *Chair*
KENNETH NGUYEN
THOMAS MORRISSEY (*left at 7:10 p.m.*)
V. THAI PHAN
FELIX RIVERA

COMMISSIONERS Absent:

PLANNING & BUILDING AGENCY STAFF Present:
MINH THAI, *Executive Director*
VINCE FREGOSO, *Planning Manager*
LISA STORCK, *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*

A. MINUTES FROM THE SEPTEMBER 14, 2020 REGULAR MEETING

MOTION: Approve the minutes.

MOTION: Nguyen **SECOND:** Morrissey

VOTE: **AYES:** Contreras-Leo, McLoughlin, Morrissey, Nguyen, Phan, Rivera
(6)

NOES: None (0)

ABSTAIN: None (0)
ABSENT: Garcia (1)

B. EXCUSED ABSENCES

MOTION: Excuse absent commission members: Garcia

MOTION: Nguyen **SECOND:** Contreras-Leo

VOTE: **AYES:** Contreras-Leo, McLoughlin, Morrissey, Nguyen, Phan, Rivera (6)
 NOES: None (0)
 ABSTAIN: None (0)
 ABSENT: Garcia (1)

BUSINESS CALENDAR

PUBLIC HEARING

1. **CONDITIONAL USE PERMIT NO. 2020-17 AND VARIANCE NO. 2020-03** – Jerry Guevara, Case Planner.

This matter was continued from the meeting of August 24, 2020 by a vote of 6:0 (Phan absent) and the meeting of September 12 by a vote of 6:0 (Contreras-Leo absent).

LOCATION: 1619, 1621 and 1623 East Edinger Avenue located in the Light Industrial (M1) zoning district

REQUEST: The applicant is requesting approval of the following land use entitlements: (1) a conditional use permit to allow the expansion of an existing medical clinic and (2) a variance to allow a reduction in the City's required off-street parking standards by approximately 26 percent.

Case Planner Guevara provided a staff presentation which identified additional areas of improvement and new conditions of approval in response commission's concerns relating to landscape, parking, and lighting.

Commission discussion ensued regarding installation of mature trees and mechanisms to address parking issues.

Recording Secretary reported that no additional written correspondence was received.

Chair McLoughlin opened the public hearing. The applicant spoke in support of the matter. There were no other speakers and the hearing was closed.

Further discussion ensued regarding installation of mature trees.

MOTIONS:

- a) **Adopt No. Resolution 2020-28.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2020-17 AS CONDITIONED TO ALLOW THE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619 EAST EDINGER AVENUE INTO TWO ADJACENT TENANT SPACES LOCATED AT 1621 AND 1623 EAST EDINGER AVENUE; and
- b) **Adopt No. Resolution 2020-29.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2020-03 AS CONDITIONED ALLOWING A REDUCTION IN REQUIRED OFF-STREET PARKING TO FACILITATE EXPANSION OF AN EXISTING INDUSTRIAL MEDICAL CLINIC LOCATED AT 1619, 1621 AND 1623 EAST EDINGER AVENUE.

MOTION: Nguyen **SECOND:** Rivera

VOTE: **AYES:** Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Phan, Rivera (7)
 NOES: None (0)
 ABSTAIN: None (0)
 ABSENT: None(0)

**Norma Garcia joined the meeting at 5:55 p.m.*

2. DENSITY BONUS AGREEMENT APPLICATION NO. 2020-01, SITE PLAN REVIEW NO. 2020-01, SITE PLAN REVIEW NO. 2020-02, VARIANCE NO. 2020-5 AND TENTATIVE PARCEL MAP NO. 2020-02 – Selena Kelaher, Case Planner

Commissioner Morrissey disclosed that after consultation with the City Attorney's Office, it has been determined that he does not have a conflict of interest and will participate in the matter. Commissioner Phan recused herself from consideration of the item due to a conflict of interest; her employer, Rutan & Tucker, represents the applicant.

LOCATION: 201 West Third Street located in the Transit Zoning Code (Specific Development No. 84), Downtown sub-zone zoning district

REQUEST: The applicant is requesting approval of the following land use entitlements: (1) a density bonus agreement to allow for a density bonus with concessions and waivers, (2) a site plan review to allow a mixed-use development, (3) a site plan review to allow a hotel, (4) a variance to deviate from the off-street parking requirements for the hotel, and (5) a tentative parcel map to allow the subdivision of the property and airspace. In addition, the applicant is

requesting approval and adoption of an addendum to the Environment Impact Report (EIR) for the Transit Zoning Code Project (SCH NO. 2006071100) and adoption of a mitigation monitoring and reporting program.

Case Planner Kelaher provided a staff presentation.

Commission discussion ensued regarding building height, open space exemption, construction of hotel, alternative public parking structures, and leasing of on-site affordable housing units.

Recording Secretary provided a summary of written correspondence received.

Chair McLoughlin opened the Public Hearing. The applicant, Mike Harrah, spoke in support of the matter.

The following individuals spoke on the matter.

- Doug Mangioni, spoke in support.
- Ernesto Medrano, spoke in support
- Lupe Perez, spoke in support
- Logue Robbins, spoke in support
- John Hannah, spoke in support
- Boris Greasly, spoke in support
- Paul Moreno, spoke in support
- Ray Baca, spoke in support
- Todd Golden, spoke in support
- Dave Elliot, spoke in support
- Alfonso Ruiz, spoke in support

There were no other speakers and the Public Hearing was closed.

MOTIONS:

- a) ***Adopt Resolution No. 2020-32:*** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING AND ADOPTING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE TRANSIT ZONING CODE PROJECT (SCH NO. 2006071100) FOR VARIANCE NO. 2020-05 AND TENTATIVE PARCEL MAP NO. 2020-02 AND ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE THIRD AND BROADWAY MIXED-USE PROJECT LOCATED AT 201 WEST THIRD STREET;
- b) ***Adopt Resolution No. 2020-30:*** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2020-05 AS CONDITIONED TO ALLOW THE CONSTRUCTION OF A TEN-STORY, 63,069 SQUARE-FOOT, 75 ROOM HOTEL WITH A 46-PERCENT REDUCTION IN REQUIRED OFF-STREET PARKING FOR THE HOTEL PROJECT LOCATED AT 201 WEST THIRD STREET;

- c) **Adopt Resolution No. 2020-31::** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING TENTATIVE PARCEL MAP NO. 2020-02 AS CONDITIONED TO SUBDIVIDE AN EXISTING 1.41-ACRE PARCEL INTO TWO PARCELS AND CONDOMINIUM AIRSPACES FOR THE PROPERTY LOCATED AT 201 WEST THIRD STREET;
- d) **Recommend that the City Council adopt a Resolution:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AND ADOPTING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE TRANSIT ZONING CODE PROJECT (SCH NO. 2006071100) FOR SITE PLAN REVIEW NO. 2020-01, SITE PLAN REVIEW NO. 2020-02 AND DENSITY BONUS AGREEMENT NO. 2020-01 AND ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE THIRD AND BROADWAY MIXED-USE PROJECT LOCATED AT 201 WEST THIRD STREET; and
- e) **Recommend that the City Council adopt a Resolution:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING DENSITY BONUS AGREEMENT NO. 2020-01, SITE PLAN REVIEW NO. 2020-01, AND SITE PLAN REVIEW NO. 2020-02 AS CONDITIONED FOR A NEW MIXED-USE AND HOTEL DEVELOPMENT LOCATED AT 201 WEST THIRD STREET.

MOTION: Nguyen **SECOND:** Rivera

VOTE: **AYES:** Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera (6)
 NOES: None (0)
 ABSTAIN: Phan (1)
 ABSENT: None (0)

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

*Commissioner Phan rejoined the meeting at 6:55 p.m.

*Commissioner Nguyen left the meeting at 6:55 p.m.

WORK STUDY CALENDAR

3. REVIEW AND DISCUSS THE PROPOSED PROJECT LOCATED AT 409 AND 509 EAST FOURTH STREET.

Commissioners McLoughlin, Contreras-Leo, Phan and Garcia disclosed that the applicant contacted them to discuss the project.

Case Planner Gomez provided a presentation which included information on the project location, zoning, site photos, project description, site plan, conceptual landscape plan, elevations, renderings, project requirements, and next steps.

Commission discussion ensued regarding the housing opportunity ordinance and zoning.

Representative of the applicant, Juan Garcia, spoke in support of the project. He answered questions regarding affordable housing, displacement of workers, and local hire.

The following individual spoke in support of the matter.

- Lisandro Orozco

Commission commented on the placement of mural and design of parking structure.

**Commissioner Morrissey left the meeting at 7:10 p.m. and did not return.*

****END OF WORK STUDY CALENDAR****

COMMENTS

4. STAFF COMMENTS:

- Thanked staff for presentation.

5. COMMISSION MEMBER COMMENTS:

- All Commissioners thanked staff.
- Commissioner Phan: Encouraged everyone to complete the census survey.

8:15 P.M. – The next meeting will be on Monday, October 12, 2020 at 5:30 p.m.

Sarah Bernal
Recording Secretary