

**ACTION MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SANTA ANA, CALIFORNIA**

AUGUST 26, 2019

CALLED TO ORDER

COUNCIL CHAMBER
22 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA
5:34 P.M.

ATTENDANCE

COMMISSIONERS Present:
DAVID BENAVIDES
CYNTHIA CONTRERAS-LEO, *Vice Chair*
MARK MCLOUGHLIN, *Chair*
KENNETH NGUYEN

COMMISSIONERS Absent:
ANGIE CANO
FELIX RIVERA

PLANNING & BUILDING AGENCY STAFF Present:
KRISTINE RIDGE, *City Manager*
MINH THAI, *Executive Director*
LISA STORCK, *Assistant City Attorney*
VINCE FREGOSO, *Principal Planner*
JERRY GUEVARA, *Assistant Planner*
IVAN OROZCO, *Assistant Planner*
SARAH BERNAL, *Recording Secretary*

PLEDGE OF ALLEGIANCE

INTRODUCTION: City Manager Kristine Ridge introduced herself to the Commission and provided information on her background.

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

CONSENT CALENDAR

A. MINUTES FROM THE REGULAR MEETING OF AUGUST 12, 2019

MOTION: Approve Minutes.

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

VOTE: **AYES:** Benavides, Contreras-Leo, McLoughlin, Nguyen (4)

NOES: None (0)

ABSTAIN: None (0)
ABSENT: Cano and Rivera (2)

B. EXCUSED ABSENCES

MOTION: Excuse absent commission members: Cano and Rivera

MOTION: Benavides **SECOND:** Nguyen

VOTE: **AYES:** Benavides, Contreras-Leo, McLoughlin, Nguyen (4)
 NOES: None (0)
 ABSTAIN: None (0)
 ABSENT: Cano, Rivera (2)

* * * **END OF CONSENT CALENDAR** * * *

BUSINESS CALENDAR ITEMS

PUBLIC HEARING

1. **CONDITIONAL USE PERMIT NO. 2019-18** — Case Planner, Jerry Guevara

REQUEST: The applicant is requesting a conditional use permit to allow the conversion of an existing communal apartment laundry room into a publicly accessible laundromat located at 923 North Santiago Street, Unit C in the Specific Development No. 84 (SD-84)/ Transit Zoning Code, Urban Neighborhood 2 (UN-2) subzone.

The applicant has requested the matter be continued to a future meeting.

MOTION: *Continue the matter until September 23, 2019.*

MOTION: Benavides **SECOND:** Contreras-Leo

VOTE: **AYES:** Benavides, Contreras-Leo, McLoughlin, Nguyen (4)
 NOES: None (0)
 ABSTAIN: None (0)
 ABSENT: Cano, Rivera (2)

2. **VARIANCE NO. 2019-03** — Case Planner, Ivan Orozco

REQUEST: The applicant is requesting approval of a variance to increase the roof height of an industrial building to 50 feet, exceeding the City's maximum building height standards, for the property located at 3323 W. Warner Avenue in the Light Industrial (M-1) zone.

Case Planner Orozco provided a staff presentation. Commission discussion ensued regarding site equipment.

Chair McLoughlin opened the Public Hearing. The following individual spoke.

- The applicant spoke in support of the matter.

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

MOTION: Adopt a resolution. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2019-03 AS CONDITIONED TO INCREASE THE ROOF HEIGHT OF AN INDUSTRIAL BUILDING TO 50 FEET FOR THE PROPERTY LOCATED AT 3323 WEST WARNER AVENUE.

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

VOTE: **AYES:** Benavides, Contreras-Leo, McLoughlin, Nguyen (4)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Cano, Rivera (2)

3. **GENERAL PLAN AMENDMENT NO. 2019-02 AND VARIANCE NO. 2019-04** — Case Planner, Ivan Orozco

REQUEST: The applicant is requesting approval of a general plan amendment to change the general plan land use designation from Low-Density Residential (LR-7) to General Commercial (GC) and a variance to allow a reduction in the City's minimum lot size and side yard setback standards in order to facilitate the construction of a new 3,705 square-foot medical office building located at 402 North Euclid Street in the Community Commercial (C-1) zone.

Case Planner Guevara provided a staff presentation. Commission discussion ensued regarding setback requirements.

The following individual submitted a written comment in opposition to the matter.

- Loretta Schwary

Chair McLoughlin opened the Public Hearing. The following individuals spoke.

- The applicant spoke in support of the matter.
- Loretta Schwary spoke in opposition to the matter; expressed concern with parking, graffiti, trash and bio-hazards.

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

Discussion ensued regarding parking. Staff indicated the site meets parking requirements. Staff will work with speaker to address other concerns.

MOTION:

- a. **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. 2019-02 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF THE PROPERTY LOCATED AT 402 NORTH EUCLID STREET TO GENERAL COMMERCIAL IN ORDER TO FACILITATE CONSTRUCTION OF A MEDICAL OFFICE BUILDING; and
- b. **Adopt a resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2019-04 TO ALLOW A REDUCTION IN MINIMUM LOT SIZE AND SIDE YARD SETBACK IN ORDER TO FACILITATE CONSTRUCTION OF A 3,705-SQUARE FOOT MEDICAL OFFICE BUILDING FOR THE PROPERTY LOCATED AT 402 NORTH EUCLID STREET

MOTION: Nguyen

SECOND: Benavides

VOTE:

AYES: Benavides, Contreras-Leo, McLoughlin, Nguyen (4)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: Cano, Rivera (2)

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

COMMENTS

5. STAFF COMMENTS – None.

6. COMMISSION MEMBER COMMENTS

- All Commissioner thanked City Manager Ridge for attending the meeting.
- Vice Chair Contreras-Leo thanked staff and wished everyone a happy Labor Day.
- Chair McLoughlin thanked Commission for re-electing him as Chair.

6:15 P.M. ADJOURNMENT –The next regular meeting will be held on September 9, 2019 at 5:30 p.m.in Council Chambers, 22 Civic Center Plaza, Santa Ana, California.

Sarah Bernal
Recording Secretary