

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

FEBRUARY 28, 2019

CALLED TO ORDER

CITY HALL ROSS ANNEX, ROOM 1600
20 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA
5:00 P.M.

ATTENDANCE

COMMISSIONERS Present:
ERIC ALDERETE (*arrived at 5:21p*)
CYNTHIA CONTRERAS-LEO, *Vice Chair*
MARK MCLOUGHLIN, *Chair*
KENNETH NGUYEN
ANGIE CANO
DAVID BENAVIDES (*arrived at 5:40p*)

COMMISSIONERS Absent:
LYNETTE VERINO

STAFF Present:
MINH THAI, *Executive Director*
JENNIFER LYNCH, *Contract Attorney*
VINCE FREGOSO, *Case Planner*
ALI PEZESHKPOUR, *Case Planner*
LAURA ANDRIL, *Acting Recording Secretary*

PLEDGE OF ALLEGIANCE

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

WORK STUDY CALENDAR ITEMS

1. REVIEW AND DISCUSS THE PROPOSED MAIN PLACE MALL TRANSFORMATION – Ali Pezeshkpour, Case Planner.

Matter was continued from the February 25, 2019 by a vote of 5:2 (Alderete and Contreras-Leo absent).

Case planner Pezeshkpour provided a presentation which included information on the following.

- Overview
- Objectives
- Current Setting
- Proposed Entitlements
- Environmental Review

The applicants provided a presentation which included information on the following:

- Company Overview
- Site Vision
- Phase 1 Development Concepts
- Additional Components

A question and answer period ensued regarding market changes, timeline, zone changes, community feedback, Phase I project timing, interior mall upgrades, affordable housing, phasing of project in five-year increments, Nordstrom building phase, economic impact, expectations for Planning Commission.

The following public comments were received:

- Diane Franklin discussed need for Park Mitigation Fee for Santiago Park.
- Dale Helvig was generally supportive. Appreciates process and transparency. Is specific plan in our zoning code? Break down Phase I more. Post mall certified EIR on-line. Confused with potential addendum because of changes made since EIR certification.
- Mike O'Valle was supportive. Plans for meetings. Invest in park. Location of apartments.
- Gennel Johnson was supportive, benefits the city.
- Patricia Coleman thanked the developer for flow of information and transparency, and keeping the website up to date. Transportation alternatives to travel Main Street. Air quality in residential projects. Likelihood of parcels being sold and broken off.

Chair McLoughlin thanked the team and expressed that he is looking forward to the project. Acting City Manager Steven Mendoza indicated that public comments will be taken seriously and views the project as a an economic development measure.

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

6:59 P.M. ADJOURNMENT – The next meeting will be held on March 11, 2019 at 5:30 p.m. in the Council Chamber, 22 Civic Center Plaza, Santa Ana, California.

Laura Andril
Acting Recording Secretary