

a. Minutes

Recommended Action: Approve Minutes from March 24, 2025.

Planning Commission

DRAFT Regular Meeting Agenda Minutes

March 24, 2025

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



JENNIFER OLIVA

Chair, Ward 6 Representative

ISURI S. RAMOS

*Vice-Chair,
Ward 3 Representative*

CHRISTOPHER LEO

Citywide Representative

MANUEL J. ESCAMILLA

Ward 2 Representative

CARL BENNINGER

Ward 4 Representative

BAO PHAM

Ward 3 Representative

ALAN WOO

Ward 5 Representative

Ali Pezeshkpour, AICP

Acting Executive Director

Melissa M. Crosthwaite

Legal Counsel

Ricardo Soto, AICP

Acting Planning Manager

Nuvia Ocampo

Recording Secretary



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CALL TO ORDER**Commissioners:**

Jennifer Oliva, Chair
 Isuri S. Ramos, Vice-Chair
 Christopher Leo
 Carl Benninger
 Bao Pham
 Manuel J. Escamilla
 Alan Woo

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

Ali Pezeshkpour, AICP
 Melissa M. Crosthwaite
 Ricardo Soto, AICP
 Nuvia Ocampo

ROLL CALL

Minutes: *Quorum was reached at 5:35 p.m. with commissioner Escamilla arriving at 5:41 p.m.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *None.*

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from March 10, 2025.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner Woo, seconded by Commissioner Benninger to Approve Consent Calendar items.

YES: 5 – Bao Pham, Isuri Ramos, Alan Woo, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Christopher Leo, Manuel J. Escamilla

Status: 5 – 0 – 0 – 2 – **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 March 14, 2025, and notices were mailed on said date.*

1. SITE PLAN REVIEW NO. 2025-01, VESTING TENTATIVE TRACT MAP NO. 2025-01, AND DENSITY BONUS AGREEMENT NO. 2025-01 FOR THE PROPERTY LOCATED AT 2020 EAST FIRST STREET LOCATED WITHIN THE GENERAL COMMERCIAL (C2) ZONE AND WITHIN THE ACTIVE URBAN (AU) DISTRICT OF THE METRO EAST MIXED-USE OVERLAY ZONE (MEMU)

Project Applicant: Louisa Feletto with MLC Holdings, Inc. /Meritage Homes (Applicant) on behalf of Paul Miskowicz with 2020 E First, LLC (Property Owner)

Proposed Project: Applicant is requesting approval of Site Plan Review No. 2025-01, Vesting Tentative Tract Map No. 2025-01, and Density Bonus Agreement No. 2025-01 to facilitate the construction of a for-sale, multi-family residential development including 80 three-story townhome units and six four-story duplex units (eighty-six total units), five of which would be designated for very low-income households. The project will utilize one concession through the density bonus agreement pursuant to California Government Code Sections 65915 through 65918 and Santa Ana Municipal Code Section 41-1600 through 41-1607.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15168 (Program EIR) of the CEQA Guidelines. A Notice of Exemption, Environmental Review No. 2024-53, will be filed for the project.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING SITE PLAN REVIEW NO. 2025-01 AS CONDITIONED FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH EIGHTY SIX RESIDENTIAL UNITS FOR THE PROPERTY LOCATED AT 2020 EAST FIRST STREET (APN: 402-191-03)

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VESTING TENTATIVE TRACT MAP NO. 2025-01 (COUNTY MAP NO. 19337) AS CONDITIONED TO ALLOW A EIGHTY-SIX UNIT SUBDIVISION FOR CONDOMINIUM PURPOSES FOR THE PROPERTY LOCATED AT 2020 EAST FIRST STREET (APN: 402-191-03)

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING ONE (1) CONCESSION PURSUANT TO STATE DENSITY BONUS LAW TO BE MEMORIALIZED IN DENSITY BONUS AGREEMENT NO. 2025-01 TO ALLOW AN EIGHTY-SIX UNIT MULTI-FAMILY DEVELOPMENT FOR THE PROPERTY LOCATED AT 2020 EAST FIRST STREET (APN: 402-191-03)

Recommended Action:

1. Adopt a resolution approving Site Plan Review No. 2025-01, as conditioned;
2. Adopt a resolution approving Vesting Tentative Tract Map No. 2025-01 (County Map No. 19337), as conditioned; and
3. Adopt a resolution approving a concession in development standards as memorialized in Density Bonus Agreement No. 2025-01, as conditioned.

Minutes: *Staff provided a brief presentation.*

Commission had questions for staff.

Staff from Community Development Agency answered questions from the Commission.

Commission had questions for the applicant.

Applicant, Louisa Feletto, answered questions from the Commission.

Moved by Commissioner Woo, seconded by Commissioner Ramos to Approve with added conditions.

YES: 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

Status: 6 – 0 – 0 – 1 – **Pass**

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

WORK STUDY SESSION

• COMPREHENSIVE ZONING CODE UPDATE

Minutes: *Staff provided a brief presentation to the Commission.*

Commission had questions for staff.

Staff answered questions from the Commission.

****End of Work Study Session Calendar******STAFF COMMENTS**

Minutes: *Staff had comments for the Commission.*

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff.*

ADJOURNMENT

The next meeting of the Planning Commission will be on April 14, 2025 at 5:30 PM in the Council Chamber located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 9:24 p.m.*

FUTURE AGENDA ITEMS**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 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 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 Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments, including any supplemental materials for consideration by the Planning Commission, is 3:30 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Planning Commission but will be made part of the record. All attendees wishing to submit written comments or supplemental materials for distribution to Planning Commission members during the in-person meeting must provide 15 printed copies.