

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

**MAY 11, 2020**

**CALLED TO ORDER**

*VIRTUAL MEETING*  
CITY HALL, ROSS ANNEX  
20 CIVIC CENTER PLAZA, ROOM 1600  
SANTA ANA, CALIFORNIA  
5:35 P.M.

**ATTENDANCE**

COMMISSIONERS Present:  
ANGIE CANO  
NORMA GARCIA  
MARK MCLOUGHLIN, *Chair*  
KENNETH NGUYEN  
V. THAI PHAN  
FELIX RIVERA

COMMISSIONERS Absent:  
CYNTHIA CONTRERAS-LEO, *Vice Chair*

PLANNING & BUILDING AGENCY STAFF Present:  
MINH THAI, *Executive Director*  
VINCE FREGOSO, *Planning Manager*  
LISA STORCK, *Assistant City Attorney*  
ALI PEZESHKPOUR, *Senior Planner*  
JILL ARABE, *Senior Planner*  
JERRY GUEVARA, *Assistant Planner I*  
SARAH BERNAL, *Recording Secretary*

**PLEDGE OF ALLEGIANCE**

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

**CONSENT CALENDAR ITEMS**

A. MINUTES FROM THE MARCH 30, 2020 REGULAR MEETING

**MOTION:** *Approve the minutes.*

**MOTION:** NGUYEN      **SECOND:** RIVERA

**VOTE:**      **AYES:**      Cano, Garcia, McLoughlin, Nguyen, Rivera (5)

**NOES:**      None (0)

**ABSTAIN:**      Phan (1) *(recused due to conflict of interest)*

**ABSENT:** Contreras-Leo (1)

B. MINUTES FROM THE APRIL 2, 2020 REGULAR MEETING

**MOTION:** *Approve the minutes.*

**MOTION:** RIVERA      **SECOND:** NGUYEN

**VOTE:**      **AYES:**      Cano, Garcia, McLoughlin, Nguyen, Rivera (5)

**NOES:**      None (0)

**ABSTAIN:**      Phan (1) *(recused due to conflict of interest)*

**ABSENT:**      Contreras-Leo (1)

C. EXCUSED ABSENCES

**MOTION:** *Excuse absent commission members: Contreras-Leo*

**MOTION:** RIVERA      **SECOND:** NGUYEN

**VOTE:**      **AYES:**      Cano, Garcia, McLoughlin, Nguyen, Phan, Rivera (6)

**NOES:**      None (0)

**ABSTAIN:**      None (0)

**ABSENT:**      Contreras-Leo (1)

**BUSINESS CALENDAR ITEMS**

**PUBLIC HEARING** - Legal notice was published in the Orange County Reporter on May 1, 2020 and notices were mailed at least 10 days prior to the meeting.

*All votes were taken by roll call.*

1. **CONDITIONAL USE PERMIT NO. 2020-06** – Jill Arabe, Case Planner.

**LOCATION:** 3800 South Fairview Street located in the Light Industrial (M1) zoning district.

**REQUEST:** The applicant is requesting approval of a conditional use permit to renew the entitlements of an existing 58-foot high major wireless communication facility disguised as a mono-palm.

Case Planner Arabe provided a staff presentation.

Recording secretary reported out on written communication received for this item.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter. Commission expressed desire for the pole to be repainted. There were no other speakers and the Public Hearing was closed.

Commissioner Phan motioned to approve the matter with a modification to Condition No. 3 to include that the paint on the pole be replaced or repainted, as needed. The motion was seconded by Commissioner Rivera.

***MOTION: Adopt a Resolution.*** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2020-06 AS CONDITIONED TO RENEW THE ENTITLEMENTS OF AN EXISTING 58-FOOT TALL MAJOR WIRELESS COMMUNICATION FACILITY LOCATED AT 3800 SOUTH FAIRVIEW STREET **with a modification to condition no. 3 to include that the paint on the pole shall be replaced or repainted, as needed.**

**MOTION:** Phan                      **SECOND:** Rivera

**VOTE::**     **AYES:**                      Cano, Garcia, McLoughlin, Nguyen, Phan, Rivera (6)

**NOES:**                              None (0)

**ABSTAIN:**                        None (0)

**ABSENT:**                          Contreras-Leo (1)

2.     **CONDITIONAL USE PERMIT NO. 2020-07 – Jill Arabe, Case Planner.**

**LOCATION:** 2220 South Ritchey Street located in the Light Industrial (M1) zoning district.

**REQUEST:** The applicant is requesting approval of a conditional use permit to renew the entitlements of an existing 60-foot high major wireless communication facility disguised as a mono-palm.

Case Planner Arabe provided a staff presentation.

Recording secretary reported that no written communication was received for this item.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter. Commission expressed desire for the pole to be repainted There were no other speakers and the Public Hearing was closed.

Commissioner Phan motioned to approve the matter with the added condition that the pole of the cell tower be painted a darker brown to be consistent with the surrounding trees. The motion was seconded by Commissioner Nguyen.

***MOTION: Adopt a Resolution.*** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2020-07 AS CONDITIONED TO RENEW THE ENTITLEMENTS OF AN EXISTING 60-FOOT TALL MAJOR WIRELESS COMMUNICATION FACILITY LOCATED AT 2220 SOUTH RITCHEY STREET **with the added condition that the pole of the cell tower shall be painted a darker brown to be consistent with the surrounding trees.**

**MOTION:** Rivera                      **SECOND:** Nguyen

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

3. **FINAL ENVIRONMENTAL IMPACT REPORT NO. 2020-01, GENERAL PLAN AMENDMENT NO. 2020-02 AND AMENDMENT APPLICATION NO. 2020-01 – Ali Pezeshkpour and Jerry Guevara, Case Planners.**

**LOCATION:** 2300, 2310 and 2320 South Redhill Avenue located in the Light Industrial (M1) zoning district.

**REQUEST:** The applicant is requesting certification of a final environmental impact report, environmental findings of fact pursuant to the California Environmental Quality Act, adoption of a Statement of Overriding Considerations, and adoption of a Mitigation Monitoring and Reporting Program. Other land use entitlements requested include a general plan amendment to redesignate the property from Professional and Administrative Office (PAO) to District Center (DC) and to update portions of the City’s Land Use Element to reflect this change in order to allow for development of this project, and an amendment application to rezone the property from Light Industrial (M-1) to Specific Development No. 96 (SD-96).

Commissioner Phan recused herself due to a conflict of interest. All commissioners, except for Commissioner Phan, disclosed they were contacted by the applicant regarding the project.

Case Planner Guevara provided a staff presentation. Commission discussion ensued regarding the project’s economic benefit to the city, written correspondence received, parking, aesthetics, open space, unit-type, soil contamination, and mitigation measures.

Recording secretary reported out on written communication received for this item.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter and answered questions about the name chosen for the project and outreach process.

The following individual spoke in opposition to the matter.

- Rebecca Davis

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

Further discussion ensued regarding written correspondence received. A majority of the Commission expressed desire to continue the matter to a later date to allow additional time to review the written correspondence.

***MOTION: Continue the matter to May 26, 2020.***

**MOTION:** McLoughlin    **SECOND:** Garcia

**VOTE:**    **AYES:**            Garcia, McLoughlin, Rivera (3)  
              **NOES:**             Cano, Nguyen (2)  
              **ABSTAIN:**        Phan (1)  
              **ABSENT:**        Contreras-Leo (1)

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

\*Commissioner Phan rejoined the meeting at 7:18 p.m.

**COMMENTS**

4. STAFF COMMENTS: Executive Director Thai provided an update on the Historic Resources Commission memo that will be submitted to City Council. Advised Commission that the Historic Resources Commission is interested in appointing a member to the Planning Commission. Chair McLoughlin and Commissioner Cano indicated that they do not support appointing a Historic Resources Commission member with voting rights to the Planning Commission, but would support a non-voting member to advise on historic related projects.
5. COMMISSION MEMBER COMMENTS: Chair McLoughlin thanked everyone for their efforts.

**7:25 P.M.** – Due to the Memorial Day Holiday on Monday, May 25, the next Regular meeting will be held on Tuesday, May 26, 2020 at 5:30 p.m.

Sarah Bernal  
Recording Secretary