

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

**AUGUST 24, 2020**

**CALLED TO ORDER**

*VIRTUAL MEETING*  
CITY HALL, ROSS ANNEX  
20 CIVIC CENTER PLAZA, ROOM 1600  
SANTA ANA, CALIFORNIA  
5:36 P.M.

**ATTENDANCE**

COMMISSIONERS Present:  
CYNTHIA CONTRERAS-LEO, *Vice Chair*  
NORMA GARCIA  
MARK MCLOUGHLIN, *Chair*  
KENNETH NGUYEN  
THOMAS MORRISSEY  
FELIX RIVERA

COMMISSIONERS Absent:  
V. THAI PHAN

PLANNING & BUILDING AGENCY STAFF Present:  
MINH THAI, *Executive Director*  
VINCE FREGOSO, *Planning Manager*  
VERNY CARVAJAL, *Principal Planner*  
LISA STORCK, *Assistant City Attorney*  
ALI PEZESHKPOUR, *Senior Planner*  
PEDRO GOMEZ, *Assistant Planner II*  
JERRY GUEVARA, *Assistant Planner I*  
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 AUGUST 3, 2020 SPECIAL MEETING

**MOTION:** Approve the minutes.

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

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

**NOES:** None (0)  
**ABSTAIN:** None (0)  
**ABSENT:** Phan(1)

**B. MINUTES FROM THE AUGUST 10, 2020 REGULAR MEETING**

**MOTION:** Approve the minutes.

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

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

**C. EXCUSED ABSENCES**

**MOTION:** Excuse absent commission members: Phan

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

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

**BUSINESS CALENDAR**

**PUBLIC HEARING**

1.   **VARIANCE NO. 2020-01** – Pedro Gomez, Case Planner.

**LOCATION:** 1702 N. Main Street

**REQUEST:** The applicant is requesting approval of a variance to allow a reduction of seven feet from the City’s setback standards of 15 feet for front and side yard and landscape areas.



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. Commission discussion regarding parking, exterior site improvements, landscape improvements, lighting, and business operations.

Recording Secretary provided a summary of written correspondence received.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter; addressed concerns regarding reduced parking and exterior improvements.

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

Further discussion ensued regarding the possibility of additional exterior site improvements; staff commented that there must be a nexus between the conditions of approval and the discretionary action.

Commissioner Morrissey motioned to continue the matter for two weeks to explore alternative parking arrangements. Commissioner Garcia introduced a friendly amendment to also explore ways to improve the current landscape plan. The friendly amendment was accepted.

**MOTION: Continue the matter until September 14, 2020.**

**MOTION:** Morrissey      **SECOND:** Garcia

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

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

**WORK STUDY CALENDAR**

3. GENERAL PLAN UPDATE

Principal Planner Carvajal provided a presentation which included information on the following

- Purpose and Elements
- Timeline of Events

- Land Use Element (Document Organization, Policy Framework)
- What We Heard
- Environmental Justice
- Land Use Plan
- Land Use Focus Areas
- Future Planning Commission Sessions
- Environmental Impact Report

Commission discussion ensued regarding impact of high density housing, open space, and community engagement.

The following individuals spoke on the matter:

- Brett Korte commented on environmental justice and community engagement.
- Dale Helvig commented on the General Plan process.
- Jose Vera commented on the pollution in the city.
- Leonard Flores commented on open space and air quality.
- Adolfo Sierra commented on environmental justice.
- Mary Whiteneck commented on high density.

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

## **COMMENTS**

### 4. STAFF COMMENTS:

Vince Fregoso: Commissioners will receive APA membership

### 5. COMMISSION MEMBER COMMENTS:

- All Commissioners thanked staff.

**9:01 P.M.** – The next meeting will be on Monday, September 14, 2020 at 5:30 p.m.

Sarah Bernal  
Recording Secretary