

Planning Commission Regular Meeting Agenda

November 8, 2021

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA

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For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

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THOMAS MORRISSEY
Chair, Ward 6 Representative

ERIC M. ALDERETE
Citywide Representative

BAO PHAM
*Vice-Chair,
Ward 1 Representative*

MIGUEL CALDERON
Ward 2 Representative

ISURI S. RAMOS
Ward 3 Representative

MARK McLOUGHLIN
Ward 4 Representative

ALAN WOO
Ward 5 Representative

MinhThai
Executive Director

John Funk
Legal Counsel

Fabiola Zelaya Melicher, AICP
Planning Manager

Sarah Bernal
Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER

Commissioners:

**Thomas Morrissey, Chair
Bao Pham, Vice-Chair
Eric M. Alderete
Miguel Calderon
Mark McLoughlin
Isuri S. Ramos
Alan Woo**

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

**Minh Thai
John Funk
Fabiola Zelaya Melicher
Sarah Bernal**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from the October 11, 2021 meeting.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

****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 for item nos. 1 – 2 was published in the OC Reporter on October 29 and notices were mailed on said date. Legal notice for item no. 3 was published in the OC Register on October 28.

1. Conditional Use Permit No. 2021-11 – Ivan Orozco, Case Planner.

Project Location: 2401 South Pullman Street located in the Light Industrial (M1) land use designation zoning district.

Project Applicant: Alec Adams with Core Development Services, on behalf of T-Mobile West Corporation (Applicant) and Pullman LP (Property Owner).

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-11 to renew the entitlements of an existing 60-foot high major wireless communications facility disguised as a mono-palm.

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2020-68 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-11 as conditioned.

2. Conditional Use Permit No. 2021-17 – Ivan Orozco, Case Planner.

Project Location: 601 S. Santa Fe Street located in the Heavy Industrial (M-2) land use designation zoning district.

Project Applicant: Nicole Comach with Virtual Site Walk, LLC, on behalf of SBA 2012 TC Assets, LLC (Applicant) and The Maxine E. Findley Trust (Property Owner)

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2021-17 to renew the entitlements of an existing 60-foot tall major wireless facility disguised as a mono-pine.

Environmental Impact: The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1/Existing Facilities. Notice of Exemption, Environmental Review No. 2021-98 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-17 as conditioned.

3. Final Recirculated Program Environmental Impact Report No. 2020-03 and General Plan Amendment No. 2020-06 – Melanie McCann, Case Planner.

Project Location: The City of Santa Ana, encompassing 27.3 square miles in Central Orange County.

Project Applicant: City of Santa Ana

Proposed Project: The Planning Commission of the City of Santa Ana will hold a public hearing to consider action on the comprehensive update of the City's General Plan. The eleven elements of the General Plan Update will provide a long-term policy direction and communicate the vision and values for the next 25 years, through 2045. The General Plan goals and policies will guide the City's physical development, fiscal and environmental sustainability, and overall quality of life for the community. The proposed General Plan identifies Five Focus Areas for potential change and new growth. These areas include South Main Street, Grand Avenue/17th Street, West Santa Ana Boulevard, 55 Freeway/Dyer Road, and South Bristol Street. The total long-term potential growth within these Focus Areas is estimated at 17,575 new housing units, 2,263,130 non-residential building square footage and 6,616 jobs. In order to facilitate the project, the City is requesting (1) certification of a Final Recirculated Program Environmental Impact Report (PEIR) No. 2020-03 (SCH No. 2020029087), including environmental findings of fact pursuant to the California Environmental Quality Act (CEQA) and adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and, (2) approval of General Plan Amendment (GPA) No. 2020-06 for the comprehensive update to the General Plan. <https://www.santa-ana.org/general-plan>

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA), a Program Environmental Impact Report (Draft PEIR, August 2020 and Recirculated Draft PEIR, August 2021), Environmental Review No. 2020-03, was prepared for the project to analyze the potential impacts of the project and identify measures to mitigate the environmental effects. The Recirculated Draft PEIR indicates there may be significant unavoidable adverse environmental impacts associated with the following environmental categories: Air Quality, Cultural Resources (historic resources), Greenhouse Gas Emissions, Noise, Recreation, and Population and Housing (population growth). Upon compliance with regulatory requirements and recommended mitigation measures (as appropriate), all other environmental impacts were found to be less than significant.

Recommended Action: Recommend that the City Council:

1. Adopt a resolution certifying Final Recirculated Program Environmental Impact Report No. 2020-03 (SCH No. 2020029087), including adoption of 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; and

2. Adopt a resolution approving General Plan Amendment No. 2020-06

Administrative Matters

4. **Planning Commission review of architectural updates to street-facing elevations at the Westview Housing Residential Community located at 2530 and 2534 Westminster Avenue – Ali Pezeshkpour.**

Recommended Action: Receive and file.

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

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission scheduled for November 22, 2021 at 5:30 PM is canceled. The next meeting will be held on December 13 at 5:30 p.m. in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

- Conditional Use Permit 21-13 to allow a new wireless communications facility disguised as a mono-pine for the property located at 2112 E. 4th Street.
- Zoning Ordinance Amendment No. 2021-04 to amend various sections of Chapter 41 (Zoning) of the Santa Ana Municipal Code relating to family daycare, regional planned sign program regulations, home occupation permits, and to define and prohibit short term rentals.

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

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- 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.

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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 Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 4:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.