

Planning Commission Regular Meeting Agenda

January 24, 2022

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: <https://zoom.us/j/81293274777>

Join from your mobile phone via Zoom App. **Meeting ID: 81293274777**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 81293274777**

*For viewing only: www.youtube.com/cityofsantaanavideos. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

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

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



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

Christina Leonard
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
Christina Leonard**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

- a. Minutes

Recommended Action: Approve Minutes from December 20, 2022 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 was published in the OC Reporter on January 12, 2022 and notices were mailed on said date.

1. Conditional Use Permit No. 2021-18 – Heidi Jacinto, Case Planner

Project Location: 2901 S. Daimler Street

Project Applicant: Nikki Little with SC Cheer Company

Proposed Project: The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation of a gymnasium at 2901 South Daimler Street. Pursuant to Section 41-313.5 (d) of the Santa Ana Municipal Code (SAMC), gymnasiums require approval of a CUP if located within the Professional (P) zoning district.

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. 2020-85 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2021-18 as conditioned.

Administrative Matters

End of Business Calendar

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on February 14, 2022 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

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

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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 Christina Leonard, 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.

Planning Commission Special Meeting Agenda

December 20, 2021

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA



THOMAS MORRISSEY

Chair, Ward 6 Representative

ERIC M. ALDERETE

Citywide Representative

MIGUEL CALDERON

Ward 2 Representative

MARK McLOUGHLIN

Ward 4 Representative

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*Acting Recording
Secretary*



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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
Christina Leonard**

ROLL CALL

Minutes: *Commissioner Bao arrived at 5:41 P.M.*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from December 13, 2021 meeting.

Moved by Commissioner Woo, seconded by Commissioner McLoughlin to Approve.

YES: 5 – Tom Morrissey, Eric Alderete, Alan Woo, Mark McLoughlin, Isuri Ramos

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Bao Pham, Miguel Calderon

Status: 5 – 0 – 0 – 2 – **Pass**

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner McLoughlin, seconded by Commissioner Woo to Approve.

YES: 6 – Tom Morrissey, Bao Pham, Eric Alderete, Alan Woo, Mark McLoughlin, Isuri Ramos

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Miguel Calderon

Status: 6 – 0 – 0 – 1 – **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 December 8, 2021 and notices were mailed on said date.*

1. General Plan Amendment No. 2021-01 – Update On Housing Element for 2021-2029.

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 City of Santa Ana is proposing to update the General Plan Housing Element for the 6th cycle (2021-2029) planning period. The proposed amendment includes analysis of potential housing sites, barriers to fair housing, and proposed programs and services to comply with state mandates. The City is requesting the Planning Commission recommend that the City Council adopt a resolution approving General Plan Amendment (GPA) No. 2021-01 for the 6th Cycle Housing Element Update. <https://www.santa-ana.org/housing-element-update-2021>

Environmental Impact: In accordance with State California Quality Act (CEQA)

Guidelines Section 15162, the City has determined that an Addendum to the previously adopted Initial Study/ Negative Declaration prepared for the 2014-2021 General Plan Housing Element is the appropriate review for this project.

Recommended Action: Recommend that the City Council adopt a resolution approving General Plan Amendment No. 2021-01 for the 6th Cycle Housing Element Update subject to conforming edits by the Executive Director of Planning and Building Agency and the City Attorney to comply with state housing law and mandates.

Moved by Commissioner Woo, seconded by Commissioner Ramos to Approve.

YES: 5 – Tom Morrissey, Bao Pham, Alan Woo, Mark McLoughlin, Isuri Ramos
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Eric Alderete, Miguel Calderon
Status: 5 – 0 – 0 – 2 – **Pass**

Minutes: *Recording Secretary reported that written communication was received.*

Chair Morrissey opened the Public Hearing.

The following individuals spoke on the matter:

John Hanna spoke in opposition.

Dale Halvig spoke in opposition.

Luis Sarmiento representing THRIVE Santa Ana. spoke on the matter.

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

Administrative Matters

Minutes: *Commissioner Alderete left at 7:15pm*

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

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission scheduled for December 27, 2021 at 5:30 PM is canceled. The next meeting will be held on January 10, 2022 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

APPEAL INFORMATION

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**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
January 24, 2022**

Topic: CUP No. 2021-18 – SC Cheer Company (2901 S. Daimler Street.)

RECOMMENDED ACTION

Adopt a resolution approving Conditional Use Permit No. 2021-18 as conditioned.

EXECUTIVE SUMMARY

Nikki Little with SC Cheer Company (Applicant) is requesting approval of Conditional Use Permit (CUP) No. 2021-18 to allow the operation of a gymnasium facility located at 2901 South Daimler Street. Pursuant to Section 41-313.5(d) of the Santa Ana Municipal Code (SAMC), gymnasium facilities located in Professional (P) zoning district require approval of a CUP. Staff is recommending approval of the applicant’s request due to the facility’s location away from sensitive land uses, that minimizes any potential negative impacts to the surrounding area and the project’s ability to meet development standards related to parking and occupancy for the proposed use.

DISCUSSION

Project Description

The applicant is requesting approval of CUP No. 2021-18 to allow the operation of a gymnasium facility specializing in cheerleading gymnastics. As part of this project, the applicant would be making interior tenant improvements including the installation of new partitions and gym equipment related to cheerleading, such as trampolines, mats, and a stage. Exterior improvements would include the restriping of the existing parking lot and a new roof treatment for the existing trash enclosure.

Table 1: Project Location and Information

| Item | Information | |
|--------------------------------|---|-------------------------|
| Project Address & Council Ward | 2901 South Daimler Street (Ward 6) | |
| Nearest Intersection | S. Daimler Street & E. Deere Avenue | |
| General Plan Designation | Professional Administrative Office (PAO) | |
| Zoning Designation | Professional (P) | |
| Surrounding Land Uses | North | Industrial |
| | East | Industrial/Professional |
| | South | Industrial |
| | West | Professional |
| Property Size | 0.57 Acres | |
| Existing Site Development | The site is currently developed with a 25,600-square foot industrial building and associated parking and landscaping. | |
| Use Permits | Allowed with approval of a CUP | |

| Item | Information | |
|-------------------------------|-----------------------|-------------------------|
| Zoning Code Sections Affected | Development Standards | Section 41-314 – 41-319 |
| | Uses | Section 41-313.5 (d) |

Table 2: Development Standards

| Standards | Required by SAMC | Provided |
|-----------------|---|---------------------|
| Building Height | 35 Feet | Complies; |
| Setbacks | Front: 15 Feet | Complies; |
| | Side: 5 Feet | Complies; |
| Landscaping | | Complies; |
| Parking | 1 space per 180 SF of floor area dedicated to physical activity | Complies; 45 spaces |

Project Background

The project site was developed in 1968 with the existing 25,600 square foot industrial building, on-site landscaping, and surface parking. Previous land uses at the site include manufacturing, warehouse, and wholesale. The building has remained vacant since January 2020.

On January 27, 2021, the applicant submitted a development project application to the City for the change of use from industrial to a gymnasium. Since then, the applicant has worked with the City’s Development Review Committee (DRC) to ensure the project complies with current regulations.

Project Analysis

CUP requests are governed by Section 41-638 of the SAMC. CUPs may be granted when it can be shown that the proposed project will not adversely impact the community. If these findings can be made, then it is appropriate to grant the CUP. Conversely, the inability to make these findings would result in a denial.

The proposed gymnasium would occupy an existing industrial building previously occupied by a warehouse use. To satisfy Building Code requirements and establish the new land use the applicant would be making interior tenant improvements. Exterior improvements are also proposed as part of this project that would enhance the overall appearance of the site.

The subject site is located within an industrial area and not immediately adjacent to any sensitive land uses such as parks, playgrounds, school, or religious institutions. Furthermore, the nearest residential property is 0.26-miles (1,385 feet) from the subject. Therefore, granting of the CUP will not negatively impact and sensitive land uses. Additionally, all gym related activity would be contained within the industrial space and remain compatible with the surrounding environment. Moreover, the Property Maintenance Agreement will mitigate any potential impacts created by the use and will ensure that the use will not negatively affect the surrounding community.

Finally, the granting of the CUP would be consistent with various goals and policies of the General Plan. Goal 1 of the Land Use Element promotes a balance of land uses to address community needs, which includes the services provided by the gymnasium. In addition, Goals 3 and 5 require preservation of neighborhood character and integrity as well as mitigation of developments' impacts. The proposed gymnasium would be contained within an existing industrial building therefore would not visually impact the surrounding area. Further, Policy 2.2 encourages land uses that accommodate the City's needs for services.

Public Notification and Community Outreach

Public notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 500-foot notification radius map, and the site posting are provided in Exhibit 5. There are no established Neighborhood Associations in the vicinity as the property is surrounded by industrial and commercial uses within the 500-foot radius. At the time this report was printed, no issues of concern were raised regarding the proposed CUP.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 - Existing Facilities) because the project involves negligible expansion of an existing use. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-14 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Vicinity Zoning & Aerial Map
3. Site Photo
4. Site Plan
5. Floor Plan
6. Elevations
7. Copy of Public Notices

Submitted By:
Heidi Jacinto, Assistant Planner I

CUP No. 2021-18 SC Cheer Company
January 24, 2022
Page 4

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building
Agency

RESOLUTION NO. 2022-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2021-18 AS CONDITIONED TO ALLOW A NEW GYMNASIUM LOCATED AT 2901 SOUTH DAIMLER STREET

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Nikki Little with SC Cheer Company (“Applicant”), is requesting approval of Conditional Use Permit (CUP) No. 2021-18 to allow a gymnasium at 2901 South Daimler Street.
- B. On January 24, 2022, the Planning Commission held a duly noticed public hearing on Conditional Use Permit No. 2021-18 approving the establishment of a gymnasium.
- C. Pursuant to Santa Ana Municipal Code (“SAMC”) Section 41-313.5, a Conditional Use Permit is required for gymnasiums established in Profession (P) zoning district within the City of Santa Ana.
- D. The Planning Commission determines that the following findings, which must be established in order to grant this Conditional Use Permit pursuant to SAMC Section 41-638, have been established for Conditional Use Permit No. 2021-18 to allow a new gymnasium within the P zoning district:
 1. That the proposed use will provide a service or facility which will contribute to the general well-being of the neighborhood or the community.

The proposed use will contribute to the general well-being of the community by introducing a new use that would engage and teach children and young adults of the community a unique skill. Additionally, the proposed gymnasium will be establishing occupancy within a currently vacant building. Therefore, in occupying the space it would generate business activity to the area and promote the well-being of the neighborhood.

2. That the proposed use under the circumstances of the particular case will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The proposed gymnasium at this location would not be detrimental to persons residing or working in the area as the subject site is located within an industrial area and not immediately adjacent to any sensitive land uses such as parks, playgrounds, school, or religious institutions. Furthermore, the nearest residential property is 0.26-miles (1,385 feet) from the subject site. In addition, the subject site will provide sufficient parking for the gym and is not anticipated to impact the surrounding area.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The proposed gymnasium would be compatible with the surrounding area and will not adversely affect the economic viability in the area. The proposed use would occupy a space that has been vacant and thus increase the economic stability for this industrial corridor by providing an additional service for business owners, workers, and residents in the area.

4. That the proposed use shall comply with the regulations and conditions specified in Chapter 41 for such use.

The use will comply with all regulations and conditions identified in Chapter 41 (Zoning Code) of the Santa Ana Municipal Code. The proposed facility will occupy an existing industrial building. Exterior modifications to the site are limited to parking lot improvements and a new cover for the existing trash enclosure. Such improvements will comply the requirements detailed in the SAMC.

5. That the proposed use will not adversely affect the General Plan or any specific plan of the City.

The proposed gymnasium will not adversely affect the General Plan, as the use would be compatible with the surrounding environment and consistent with the goals and objectives of the Land Use Element. Goal 1 promotes a balance of land uses to address community needs, which includes the services provided by the gymnasium. In addition, Goals 3 and 5 require preservation of neighborhood character and integrity as well as mitigation of developments' impacts. The proposed gymnasium would be contained within an existing industrial building and therefore would not visually impact the surrounding area. Further, Policy 2.2 encourages

land uses that accommodate the City's needs for services. The proposed gymnasium provides a training service that would serve residents and members of the community.

Section 2. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15301 (Class 1 – Existing Facilities). Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-14 will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana after conducting the public hearing hereby approves Conditional Use Permit No. 2021-18, as conditioned in Exhibit A, attached hereto and incorporated herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to the Request for Planning Commission Action dated January 24, 2022, and exhibits attached thereto; and the public testimony, all of which are incorporated herein by this reference.

ADOPTED this 24th day of January 2022 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Thomas Morrissey
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Senior Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Christina Leonard, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on January 24, 2022.

Date: _____

Recording Secretary

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2021-18

Conditional Use Permit No. 2021-18 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code and all other applicable regulations.

The Applicant must comply in full with each and every condition listed below prior to exercising the rights conferred by this conditional use permit.

The Applicant must remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. The Applicant must comply with all conditions and requirements of the Development Review Committee for the Development Project (DP No. 2021-03).
2. The proposed facility shall be maintained as per approved plans and any existing landscaping shall be enhanced and well maintained. Any damage to existing structures, walls, parking areas, or landscaping must be repaired.
3. No live entertainment is approved in conjunction with this gymnasium facility as defined in the Santa Ana Municipal Code Section 41-101.2.
4. No massage is approved in conjunction with this gymnasium facility.
5. All activities shall be conducted indoors only.
6. The gymnasium shall be subject to any applicable California Building Code or federal requirements for seismic safety, retrofit, and/or upgrades as deemed necessary by the Building Division.
7. Prior to issuance of a building permit, a Property Maintenance Agreement shall be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained, Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

- a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
- b) Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
- c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
- d) Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- e) If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
- f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement;
- g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien

upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and

- h) The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final approval for any construction permit related to this entitlement.

CUP No. 2021-18 2901 South Daimler Street

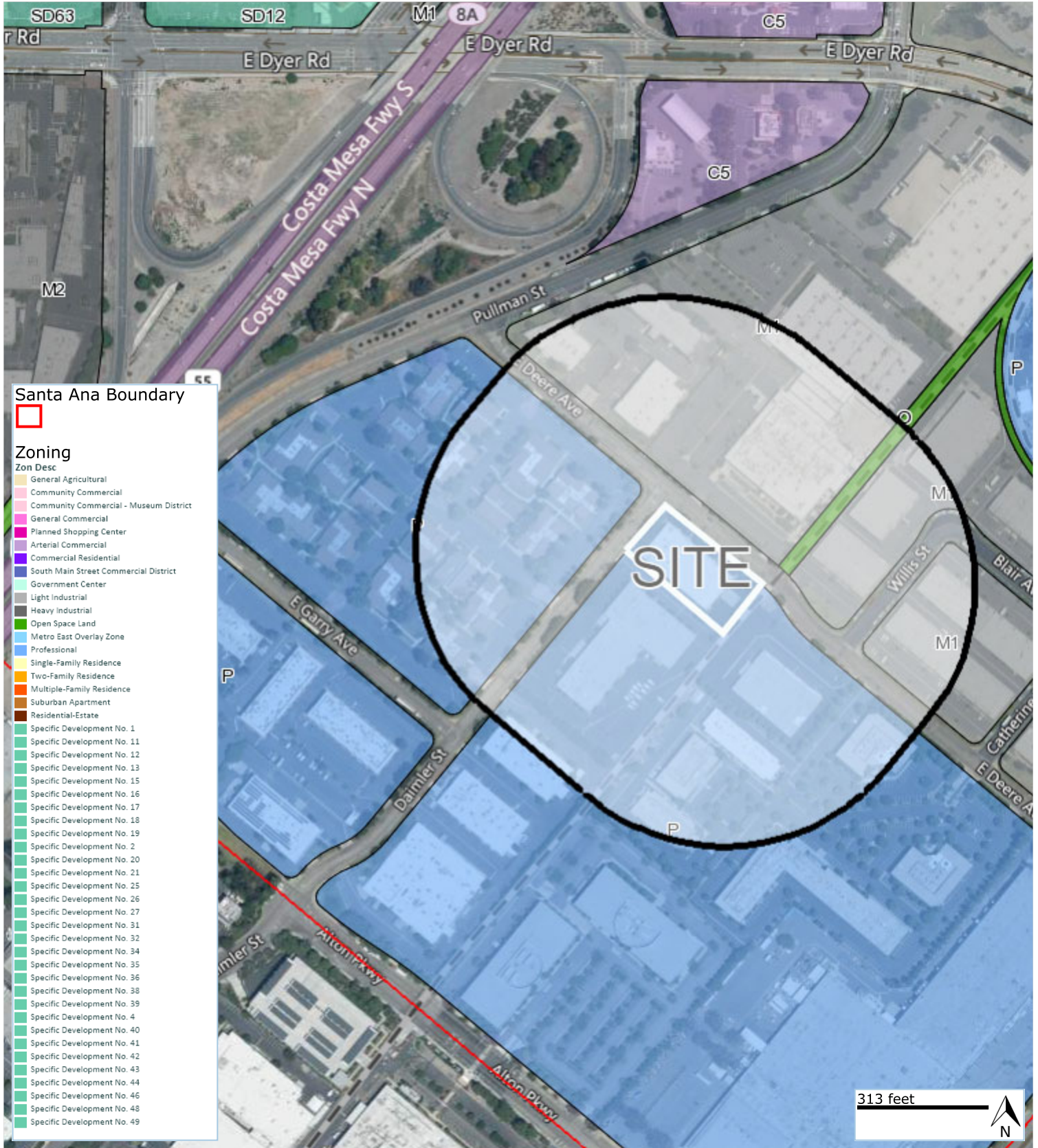


Exhibit 2 - Vicinity Zoning & Aerial Map



**CUP No. 2021-18
2901 South Daimler Street**



Exhibit 3 – Site Photo



PCM CHEER CHANGE OF USE FROM WAREHOUSE TO GYMNASIUM

2901 S. DAIMLER ST., SANTA ANA, CA 29705

DRAWING INDEX

| SHEET NUMBER | SHEET TITLE | DESCRIPTION | DATE |
|--------------|--|-----------------------|------------|
| 1 | ARCHITECTURAL | | 06/27/2022 |
| 2-CUP-00 | PROJECT INFO, VICINITY MAP, ANALYSIS, LEGAL DESCRIPTION, SITE PLAN | ISSUE FOR CUP | 06/27/2022 |
| 3-CUP-01 | EXISTING SITE PLAN - PARKING LOT | CUP COMMENTS RESPONSE | 06/27/2022 |
| 4-CUP-02 | EXISTING FLOOR PLANS, EXIT PLAN | CUP COMMENTS RESPONSE | 07/07/2022 |
| 5-CUP-03 | EXISTING TRASH ENCLOSURE & NEW ROOF FOR TRASH ENCL. | CUP COMMENTS RESPONSE | 07/07/2022 |
| 6-CUP-02 | SIGNAGE DETAILS | CUP COMMENTS RESPONSE | 07/07/2022 |
| PLT | PLUMBING CALCULATIONS | | |
| LOI | WATER, SEWER, STORM DRAIN LOCATION PLAN | | |

PROJECT DIRECTORY

APPLICANT
PCM CHEER IRVINE
2901 DAIMLER ST., SANTA ANA, CA 92705
CONTACT: MILO LITTLE
EMAIL: NKIRVINE@PCMIRVINE.COM

ARCHITECT
SYNARC STUDIO
17200 RED HILL AVENUE
IRVINE, CALIFORNIA 92614
TELE: (949) 596-4298
CONTACT: JEFFERSON CHOI
EMAIL: JCHOI@SYNARCSTUDIO.COM

PROJECT DESCRIPTION

CHANGE OF USE FROM AN EXISTING WAREHOUSE FACILITY TO A GYMNASIUM BUSINESS. NO CHANGES TO THE EXTERIOR OF THE BUILDING, INTERNAL EXERCISE EQUIPMENTS, RESTRIPING ENTIRE PARKING LOT PER CITY STANDARD

PROJECT DATA

GOVERNING CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CA GREEN BUILDING STANDARDS CODE
2019 CA MECHANICAL CODE
2019 CA PLUMBING CODE
2019 SANTA ANA MUNICIPAL CODE

LAND USE
APN: 430-191-07
LEGAL DESCRIPTION: P BK 30 PG 19 PAR 1
LOT SIZE: 1.03 ACRES (44,844 SF)
ZONING: P (PROFESSIONAL)

REFERENCES
APPLICATION #: DP-2021-3-045
APPLICATION TYPE: DEVELOPMENT PROJECT
DATE: 01/11/2021
PROJECT NAME: DP-SC CHEER COMPANY (CHANGE OF USE)

BUILDING DATA
1. ZONING: P (PROFESSIONAL)
2. BLDG. FOOTPRINT: 19,707 SF
3. CONSTRUCTION TYPE: N, SPRINKLERED
4. BLDG. HEIGHT: 2-STORY
5. OCCUPANCY GROUP: A-3 & B
6. BUILDING USE: EXERCISE GYM BUSINESS
* OPERATION HOURS: 4 P.M. - 9 P.M. / MON - FRIDAY
* NUMBER OF STUDENTS: 30

LEGEND

- EXISTING LANDSCAPE
- ADJACENT BUILDING, NOT IN SCOPE OF WORK
- ACCESSIBLE PATH OF TRAVEL: ACCESSIBLE PATH OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS THAT IS AT LEAST 48" WIDE WITH OUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT ±2 MAXIMUM SLOPE EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAXIMUM CROSS-SLOPE 2% TYPICAL AND MAXIMUM SLOPE IN THE DIRECTION SW, UNLESS OTHERWISE NOTED. THE CONTRACTORS SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED.

ALLOWABLE BUILDING AREAS

$$A_b = A_1 + (A_2 \times F) + (A_3 \times F)$$

$$= 15,000 + (15,000 \times 0.44) + (15,000 \times 2)$$

$$= 15,000 + 6,600 + 30,000$$

$$= 51,600$$

EXISTING FIXTURE ANALYSIS (CPC)

GROUP B: 7,423 SF/200 SF = 37.2 OCCUPANTS (18.9M & 18.9W)
GROUP S: 15,663 SF/5,000 SF = 3.2 OCCUPANTS (1.6M & 1.6W)
TOTAL = 40.4 OCCUPANTS (20M & 21W)

*USE GROUP B OCCUPANCY - MAJORITY OCCUPANT LOAD

- 20 MEN = 1 WC: 1-50.....1 RED (3 PROVIDED)
= 1 URINAL: 1-100.....1 RED (3 PROVIDED)
= 1 LAVATORY: 1-75.....1 RED (4 PROVIDED)
- 21 WOMEN = 2 WC: 16-30.....2 RED (6 PROVIDED)
= 1 LAVATORY: 1-50.....1 RED (4 PROVIDED)

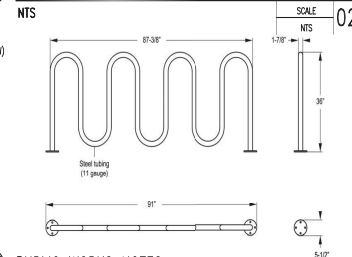
PROPOSED PLUMBING FIXTURE ANALYSIS (CPC)

GROUP B: 7,552 SF/200 SF = 37.8 OCCUPANTS (18.9M & 18.9W)
GROUP S: 7,466 SF/5,000 SF = 1.5 OCCUPANTS (0.75M & 0.75W)
GROUP A-3: 8,068 SF/30 SF = 268.9 OCCUPANTS (134.5M & 134.5W)
TOTAL = 308.2 - 309 OCCUPANTS (154M & 155W)

*USE GROUP A-3 OCCUPANCY - MAJORITY OCCUPANT LOAD

- 154 MEN = 2 WC: 101-200.....2 RED (3 PROVIDED)
= 2 URINAL: 101-200.....2 RED (3 PROVIDED)
= 1 LAVATORY: 101-200.....1 RED (4 PROVIDED)
- 155 WOMEN = 4 WC: 101-200.....4 RED (6 PROVIDED)
= 2 LAVATORY: 101-200.....2 RED (4 PROVIDED)

9 Bike Wave Bike Rack, Powder-Coated Black, Surface Mount



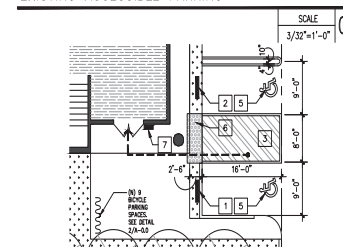
PUBLIC WORKS NOTES

- Depict and note the exact location(s) of the trash and recycling receptacles.
- The project shall comply with all requirements specified in SAMC Sec. 16-37.
- Minimum 40' x 16' wide staging area shall be available on service days from 6 a.m. to 6 p.m.
- Minimum vertical clearance of 25' at the staging area for bin service clearance.
- Minimum 13' vertical clearance for scout truck.
- Per CALGreen, all commercial establishments must have adequate space in trash enclosures for three waste streams - trash, recycling, and food waste. Food waste service is offered in 2-yard bins.
- All staging areas are to be onsite. No street staging is permitted.
- 42' on a 90-degree turn radius
- All driveway and staging areas must be able to sustain a minimum gross weight of 60,000 lbs. per vehicle.
- Maximum size of bin shall be 4 cubic yards.
- Depict the trash trucks' turning radius at all proposed internal corners.
- Provide complete circulation for trash trucks, backing up into the streets is not allowed for safety reasons.
- All items must be noted on the final site plan.
- Remove the streetlight located on the southeast corner of Daimler St and Deere Ave, along the project frontage and install a new streetlight per City Standards. For question, please contact Monica Soter at (714) 647-5645.
- Grading and coping of a minimum of 2'-0" of the existing AC pavement for a width of a curb lane.
- Install a new pedestal along the project frontage on Deere Ave south of the southeast corner of Daimler St and Deere Ave.

VICINITY MAP



EXISTING ACCESSIBLE PARKING



EXISTING BUILDING ANALYSIS:

OFFICE AREA:
1ST FLOOR: 4,044 SF
2ND FLOOR: 3,379 SF
WAREHOUSE:
1ST FLOOR: 15,663 SF
TOTAL GROSS AREA: 23,086 SF

PROPOSED BUILDING ANALYSIS:

OFFICE AREA:
1ST FLOOR: 4,173 SF
2ND FLOOR: 3,379 SF
EXERCISE GYM:
1ST FLOOR: 8,068 SF
STORAGE:
1ST FLOOR: 7,466 SF
TOTAL GROSS AREA: 23,086 SF

KEY NOTES

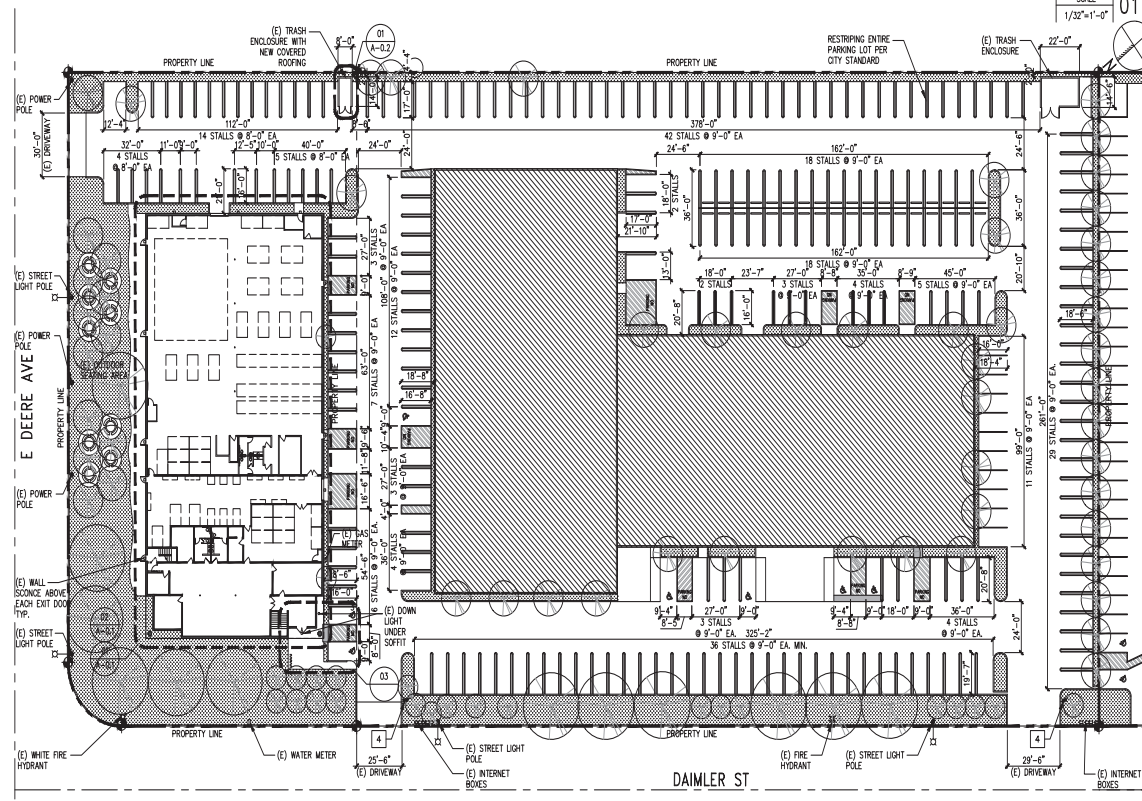
- ACCESSIBLE PARKING SIGNAGE
- ACCESSIBLE VAN PARKING SIGNAGE
- ACCESSIBLE PARKING STRIPING 36" APART ON CENTER - PAINTED "NO PARKING IN 12" HIGH LETTERS AT ACCESS AISLE. THE BORDER OF THE ACCESS AISLE SHALL BE PAINTED BLUE.
- WARNING SIGN OF UNAUTHORIZED VEHICLES (NON-DESIGNATED HANDICAP SPACES) TO MEET REQUIREMENTS OF DTL
- ACCESSIBILITY SYMBOL
- NEW DETECTABLE WARNING DEVICE - TRUNCATED DOMES
- ACCESSIBLE SIGNAGE

PARKING CALCULATION

| ADDRESS | BUSINESS NAME | USE | AREA | RATIO | REQUIRED PARKING |
|-----------------|----------------------|--------|------------------------|--------------------|------------------|
| 2901 S. DAIMLER | PCM IRVINE CHEER | GYM | 8,068 SF | 1 SPACE/ 180 SF | 45 SPACES |
| 2909 S. DAIMLER | COMPASS BIBLE CHURCH | CHURCH | 7,102 SF | 1 SPACE/ 90 SF | 142 SPACES |
| 2915 S. DAIMLER | WATER TECHNOLOGY | OFFICE | 11,944 SF | 3 SPACES/ 1,000 SF | 36 SPACES |
| 2917 S. DAIMLER | PRIME GEN BIOTECH | OFFICE | 11,944 SF | 3 SPACES/ 1,000 SF | 36 SPACES |
| 2921 S. DAIMLER | REAL TECHNOLOGY | OFFICE | 24,999 SF | 3 SPACES/ 1,000 SF | 75 SPACES |
| 3001 S. DAIMLER | NK GEN BIOTECH | OFFICE | 24,999 SF | 3 SPACES/ 1,000 SF | 75 SPACES |
| 3009 S. DAIMLER | SIMPLE TECHNOLOGY | OFFICE | 42,213 SF | 3 SPACES/ 1,000 SF | 127 SPACES |
| | | | TOTAL REQUIRED PARKING | | 536 SPACES |
| | | | TOTAL PROVIDED PARKING | | 536 SPACES |

* UNDER SEPARATE REVIEW.

EXISTING SITE PLAN





LEGEND

- OFFICE AREA
- EXERCISE GYM AREA
- EXISTING WALLS
- EXIT LIGHT
- PATH OF EGRESS TRAVEL
- FIRE EXTINGUISHER CABINET, MAXIMUM DISTANCE 75'
- FIRE PANIC HARDWARE

KEYNOTES

- 1 EXIT SIGNAGE
- 2 EXIT ROUTE SIGNAGE
- 3 EXIT STAIRS DOWN

OCCUPANCY LOAD

| USE | OCCUPANCY TYPE | AREA | OCC. LOAD | OCCUPANCY FACTOR |
|--------|----------------|------|-----------|------------------|
| OFFICE | A-1 | 150 | 18.6 | 0.3 |

EGRESS WIDTH

| NAME | OCC. LOAD | DOOR | REQUIRED DOOR WIDTH | PROVIDED DOOR WIDTH |
|----------|-----------|------|---------------------|---------------------|
| EXIT # 1 | 34 | 6.8" | 36" | 36" |

EXISTING OCCUPANCY ANALYSIS (CBC)

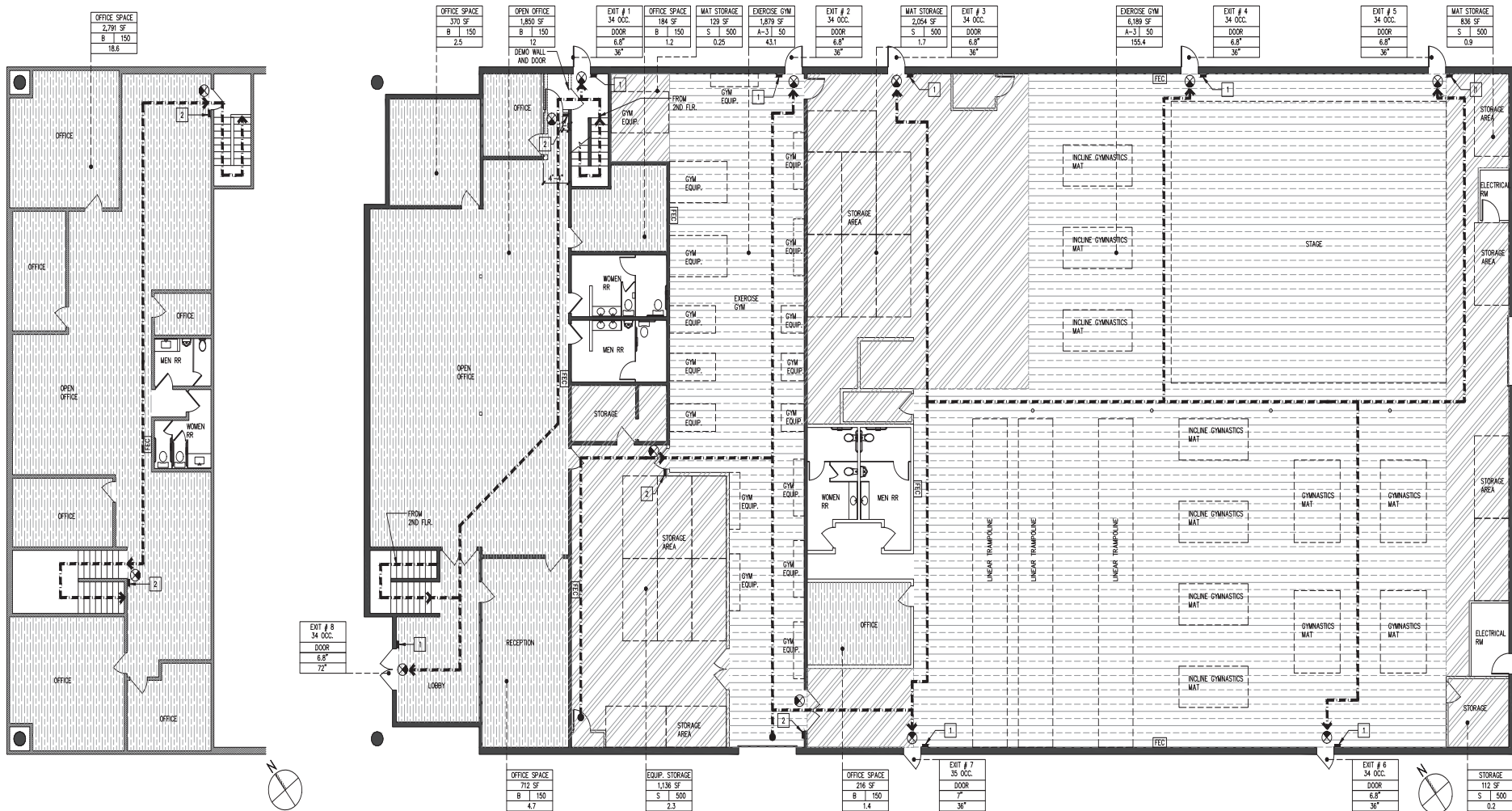
| | |
|---------------|---|
| 1. 1ST FLOOR: | OFFICE SPACE: 4,044 SF / 150 = 27.0 OCCUPANTS |
| | WAREHOUSE: 15,663 SF / 500 = 31.3 OCCUPANTS |
| 2ND FLOOR: | OFFICE SPACE: 2,791 SF / 150 = 18.6 OCCUPANTS |
| TOTAL: | 76.9 = 77 OCCUPANTS |

- 2. 8 EXIT PROVIDED
- 3. WIDTH REQUIRED FOR 106 OCC: 81 X 2" = 16.2"
- 4. WIDTH PROVIDED FOR EXITS: 312"

PROPOSED OCCUPANCY ANALYSIS (CBC)

| | |
|---------------|---|
| 1. 1ST FLOOR: | OFFICE SPACE: 3,353 SF / 150 = 22.4 OCCUPANTS |
| | EXERCISE GYM: 8,088 SF / 50 = 161.4 OCCUPANTS |
| | STORAGE: 4,789 SF / 500 = 9.6 OCCUPANTS |
| 2ND FLOOR: | OFFICE SPACE: 2,791 SF / 150 = 18.6 OCCUPANTS |
| TOTAL: | 212 OCCUPANTS |

- 2. 8 EXIT PROVIDED
- 3. WIDTH REQUIRED FOR 246 OCC: 212 X 2" = 42.4"
- 4. WIDTH PROVIDED FOR EXITS: 312"



SECOND FLOOR - EXIT PLAN SCALE 1/8"=1'-0" 02

FIRST FLOOR - EXIT PLAN SCALE 1/8"=1'-0" 01





Exhibit 6 – Elevations

ORANGE COUNTY REPORTER

~SINCE 1921~

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CHRISTINA LEONARD
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2901 S. Daimler Street

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

01/12/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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|-------------|----------|
| Publication | \$117.80 |
| Total | \$117.80 |

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| LOS ANGELES DAILY JOURNAL, LOS ANGELES | (213) 229-5300 |
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| SAN JOSE POST-RECORD, SAN JOSE | (408) 287-4866 |
| THE DAILY RECORDER, SACRAMENTO | (916) 444-2355 |
| THE DAILY TRANSCRIPT, SAN DIEGO | (619) 232-3486 |
| THE INTER-CITY EXPRESS, OAKLAND | (510) 272-4747 |

OR# 3545860

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission - Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 2901 S. Daimler Street
Project Applicant: Nikki Little with SC Cheer Company

Proposed Project: The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation of a gymnasium at 2901 South Daimler Street. Pursuant to Section 41-313.5 (d) of the Santa Ana Municipal Code (SAMC), gymnasiums require approval of a CUP if located within the Professional (P) zoning district.

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. 2021-14 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, January 24, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Heidi Jacinto with the Planning and Building Agency at HJacintosanta-ana.org or 714-667-2725.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of

Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Narcedalia Perez (714) 667-2260.

Nếu có thắc mắc bằng tiếng Việt, xin đi ện thoại cho Tony Lai số (714) 565-2627.

Internal Reference Only:

REF# 3511417
Publish: OC Reporter
Date: January 12, 2022
1/12/22

OR-3545860#



* A 0 0 0 0 0 5 9 1 8 1 6 1 *

1/24/2022

Planning Commission



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

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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. 2020-85 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, January 24, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

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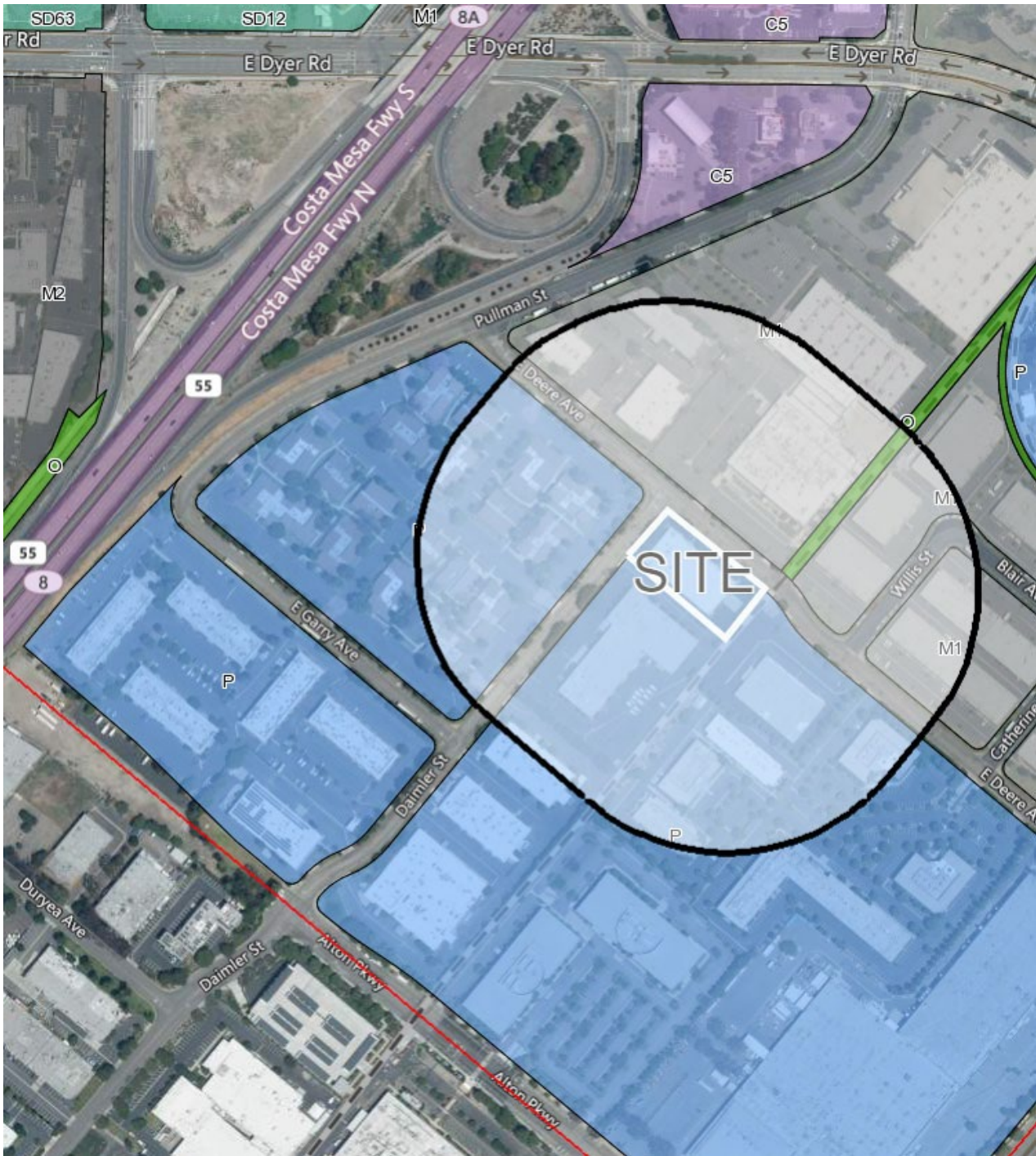
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Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



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1/24/2022

Planning Commission