

Planning Commission Regular Meeting Agenda

January 24, 2022

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

BAO PHAM

*Vice-Chair,
Ward 1 Representative*

ISURI S. RAMOS

Ward 3 Representative

ALAN WOO

Ward 5 Representative

MinhThai

Executive Director

John Funk

Legal Counsel

Fabiola Zelaya Melicher, AICP

Planning Manager

Christina Leonard

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
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Executive Director	Minh Thai
Senior Asst. City Attorney	John Funk
Planning Manager	Fabiola Zelaya Melicher
Recording Secretary	Christina Leonard

ROLL CALL

Minutes: *Commissioners: Alderete and Ramos were present via Zoom.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS** (non agenda items)**CONSENT CALENDAR ITEMS****a.** Minutes

Recommended Action: Approve Minutes from December 20, 2022 Special meeting.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

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

YES: 7 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Bao Pham, Isuri Ramos, Alan Woo

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 –

****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.

Minutes: *Chair Morrissey opened the Public Hearing. Recording Secretary reported that written communication was received. There were no other speakers and the Public Hearing was closed.*

Commission expressed concern regarding parking, air quality and pickup and drop-off of students on the property. Commission agreed to approve the project with modified conditions.

Moved by Commissioner Morrissey, seconded by Commissioner Pham to

Approve with Modified Conditions. .

YES: 4 – Miguel Calderon, Mark McLoughlin, Tom Morrissey, Bao Pham

NO: 3 – Eric Alderete, Isuri Ramos, Alan Woo

ABSTAIN: 0 – **ABSENT:** 0 – **Status:** 4 – 3 – 0 – 0 – **Pass**

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

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](https://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 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.