

Planning Commission Regular Meeting Agenda

April 11, 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

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

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

Recommended Action: Approve Minutes from March 28, 2022 meeting.

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

YES: 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Tom Morrissey

Status: 6 – 0 – 0 – 1 – **Pass**

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 March 30, 2022 and notices were mailed on said date.*

1. Conditional Use Permit No. 2022-07 - Eric Martin, Case Planner

Project Location: 4501 West MacArthur Boulevard

Project Applicant: Will Kazimi with Smartlink, LLC, representing AT&T

Proposed Project: The applicant is requesting approval of Conditional Use Permit (CUP) No. 2022-07 to allow the construction of a new 60-foot high major wireless communications facility disguised as a mono-eucalyptus.

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15303 (Class 3 – New Construction or Conversion of Small Structures). A Class 3 exemption consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The project proposes a small facility and installation of new equipment enclosed by small structures. As such, a Notice of Exemption, Environmental Review No. 2021-19, will be filed for this project

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2022-07.

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

YES: 5 – Miguel Calderon, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo
NO: 0 – **ABSTAIN:** 1 – Eric Alderete

ABSENT: 1 – Tom Morrissey

Status: 5 – 0 – 1 – 1 – **Pass**

Minutes: *Commissioner Alderete recused himself.*

Vice Chair Pham opened the Public Hearing. The applicant spoke in favor of the matter. There were no other speakers and the Public Hearing was closed.

2. Conditional Use Permit No. 2022-04 – Heidi Jacinto, Case Planner

Project Location: 2909 South Daimler Street

Project Applicant: Shelley Thompson representing Compass Bible Church (Applicant), on behalf of Daimler Commerce Partners, LP (Property Owner)

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2022-04 to allow the operation of a church in an existing building in the Professional (P) zoning district.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Sections 15301 and 15303 of the CEQA Guidelines Class 1 - Existing Facilities) and (Class 3 – Conversion of Small Structures). The Class 1 exemption applies to the permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of existing or former use. The Class 3 exemption applies to the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Minor interior alterations involving interior partition walls, plumbing and electrical and minor exterior alteration for a new storefront, doors, and parking lot improvements will be made for the church operations. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-84 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2022-04 as conditioned.

Minutes: *Vice Chair Pham opened the Public Hearing.*

The applicant and architect spoke in favor of the matter.

David Jimenez spoke in favor of the matter.

The Commissioners listened to Staff presentation, Applicants comments and public testimony. The Commission asked questions of the applicant related to services provided

by the church and program provided at other churches that they currently have in other cities. The Commission expressed concerns with the following:

- *Lack of bilingual services*
- *Not addressing/fulfilling the needs of the residents of Santa Ana*
- *Concerns with parking*
- *Events outside of normal church services hours.*

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

Commissioners made a motion to Deny the Project.

Moved by Commissioner Alderete, seconded by Commissioner Woo to Approve

Resolution of denial to be prepared and placed in the Consent Agenda for the Planning Commission meeting of April 25, 2022 for approval. A 10 day appeal period to the City Council will commence on April 26, 2022. .

YES: 6 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Bao Pham, Isuri Ramos, Alan Woo

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Tom Morrissey

Status: 6 – 0 – 0 – 1 – **Pass**

Administrative Matters

End of Business Calendar

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on April 25, 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](#) 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.