

# Planning Commission Regular Meeting Agenda Minutes

April 10, 2023  
5:30 P.M.

**Council Chamber**  
22 Civic Center Plaza  
Santa Ana, CA



**BAO PHAM**  
*Chair, Ward 1 Representative*

**JENNIFER OLIVA**  
*Ward 6 Representative*

**CHRISTOPHER LEO**  
*Citywide Representative*

**MANUEL ESCAMILLA**  
*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*

**Ali Pezeshkpour, AICP**  
*Planning Manager*

**Chelsea Shafer**  
*Acting Recording Secretary*



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**CALL TO ORDER**

**Commissioners:** Bao Pham, Chair  
Mark McLoughlin,  
Vice-Chair  
Christopher Leo  
Manuel Escamilla  
Jennifer Oliva  
Isuri S. Ramos  
Alan Woo

<b>Executive Director</b>	<b>Minh Thai</b>
<b>Chief Asst. City Attorney</b>	<b>John Funk</b>
<b>Planning Manager</b>	<b>Ali Pezeshkpour, AICP</b>
<b>Acting Recording Secretary</b>	<b>Chelsea Shafer</b>

**ROLL CALL**

**Minutes:** *Quorum was reached at 5:33 PM with Chair Bao Pham absent and Commissioner Escamilla arriving at 5:34 pm.*

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS** (non agenda items)

**CONSENT**

**CALENDAR**

**ITEMS**

## a. Minutes

**Recommended Action:** Approve Minutes from the last meeting.

**Moved by Commissioner , seconded by Commissioner to Approve.**

## b. Excused Absences

**Recommended Action:** Excuse absent commissioners.

**Minutes:** *Item A and Item B voted under one motion.*

**Moved by Commissioner Woo, seconded by Commissioner Leo to Approve.**

**YES:** 6 – Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Mark McLoughlin

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Bao Pham

**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 Reported on 03/27/2023 and notices were mailed on said date.*

- 1. CONDITIONAL USE PERMIT NO. 2023-04 FOR THE PROPERTY LOCATED AT 1330 EAST SEVENTEENTH STREET LOCATED WITHIN THE PLANNED SHOPPING CENTER (C4) ZONING DISTRICT – MATTHEW KILROY, CASE**

**PLANNER**

**Project Applicant:** Beth Aboulafia with Hinman and Carmichael, LLP. Representing Target Corporation (Applicant) and RGA Group, LLC. (Property Owner)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permit No. 2023-04 and making a determination of Public Convenience or Necessity (PCN) to allow the sale of alcoholic beverages for off-premises consumption at an existing Target store.

**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. Categorical Exemption ER No. 2023-11 will be filled for this project.

**Recommended Action:** 1. Adopt a resolution approving Conditional Use Permit No. 2023-04 as conditioned and making a determination of Public Convenience or Necessity; and 2. Authorize staff to issue a Letter of Public Convenience or Necessity to the Department of Alcoholic Beverage Control.

**Minutes:** *Staff provided a brief presentation. Applicant provided comments to the Commission and spoke in favor of the item. Commission presented questions to staff and the applicant. Michelle Pulido submitted a public comment in opposition to the item prior to the public hearing. Members of the public did not provide comment during the public hearing.*

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

**STAFF COMMENTS**

**Minutes:** *Staff provided comment.*

**COMMISSIONER COMMENTS**

**Minutes:** *Commissioners provided comments to staff.*

**ADJOURNMENT**

The next meeting of the Planning Commission will be on April 24, 2023 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

**Minutes:** *Commission adjourned at 6:13 pm.*

### **FUTURE AGENDA ITEMS**

**1. Conditional Use Permit No. 2023-07 and Conditional Use Permit No. 2023-08 – Heidi Jacinto, Case Planner**

Applicant is proposing to offer alcohol under Type 41 license and after hour operations for a new eating establishment (Tacos Sin Frontera).

**2. Conditional Use Permit No. 2023-09 – Fernanda Arias, Case Planner**

Applicant is proposing to upgrade the existing Type 41 On-Sale ABC license for a Type 47 On-Sale ABC license at an existing eating establishment (Mariscos Hector).

**3. Conditional Use Permit No. 2023-06 – Fernanda Arias, Case Planner**

Applicant is requesting approval to allot the operation of a Type 41 Alcoholic Beverage Control license for the sale of beer and wine for on-site consumption at a new eating establishment (61 Hundred Bread).

**4. Site Plan Review No. 2023-01 & Tentative Tract Map No. 2023-03 – Jerry Guevara, Case Planner**

Applicant is requesting approval of various entitlements to facilitate the construction of a mixed-used development known as the Cabrillo Town Center.

### **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** [PBAecomments@santa-ana.org](mailto:PBAecomments@santa-ana.org) and reference the topic in the subject line.

**Mail** to Nuvia Ocampo, 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.***

**Moved by Commissioner Ramos, seconded by Commissioner Escamilla to Approve.**

**YES:** 6 – Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Mark McLoughlin

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Bao Pham

**Status:** 6 – 0 – 0 – 1 – **Pass**

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