

# Planning Commission Regular Meeting Agenda Minutes

October 23, 2023

5:30 P.M.

## Council Chamber

22 Civic Center Plaza  
Santa Ana, CA



### **BAO PHAM**

*Chair, Ward 1 Representative*

### **JENNIFER OLIVA**

*Vice-Chair,  
Ward 6 Representative*

### **CHRISTOPHER LEO**

*Citywide Representative*

### **MANUEL J. ESCAMILLA**

*Ward 2 Representative*

### **CARL BENNINGER**

*Ward 4 Representative*

### **ISURI S. RAMOS**

*Ward 3 Representative*

### **ALAN WOO**

*Ward 5 Representative*

### **Minh Thai**

*Executive Director*

### **Jose Montoya**

*Legal Counsel*

### **Ali Pezeshkpour, AICP**

*Planning Manager*

### **Nuvia Ocampo**

*Recording Secretary*



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**CALL TO ORDER****Commissioners:**

**Bao Pham, Chair  
Manuel J. Escamilla  
Christopher Leo  
Carl Benninger  
Jennifer Oliva  
Isuri S. Ramos  
Alan Woo**

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

**Minh Thai  
Jose Montoya  
Ali Pezeshkpour, AICP  
Nuvia Ocampo**

**ROLL CALL**

**Minutes:** *Quorum was reached at 5:35 p.m. with Commissioner Escamilla arriving at 5:36 p.m.*

**PLEDGE OF ALLEGIANCE****PUBLIC COMMENTS (non-agenda items)**

**Minutes:** *Resident, David Mackler, had comments in regards to the Related Bristol Project.*

**CONSENT CALENDAR ITEMS****a. Minutes**

**Recommended Action:** Approve Minutes from October 9, 2023.

**b. Excused Absences**

**Recommended Action:** Excuse absent commissioners.

**Moved by Commissioner Woo, seconded by Commissioner Benninger to Approve Consent Calendar items.**

**YES:** 7 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **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 October 5, 2023 and notices were mailed on said date.*

**1. CONDITIONAL USE PERMIT NO. 2023-21 FOR THE PROPERTY LOCATED AT 3601 WEST SUNFLOWER AVENUE, UNITS 100 AND 200 LOCATED WITHIN THE PROFESSIONAL (P) ZONING DISTRICT.**

**Project Applicant:** Haley Austin (Applicant) on behalf of AltaMed Health Services Corporation (Property Owner)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permit No. 2023-21 to allow government-subsidized medical and dental offices on the second floor of an existing office building and to consider an existing medical office located on the first floor (Unit 100) as part of the overall request. Pursuant to Section 41-313.5 of the Santa Ana Municipal Code, medical offices operated by government, government-subsidized, not-for-profit, or philanthropic entities require approval of a Conditional Use Permit.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) guidelines, this project is exempt from CEQA under a Class 1 exemption as it is an existing facility.

**Recommended Action:**

- Adopt a resolution approving Conditional Use Permit No. 2023-21 as conditioned.

**Minutes:** *Commission had questions for staff and applicant.  
Applicant spoke in favor of the project and answered questions from the Commission.*

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

**YES:** 7 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger  
**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 0 – 0 – 0 – **Pass**

**2. GENERAL PLAN AMENDMENT NO. 2023-01, AMENDMENT APPLICATION NO. 2023-01, ABANDONMENT NO. 2023-03 AND PUBLIC FACILITY NAMING NO. 2023-01 FOR STANDARD AND MCFADDEN PUBLIC PARK LOCATED AT 1117 SOUTH STANDARD AVENUE LOCATED WITHIN THE MULTI-FAMILY RESIDENTIAL (R3) ZONING DISTRICT.**

**Project Applicant:** The City of Santa Ana.

**Proposed Project:** The City is requesting approval of General Plan Amendment (GPA) No. 2023-01, Amendment Application (AA) No. 2023-01, Abandonment (PW) No. 2023-03, and Public Facility Naming (PFN) No. 2023-01 to facilitate the construction and naming of a new public park at 1117 South Standard Avenue, northeast corner of Standard Avenue and McFadden Avenue.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15162 and 15304 of the CEQA guidelines.

**Recommended Action:**

- Adopt a resolution approving Public Facilities Naming No. 2023-01;
- Adopt a resolution finding Abandonment No. 2023-03 consistent with the General Plan;
- Recommend that the City Council adopt a resolution approving General Plan Amendment No. 2023-01; and
- Recommend that the City Council adopt an ordinance approving Amendment Application No. 2023-01.

**Moved by Commissioner Benninger, seconded by Commissioner Woo to Approve with stipulation to conduct additional community outreach prior to City Council action to address neighborhood parking concerns raised by the Community and the Commission.**

**YES:** 7 – Bao Pham, Isuri Ramos, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

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

**Minutes:** *Commission had questions for staff on project timing and outreach, including loss of parking spaces on the project site, and reviewing options for compensating for parking loss.*

*Resident, German Sanchez, expressed his concerns about parking.*

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

**STAFF COMMENTS**

- **Comprehensive Zoning Code Update**

**Minutes:** *Staff had comments for the Commission.*

**COMMISSIONER COMMENTS**

**Minutes:** *Commission had comments for staff.*

**ADJOURNMENT**

The next meeting of the Planning Commission will be on November 13, 2023 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

**Minutes:** *Meeting was adjourned at 7:09 p.m.*

**FUTURE AGENDA ITEMS**

- Conditional Use Permit No. 2023-19 – Heidi Jacinto, Case Planner
- Modification to Conditional Use Permit No. 2005-22 – Matthew Kilroy, Case Planner
- Modification to Conditional Use Permit No. 2012-14 – Matthew Kilroy, Case Planner
- Annual MainPlace Progress Report – Jerry Guevarra, Case Planner

**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.

*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](mailto:PBAComments@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 3:30 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.***