

Planning Commission Regular Meeting Agenda Minutes

April 8, 2024

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 Escamilla
Christopher Leo
Carl Benninger
Jennifer Oliva
Isuri S. Ramos
Alan Woo**

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

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

ROLL CALL

Minutes: *Quorum was reached at 5:34 p.m. with Commissioner Isuri Ramos arriving at 5:38 p.m.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *Resident, Sheri Meneke, spoke in favor of short-term rentals.
Resident, Wesley Meneke, spoke in favor of short-term rentals.*

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from March 25, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

Moved by Commissioner Escamilla, seconded by Commissioner Oliva to Approve Consent Calendar items.

YES: 6 – Bao Pham, Alan Woo, Christopher Leo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 1 – Isuri Ramos

ABSENT: 0 – **Status:** 6 – 0 – 1 – 0 – **Pass**

Minutes: *Commissioner Manuel J. Escamilla had comments.*

****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 29, 2024 and notices were mailed on said date.*

1. CONDITIONAL USE PERMIT NO. 2024-03, VARIANCE NO. 2024-01 AND ABANDONMENT NO. 2023-02 FOR THE PROPERTY LOCATED WITHIN THE BRISTOL STREET CORRIDOR SPECIFIC PLAN (SP1) ZONING DISTRICT.

Project Applicant: Bristol Center Properties, LLC (Applicant & Property Owner) representing Better Buzz Coffee Roasters.

Proposed Project: Applicant is requesting approval of Conditional Use Permit (CUP) No. 2024-03, Variance No. 2024-02, and Abandonment No. 2023-02 to allow the construction of a new café with a drive-through window service, an outdoor patio, and a reduced ten-foot front-yard landscaped setback, and to abandon a 392-square-foot portion of public street right-of-way on the east side of Bristol Street. In accordance with California Government Code Section 65402(a), staff is recommending that the Planning Commission adopt a resolution finding Abandonment No. 2023-02 consistent with the General Plan.

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project is exempt from further CEQA review pursuant to Class 3 (Section 15303) of the CEQA guidelines which applies to structures up to 10,000 sq. ft. in size in urbanized areas.

Recommended Action:

1. Continue Conditional Use Permit (CUP) No. 2024-03 to a date uncertain, pursuant to a request by the applicant.
2. Continue Variance No. 2024-01 to a date uncertain, pursuant to a request by the applicant.
3. Adopt a resolution finding Abandonment No. 2023-02 consistent with the

General Plan.

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

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

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

Minutes: *Commission had questions for staff.*

Staff answered questions from the Commission about the abandonment.

Resident, Wesley Meneke, had public comments.

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

STAFF COMMENTS

STAFF PRESENTATIONS:

1. Comprehensive Zoning Code Update – Siri Champion
2. Planning Awards Presentation – Ali Pezeshkpour

Minutes: *Senior Planner, Siri Champion, had a brief presentation for the Commission on the status of the Zoning Code Update.*

Planning Manager, Ali Pezeshkpour, had a brief presentation for the Commission on recent planning awards.

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff.*

ADJOURNMENT

The next meeting of the Planning Commission will be on April 22, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

Minutes: *Meeting was adjourned at 6:38 p.m.*

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 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.*