

# Planning Commission Regular Meeting Agenda Minutes

June 24, 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 5:35 PM with Chair Pham arriving at 5:38 PM and Commissioner Escamilla arriving at 5:39 PM.*

**PLEDGE OF ALLEGIANCE****PUBLIC COMMENTS**

**Minutes:** *None.*

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

**Recommended Action:** Approve Minutes from June 10, 2024.

**b. Excused Absences**

**Recommended Action:** Excuse absent commissioners.

**Moved by Commissioner Woo, seconded by Commissioner Benninger to Approve Minutes from June 10, 2024.**

**YES:** 4 – Isuri Ramos, Alan Woo, Jennifer Oliva, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Bao Pham, Christopher Leo, Manuel J. Escamilla

**Status:** 4 – 0 – 0 – 3 – **Pass**

**Moved by Commissioner Benninger, seconded by Commissioner Oliva to Approve**

**excused absence from Commissioner Leo.**

**YES:** 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

**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 Reporter on June 14, 2024 and notices were mailed on said date.*

### **1. CONDITIONAL USE PERMIT NO. 2024-05 FOR THE PROPERTY LOCATED AT 1430 EAST EDINGER AVENUE LOCATED WITHIN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT.**

**Project Applicant:** Darian Radac with Novum Architecture, Inc. (Applicant) on behalf of Spiros Politis (Property Owner)

**Proposed Project:** Applicant is requesting approval of Conditional Use Permit No. 2024-05 to develop a new eating establishment (Tom's Jr.) with drive-through window service, at an existing commercial site developed with a standalone pad building and previously occupied by an eating establishment. The overall project would include a reduction in the gross floor area of the existing building, a new drive-through lane, and various onsite improvements.

**Environmental Impact:** Pursuant to the California Environmental Quality Act (CEQA), the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) Environmental Review No. 2023-32, will be filed for this project.

#### **Recommended Action:**

- Adopt a resolution approving Conditional Use Permit No. 2024-05, as conditioned.

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

*Staff answered questions from Commission.*

*Commissioner Escamilla requested a condition of approval requiring the applicant to work with staff to modify the proposed landscaping plan as per his comments.*

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

**YES:** 6 – Bao Pham, Isuri Ramos, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Christopher Leo

**Status:** 6 – 0 – 0 – 1 – **Pass**

*\*End of Business Calendar\**

### **STAFF COMMENTS**

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

### **COMMISSIONER COMMENTS**

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

### **ADJOURNMENT**

The next meeting of the Planning Commission will be on July 08, 2024 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

**Minutes:** *Meeting was adjourned at 6:19 PM.*

### **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](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.***