

Planning Commission Regular Meeting Agenda

April 8, 2024

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: <https://zoom.us/j/82407675077>

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Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 82407675077**

*For viewing only: www.youtube.com/cityofsantaanavideos. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



BAO PHAM

Chair, Ward 1 Representative

JENNIFER OLIVA

*Vice-Chair
Ward 6 Representative*

MANUEL J. ESCAMILLA

Ward 2 Representative

ISURI S. RAMOS

Ward 3 Representative

CHRISTOPHER LEO

Citywide Representative

CARL BENNINGER

Ward 4 Representative

ALAN WOO

Ward 5 Representative

Minh Thai

Executive Director

Jose Montoya

Legal Counsel

Ali Pezeshkpour, AICP

Planning Manager

Nuvia Ocampo

Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from March 25, 2024.

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 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.

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

STAFF COMMENTS

STAFF PRESENTATIONS:

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

COMMISSIONER COMMENTS

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.

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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3. Dialing in from a mobile phone or landline:

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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.

Planning Commission Regular Meeting Agenda Minutes

March 25, 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

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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
Assistant City Attorney
Planning Manager
Recording Secretary****Minh Thai
Jose Montoya
Ali Pezeshkpour, AICP
Nuvia Ocampo****ROLL CALL**

Minutes: *Quorum was reached at 5:33 p.m. with Commissioner Escamilla arriving at 5:38 p.m.*

PLEDGE OF ALLEGIANCE**PUBLIC COMMENTS**

Minutes: *None*

CONSENT CALENDAR ITEMS**a. Minutes**

Recommended Action: Approve Minutes from March 11, 2024.

b. Excused Absences

Recommended Action: Excuse absent commissioners.

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

YES: 4 – Bao Pham, Alan Woo, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Isuri Ramos, Christopher Leo, Manuel J. Escamilla

Status: 4 – 0 – 0 – 3 – **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 March 15, 2024 and notices were mailed on said date.*

- 1. SITE PLAN REVIEW NO. 2024-01 AND TENTATIVE TRACT MAP NO. 2024-01 FOR THE PROPERTIES LOCATED AT 101, 111, 115, AND 121 NORTH HARBOR BOULEVARD, AT 3709 AND 3729 WEST FIRST STREET AND AT 114 NORTH FIGUEROA STREET, LOCATED WITHIN THE TRANSIT NODE SOUTH (TNS) DISTRICT OF THE HARBOR MIXED-USE TRANSIT CORRIDOR SPECIFIC PLAN (SP-2).**

Project Applicant: Charles Minyard with Primior, Inc. and representing Harbor and First, LLC. (Applicant & Property Owner)

Proposed Project: Applicant is requesting approval of Site Plan Review (SPR) No. 2024-01 and Tentative Tract Map (TTM) No. 2024-01 to facilitate the construction of a mixed-use development known as First Harbor Mixed-Use Development, which would develop an existing vacant lot with a nine-story mixed-use building consisting of 15,182 square feet of leasable commercial space, 1,845 square feet of leasing office space, 181 for-sale residential condominium units (including 10 onsite affordable units), 339 parking spaces, and 40,853 square feet of open space and amenities.

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project is within the scope of the 2014 Harbor Boulevard Mixed-Use Transit Corridor Plan Environmental Impact Report (EIR) (SCH No. 2013-061027).

Recommended Actions:

1. Adopt a resolution approving Site Plan Review No. 2024-01 as conditioned.
2. Adopt a resolution approving Tentative Tract Map No. 2024-01 as conditioned.

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

YES: 5 – Bao Pham, Alan Woo, Manuel J. Escamilla, Jennifer Oliva, Carl Benninger

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Isuri Ramos, Christopher Leo

Status: 5 – 0 – 0 – 2 – **Pass**

Minutes: *Commission had questions for staff and encouraged high-quality finishes and architectural treatments on street-facing segments. Commission had questions for applicant. Applicants, Howard Zelefsky and Charles Minyard, on behalf of Primior, Inc. and Harbor and First, LLC, answered questions from the Commission.*

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

WORK STUDY SESSION

- **Annual Budget Process – Shannon McCarron, Finance and Management Services**

****End of Work Study Session Calendar****

STAFF COMMENTS

Minutes: *None*

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff.*

ADJOURNMENT

The next meeting of the Planning Commission will be on April 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 6:58 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.

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
April 8, 2024

Topic: Abandonment No. 2023-02 – Street Vacation adjacent to 1601 and 1607 N. Bristol Street.

RECOMMENDED ACTION

Adopt a resolution finding Abandonment No. 2023-02 to be consistent with the General Plan.

EXECUTIVE SUMMARY

Bristol Center Properties, LLC, the property owner of 1601 and 1607 North Bristol Street, is requesting that the City of Santa Ana vacate a portion of the public right-of-way (ROW) located to the west of and adjacent to the properties at 1601 and 1607 North Bristol Street (Exhibit 2). The City previously designated a portion of 1601 and 1607 North Bristol Street as public street right-of-way and a portion of the area designated as such is situated outside the limits of the Bristol Street improvements. The property owner is requesting the vacation of the unimproved 392-square-foot section adjacent to 1601 and 1607 North Bristol Street to accommodate a proposed eating establishment with drive-through window service, which will be considered by the Planning Commission at a separate public hearing meeting if the requested abandonment is approved. In accordance with California Government Code Section 65402(a), staff is recommending that Planning Commission adopt a resolution finding Abandonment No. 2023-02 consistent with the General Plan.

DISCUSSION

Project Description

The 392-square-foot ROW portion that is currently owned by the City was originally designated to be used as part of the Bristol Street widening improvements. However, after completion of the widening improvements the small ROW portion remained unimproved. The owners of 1601 and 1607 North Bristol Street are seeking City approval to vacate the unimproved portion of Bristol Street, intending to incorporate this land into their private property for future development. The Public Works Agency has deemed the 392-square-foot portion to be unnecessary for present or protective public use.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	392 sq. ft. of public right-of-way located adjacent to 1601 and 1607 North Bristol Street – Ward 5	
Nearest Intersection	Bristol Street and Seventeenth Street	
General Plan Designation	General Commercial (GC)	
Zoning Designation	Bristol Street Corridor Specific Plan (SP1)	
Surrounding Land Uses	North	Commercial
	East	Vacant
	South	Eating Establishment (McDonald's)
	West	Institutional (Santa Ana College)
Area of Vacation Size	392 sq. ft.	
Existing Site Development	The subject site is currently vacant and unimproved.	

Project Background

In 1991, the City adopted the Bristol Street Corridor Specific Plan, which identified future street widening impacts to this site as well as the adjacent properties. In 2017, the structures that existed at 1601 and 1607 North Bristol Street were demolished. In 2019, the City designated the 392 sq. ft. portion as public street right-of-way. Since then, the properties at 1601 and 1607 North Bristol Street and the 392 sq. ft. public ROW portion have remained vacant and unimproved.

Project Analysis

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. California Government Code Section 65402 (Restrictions on Acquisition and Disposal of Real Property) requires that the Planning Commission review and approve certain actions related to City property. Actions related to acquiring, using, or disposing of public property require the Planning Commission to review the proposed use for conformity with the General Plan. The segment of street right-of-way is situated outside the limits of the recently improved street (Exhibit 2).

General Plan Consistency

Abandonment No. 2023-02 is consistent with the goals and policies of the General Plan of the City. Policy LU-2.6 of the Land Use Element encourages investment by promoting rehabilitation of properties and encouraging increased levels of capital investment to create a safe and attractive environment. Abandonment No. 2023-02 will convert a currently undeveloped, unutilized and unattractive space, which has the potential to collect debris and waste, which must be maintained by the City, into a landscaped and privately maintained element of a new commercial site. Policy M-1.9 of the Mobility Element encourages the City to ensure the street network is consistent with standards set in the Orange County Transportation Authority (OCTA) Master Plan of Arterial

Highways (MPAH) and the Congestion Management Program. The Mobility Element classifies Bristol as a Major Arterial, which is typically a street with six travel lanes, a center median, bus transit, pedestrian sidewalks, and bicycle lanes. The recently completed segment of Bristol Street between Washington Street and Bristol Street includes all of the components described in the Mobility Element for a Major Arterial and further defined in the Bristol Street Corridor Specific Plan adopted by City Council on May 15, 2018. Abandonment No. 2023-02 allows current improvements to stay in place and removes excess right-of-way beyond current improvements. Policy M-4.2 of the Mobility Element encourages coordinated transportation planning efforts with land use through development project review, specifically encouraging active transportation, transit use, and connectivity through physical improvements and public realm amenities identified during the City's Development Review process. Abandonment No. 2023-02 allows additional space for on-site circulation sufficient to reduce the number of curb-cut access points from two driveways to one driveway. The reduction in driveways limits the number of conflict points for pedestrians in the sidewalk and cyclists in the bike lane. The reduction in driveway curb-cuts also results in less removal of the protected bike lane raised median.

If the Planning Commission finds the requested Abandonment to be consistent with the General Plan, the request for abandoning the subject property will be forwarded to the City Council for approval as a business calendar item at a future meeting. If approved by the City Council, the owner of the adjacent property at 1601 and 1607 N. Bristol Street will return to the Planning Commission for consideration of entitlements to facilitate a new eating establishment with drive-through window service.

Public Notification and Community Outreach

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 1,000-foot notification radius map, and the site posting are provided in Exhibit 3. The site is located within the boundaries of the Washington Square Neighborhood Association, whose leadership was notified of the project.

ENVIRONMENTAL IMPACT

The proposed vacation of the Vacation Area is exempt from review under the California Environmental Quality Act pursuant to section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that it will have a significant impact on the environment. Additionally, the proposed vacation is exempt from CEQA review under section 15305 of the CEQA Guidelines.

FISCAL IMPACT

There is no fiscal impact associated with this action.

Abandonment No. 2023-02 – Street Vacation adjacent to 1601 and 1607 N. Bristol St.
April 8, 2024
Page 4

EXHIBIT(S)

1. Resolution for Abandonment No. 2023-02
2. Street Vacation Legal and Map
3. Copy of Public Notices

Submitted By:
Fernanda Arias, Assistant Planner II

Approved By:
Ali Pezeshkpour, AICP, Planning Manager

RESOLUTION NO. 2024-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA DETERMINING GENERAL PLAN CONFORMITY FOR THE VACATION OF EXCESS BRISTOL STREET ADJACENT TO 1601 AND 1607 NORTH BRISTOL STREET

WHEREAS, California Streets and Highways Code Section 8300 *et seq.* authorizes the City of Santa Ana to vacate all or any portion of any street or highway within its boundaries and under its jurisdiction to terminate the public's right to use such street; and

WHEREAS, pursuant to California Government Code section 65042(a), street vacations must first be submitted to and reported upon by the Planning Commission for conformance with the General Plan; and

WHEREAS, to accommodate widening and improvement of Bristol Street, the City acquired properties at 1601 North Bristol Street and 1607 North Bristol Street; and

WHEREAS, on November 12, 2019, the City of Santa Ana Public Works Agency Director designated a portion 1601 and 1607 North Bristol Street as public street right of way; and

WHEREAS, a portion of the area designated as Bristol Street public right of way is situated outside the limits of the Bristol Street improvements, the City desires to vacate its interest in a 392 square-foot portion of Bristol Street adjacent to 1601 and 1607 North Bristol Street, as shown on Exhibit A ("Vacation Area"); and

WHEREAS, the Vacation Area is the unimproved portion of Bristol Street right of way located immediately adjacent to property 1601 and 1607 North Bristol Street, which is owned by Bristol Center Properties LLC; and

WHEREAS, Bristol Center Properties, LLC submitted applications to the City to approve a Better Buzz drive through coffee restaurant; and

WHEREAS, Bristol Center Properties, LLC has requested that the City vacate the unimproved portion of Bristol Street and to incorporate the property into the Better Buzz drive through coffee restaurant in order to provide a more efficient development; and

WHEREAS, the Vacation Area is unnecessary for present or prospective public use, as determined by the City's Public Works Agency; and

WHEREAS, by separate City Council action and following a finding of conformity with the City's General Plan by the Planning Commission, the City desires to vacate the Vacation Area.

NOW THEREFORE, BE IS RESOLVED by the Planning Commission of the City of Santa Ana as follows:

Section 1. The Planning Commission hereby determines that the proposed vacation of the Vacation Area, as shown on **Exhibit A**, is in conformance with the City's 2022 General Plan. The decision is based upon the Request for Planning Commission Action dated April 8, 2024, and exhibits attached thereto, and the public testimony, written and oral, all of which are incorporated herein by this reference.

The proposed vacation is in conformance with the Land Use Element of the City's 2022-2045 General Plan Goal LU-2, Policy LU-2.6 (Encourage Investment). The proposed vacation will convert a currently undeveloped, unutilized and unattractive space, which has the potential to collect trash and must be maintained by the City, into a landscaped and privately maintained element of a new commercial site.

The proposed vacation is also in conformance with the Mobility Element of the City's 2022-2045 General Plan as follow:

- Goal M-1, Policy 1.9 (Regional Consistency). The proposed vacation of an unimproved section of roadway will remove excess right of way beyond current improvements, and leave intact a portion of Bristol Street that is fully improved with pavement, bike lanes and sidewalks, and which is consistent with the standards of Orange County Transportation Authority Master Plan of Arterial Highways
- Goal M-4, Policy 4.2 (Project Review). The proposed vacation allows additional space for on-site circulation sufficient to reduce the number of curb-cut access points from two driveways to one driveway. The reduction in driveways limits the number of conflict points for pedestrians in the sidewalk and cyclists in the bike lane. The reduction in driveway curb-cuts also results in less removal of the protected bike lane raised median.

Section 2. The proposed vacation of the Vacation Area is exempt from review under the California Environmental Quality Act pursuant to section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that it will have a significant impact on the environment. The proposed vacation is also exempt from CEQA review under section 15305 of the State CEQA Guidelines.

ADOPTED this ___ day of April, 2024.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Bao Pham Chairperson

APPROVED AS TO FORM:

Sonia R. Carvalho, City Attorney

By: _____

Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Nuvia Ocampo, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2024-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on April 8, 2024.

Date: _____

Recording Secretary

City of Santa Ana

EXHIBIT "A"
STREET VACATION LEGAL DESCRIPTION

IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF LOTS 3 AND 5, OF SURVEYOR'S MAP, PER MAP FILED IN BOOK 3, PAGE 12 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF SANTA ANA BY DEED FOR PUBLIC STREET PURPOSES RECORDED NOVEMBER 12, 2019 PER INSTRUMENT NO. 2019000448315, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 7 OF SAID SURVEYOR'S MAP, AND A LINE PARALLEL WITH AND 64.00 FEET EASTERLY OF THE CENTERLINE OF BRISTOL STREET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED TO THE CITY OF SANTA ANA;

THENCE PARALLEL WITH SAID CENTERLINE OF BRISTOL STREET, NORTH 01°32'07" EAST, A DISTANCE OF 87.83 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 100.00 FEET, BEING THE **POINT OF BEGINNING** OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE NORTHERLY ALONG SAID CURVE 40.66 FEET THROUGH A CENTRAL ANGLE OF 23°17'43";

THENCE NORTH 24°49'50" EAST, CONTINUING ALONG SAID PARCEL CONVEYED TO CITY OF SANTA ANA, A DISTANCE OF 11.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE 37.47 FEET THROUGH A CENTRAL ANGLE OF 21°28'15" TO A POINT ON THE NORTH LINE OF SAID LOT 3, A RADIAL LINE TO THE BEGINNING OF CURVE BEARS SOUTH 65°05'14" EAST, SAID POINT LYING DISTANT 85.00 FEET EASTERLY AND PERPENDICULAR TO SAID CENTERLINE OF BRISTOL STREET;

THENCE NORTH 89°11'43" WEST ALONG THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO CITY OF SANTA ANA, A DISTANCE OF 9.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 185.00 FEET, A RADIAL LINE TO THE BEGINNING OF CURVE BEARS SOUTH 87°13'16" EAST;

THENCE SOUTHERLY ALONG SAID CURVE 27.88 FEET THROUGH A CENTRAL ANGLE OF 8°38'09";

THENCE SOUTH 11°24'53" WEST, A DISTANCE OF 42.82 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 12.41 FEET THROUGH A CENTRAL ANGLE OF 9°52'46" TO A LINE PARALLEL WITH AND 64.00 FEET EASTERLY OF THE CENTERLINE OF SAID BRISTOL STREET;

THENCE SOUTH 1°32'07" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 4.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 392 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

THE BEARING USED FOR BRISTOL STREET IS NORTH 1°32'07" EAST, PER RECORD OF SURVEY 2011-1081 FILED IN BOOK 253, PAGES 17 THROUGH 20, OF RECORDS OF SURVEY, IN THE OFFICE OF SAID COUNTY RECORDER OF ORANGE COUNTY.

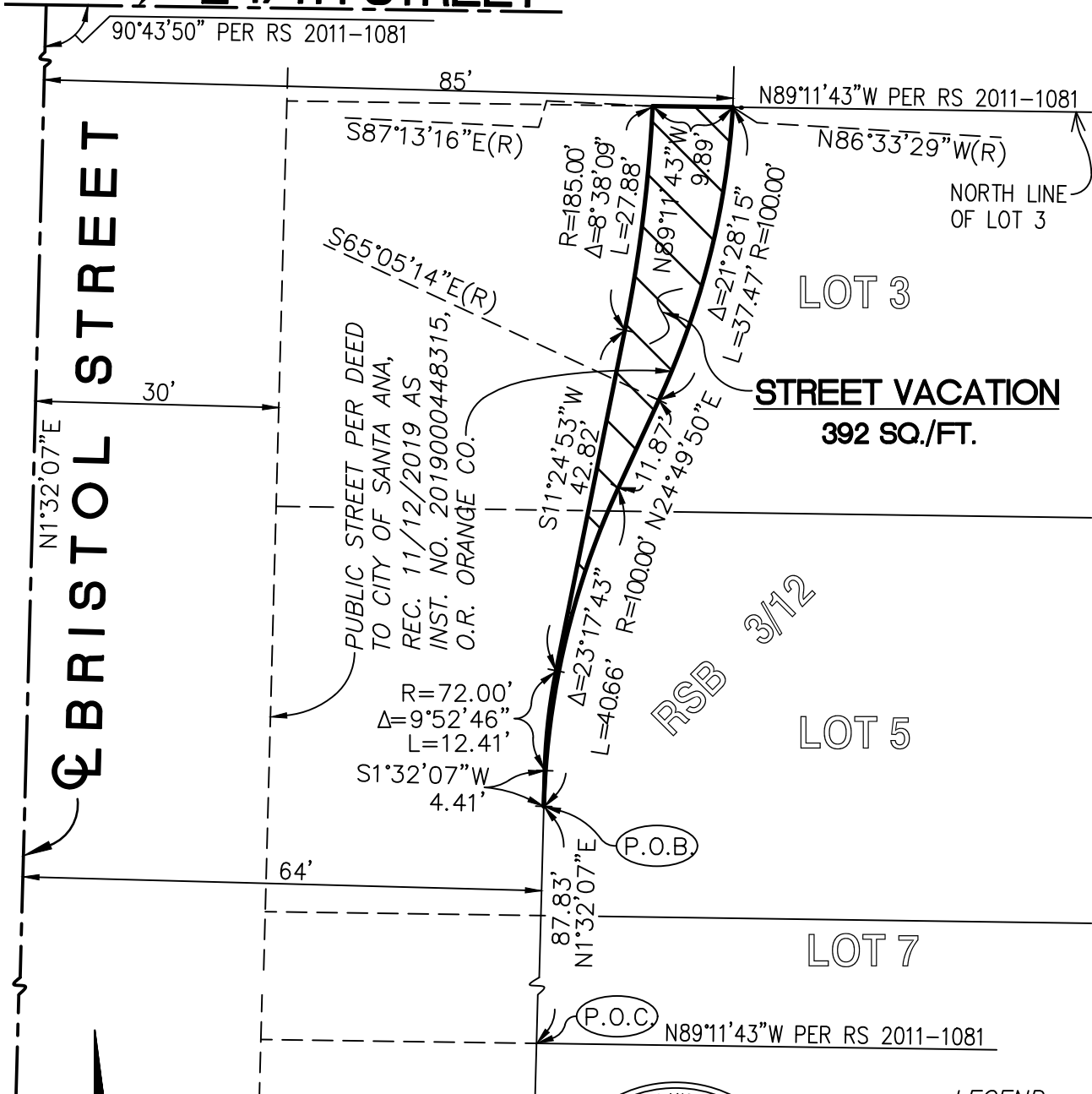
ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED BY ME OR UNDER MY DIRECTION

Stefan Lanthier 12-01-23
STEFAN C. LANTHIER, PLS DATE



EXHIBIT 'B'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
17TH STREET



SCALE 1"=20'

NOTE:
 BEARINGS ARE BASED ON THE CENTERLINE OF BRISTOL STREET WHICH BEARS N01°32'07"E R.S. 2011-1081 FILLED IN B. 253, P. 17-20.



LEGEND
 DENOTES STREET VACATION AREA

Cornerstone Land Surveying Inc.
 Civil • Surveying • Planning
 20730 Knob Place
 Perris, CA 92570
 PH 951-736-0200

SHEET 1 OF 1

CITY OF SANTA ANA,
 COUNTY OF ORANGE, CALIFORNIA

Stefan Lanthier
 STEFAN C. LANTHIER, PLS 7259

12-01-23
 DATE