ACTION MINUTES OF THE REGULAR METING OF THE SANTA ANA PLANNING COMMISSION

AUGUST 24, 2020

CALLED TO ORDER

VIRTUAL MEETING CITY HALL, ROSS ANNEX 20 CIVIC CENTER PLAZA, ROOM 1600 SANTA ANA, CALIFORNIA 5:36 P.M.

ATTENDANCE

COMMISSIONERS Present: CYNTHIA CONTRERAS-LEO, Vice Chair NORMA GARCIA MARK MCLOUGHLIN, Chair KENNETH NGUYEN THOMAS MORRISSEY FELIX RIVERA

COMMISSIONERS Absent: V. THAI PHAN

PLANNING & BUILDING AGENCY STAFF Present: MINH THAI, *Executive Director* VINCE FREGOSO, *Planning Manager* VERNY CARVAJAL, *Principal Planner* LISA STORCK, *Assistant City Attorney* ALI PEZESHKPOUR, *Senior Planner* PEDRO GOMEZ, *Assistant Planner II* JERRY GUEVARA, *Assistant Planner I* SARAH BERNAL, *Recording Secretary*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (on non-agenda items): None.

CONSENT CALENDAR ITEMS

*All votes were taken by roll call

A. MINUTES FROM THE AUGUST 3, 2020 SPECIAL MEETING

- *MOTION:* Approve the minutes.
- MOTION: Rivera SECOND: Nguyen
- **VOTE:** AYES: Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera (6)



NOES:	None (0)
ABSTAIN:	None (0)
ABSENT:	Phan(1)

B. MINUTES FROM THE AUGUST 10, 2020 REGULAR MEETING

MOTION:	Approve the minutes.	
MOTION:	Rivera	SECOND: Nguyen
VOTE:	AYES:	Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera (6)
	NOES:	None (0)
	ABSTAIN:	None (0)
	ABSENT:	Phan(1)

C. EXCUSED ABSENCES

MOTION:	Excuse absent commission members: Phan		
MOTION:	Nguyen	SECOND: Contreras-Leo	
VOTE:	AYES:	Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera (6)	
	NOES:	None (0)	
	ABSTAIN:	None (0)	
	ABSENT:	Phan(1)	

BUSINESS CALENDAR

PUBLIC HEARING

1. **VARIANCE NO. 2020-01 –** Pedro Gomez, Case Planner.

LOCATION: 1702 N. Main Street

REQUEST: The applicant is requesting approval of a variance to allow a reduction of seven feet from the City's setback standards of 15 feet for front and side yard and landscape areas.



Case planner Gomez provided a staff presentation. Commission discussion ensued regarding the site plan, parking, proposed public art on south exterior wall to deter graffiti, landscape plan, and site maintenance.

Recording Secretary reported that no written correspondence was received.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter.

The following individuals spoke in support of the matter.

- Mary Whiteneck
- Dale Helvig

The applicant addressed questions from the public regarding electrical vehicle charging stations and exterior materials.

There were no other speakers and the Public Hearing was closed.

Further discussion ensued regarding utilizing a portion of either the interior or exterior of the building for a public art display; impact on landscape after construction of the right-hand turn lane; and the possibility of constructing the right-hand turn lane and the project simultaneously to reduce traffic impacts.

Commissioner Nguyen motioned to approve the project as recommended; Vice Chair Contreras-Leo seconded it. Commissioner Morrissey introduced a friendly amendment to implement an artist display program. Commissioner Nguyen accepted the friendly amendment.

MOTION: Adopt No. Resolution 2020-27 <u>as conditioned</u>. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING VARIANCE NO. 2020-01 AS CONDITIONED TO ALLOW A REDUCTION IN REQUIRED SETBACKS AT 1702 NORTH MAIN STREET

- MOTION: Nguyen SECOND: Contreras-Leo
- VOTE:
 AYES:
 Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera

 (6)
 NOES:
 None (0)

 ABSTAIN:
 None (0)
 - **ABSENT:** Phan (1)
- 2. **CONDITIONAL USE PERMIT NO. 2020-17 AND VARIANCE NO. 2020-03** Jerry Guevara, Case Planner.

LOCATION: 1619, 1621 and 1623 East Edinger Avenue

REQUEST: The applicant is requesting approval of the following land use entitlements: (1) a conditional use permit to allow the expansion of an existing medical clinic and (2) a

variance to allow a reduction in the City's required off-street parking standards by approximately 26 percent.

Case Planner Guevara provided a staff presentation. Commission discussion regarding parking, exterior site improvements, landscape improvements, lighting, and business operations.

Recording Secretary provided a summary of written correspondence received.

Chair McLoughlin opened the Public Hearing. The applicant spoke in support of the matter; addressed concerned regarding reduced parking and exterior improvements.

There were no other speakers and the Public Hearing was closed.

Further discussion ensued regarding the possibility of additional exterior site improvements; staff commented that there must be a nexus between the conditions of approval and the discretionary action.

Commissioner Morrissey motioned to continue the matter for two weeks to explore alternative parking arrangements. Commissioner Garcia introduced a friendly amendment to also explore ways to improve the current landscape plan. The friendly amendment was accepted.

MOTION: Continue the matter until September 14, 2020.

MOTION:	Morrissey	SECOND: Garcia
VOTE:	AYES:	Contreras-Leo, Garcia, McLoughlin, Morrissey, Nguyen, Rivera (6)
	NOES:	None (0)
	ABSTAIN:	None (0)
	ABSENT:	Phan (1)

END OF BUSINESS CALENDAR

WORK STUDY CALENDAR

3. GENERAL PLAN UPDATE

Principal Planner Carvajal provided a presentation which included information on the following

- Purpose and Elements
- Timeline of Events

Δ-4

- Land Use Element (Document Organization, Policy Framework)
- What We Heard
- Environmental Justice
- Land Use Plan
- Land Use Focus Areas
- Future Planning Commission Sessions
- Environmental Impact Report

Commission discussion ensued regarding impact of high density housing, open space, and community engagement.

The following individuals spoke on the matter:

- Brett Korte commented on environmental justice and community engagement.
- Dale Helvig commented on the General Plan process.
- Jose Vera commented on the pollution in the city.
- Leonard Flores commented on open space and air quality.
- Adolfo Sierra commented on environmental justice.
- Mary Whiteneck commented on high density.

END OF WORK STUDY CALENDAR*

COMMENTS

4. STAFF COMMENTS:

Vince Fregoso: Commissioners will receive APA membership

5. COMMISSION MEMBER COMMENTS:

- All Commissioners thanked staff.
- <u>9:01 P.M.</u> The next meeting will be on Monday, September 14, 2020 at 5:30 p.m.

Sarah Bernal Recording Secretary

