

**ACTION MINUTES OF THE REGULAR MEETING
OF THE SANTA ANA PLANNING COMMISSION**

SEPTEMBER 14, 2020

CALLED TO ORDER

VIRTUAL MEETING
CITY HALL, ROSS ANNEX
20 CIVIC CENTER PLAZA, ROOM 1600
SANTA ANA, CALIFORNIA
5:35 P.M.

ATTENDANCE

COMMISSIONERS Present:
NORMA GARCIA
MARK MCLOUGHLIN, *Chair*
KENNETH NGUYEN
THOMAS MORRISSEY
V. THAI PHAN
FELIX RIVERA

COMMISSIONERS Absent:
CYNTHIA CONTRERAS-LEO, *Vice Chair*

PLANNING & BUILDING AGENCY STAFF Present:
MINH THAI, *Executive Director*
VINCE FREGOSO, *Planning Manager*
LISA STORCK, *Assistant City Attorney*
ALI PEZESHKPOUR, *Senior Planner*
MELANIE MCCANN, *Senior Planner*
SELENA KELAHER, *Associate Planner*
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 24, 2020 REGULAR MEETING

MOTION: Approve the minutes.

MOTION: Nguyen **SECOND:** Rivera

VOTE: **AYES:** Garcia, McLoughlin, Morrissey, Nguyen, Phan, Rivera (6)

NOES: None (0)

ABSTAIN: None (0)
ABSENT: Contreras-Leo (1)

B. EXCUSED ABSENCES

MOTION: Excuse absent commission members: Contreras-Leo

MOTION: Nguyen **SECOND:** Rivera

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

BUSINESS CALENDAR

PUBLIC HEARING

1. **CONDITIONAL USE PERMIT NO. 2020-17 AND VARIANCE NO. 2020-03** – Jerry Guevara, Case Planner.

This matter was continued from the meeting of August 24, 2020 by a vote of 6:0 (Phan absent).

LOCATION: 1619, 1621 and 1623 East Edinger Avenue located in the Light Industrial (M1) zoning district

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.

MOTION: Continue the matter until **September 28, 2020**

MOTION: Rivera **SECOND:** Nguyen

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

2. DRAFT ENVIRONMENTAL IMPACT REPORT NO. 2020-03 FOR THE UPDATE TO THE SANTA ANA GENERAL PLAN

LOCATION: Citywide

REQUEST: Conduct a Public Hearing to receive public comments on the Draft Environmental Impact Report and potential environmental impacts associated with the development project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15087(i).

Planning Manager Fregoso provided a staff presentation.

Recording Secretary provided a summary of written correspondence received.

Chair McLoughlin opened the Public Hearing. The following individuals spoke on the matter:

- Dale Helvig commented on that Master Plan, the housing element, and parkland.
- Diane Fradkin commented on high density, COVID concerns, parkland, and population housing density alternatives.

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

Further discussion ensued regarding parkland, land acquisition, environmental impacts, quality of life for residents, Master Plan, and the process for updating the General Plan as needed to adjust for future changes.

Executive Director Thai advised Commission that the public comment period for the Draft Environmental Impact Report will be extended until October 6, 2020.

*****END OF BUSINESS CALENDAR*****

WORK STUDY CALENDAR

2. DISCUSSION ON THE 2020 GENERAL PLAN ELEMENTS.

Senior Planner McCann provided a presentation which included information on the following:

- Purpose and Elements
- Community Element
- Circulation Element
- Economic Prosperity Element
- Public Services Element
- Conservation Element
- Open Space Element
- Noise Element
- Safety Element
- Historic Preservation Element

- Urban Design Element
- Next Steps
- Virtual Community Workshops

Commission discussion ensued regarding environmental justice, open space, historic resources, hazardous materials, conservation, air quality, open space/roof top space, job to housing ratio, local preservation efforts, flood safety, neighborhood development, LEED designs, and the safety element.

3. REVIEW AND DISCUSSION OF THE PROPOSED PROJECT LOCATED AT 201 WEST 3RD STREET.

Commissioner Phan recused herself from discussing the matter due to a financial conflict of interest. Commissioner Morrissey recused himself from discussing the matter due to a personal relationship conflict of interest.

Case Planner Kelaher provided a presentation which included information on the following:

- Site Location
- Site Photos
- Background
- Project Description
- Site Plan
- Cross Section
- Public Parking
- Rendering / Residential Amenities
- Rendering /Hotel Amenities
- Addendum
- State Density Bonus Law
- Hotel Parking and Variance
- Tentative Parcel Map

Commission discussion ensued regarding the architectural rendering and the project's consistency with the existing general plan.

The following individuals spoke on the matter:

- Manny Escamilla spoke in support; commented on opportunities for Public Art.
- Dale Helvig made a general comment.
- Jonah Bresna opined that the City should not sell public land.
- Mike Harrah, applicant, spoke in support; addressed comments made by the Commission.
- Diane Fradkin commented on district centers, architectural design, building height, density, open space, and parking.
- Tobin White, architect, spoke in support; addressed comments regarding architectural design.

****END OF WORK STUDY CALENDAR****

***Commissioner Phan rejoined the meeting at the conclusion of Item No. 3**

COMMENTS

4. STAFF COMMENTS: None.
5. COMMISSION MEMBER COMMENTS:
 - Commissioner Rivera: Thanked staff.
 - Chair McLoughlin: Thanked staff.

8:15 P.M. – The next meeting will be on Monday, September 28, 2020 at 5:30 p.m.

Sarah Bernal
Recording Secretary