

Planning Commission Regular Meeting Agenda

April 11, 2022

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA

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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.



THOMAS MORRISSEY
Chair, Ward 6 Representative

ERIC M. ALDERETE
Citywide Representative

BAO PHAM
*Vice-Chair,
Ward 1 Representative*

MIGUEL CALDERON
Ward 2 Representative

ISURI S. RAMOS
Ward 3 Representative

MARK McLOUGHLIN
Ward 4 Representative

ALAN WOO
Ward 5 Representative

MinhThai
Executive Director

John Funk
Legal Counsel

Fabiola Zelaya Melicher, AICP
Planning Manager

Christina Leonard
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:

**Thomas Morrissey, Chair
Bao Pham, Vice-Chair
Eric M. Alderete
Miguel Calderon
Mark McLoughlin
Isuri S. Ramos
Alan Woo**

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

**Minh Thai
John Funk
Fabiola Zelaya Melicher
Christina Leonard**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve Minutes from March 28, 2022 meeting.

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 30, 2022 and notices were mailed on said date.

1. Conditional Use Permit No. 2022-07 - Eric Martin, Case Planner

Project Location: 4501 West MacArthur Boulevard

Project Applicant: Will Kazimi with Smartlink, LLC, representing AT&T

Proposed Project: The applicant is requesting approval of Conditional Use Permit (CUP) No. 2022-07 to allow the construction of a new 60-foot high major wireless communications facility disguised as a mono-eucalyptus.

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15303 (Class 3 – New Construction or Conversion of Small Structures). A Class 3 exemption consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The project proposes a small facility and installation of new equipment enclosed by small structures. As such, a Notice of Exemption, Environmental Review No. 2021-19, will be filed for this project

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2022-07.

2. Conditional Use Permit No. 2022-04 – Heidi Jacinto, Case Planner

Project Location: 2909 South Daimler Street

Project Applicant: Shelley Thompson representing Compass Bible Church (Applicant), on behalf of
Daimler Commerce Partners, LP (Property Owner)

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2022-04 to allow the operation of a church in an existing building in the Professional (P) zoning district.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Sections 15301 and 15303 of the CEQA Guidelines Class 1 - Existing Facilities) and (Class 3 – Conversion of Small Structures). The Class 1 exemption applies to the permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of existing or former use. The Class 3 exemption applies to the conversion of existing small structures from one use to

another where only minor modifications are made to the exterior of the structure. Minor interior alterations involving interior partition walls, plumbing and electrical and minor exterior alteration for a new storefront, doors, and parking lot improvements will be made for the church operations. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-84 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2022-04 as conditioned.

Administrative Matters

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

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on April 25, 2022 at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

FUTURE AGENDA ITEMS

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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Submit a written comment

You are invited to submit a written comment in one of the following ways:

- **E-mail** PBAecomments@santa-ana.org and reference the topic in the subject line.
- **Mail** to Christina Leonard, 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

March 28, 2022

5:30 P.M.

Council Chamber
22 Civic Center Plaza
Santa Ana, CA



THOMAS MORRISSEY
Chair, Ward 6 Representative

ERIC M. ALDERETE
Citywide Representative

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*Vice-Chair,
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CALL TO ORDER**Commissioners:**

**Thomas Morrissey, Chair
Bao Pham, Vice-Chair
Eric M. Alderete
Miguel Calderon
Mark McLoughlin
Isuri S. Ramos
Alan Woo**

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

**Minh Thai
John Funk
Fabiola Zelaya Melicher
Christina Leonard**

ROLL CALL**PLEDGE OF ALLEGIANCE****PUBLIC COMMENTS (non agenda items)****CONSENT CALENDAR ITEMS****a. Minutes**

Recommended Action: Approve Minutes from March 14, 2022 meeting.

Minutes: *Commissioner McLaughlin abstained as he was absent for the last meeting.*

Commissioner Ramos arrived at 5:43pm. Commissioner Pham arrived after vote.

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

YES: 5 – Eric Alderete, Miguel Calderon, Tom Morrissey, Isuri Ramos, Alan Woo

NO: 0 – **ABSTAIN:** 1 – Mark McLoughlin
ABSENT: 1 – Bao Pham
Status: 5 – 0 – 1 – 1 – **Pass**

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 16, 2022 and notices were mailed on said date.*

1. Conditional Use Permit No. 2022-06 – Pedro Gomez, Case Planner.

Project Location: 2221 N Heliotrope Drive

Project Applicant: Chan Quang and Quynh Dinh Kieu (Property Owners)

Proposed Project: The applicant is requesting approval of Conditional Use Permit (CUP) No. 2022-06 to allow the construction of an accessory structure 23' – 4" in height within the rear yard of an existing single-family residence located at 2221 North Heliotrope Drive. Pursuant to Section 41-232.5 of the Santa Ana Municipal Code (SAMC), accessory buildings more than fifteen feet in height or more than one story require approval of a CUP.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15303 of the CEQA Guidelines (Class 3/New Construction or Conversion of Small Structures) because the project involves the construction of a small accessory structure. Based on this analysis, Notice of Exemption, Environmental Review No. 2022-11 will be filed for this project.

Recommended Action: Adopt a resolution approving Conditional Use Permit No. 2022-06 as conditioned.

Minutes: *Recording Secretary reported that written communication was received and distributed.*

Chair Morrissey opened the Public Hearing. The applicant and architect spoke in support of the matter.

The following individuals spoke on the matter:

- *Julie Humphreys, spoke in opposition.*
- *Ann Etheridge, spoke in opposition.*
- *Ellen Koldewey, spoke in opposition.*
- *Leslie Kato, spoke in opposition.*
- *Jeffery Katz, spoke in opposition.*
- *Tim Rush, spoke in opposition.*
- *Ed Murashie, spoke in opposition.*
- *Eamon Garces, spoke in opposition.*
- *There were no other speakers and the Public Hearing was closed.*

Moved by Commissioner Ramos, seconded by Commissioner Calderon to Approve CUP 2022-06 with added landscaping, including increasing the number of trees, to front yard to screen proposed structure.

Since motion made failed, the Commission discussed having Staff work with the applicant to address the massing, height, visual impacts, location and screening of the accessory structure.

YES: 3 – Miguel Calderon, Isuri Ramos, Alan Woo

NO: 4 – Eric Alderete, Mark McLoughlin, Tom Morrissey, Bao Pham

ABSTAIN: 0 – **ABSENT:** 0 – **Status:** 3 – 4 – 0 – 0 – **Fail**

Moved by Commissioner Pham, seconded by Commissioner Ramos to continue the item to April 25, 2022 Planning Commission meeting. To allow Staff time to evaluate options of reducing the visual impacts by considering other locations of the structure within the site, scale, size massing and screening or combinations of all of these criteria or other methods to address these issues.

YES: 7 – Eric Alderete, Miguel Calderon, Mark McLoughlin, Tom Morrissey, Bao Pham, Isuri Ramos, Alan Woo

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

Administrative Matters

End of Business Calendar

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
April 11, 2022

Topic: CUP No. 2022-07 – Major Wireless Communications Facility

RECOMMENDED ACTION

1. Adopt a resolution approving Conditional Use Permit No. 2022-07 as conditioned.

EXECUTIVE SUMMARY

Will Kazimi with Smartlink, LLC, representing AT&T, is requesting approval of Conditional Use Permit (CUP) No. 2022-07 to allow the construction of a new 60-foot high major wireless communications facility disguised as a mono-eucalyptus at 4501 West MacArthur Boulevard. Pursuant to Section 41-198.3(b) of the Santa Ana Municipal Code (SAMC), major wireless communications facilities require approval of a CUP. Staff is recommending approval of the applicant's request because the project has demonstrated compliance with zoning requirements as discussed and analyzed in the sections below, because of the facility's location that minimizes aesthetic intrusion to the surrounding area, and due to the facility's ability to improve coverage to the community by reducing gaps in cellular coverage.

DISCUSSION

Project Description

The applicant is requesting approval of a CUP to allow the construction of a new 60-foot-high wireless communications facility disguised as a eucalyptus tree ("mono-eucalyptus"). The mono-eucalyptus will contain 12 panel antennas attached to the tower with ancillary equipment located within a 450 square-foot enclosed area screened by an eight-foot high wrought iron fence. The facility is located in the parking lot behind the existing building. As part of this application, the applicant will be rehabilitating existing on-site landscaping and installing new landscaping around the facility.

Table 1: Project and Location Information

Item	Information
Project Address and Council Ward	4501 West MacArthur Boulevard – Ward 1
Nearest Intersection	Hyland Avenue and MacArthur Boulevard

General Plan Designation	Industrial (IND)	
Zoning Designation	Heavy Industrial (M2)	
Surrounding Land Uses	North	Manufacturing
	East	OCTA Maintenance and Operations Base
	South	City of Costa Mesa (Research and Development Use)
	West	City of Fountain Valley (Retail)
Property Size	4.36 acres (189,732 square feet)	
Existing Site Development	The subject site is developed with a mini-storage facility, surface parking lot, trash enclosure, and an existing mono-eucalyptus wireless facility.	
Use Permissions	Allowed with a conditional use permit (CUP)	
Zoning Code Sections Affected	Uses	SAMC Sections 41-198.3 (b)
	Operational Standards	SAMC Section 41-198

Table 2: Development Standards

Standards	Required by SAMC	Provided
Screening Criteria	A stealth facility	Complies; mono-eucalyptus
Site Selection	Areas that will minimize aesthetic intrusion	Complies; the facility is located toward the rear of the property and away from sensitive land uses.
Height Criteria	Not to exceed 60 feet in height from ground level as measured from the nearest street curb	Complies; 60-feet high
Landscaping	Groundcover at the base of the facility and one twenty-four (24) inch box tree.	Complies; the applicant would be installing two new eucalyptus trees along the west and east property lines to further comply with the City's landscape standards and installing a eucalyptus tree and ground cover adjacent to the facility.
Equipment Screening	Decorative fencing such as wrought iron or block around the wireless facility	Complies; 8-foot high wrought iron fencing

Project Background

The subject site is developed with a mini-storage building measuring approximately 40,000 square-feet, surface parking lot, landscaping, trash enclosure and an existing mono-eucalyptus wireless facility approved via CUP No. 2015-26 in 2016 located along the rear of the building.

Verizon Wireless operates the existing mono-eucalyptus and AT&T has indicated the facility does not have sufficient area to allow for collocation. As such, on February 8, 2021, the applicant submitted a development project application to the City for construction of a new major wireless facility. Since then, the applicant has worked with the City's

Development Review Committee (DRC) to ensure the project complies with current regulations.

Project Analysis

CUP requests are governed by Section 41-638 of the SAMC. CUPs may be granted when it can be shown that the proposed project will not adversely impact the community. If these findings can be made, then it is appropriate to grant the CUP. Conversely, the inability to make these findings would result in a denial.

In July 1998, the City Council adopted Ordinance No. NS-2356, which established regulations for wireless communication facilities throughout the City. Major wireless communication facilities such as the proposed facility are required to have a stealth design and be located in an area that provides the greatest amount of visual screening. Further, these major facilities require the approval of a CUP by the Planning Commission. In analyzing the CUP request, staff believes that the following analysis warrants staff's recommendation of approval for the CUP.

The proposed wireless communication facility's equipment and mono-eucalyptus are located towards the rear of the subject property, approximately 225 feet away from the front property line, and away from sensitive land uses. The facility will provide coverage and call capacity to an area surrounded by commercial and industrial uses. The applicant has provided propagation maps (Exhibit 7) that show a gap in coverage in the area, with this proposed facility reducing this coverage gap. This location is optimal to provide the coverage necessary for existing and expanding service for the provider. The proposed facility will provide a benefit to Santa Ana residents, businesses and motorists who subscribe to mobile phone services by providing cellular and data capacity in the area. The proposed facility will be in compliance with Federal law that governs health related issues for wireless facilities, including safety regulations from the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA). In addition, the facility will be constructed to comply with the Importance Factor of 1.5 in the Building Code to be able to sustain an earthquake and be operational during such disaster.

Finally, the use will comply with all provisions pertaining to the construction and installation of wireless facilities identified in Chapter 41 (Zoning Code) of the SAMC. The facility will meet all height, location/zoning, and stealth standards. The facility will not adversely affect the General Plan as cellular facilities that are designed to be compatible with the surrounding environment are consistent with the goals and objectives of the Land Use Element.

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 8. At the time this report was printed, no issues of concern were raised regarding the proposed CUP.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15303 (Class 3 – New Construction or Conversion of Small Structures). A Class 3 exemption consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The project proposes a small facility and installation of new equipment enclosed by small structures. As such, a Notice of Exemption, Environmental Review No. 2021-19, will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Vicinity Zoning & Aerial View
3. Site Photo
4. Site Plan & Equipment Plan
5. Elevations
6. Photo Simulations
7. Propagation Maps
8. Copy of Public Notices

Submitted By:
Eric Martin, Assistant Planner I

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2022-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2022-07 AS CONDITIONED TO ALLOW A NEW 60-FOOT TALL MAJOR WIRELESS COMMUNICATION FACILITY LOCATED AT 4501 WEST MACARTHUR BOULEVARD

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Will Kazimi with Smartlink, LLC, representing AT&T (Applicant) and on behalf of Public Storage (Property Owner), is requesting approval of Conditional Use Permit (CUP) No. 2022-07 to allow the construction of a new 60-foot high major wireless communications facility disguised as a mono-eucalyptus at 4501 West MacArthur Boulevard.
- B. Pursuant to Santa Ana Municipal Code ("SAMC") Section 41-198.10, a Conditional Use Permit is required for major wireless communications facilities established in the City of Santa Ana.
- C. In addition, SAMC Section 41-198.13 states that major wireless communications facilities shall be approved for a period not to exceed ten (10) years.
- D. On April 11, 2022, the Planning Commission held a duly noticed public hearing on CUP No. 2022-07.
- E. The Planning Commission determines that the following findings, which must be established in order to grant a CUP pursuant to SAMC Section 41-638, have been established for CUP No. 2022-07 to allow a new 60-foot tall major wireless communication facility:
 - 1. That the proposed use will provide a service or facility which will contribute to the general wellbeing of the neighborhood or community.

The project will provide a service or facility, which will contribute, to the community. The proposed mono-eucalyptus will provide a service to Santa Ana residents, businesses, and motorists who subscribe to AT&T Wireless services by

reducing the gaps in cellular service and providing additional calling capacity for its users in the central sector of Santa Ana.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general wellbeing of persons residing or working in the vicinity.

The proposed wireless facility at this location will not be detrimental to persons residing or working in the area as the proposed facility will comply with Federal law that govern health related issues for wireless facilities, including safety regulations from the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA). Moreover, the nearest residential use is located approximately 1.2 miles from the site, further reducing any potential for impacts.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The proposed mono-eucalyptus will be compatible with the surrounding area and will not adversely affect the economic viability in the area. The stealth appearance and site enhancements will maintain and increase the economic stability for this industrial corridor by providing an additional service for business owners, workers, and residents in the area. Further, the stealth appearance and the chosen location for the facility will help blend in with existing mature trees found on the property.

4. That the proposed use will comply with the regulations and conditions specified in Chapter 41 for such use.

The use will comply with all provisions pertaining to the construction and installation of wireless facilities identified in Chapter 41 (Zoning Code) of the Santa Ana Municipal Code. The proposed facility will be disguised as a eucalyptus tree, feature new and enhanced landscaping, will provide an equipment enclosure with landscaping, and will comply with other standards outlined in the SAMC.

5. That the proposed use will not adversely affect the General Plan of the city or any specific plan applicable to the area of the proposed use.

The proposed mono-eucalyptus will not adversely affect the General Plan, as cellular facilities designed to be compatible with the surrounding environment are consistent with the

goals and objectives of the Land Use Element. Goal 1 promotes a balance of land uses to address community needs, which includes means of communication that will be served by the proposed mono-eucalyptus. In addition, Goals 3 and 5 require preservation of neighborhood character and integrity as well as mitigation of developments' impacts. The proposed mono-eucalyptus is designed to minimize visual impact on the area by implementing stealth design and using the prime location of the facility in relation to the existing mature trees on that side of the property to screen the facility. Further, Policy 2.2 encourages land uses that accommodate the City's needs for services. Enhancing a cell phone provider's coverage in the area enhances services that are readily available for business owners, workers, and residents in the immediate vicinity.

Section 2. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15303 (Class 3 – New Construction or Conversion of Small Structures). A Class 3 exemption consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The project proposes a small facility and installation of new equipment enclosed by small structures. As such, a Notice of Exemption, Environmental Review No. 2021-19, will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana, after conducting the public hearing, hereby approves Conditional Use Permit No. 2022-07, as conditioned in Exhibit A, attached hereto and incorporated herein, for the project located at 4501 West MacArthur Boulevard. This decision is based upon the evidence submitted at the above-referenced hearing, including but not limited to: The Request for Planning Commission Action dated April 11, 2022, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 11th day of April 2022 by the following vote.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Thomas Morrissey
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, CHRISTINA LEONARD, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on April 11, 2022.

Date: _____

Recording Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2022-07

Conditional Use Permit No. 2022-07 to allow a new 60-foot high major wireless communications facility is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Building Standards Code, and all other applicable regulations:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by this conditional use permit.

The Applicant must remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. The Applicant must comply with all conditions and requirements of the Development Review Committee for the Development Project (DP No. 2021-06).
2. The proposed facility shall be maintained as per approved plans and any existing landscaping shall be enhanced and well maintained. Any damage to existing structures, walls, parking areas, or landscaping must be repaired.
3. The Applicant shall provide a 24-hour phone number to which interference problems may be reported. This condition will also apply to all existing facilities in the City of Santa Ana.
4. The Applicant will provide a “single point of contact” in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to the City’s designated representative after approval of the CUP.
5. The Applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit, and shall be responsible for the failure of any lessee or other users under the control of permit Applicant to comply. The Applicant of the facility shall submit and maintain current contact information at all times. The Applicant shall notify the City of any changes to the information submitted within 30 days of any change, including change of the name or legal status of the owner or operator. This information shall include the following:
 - (a) Identity, including name, address, and telephone number, and legal status of the owner of the facility including official identification numbers and FCC certification, and if different from the owner, the identity and legal status of the person or entity responsible for operating the facility.

- (b) Name address and telephone number of a local contact person for emergencies.
 - (c) Identification signs, including emergency phone numbers of the utility provider, shall be posted at the communication facility site.
- 6. All wireless telecommunication facilities shall comply at all times with all FCC regulations, rules, and standards.
- 7. The Applicant and/or property owner shall remove the facility and all associated equipment and restore the property to a condition in compliance with all Santa Ana Municipal Code standards and to the satisfaction of the Planning Manager within 90 days of abandonment, expiration, or termination of the CUP.
- 8. The major wireless facility shall be subject to any applicable California Building Code or federal requirements for seismic safety, retrofit, and/or upgrades as deemed necessary by the Building Division.
- 9. Conditional Use Permit No. 2022-07 expires 10 years from the date of Planning Commission approval.
- 10. Prior to building permit issuance, a Property Maintenance Agreement shall be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained. Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
 - a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
 - b) Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
 - c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;

- d) Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris on or about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
- e) If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms;
- f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement;
- g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.

CUP No. 2022-07
4501 West MacArthur Boulevard

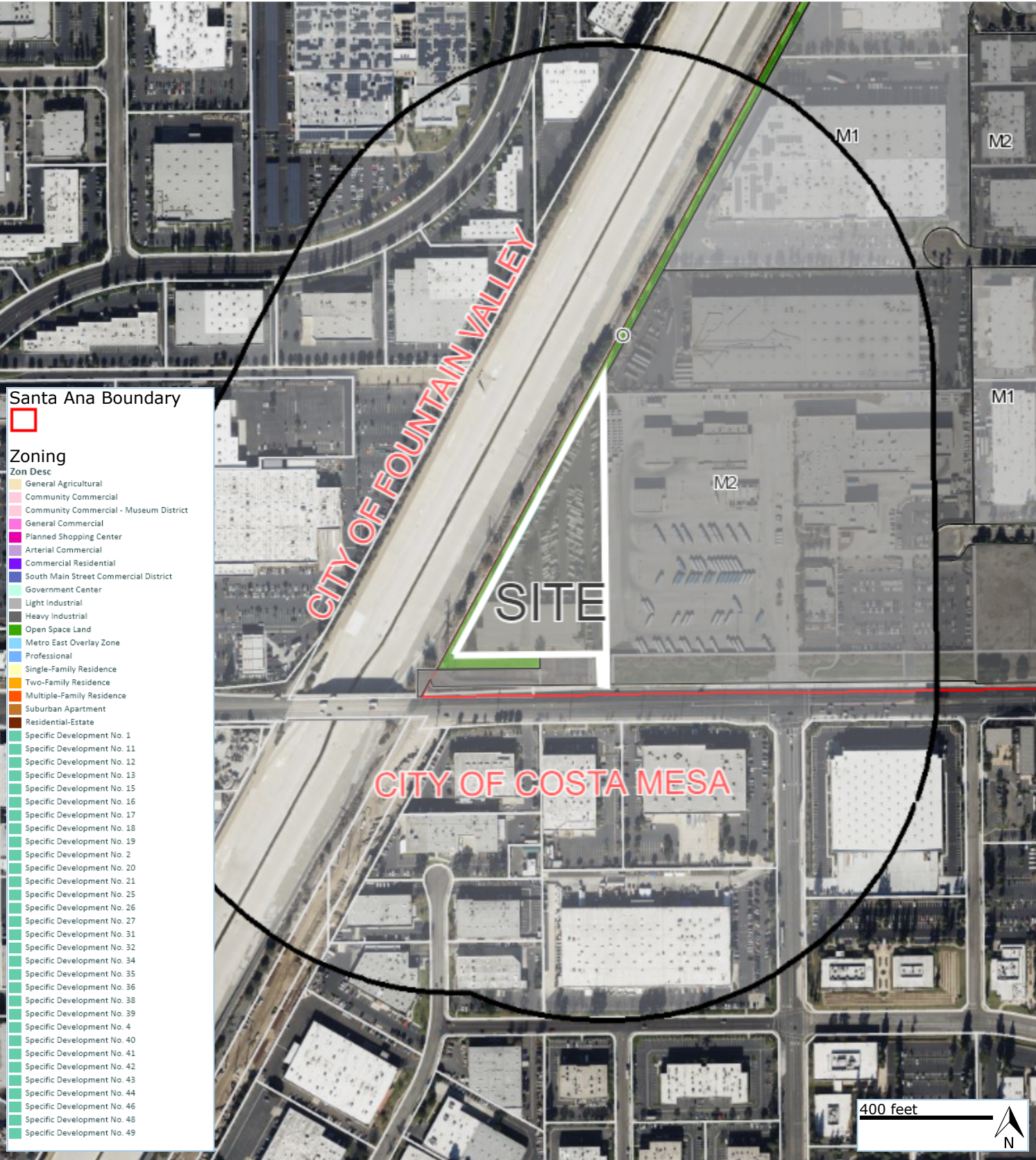


Exhibit 2 - Vicinity Zoning and Aerial View



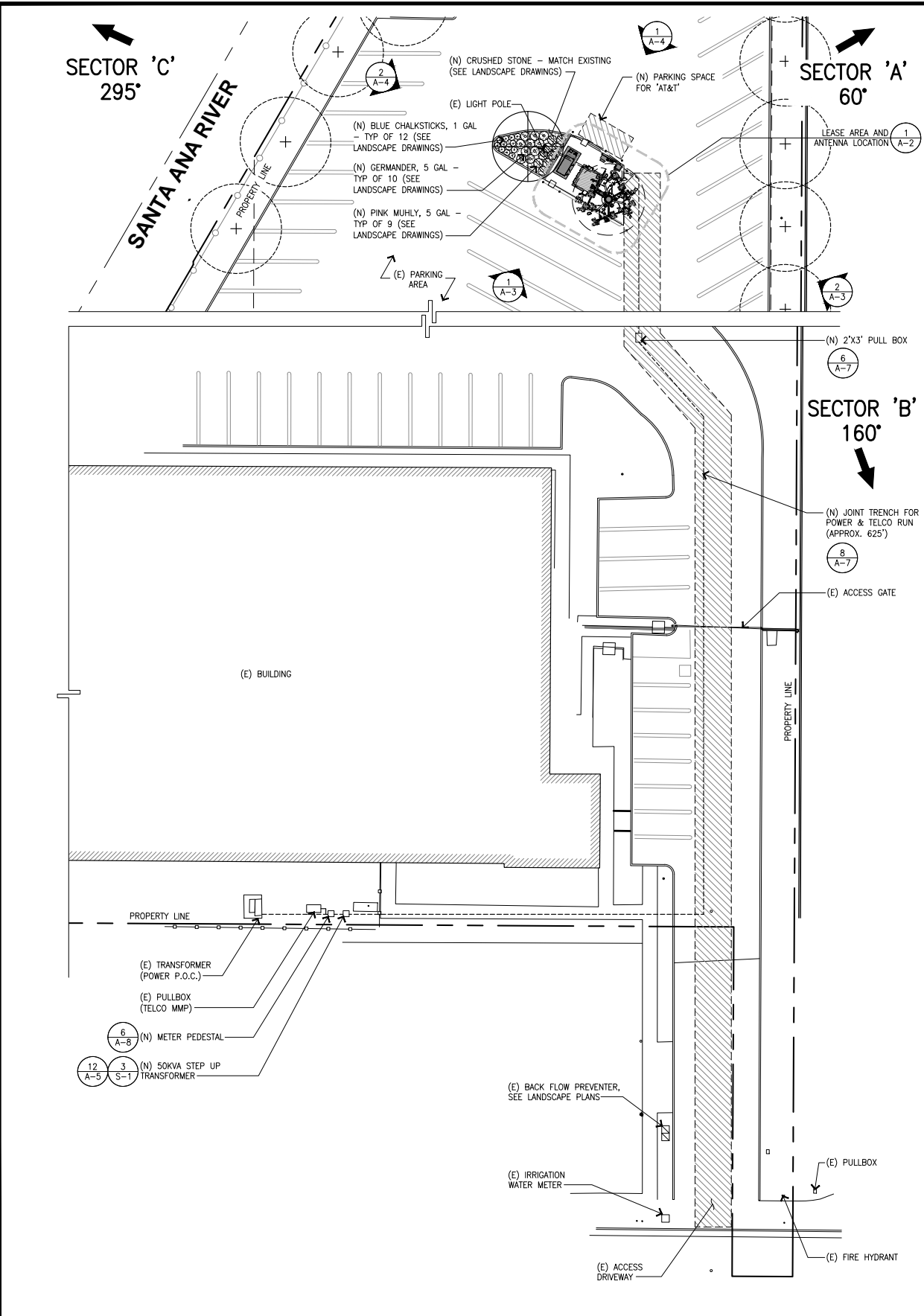
4/11/2022

**CUP No. 2022-07 - Major Wireless Communications Facility
4501 West MacArthur Boulevard**



Exhibit 3 – Site Photo

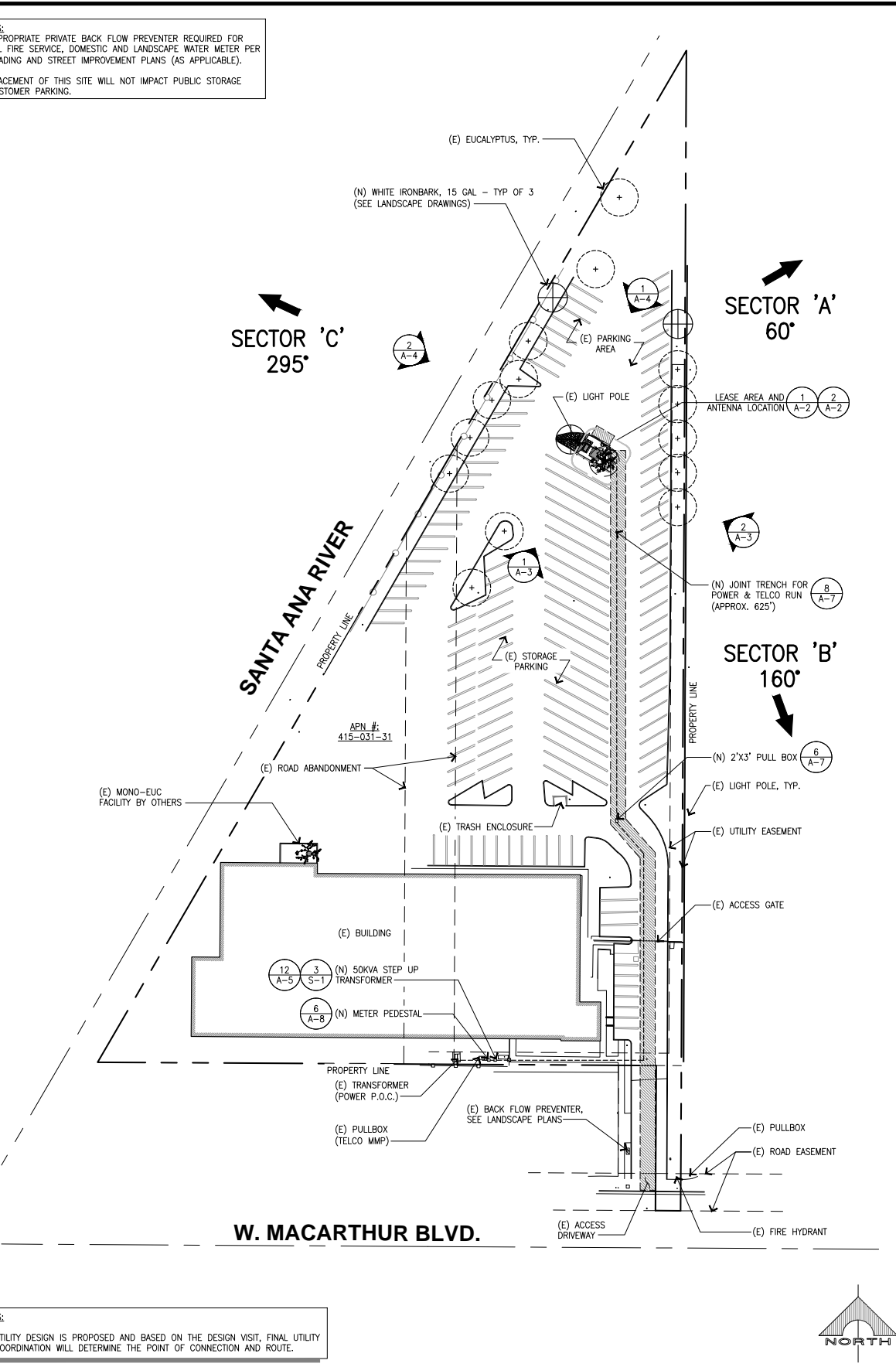
Note: The subject site is located behind the storage building within the parking lot.



NOTES:
1. APPROPRIATE PRIVATE BACK FLOW PREVENTER REQUIRED FOR ALL FIRE SERVICE, DOMESTIC AND LANDSCAPE WATER METER PER GRADING AND STREET IMPROVEMENT PLANS (AS APPLICABLE).
2. PLACEMENT OF THIS SITE WILL NOT IMPACT PUBLIC STORAGE CUSTOMER PARKING.

NOTES:
• UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.


SITE PLAN



NOTES:
• UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.


SITE PLAN

ENLARGED SITE PLAN




1452 EDINGER AVE.
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.




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NEWPORT BEACH, CA 92660
TEL: (949) 387-1265
FAX: (949) 387-1275



4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
0	01/28/22	100% CONSTRUCTION DRAWINGS
A	10/05/21	90% CONSTRUCTION DRAWINGS



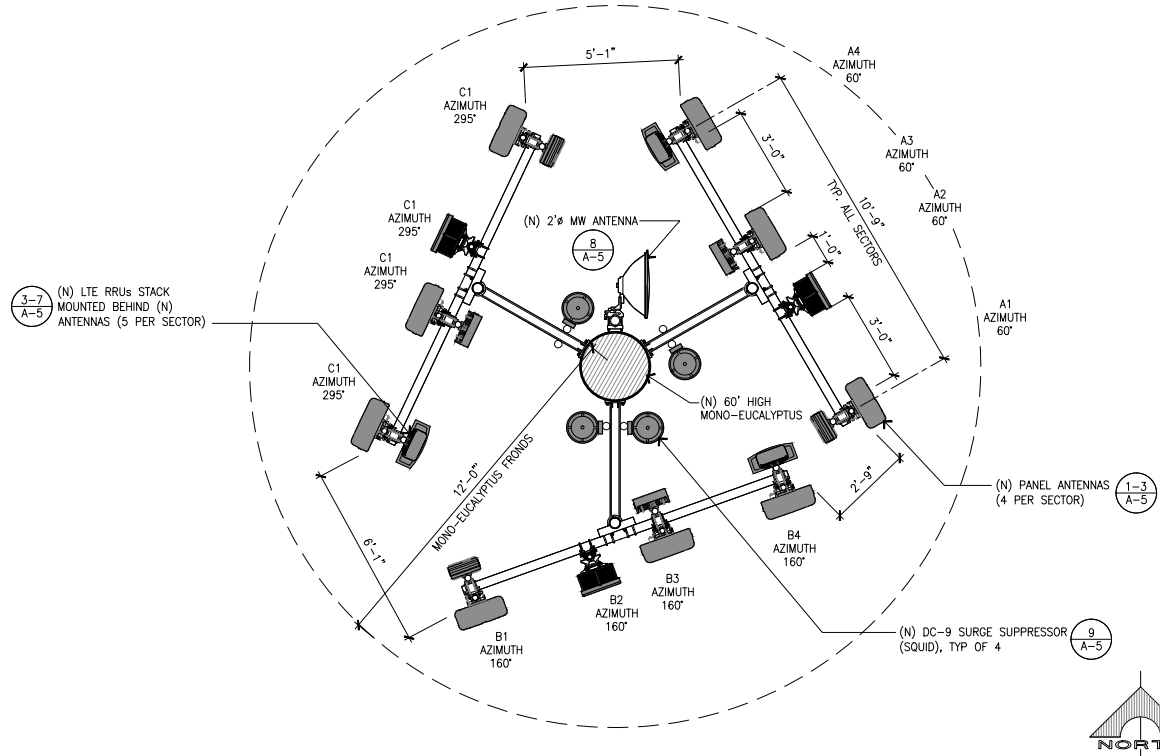
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CLLO4942
PUBLIC STORAGE MACARTHUR BLVD,
4501 W. MACARTHUR BLVD,
SANTA ANA, CA 92704
MONO-EUCALYPTUS (INDOOR)

DRAWN BY: EMS	CHECKED BY: JS
------------------	-------------------

SHEET TITLE:
SITE PLAN AND
ENLARGED SITE PLAN

SHEET NUMBER:
A-1



ANTENNA PLAN

SCALE: 3/8"=1'-0" 2

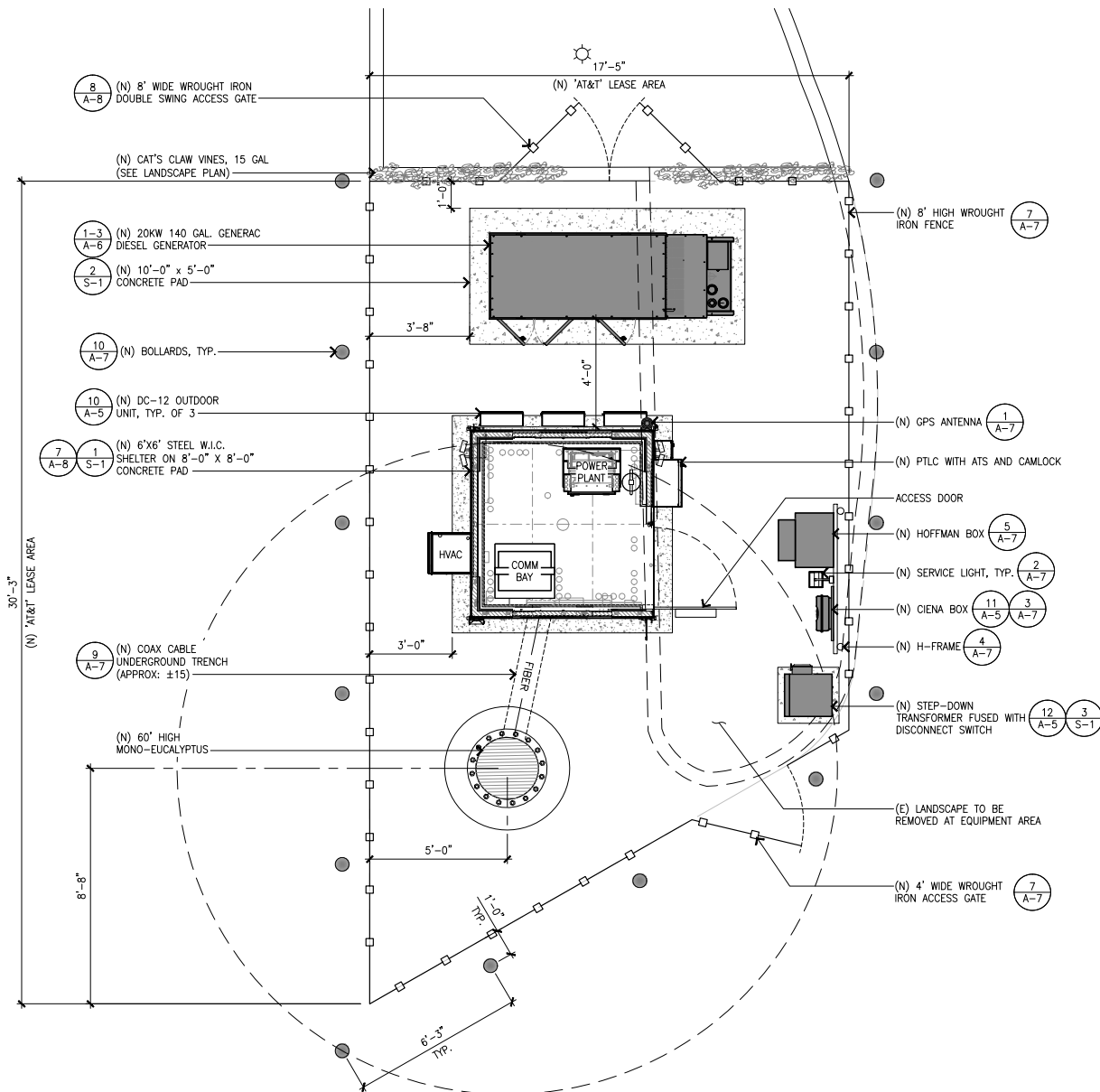
PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS								
SECTOR	PROPOSED TECHNOLOGY	ANTENNA		ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)		
		AIR/HEX/8-PORT	SIZE (4'; 6'; 8')			JUMPER	DC CABLE (AWG #8)	
ALPHA SECTOR	A1	LTE	COMMSCOPE NNH4-65C-R6-V3	8'	60'	52'-0"	<12'	+/- 80'
	A2	C-BAND	ERICSSON AIR6449 B77D	2'-7"	60'	54'-9"	<12'	+/- 80'
	A3	LTE	CCI OPA65R-BURDA-K	8'	60'	52'-0"	<12'	+/- 80'
	A4	LTE	CCI OPA65R-BURDA-K	8'	60'	52'-0"	<12'	+/- 80'
BETA SECTOR	B1	LTE	COMMSCOPE NNH4-65C-R6-V3	8'	160'	52'-0"	<12'	+/- 80'
	B2	LTE	ERICSSON AIR6449 B77D	2'-7"	160'	52'-0"	<12'	+/- 80'
	B3	C-BAND	CCI OPA65R-BURDA-K	8'	160'	54'-9"	<12'	+/- 80'
	B4	LTE	CCI OPA65R-BURDA-K	8'	160'	52'-0"	<12'	+/- 80'
GAMMA SECTOR	C1	LTE	COMMSCOPE NNH4-65C-R6-V3	8'	295'	52'-0"	<12'	+/- 80'
	C2	C-BAND	ERICSSON AIR6449 N77D	2'-7"	295'	54'-9"	<12'	+/- 80'
	C3	LTE	CCI OPA65R-BURDA-K	8'	295'	52'-0"	<12'	+/- 80'
	C4	LTE	CCI OPA65R-BURDA-K	8'	295'	52'-0"	<12'	+/- 80'

REMOTE RADIO UNITS (RRU'S)						
SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
				ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	RRUS 4449 B5/B12	1	<12'	18"	8" 8"
	A1	RRUS 8843 B2/B66A	1	<12'	18"	8" 8"
	A3	RRUS 4478 B14	1	<12'	18"	8" 8"
	A4	RRUS 2012 B29	1	<12'	18"	8" 8"
BETA SECTOR	A4	RRUS 4415 B30	1	<12'	18"	8" 8"
	B1	RRUS 4449 B5/B12	1	<12'	18"	8" 8"
	B1	RRUS 8843 B2/B66A	1	<12'	18"	8" 8"
	B3	RRUS 4478 B14	1	<12'	18"	8" 8"
GAMMA SECTOR	B4	RRUS 2012 B29	1	<12'	18"	8" 8"
	B4	RRUS 4415 B30	1	<12'	18"	8" 8"
	C1	RRUS 4449 B5/B12	1	<12'	18"	8" 8"
	C1	RRUS 8843 B2/B66A	1	<12'	18"	8" 8"
GAMMA SECTOR	C3	RRUS 4478 B14	1	<12'	18"	8" 8"
	C4	RRUS 2012 B29	1	<12'	18"	8" 8"
	C4	RRUS 4415 B30	1	<12'	18"	8" 8"

ANTENNA AND RRU SCHEDULE

3

LEASE AREA PLAN



SCALE: 3/8"=1'-0" 1



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



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4430 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92807

REV	DATE	DESCRIPTION
0	01/28/22	100% CONSTRUCTION DRAWINGS
A	10/05/21	90% CONSTRUCTION DRAWINGS



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CLLO4942
PUBLIC STORAGE MACARTHUR
4501 W. MACARTHUR BLVD,
SANTA ANA, CA 92704
MONO-EUCALYPTUS (INDOOR)

DRAWN BY: EMS
CHECKED BY: JS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-2

4/11/2022

Planning Commission
 1 16
 16



at&t

CLLO4942

PUBLIC STORAGE MACARTHUR

4501 W MACARTHUR BLVD SANTA ANA CA 92704

VIEW 1



EXISTING



PROPOSED MONDEUCALYPTUS
4/11/2022
LOOKING NORTH FROM MACARTHUR BOULEVARD



at&t

CLLO4942

PUBLIC STORAGE MACARTHUR

4501 W MACARTHUR BLVD SANTA ANA CA 92704

VIEW 2



EXISTING



PROPOSED MONDEUCALYPTUS
4/11/2022
LOOKING NORTHEAST FROM MACARTHUR BOULEVARD



at&t

CLLO4942

PUBLIC STORAGE MACARTHUR

4501 W MACARTHUR BLVD SANTA ANA CA 92704

VIEW 3



©2021 Google Maps



EXISTING



PROPOSED MONOEUCALYPTUS
PROPOSED EQUIPMENT ENCLOSURE
PROPOSED PARKING BOLLARDS
LOOKING SOUTHEAST FROM SANTA ANA RIVER TRAIL

LTE Justification Plots

Market Name: Los Angeles

Site ID: CLL04942

Site Address: 4501 W. MACARTHUR BLVD, SANTA ANA, CA 92704

ATOLL Plots Completion Date: Jan 12, 2021

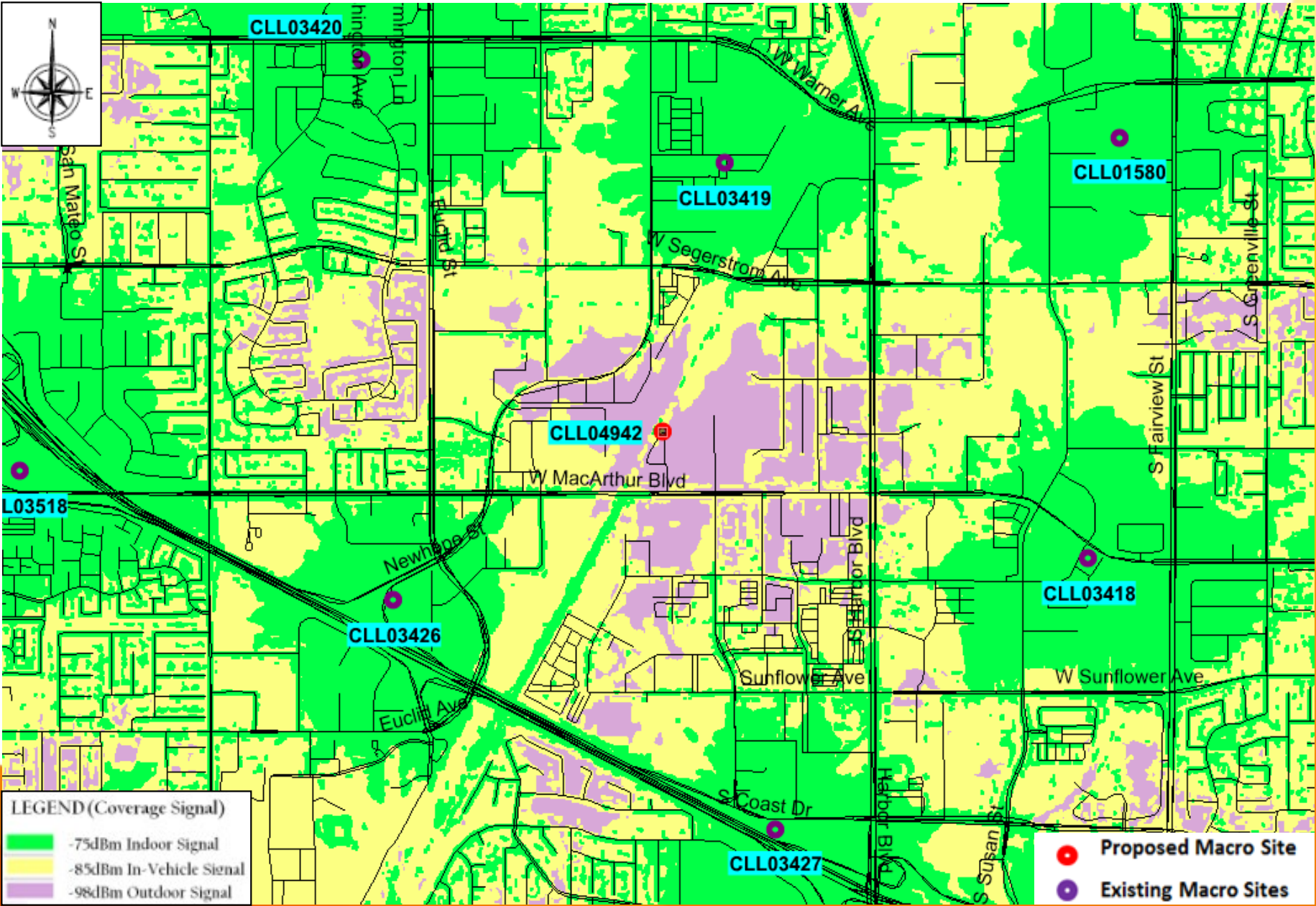


Assumptions

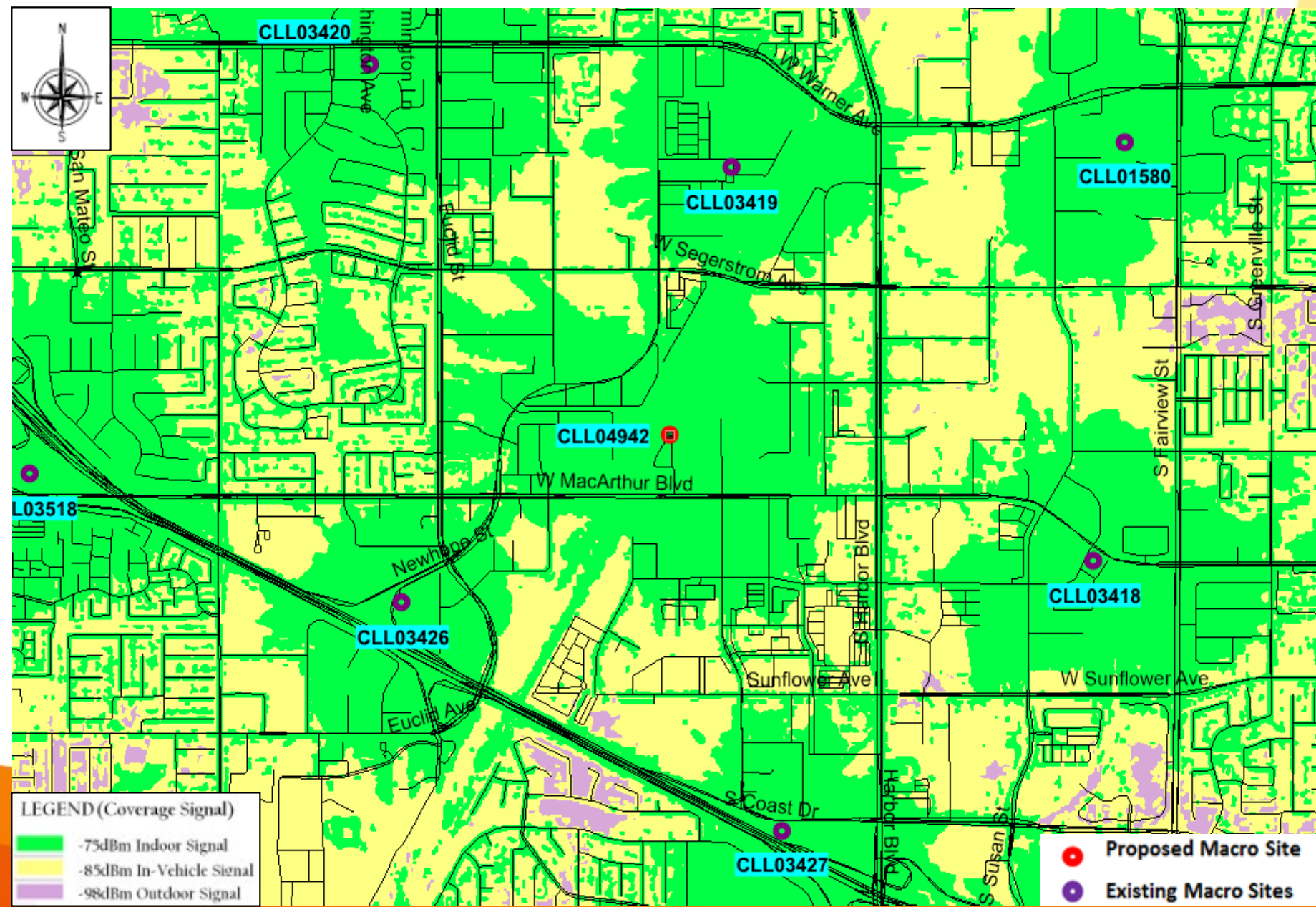
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T **4G-LTE** network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.

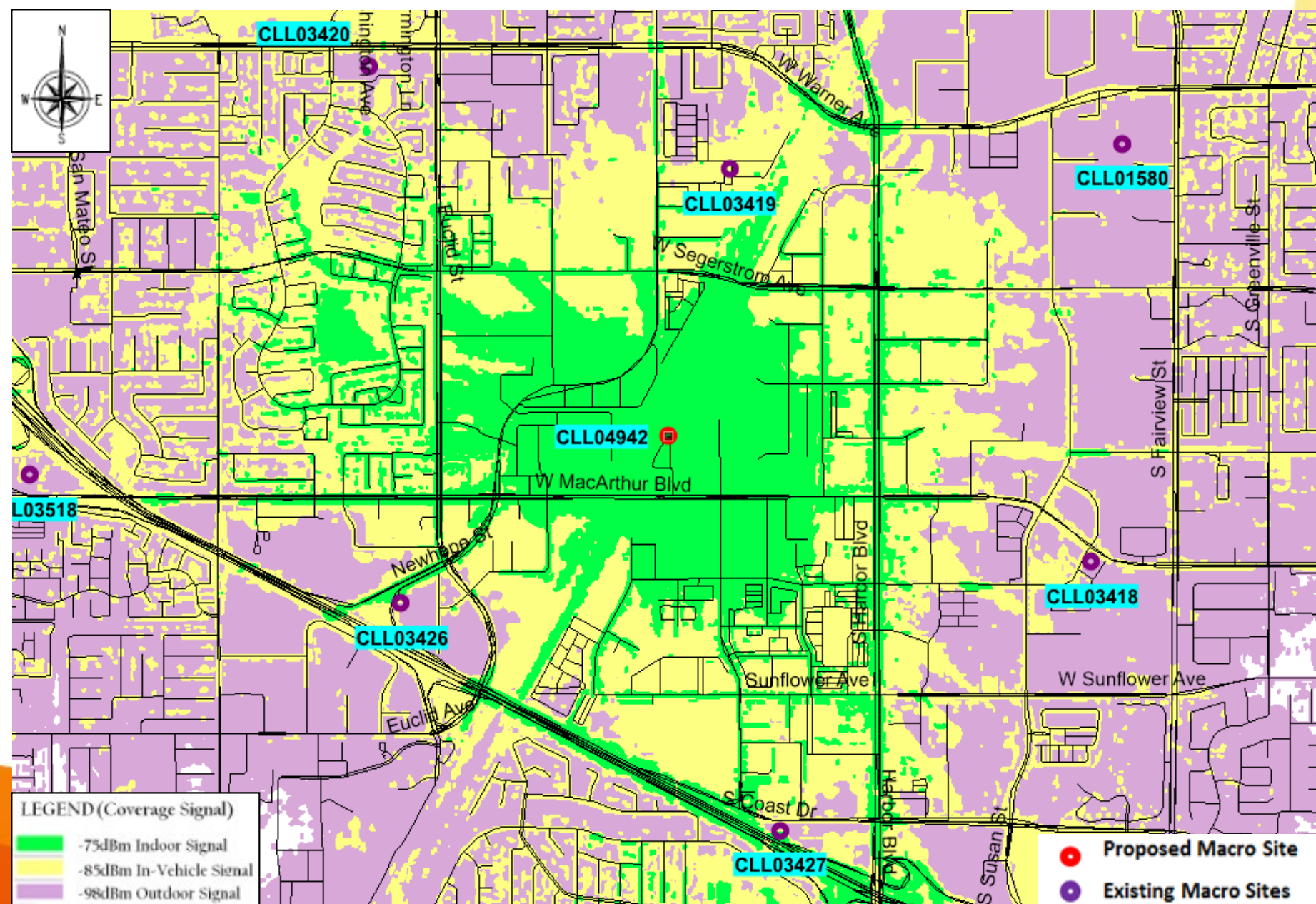


LTE Coverage Before site CLL04942



LTE Coverage After site CLL04942





Coverage Legend

Rethink Possible®



In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.

ORANGE COUNTY REPORTER

~SINCE 1921~

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CITY OF SANTA ANA/PLANNING & BUILDING
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SANTA ANA, CA 92702

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Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
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03/30/2022

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LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
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OR# 3571147

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 4501 West MacArthur Boulevard

Project Applicant: Will Kazimi with Smartlink, LLC, representing AT&T

Proposed Project: The applicant is requesting approval of Conditional Use Permit (CUP) No. 2022-07 to allow the construction of a new 60-foot high major wireless communications facility disguised as a mono-eucalyptus.

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15303 (Class 3

New Construction or Conversion of Small Structures). A Class 3 exemption consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The project proposes a small facility and installation of new equipment enclosed by small structures. As such, a Notice of Exemption, Environmental Review No. 2021-19, will be filed for this project.

Meeting Details: This matter will be heard on **Monday, April 11, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Heidi Jacinto with the Planning and

Building Agency at EMartin5@santa-ana.org or 714-667-2728.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Narcedalia Perez (714) 667-2260.

Nếu có thắc mắc bằng tiếng Việt, xin điện thoại cho Tony Lai ở (714) 565-2627.

Internal Reference Only:
REF# 3511417
Publish: OC Reporter
Date: August 11, 2021
3/30/22

OR-3571147#



* A 0 0 0 0 0 5 9 7 7 8 7 6 *

4/11/2022

Planning Commission



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 4501 West MacArthur Boulevard

Project Applicant: Will Kazimi with Smartlink, LLC, representing AT&T

Proposed Project: The applicant is requesting approval of Conditional Use Permit (CUP) No. 2022-07 to allow the construction of a new 60-foot high major wireless communications facility disguised as a mono-eucalyptus.

Environmental Impact: In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15303 (Class 3 – New Construction or Conversion of Small Structures). A Class 3 exemption consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The project proposes a small facility and installation of new equipment enclosed by small structures. As such, a Notice of Exemption, Environmental Review No. 2021-19, will be filed for this project

Meeting Details: This matter will be heard on **Monday, April 11, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACeComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Heidi Jacinto with the Planning and Building Agency at EMartin5@santa-ana.org or 714-667-2728.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Narcedalia Perez (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

1000' RADIUS NOTIFICATION MAP





4501

NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
PLANNING COMMISSION

Planning Commission Agenda: The Planning Commission will hold a Public Hearing to consider public comments and will take action on the items described below. Discussion on this matter will be final unless otherwise noted. Consideration of the agenda by any interested party is on a first-come, first-served basis.

Project Location: 4501 West Manchester Boulevard

Project Applicant: 100 Percent with SmartWorx, LLC, representing AT&T

Proposed Project: The applicant is requesting approval of Conditional Use Permit (CUP) No. 2022-07 to allow the construction of a new 60-foot high tower antenna communication facility (tower) and a new building.

Comments/Concerns: In accordance with the California Environmental Quality Act (CEQA) and the City of Santa Ana's General Plan, the applicant is requesting approval of the proposed project. The project is located on a vacant lot, and the applicant is requesting approval of the proposed project. The project is located on a vacant lot, and the applicant is requesting approval of the proposed project.

Meeting Details: This meeting will be held on Monday, April 11, 2022, at 9:00 a.m. in the City Council Chamber, 100 West Main Street, Santa Ana, CA 92701. Members of the public may attend this meeting in person or via Zoom. For more information, please contact the City Clerk at (949) 441-2270.

Public Comment: If you wish to provide a comment on the agenda items, please contact the City Clerk at (949) 441-2270. Comments should be submitted by 5:00 p.m. on the day of the meeting. Comments will be accepted during the public hearing. Comments will be accepted during the public hearing.

Open to the Public: The public is invited to attend the meeting. The public is invited to attend the meeting. The public is invited to attend the meeting.

City of Santa Ana: The City of Santa Ana is committed to transparency and public participation. The City of Santa Ana is committed to transparency and public participation. The City of Santa Ana is committed to transparency and public participation.

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
April 11, 2022

Topic: CUP No. 2022-04 – Compass Bible Church (2909 S. Daimler Street)

RECOMMENDED ACTION

Adopt a resolution approving Conditional Use Permit No. 2022-04 as conditioned.

EXECUTIVE SUMMARY

Shelley Thompson representing Compass Bible Church (Applicant), on behalf of Daimler Commerce Partners, LP (Property Owner), is requesting approval of Conditional Use Permit (CUP) No. 2022-04 to allow the operation of a church located at 2909 South Daimler Street. Pursuant to Section 41-313.5(n) of the Santa Ana Municipal Code (SAMC), churches located in the Professional (P) zoning district require approval of a CUP. Staff is recommending approval of the applicant's request due to the facility's location, typical operations and the surrounding land uses. Additionally, the project meets the development standards related to parking and occupancy for the proposed use.

DISCUSSION

Project Description

The applicant is requesting approval of CUP No. 2022-04 to allow the operation of a church. The church will be utilizing the space for administrative services, worship services, religious education, community outreach events, classes, and seminars. No school or day care facility is proposed at this time. The building consists of 20,235 square feet on the first floor and 3,609 square feet on the second floor, for a total of 23,844 square feet. The first floor will include the lobby, main auditorium, youth rooms, nursery rooms, meeting rooms, bookstore, kitchen, restrooms, and storage rooms. The second floor will contain only administrative offices. Operations will be seven days a week; however, the primary church and religious education uses will take place on weekends and during evenings.

Interior tenant improvements will be completed to demolish and construct new interior partitions and install electrical and plumbing fixtures, mechanical equipment, and fire sprinklers for the church operations. Exterior improvements include removing roll up doors and replacing them with new window storefronts and doors, replacement of mechanical equipment, restriping the parking lot to provide an entrance plaza, bicycle racks, accessible parking and walkways.

Item	Information	
Project Address & Council Ward	2909 South Daimler Street (Ward 6)	
Nearest Intersection	Daimler Street & Deere Avenue	
General Plan Designation	Professional Administrative Office (PAO)	
Zoning Designation	Professional (P)	
Surrounding Land Uses	North	Professional offices
	East	Professional offices
	South	Professional offices
	West	Professional offices
Property Size	2.8 Acres	
Existing Site Development	The site is currently developed with a 47,733-square foot multi-tenant office building and associated parking and landscaping.	
Use Permissions	Allowed with approval of a CUP	
Zoning Code Sections Affected	Development Standards	Section 41-314 – 41-319
	Uses	Section 41-313.5 (n)

Table 2: Development Standards

Standards	Required by SAMC	Provided
Building Height	35 Feet	Complies; 25 Feet
Setbacks	15 Feet (Front)	Complies; 55' Feet
	5 Feet (Side Interior)	Complies; 61 Feet
	10 Feet (Rear)	Complies; 45 Feet
Parking	1 space per 50 SF of floor area without fixed seats	Complies; 99 spaces

Project Background

The project site was developed in 1968 with the existing 47,733-square foot building, on-site landscaping, and surface parking. The existing building is comprised of three tenant spaces (2909, 2915 and 2917 South Daimler Street). The immediately adjacent units at 2915 and 2917 South Daimler Street are currently occupied by office and research and development uses. In July of 2021, the church started utilizing the administrative office space.

On July 6, 2021, the applicant submitted a development project application to the City for the change of use from office to a church. Since then, the applicant has worked with the City's Development Review Committee (DRC) to ensure the project complies with current regulations.

Project Analysis

CUP requests are governed by Section 41-638 of the SAMC. CUPs may be granted when it can be shown that the proposed project will not adversely impact the community. If these findings can be made, then it is appropriate to grant the CUP. Conversely, the inability to make these findings would result in a denial.

The proposed church will create a permanent location for Compass Bible Church that will provide a place for fellowship and gathering for residents in need of a local church or those attending the church in another city. Currently, Compass Bible Church operates in the cities of Tustin and Huntington Beach. Staff contacted the two cities, and there were no reports of code enforcement action or complaints related to the church operations.

The subject site is located within a professional and light industrial area and is not immediately adjacent to any sensitive land uses such as residential uses. Furthermore, the nearest residential property is 0.26 miles (1,385 feet) from the subject property. The primary use of the church operates during weekends and weeknights and is not anticipated to conflict with surrounding professional office and light industrial uses, which typically operate weekdays during the day as referenced in Table No. 4. Throughout weekday hours of operation the church is limited to office use and small group bible study which is not anticipated to create a parking shortage at the site. Granting of the CUP will not negatively affect the surrounding uses or sensitive land uses. Moreover, the Property Maintenance Agreement will mitigate any potential impacts created by the use and will ensure that the use will not negatively affect the surrounding community.

The project was analyzed and conforms to the Santa Ana Municipal Code requirements. When applying the City's municipal code requirements, the church would require an additional 16 on-site parking spaces. As previously described, the church will not run a full program during the weekdays during hours of operation of neighboring uses. As such, it is not anticipated that there will be a parking issue. At least 72 parking spaces being used during the daytime by the office uses at 2915 and 2917 S. Daimler Street will be available for use during the evenings and weekends. The site has a shared parking agreement between all of the buildings on the Daimler Street block (between Deere and Alton Avenues) that allows the use of the parking spaces.

Table 3: Off-Street Parking Standards

Address	Use	Ratio	Required
2909 S. Daimler St.	Church (4,947 ¹ SF Auditorium)	1 space per 50 SF	99 spaces
2915 S. Daimler St.	Office	3 spaces per 1,000 SF	36 spaces
2917 S. Daimler St.	Office (Vacant)	3 spaces per 1,000 SF	36 spaces
2901 S. Daimler St.	Gymnasium	1 space per 180 SF area dedicated to physical activity	45 spaces
3009 S. Daimler St.	Surface Parking	N/A	None required, 68 spaces provided
		Total Required	216 spaces
		Provided	268 spaces

¹ Pursuant to Section 41-1411 of the SAMC, the parking required for the proposed project is 99 spaces based on the square footage of the religious meeting halls, which, includes the main and youth auditorium for high school aged children as these areas may be occupied with legal drivers during service hours.

Table 4: Hours of Operation

Address	Days of Operation	Hours of Operation
2915 S. Daimler St.	Monday-Friday	6:00 a.m-5:00 p.m.
2917 S. Daimler St.	Vacant	Vacant
2901 S. Daimler St.	Monday-Friday	9:00 a.m.-9:30 p.m.

Finally, the granting of the CUP would be consistent with various goals and policies of the General Plan. Goal 1 of the Land Use Element to promote a balance of land uses to address community needs, the church will provide a place of gathering, create a community and provide a place for worship to those working and living in Santa Ana. In addition, the project supports Goals 4 and 5 to enhance development sites and districts which are unique community assets that enhance the quality of life and ensure impacts are mitigated. The proposed operations in the evenings and weekends will bring activity to the industrial business district during hours when the district would typically be unoccupied. The church operations would be contained within an existing building and the project complies with the off-street parking standards therefore it would not impact the surrounding area.

Public Notification and Community Outreach

Public 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 7. There are no established Neighborhood Associations in the vicinity as the property is surrounded by industrial and commercial uses within the 1,000-foot radius. At the time this report was printed, no issues of concern were raised regarding the proposed CUP.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Sections 15301 and 15303 of the CEQA Guidelines Class 1 - Existing Facilities) and (Class 3 – Conversion of Small Structures). The Class 1 exemption applies to the permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of existing or former use. The Class 3 exemption applies to the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Minor interior alterations involving interior partition walls, plumbing and electrical and minor exterior alteration for a new storefront, doors, and parking lot improvements will be made for the church operations. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-84 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. Vicinity Zoning & Aerial Map
3. Site Photo
4. Site Plan
5. Floor Plan
6. Elevations
7. Copy of Public Notices

Submitted By:
Heidi Jacinto, Assistant Planner I

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building
Agency

RESOLUTION NO. 2022-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA ANA APPROVING CONDITIONAL
USE PERMIT NO. 2022-04 AS CONDITIONED TO ALLOW
A CHURCH LOCATED AT 2909 SOUTH DAIMLER STREET

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. Shelley Thompson representing Compass Bible Church (“Applicant”), on behalf of Daimler Commerce Partners, LP (Property Owner) is requesting approval of Conditional Use Permit (CUP) No. 2022-04 to allow a church at 2909 South Daimler Street.
- B. Pursuant to Santa Ana Municipal Code (“SAMC”) Section 41-313.5(n), a Conditional Use Permit is required for churches in the Professional (P) zoning district within the City of Santa Ana.
- C. On April 11, 2022, the Planning Commission held a duly noticed public hearing on Conditional Use Permit No. 2022-04 approving the establishment of a church.
- D. The Planning Commission determines that the following findings, which must be established in order to grant this Conditional Use Permit pursuant to SAMC Section 41-638, have been established for Conditional Use Permit No. 2022-04 to allow a new church within the P zoning district:
 - 1. That the proposed use will provide a service or facility which will contribute to the general well-being of the neighborhood or the community.

The proposed use will contribute to the general well-being of the community by establishing a new church in the City. The church will provide a place for fellowship and gathering. Additionally, the proposed church will occupy a previously vacant building. Therefore, in re-occupying the space additional activity will be brought to the area and promote the welfare of the surrounding business community.

- 2. That the proposed use under the circumstances of the particular case will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The proposed church at this location would not be detrimental to persons residing or working in the area as the subject site is located within a professional office and light industrial area and not immediately adjacent to residential uses. The nearest residential property is 0.26 miles (1,385 feet) from the subject site. In addition, the primary use of the church during weekends and weeknights is not anticipated to have an adverse impact to the surrounding professional office and light industrial uses which typically operate weekdays during the day. Condition of Approval No. 4 will ensure that the church operations do not conflict with other uses at the site by limiting the days and hours that certain programs take place.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The proposed church would be compatible with the surrounding area and will not adversely affect the economic viability in the area. The proposed use would occupy a space that has been vacant and thus increase the activity in this professional and industrial corridor by providing an additional service for business owners, workers, and residents.

4. That the proposed use shall comply with the regulations and conditions specified in Chapter 41 for such use.

The use will comply with all regulations and conditions identified in Chapter 41 (Zoning Code) of the Santa Ana Municipal Code. The proposed church will occupy an existing industrial building. Exterior modifications to the site are limited to new doors and windows, a new entry/plaza, a new cover for the existing trash enclosure, mechanical equipment and parking lot improvements. Such improvements will comply the requirements of the SAMC. In addition, the subject property will provide sufficient parking for the church and adjacent office uses and is not anticipated to affect the surrounding area.

5. That the proposed use will not adversely affect the General Plan or any specific plan of the City.

The proposed church will not adversely affect the General Plan, as the use would be compatible with the surrounding business environment and consistent with the goals and objectives of the Land Use Element. Goal 1 promotes a

balance of land uses to address community needs, which includes churches. In addition, Goals 3 and 5 require preservation of neighborhood character and integrity as well as mitigation of developments' impacts. The proposed church would be contained within an existing industrial building and therefore would not visually affect the surrounding area. Further, Policy 2.2 encourages land uses that accommodate the City's needs for services. The proposed church provides a religious facility that will serve residents and members of the community.

Section 2. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is categorically exempt from further review per Section 15301 (Class 1 – Existing Facilities) and Section 15303 (Class 3 New Construction or Conversion of Small Structures). The Class 1 exemption applies to the permitting, leasing, licensing, or minor alteration of existing private structures, facilities, or mechanical equipment, involving negligible or no expansion of existing or former use. The Class 3 exemption applies to the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Minor interior alterations involving interior partition walls, plumbing and electrical and minor exterior alteration for a new storefront, doors, and parking lot improvements will be made for the church operations. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-84 will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana after conducting the public hearing hereby approves Conditional Use Permit No. 2022-04, as conditioned in Exhibit A, attached hereto and incorporated herein. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to the Request for Planning Commission Action dated April 11, 2022, and exhibits attached thereto; and the public testimony, all of which are incorporated herein by this reference.

ADOPTED this 11th day of April 2022 by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTENTIONS: Commissioners:

Thomas Morrissey
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: _____
John M. Funk
Senior Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Christina Leonard, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by the Planning Commission of the City of Santa Ana on April 11, 2022.

Date: _____

Recording Secretary

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2022-04

Conditional Use Permit No. 2022-04 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code and all other applicable regulations.

The Applicant must comply in full with each and every condition listed below prior to exercising the rights conferred by this conditional use permit.

The Applicant must remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. The Applicant must comply with all conditions and requirements of the Development Review Committee for the Development Project (DP No. 2021-23).
2. The proposed facility shall be maintained as per approved plans and any existing landscaping shall be enhanced and well maintained. Any damage to existing structures, walls, parking areas, or landscaping must be repaired.
3. All activities shall be conducted entirely within the interior of the building. Outdoor activities shall be prohibited unless otherwise permitted by the City of Santa Ana or per Santa Ana Municipal Code Section 41-195.5.
4. Use of the auditoriums and meeting rooms shall be limited to Sundays from 7:00 a.m. to 11:00 p.m., weekdays from 5:00 p.m. to 10:00 p.m., Wednesdays from 9:00 a.m. to 12:00 p.m., Fridays from 9:00 a.m. to 12:00 p.m., and Saturdays from 7:00 a.m. to 11:00 p.m. Any changes to the hours of operation shall require review from the Planning Manager to ensure impacts to surrounding properties and shared parking is minimized.
5. Contact information for an onsite manager or other individual responsible for the daily operations of the church shall be posted in a prominent location at the front entry in the event noise, traffic, and/or parking complaints need reporting.
6. Administrative offices shall not be subleased for uses not related to the church.
7. School (as defined by the Santa Ana Municipal Code Section 41-150.5), preschool or child day care operations is not permitted.
8. The church shall be subject to any applicable California Building Code or federal requirements for occupancy, seismic safety, retrofit, and/or upgrades as deemed necessary by the Building Safety Division.

9. The applicant shall comply with the requirement of the California Energy Code and Green Building Standards related to ventilation to provide a safe indoor air quality for occupants of the building.
10. Prior to issuance of a building permit, a Property Maintenance Agreement shall be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained, Applicant (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:
 - a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);
 - b) Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses);
 - c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;
 - d) Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);
 - e) If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the

maintenance agreement and both shall be jointly and severally liable for compliance with its terms;

- f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement;
- g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City; and
- h) The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final approval for any construction permit related to this entitlement.

CUP No. 2022-04 - Compass Bible Church
2909 South Daimler Street

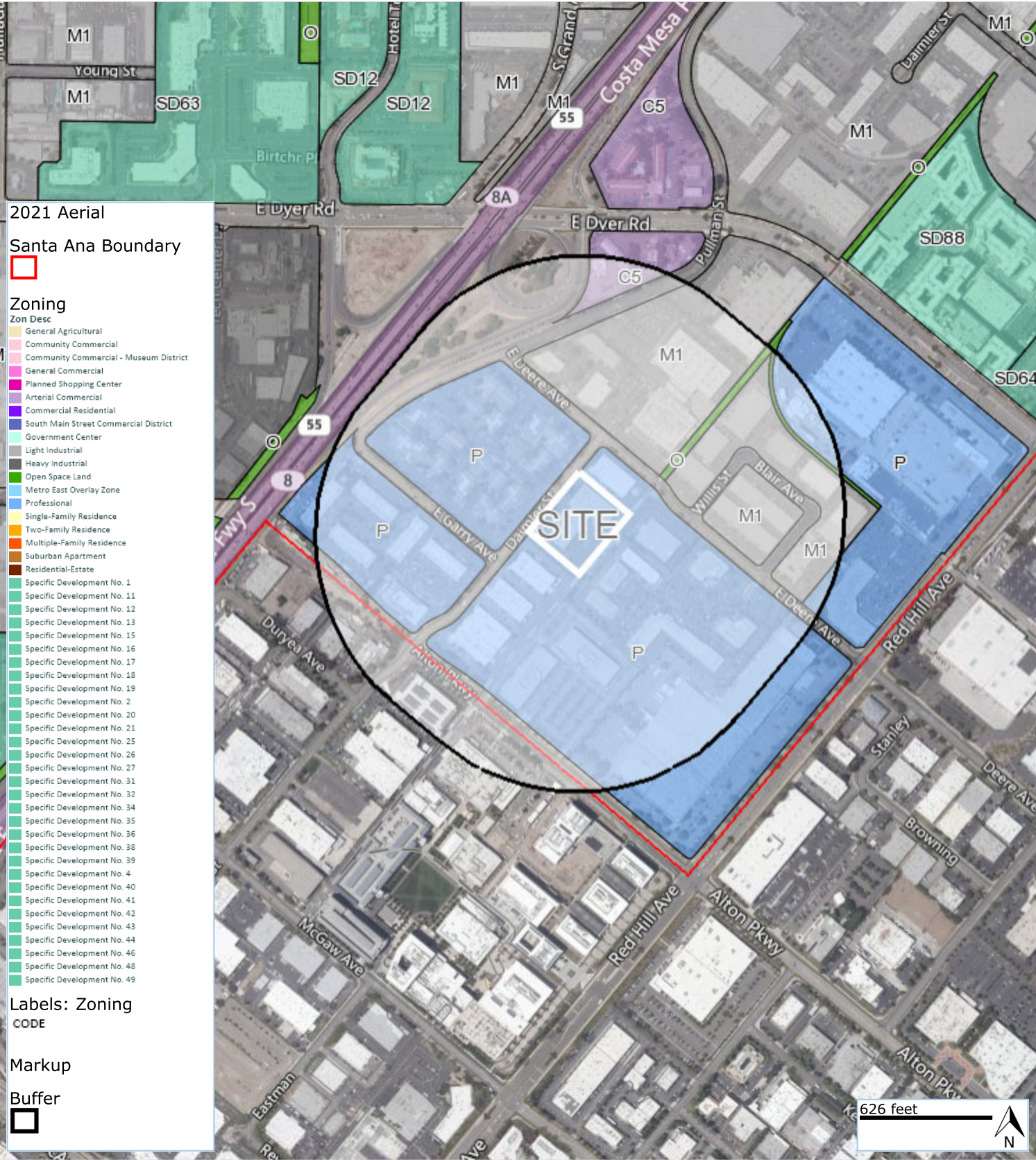


Exhibit 2 - Vicinity Zoning & Aerial View



4/11/2022

CUP No. 2022-04
2909 South Daimler Street



Exhibit 3 – Site Photo

REQUIRED PARKING:

ADDRESS	USE	AREA	RATIO	REQUIRED PARKING
2909 DAIMLER	CHURCH (AUDITORIUM)*	4,180 SF	1 SPACE PER 50 SF	84 SPACES
	CHURCH (H.S. YOUTH)	767 SF**	1 SPACE PER 50 SF	15 SPACES
2915 DAIMLER	OFFICE	11,944 SF	3 SPACES PER 1,000 SF	36 SPACES
2917 DAIMLER	OFFICE	11,944 SF	3 SPACES PER 1,000 SF	36 SPACES
TOTAL PARKING SPACES REQUIRED				171 SPACES
TOTAL PARKING SPACES PROVIDED				200 SPACES

NOTES:
* SEATING AREAS WITHOUT FIXED SEATS. 'SEATING AREAS' SHALL INCLUDE CONGREGATION SEATING, PRAYER AND CRY ROOMS, PASTOR AND CHOIR AREAS, AND SIMILAR AREAS

** 1/2 THE TOTAL AREA OF THE HIGH SCHOOL YOUTH ROOM WAS USED FOR THIS CALCULATION SINCE ROUGHLY 1/2 OF HIGH SCHOOLERS ARE ELIGIBLE TO OBTAIN A DRIVER'S LICENSE. ON AVERAGE THE ACTUAL NUMBER OF LICENSED HIGH SCHOOLERS IS MUCH LESS THAN 1/2

EXISTING PARKING:

DESCRIPTION	QTY
STANDARD	200
ACCESSIBLE	5
TOTAL EXISTING PARKING SPACES	205

PROPOSED PARKING:

DESCRIPTION	QTY
STANDARD	191
ACCESSIBLE *	9
TOTAL PROPOSED PARKING SPACES	200

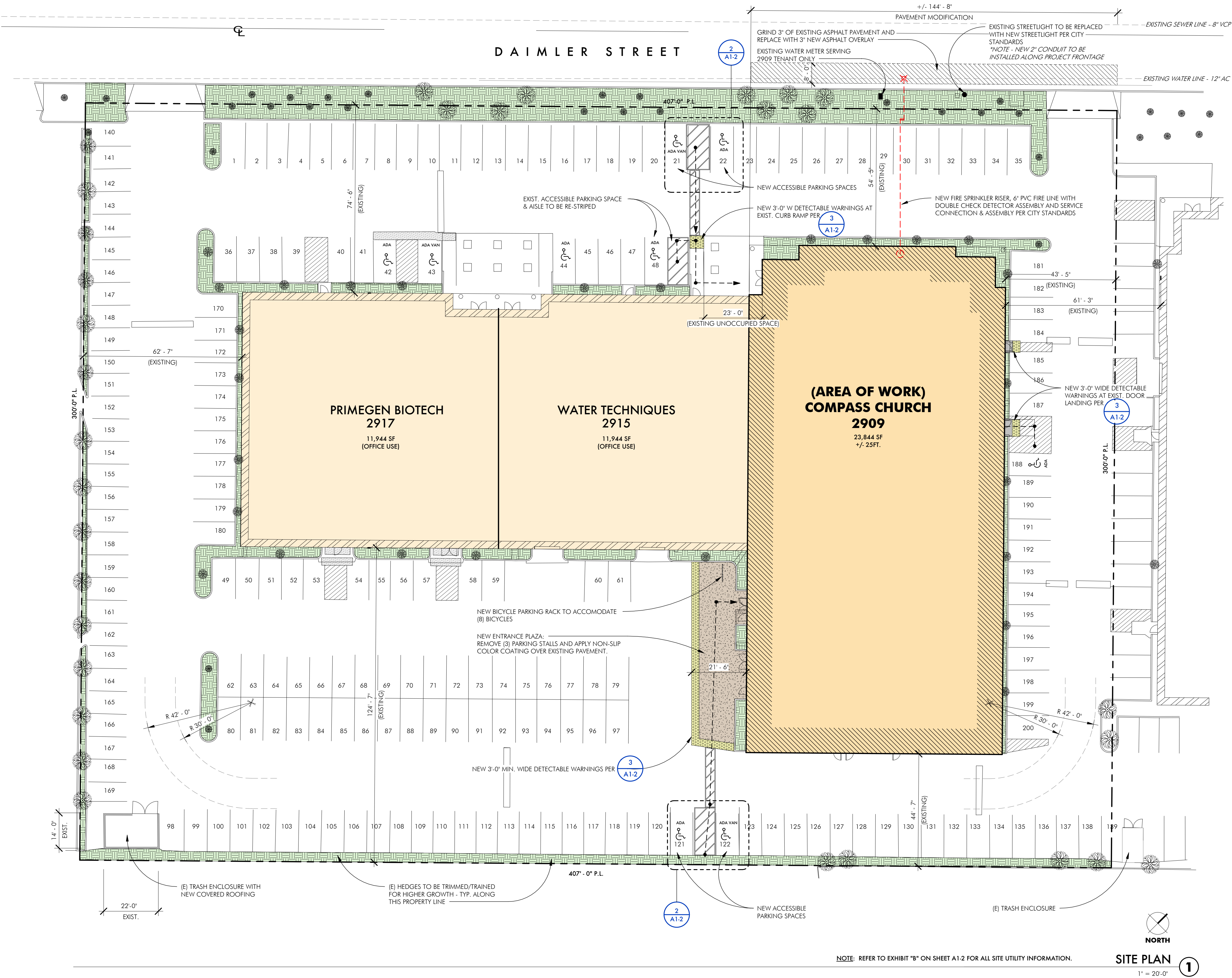
* 6 STANDARD + 3 VAN STALLS

TRASH AND RECYCLING REQUIREMENTS:

- DEPICT AND NOTE THE EXACT LOCATION(S) OF THE TRASH AND RECYCLING RECEPTACLES.
- THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS SPECIFIED IN SAMC SEC. 16-37.
- MINIMUM 40' X 16' WIDE STAGING AREA SHALL BE AVAILABLE ON SERVICE DAYS FROM 6 A.M. TO 6 P.M.
- MINIMUM VERTICAL CLEARANCE OF 25' AT THE STAGING AREA FOR BIN SERVICE CLEARANCE.
- MINIMUM 13' VERTICAL CLEARANCE FOR SCOUT TRUCK.
- PER CALGREEN, ALL COMMERCIAL ESTABLISHMENTS MUST HAVE ADEQUATE SPACE IN TRASH ENCLOSURES FOR THREE WASTE STREAMS - TRASH, RECYCLING, AND FOOD WASTE. FOOD WASTE SERVICE IS OFFERED IN 2-YARD BINS.
- ALL STAGING AREAS ARE TO BE ONSITE. NO STREET STAGING IS PERMITTED.
- 42' ON A 90-DEGREE TURN RADIUS
- ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO SUSTAIN A MINIMUM GROSS WEIGHT OF 60,000 LBS. PER VEHICLE
- MAXIMUM SIZE OF BIN SHALL BE 4 CUBIC YARDS.
- DEPICT THE TRASH TRUCKS' TURNING RADIUS AT ALL PROPOSED INTERNAL CORNERS.
- PROVIDE COMPLETE CIRCULATION FOR TRASH TRUCKS, BACKING UP INTO THE STREETS IS NOT ALLOWED FOR SAFETY REASONS.

PUBLIC WORKS NOTES:

- THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT)
- ALL INDIVIDUAL PARCELS SHALL BE SERVED BY A SEPARATE DOMESTIC WATER SERVICES. USE OF A COMMON IRRIGATION WATER SERVICE AND A COMMON FIRE SERVICE TO SERVE ALL PARCELS IS ALLOWED UPON APPROVAL AND RECORDATION OF A COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R.)
- NEW FIRE SERVICE WILL BE CONSTRUCTED IF REQUIRED BY THE ORANGE COUNTY FIRE AUTHORITY
- APPROPRIATE PRIVATE BACK FLOW PREVENTER REQUIRED FOR ALL FIRE SERVICE, DOMESTIC AND LANDSCAPE WATER METER PER GRADING AND STREET IMPROVEMENT PLANS (AS APPLICABLE).
- ABOVE GROUND WATER SYSTEM APPURTENANCES SUCH AS FIRE HYDRANTS, BACKFLOW PREVENTION DEVICES, FIRE CONNECTION STANDPIPES AND ABOVE GROUND METERS SHALL BE PAINTED AS FOLLOWS:
 - PUBLIC FIRE HYDRANTS - WHITE
 - PRIVATE FIRE APPURTENANCE - RED
 - IRRIGATION APPURTENANCES - GREEN
 - DOMESTIC APPURTENANCES - BLUE
- FIRE FLOW TESTS, WHEN NECESSARY, SHALL BE PERFORMED BY A CERTIFIED FIRE PROTECTION PROFESSIONAL. AN APPLICATION SHALL BE SUBMITTED FOR TEST TO BE WITNESSED BY CITY STAFF. FIRE FLOW WITNESS TEST FEES SHALL BE PAID AS LISTED IN THE CITY'S SCHEDULE OF MISCELLANEOUS FEES
- NON-RESIDENTIAL TENANT IMPROVEMENT PROJECTS VALUED AT \$50,000 OR MORE SHALL UPGRADE THEIR FIRE PROTECTION SERVICE BACKFLOW DEVICE TO CURRENT CITY STANDARDS. CONTACT THE WATER RESOURCES DIVISION AT 714-647-3320 FOR ASSISTANCE.
- RECYCLED WATER SERVICE, IF AVAILABLE, SHALL BE USED IN ACCORDANCE WITH SECTION 39-38 OF THE CITY'S MUNICIPAL CODE. CONTACT THE WATER RESOURCES DIVISION AT 714-647-3320 FOR ASSISTANCE.



ARCHITECT:

ELEMENTS ARCHITECTURE

M. Steven Camp, Principal Architect
68 Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com



COMPASS
BIBLE CHURCH

PROJECT / LOCATION:

TENANT IMPROVEMENT
2909 DAIMLER STREET
SANTA ANA, CA 92705

SITE PLAN

A1-1

CUP SUBMITTAL - JANUARY 28, 2022

4/11/2022
Planning Commission
 2 dash; 15
 nbsp;

AREA TABULATIONS (1ST FLOOR)

ROOM NO.	ROOM NAME	OCCUPANCY GROUP	AREA
102	MEETING ROOM	ASSEMBLY (A-3)	333 SF
103	MEETING ROOM	ASSEMBLY (A-3)	250 SF
104	MEETING ROOM	ASSEMBLY (A-3)	273 SF
105	MEETING ROOM	ASSEMBLY (A-3)	253 SF
106	NURSERY	ASSEMBLY (A-3)	323 SF
109	MEETING ROOM	ASSEMBLY (A-3)	370 SF
111	MEETING ROOM	ASSEMBLY (A-3)	363 SF
112	MEETING ROOM	ASSEMBLY (A-3)	300 SF
115	BOOKS	ASSEMBLY (A-3)	512 SF
116	LOBBY	ASSEMBLY (A-3)	2,667 SF
117	MAIN AUDITORIUM	ASSEMBLY (A-3)	4,180 SF
120	YOUTH (H.S.)	ASSEMBLY (A-3)	1,534 SF
122	YOUTH (JR. H.S.)	ASSEMBLY (A-3)	1,199 SF
207	NURSERY	ASSEMBLY (A-3)	274 SF
			12,830 SF
107	I.T. ROOM	BUSINESS (B)	237 SF
110	LUNCH ROOM	BUSINESS (B)	312 SF
208	SOUND BOOTH	BUSINESS (B)	72 SF
			621 SF
108	STOR. / PANTRY	STORAGE (S-2)	235 SF
118	STORAGE	STORAGE (S-2)	345 SF
119	STORAGE	STORAGE (S-2)	894 SF
121	STORAGE	STORAGE (S-2)	122 SF
			1,597 SF
			15,048 SF

LEGEND

ASSEMBLY (A-3)	
BUSINESS (B)	
STORAGE (S-2)	

FIRE & LIFE SAFETY LEGEND

→	PATH OF EGRESS
10	NUMBER OF OCCUPANTS EXITING SPACE
26	NO. OF OCCUPANTS

PLUMBING FIXTURE COUNT

TOTAL 'A-3' OCCUPANTS = 12,830 SF/30 = 428 OCCUPANTS = 214 MEN, 214 WOMEN			
	WATER CLOSETS	URINALS	LAVATORIES
MEN	3	3	2
WOMEN	6		4
TOTAL 'B' OCCUPANTS = 3,752 SF / 150 = 25 OCCUPANTS = 13 MEN, 13 WOMEN			
	WATER CLOSETS	URINALS	LAVATORIES
MEN	1	1	1
WOMEN	1		1
TOTAL 'S-2' OCCUPANTS = 1,597 SF / 500 = 3 OCCUPANTS = 2 MEN, 2 WOMEN			
	WATER CLOSETS	URINALS	LAVATORIES
MEN	1	-	1
WOMEN	1		1

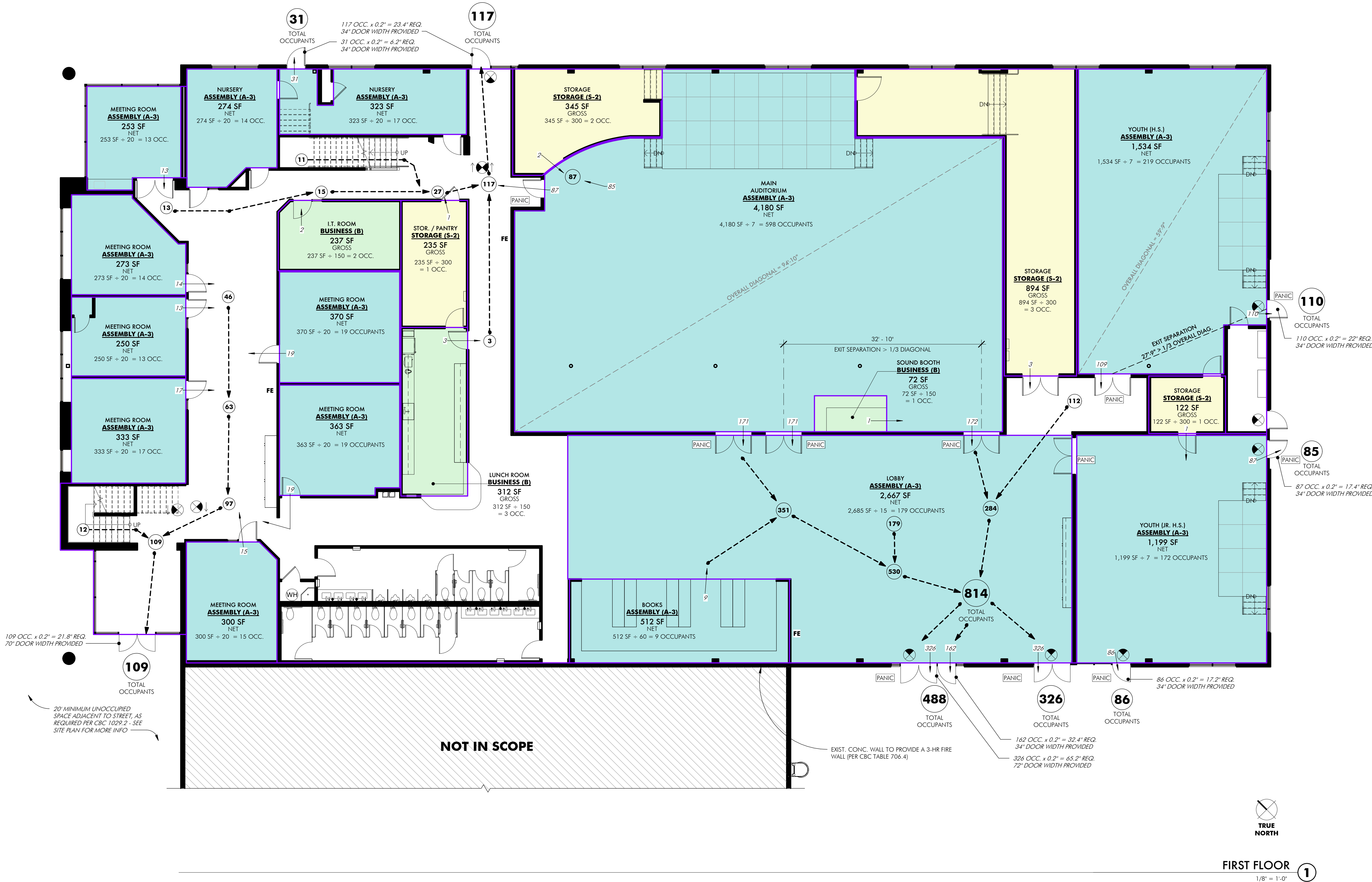
TOTAL REQ'D		WATER CLOSETS	URINALS	LAVATORIES
	MEN	5	4	4
TOTAL PROVIDED	WOMEN	9*		6
	* TOTAL # REQ'D FOR WOMEN SHALL NOT BE LESS THAN TOTAL # WATER CLOSETS + URINALS REQ'D FOR MEN			
		WATER CLOSETS	URINALS	LAVATORIES
MEN	5	4	4	
WOMEN	9			6

AREA / EGRESS PLAN

A2-4

CUP SUBMITTAL - JANUARY 28, 2022

4/11/2022
Planning Commission
 2 dash; 16
 nbsp;



ARCHITECT:
ELEMENTS ARCHITECTURE
M. Steven Camp, Principal Architect
68 Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com



PROJECT / LOCATION:
TENANT IMPROVEMENT
2909 DAIMLER STREET
SANTA ANA, CA 92705

AREA TABULATIONS (2ND FLOOR)

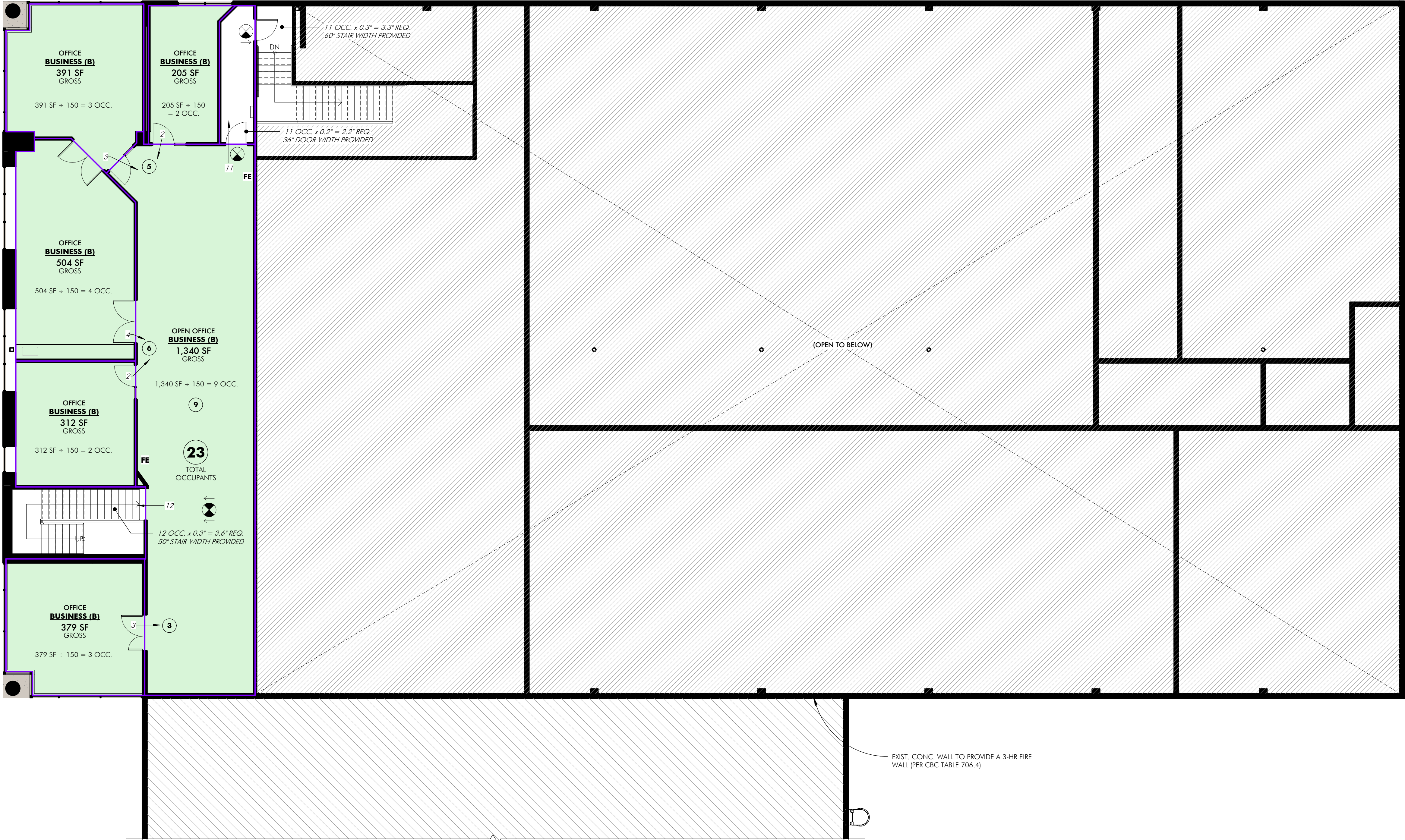
ROOM NO.	ROOM NAME	OCCUPANCY GROUP	AREA
201	OPEN OFFICE	BUSINESS (B)	1,340 SF
202	OFFICE	BUSINESS (B)	379 SF
203	OFFICE	BUSINESS (B)	312 SF
204	OFFICE	BUSINESS (B)	504 SF
205	OFFICE	BUSINESS (B)	391 SF
206	OFFICE	BUSINESS (B)	205 SF
GRAND TOTAL:			3,131 SF

LEGEND

BUSINESS (B)

FIRE & LIFE SAFETY LEGEND

- PATH OF EGRESS
- ← 10 NUMBER OF OCCUPANTS EXITING SPACE
- 26 NO. OF OCCUPANTS



SECOND FLOOR 1
1/8" = 1'-0"



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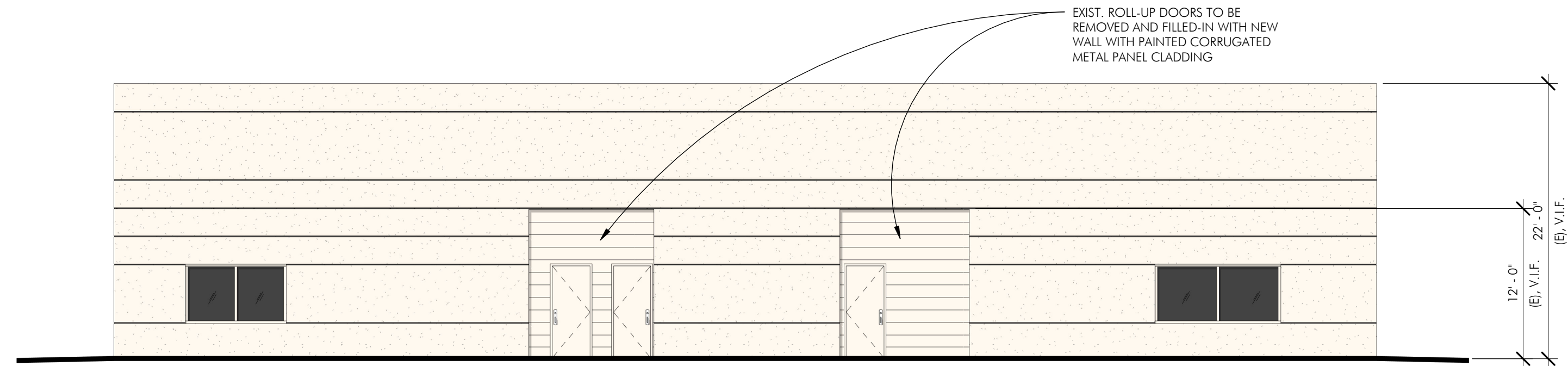
PROJECT / LOCATION:
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2909 DAIMLER STREET
SANTA ANA, CA 92705

AREA / EGRESS PLAN

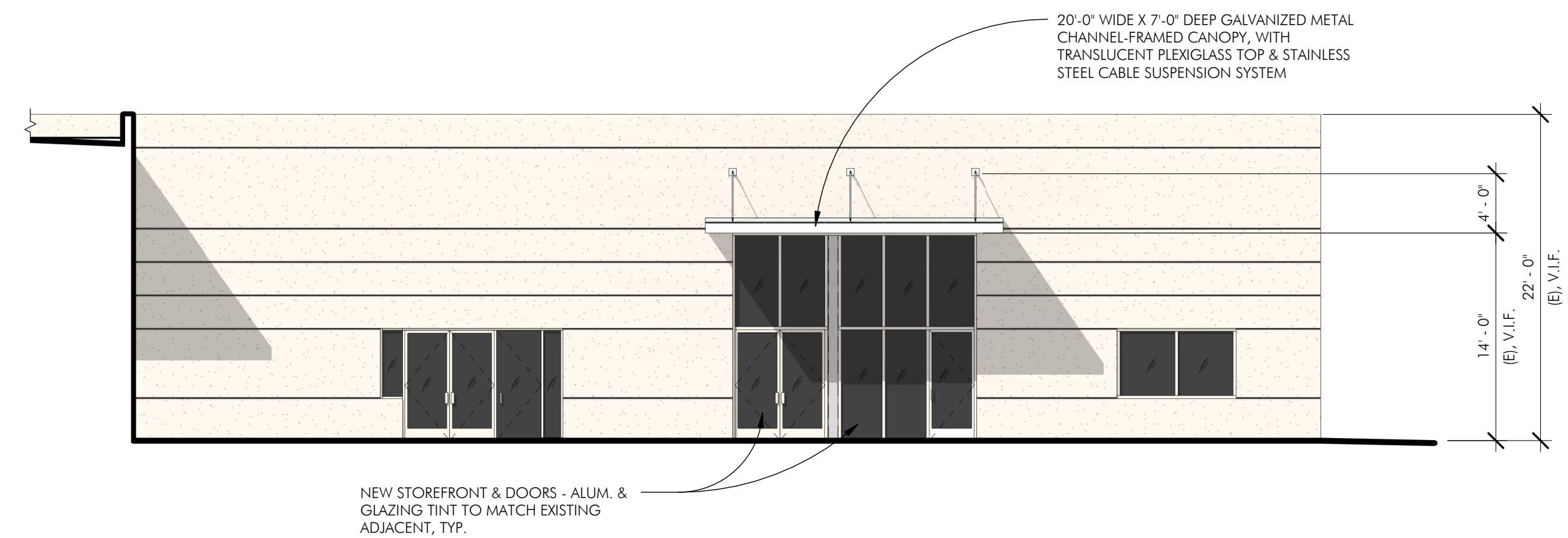
A2-5

CUP SUBMITTAL - JANUARY 28, 2022

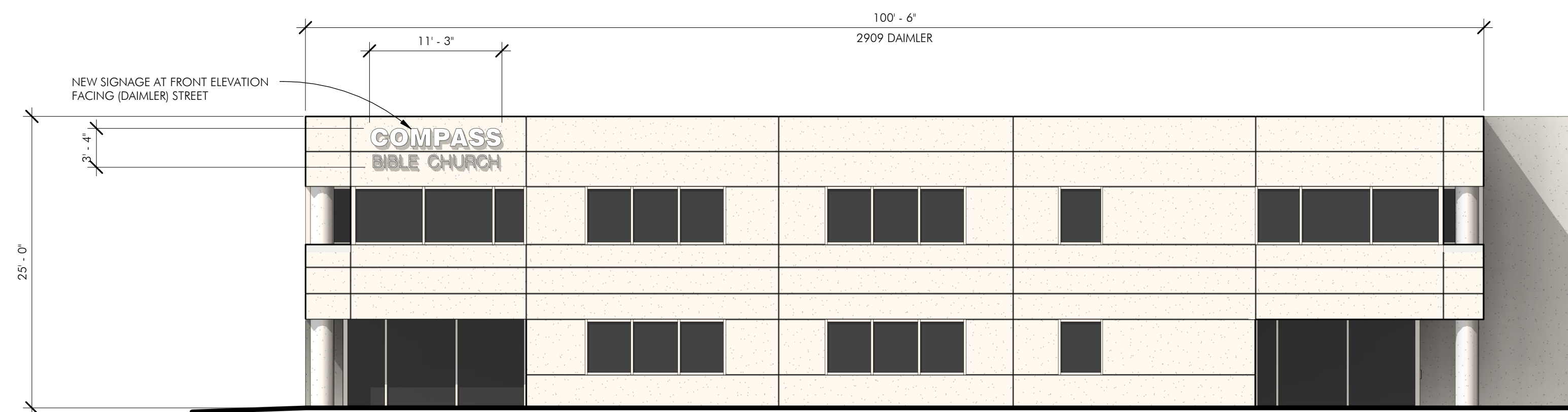
4/11/2022
Planning Commission
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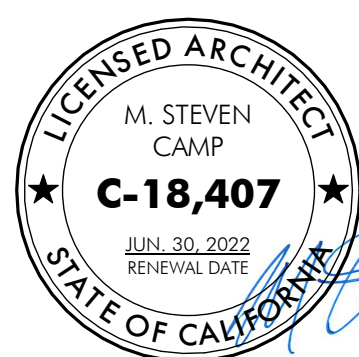
SOUTHEAST ELEVATION ①
1/8" = 1'-0"



PARTIAL SOUTHWEST ELEVATION ②
1/8" = 1'-0"



NORTHWEST ELEVATION ③
1/8" = 1'-0"



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2909 DAIMLER STREET
SANTA ANA, CA 92705

EXTERIOR ELEVATIONS

A3-1

CUP SUBMITTAL - JANUARY 28, 2022

4/11/2022
Planning Commission
 2 18

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
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CHRISTINA LEONARD
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2909 S. Daimler St

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

03/30/2022

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$137.95
Total	\$137.95

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LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
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THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3571141

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Planning Commission Action: The Planning Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 2909 South Daimler Street

Project Applicant: Shelley Thompson representing Compass Bible Church (Applicant), on behalf of Daimler Commerce Partners, LP (Property Owner)

Proposed Project: The applicant is requesting approval of Conditional Use Permit No. 2022-04 to allow the operation of a church in an existing building in the Professional (P) zoning district.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Sections 15301 and 15303 of the CEQA Guidelines Class 1 - Existing Facilities) and (Class 3 - Conversion of Small Structures). The Class 1 exemption applies to the permitting, leasing, licensing, or minor alteration of existing private structures involving negligible or no expansion of existing or former use. The Class 3 exemption applies to the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Minor interior alterations involving interior partition walls, plumbing and electrical and minor exterior alteration for a new storefront, doors, and parking lot improvements will be made for the church operations. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-84 will be filed for this project.

Meeting Details: This matter will be heard on **Monday, April 11, 2022 at 5:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701.

Members of the public may attend this meeting in-person or join via Zoom. For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the

City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Heidi Jacinto with the Planning and Building Agency at HJacinto@santa-ana.org or 714-667-2725.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Nardcedalia Perez (714) 667-2260.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

Internal Reference Only:

REF# 3511417
Publish: OC Reporter
Date: March 31, 2022
3/30/22

OR-3571141#



* A 0 0 0 0 0 5 9 7 7 8 7 4 *

4/11/2022

Planning Commission



CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA PLANNING COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 1000 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

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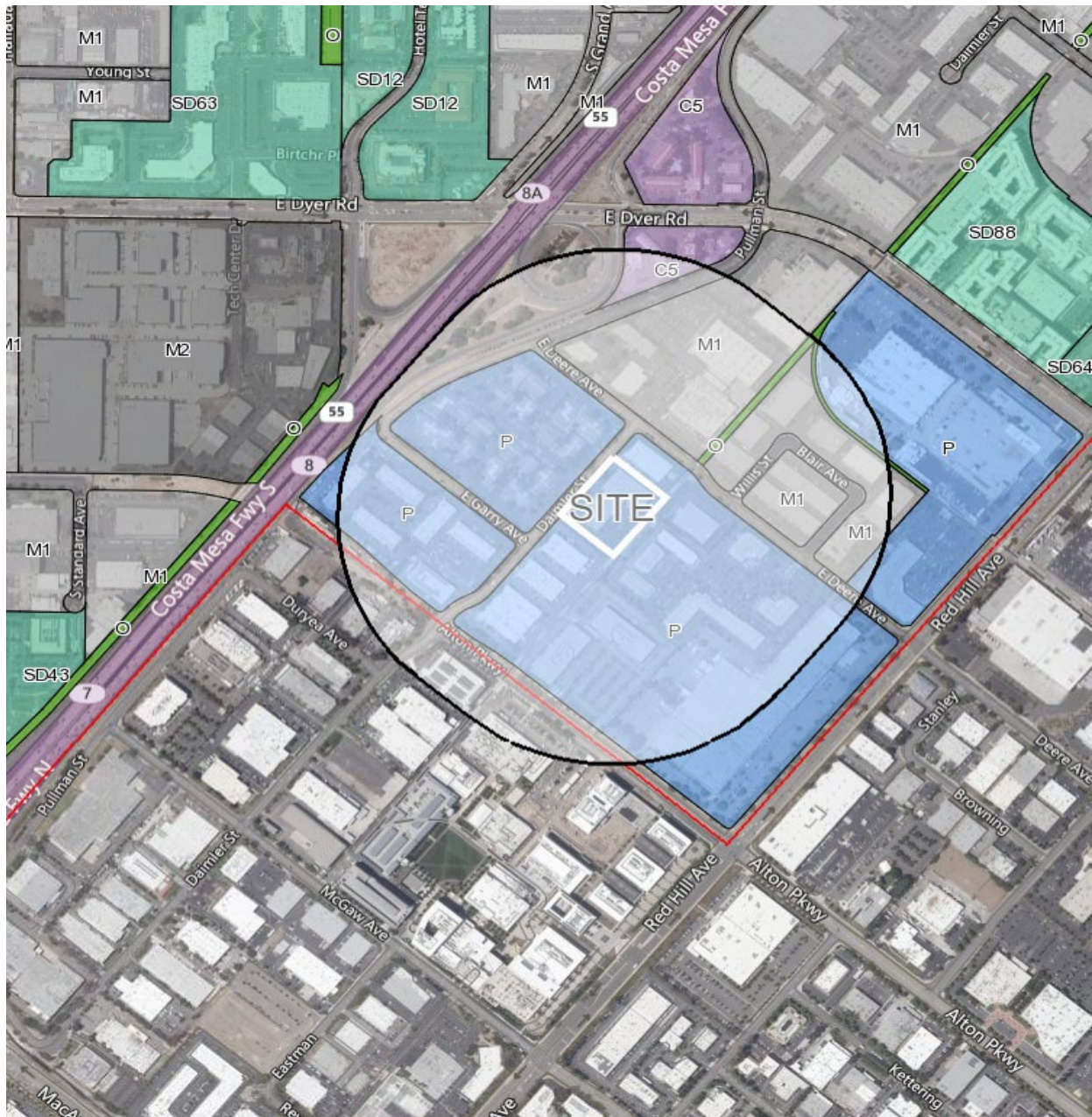
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1000' RADIUS NOTIFICATION MAP



**NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
PLANNING COMMISSION**

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