

**ACTION MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE
CITY OF SANTA ANA, CALIFORNIA**

April 09, 2018

CALLED TO ORDER

COUNCIL CHAMBER
22 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA
5:37 P.M.

ATTENDANCE

COMMISSIONERS Present:
ERIC ALDERETE
PHIL BACERRA
MARK MCLOUGHLIN, *Chair*
CYNTHIA CONTRERAS-LEO, *Vice-Chair*
BEATRIZ MENDOZA
KENNETH NGUYEN
LYNNETTE VERINO

COMMISSIONERS Absent: None.

STAFF Present:
VINCE FREGOSO, *Acting Planning Manager*
LISA STORCK, *Assistant City Attorney*
ANN NI, *Associate Planner*
ESCARLET MAR, *Case Planner*
JERRY GUEVARA, *Case Planner*
SARAH BERNAL, *Recording Secretary*

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (on non-agenda items)

The following public comments were received:

- Dale Helvig spoke in opposition to the project located at 2525 North Main Street; indicated that the developer sent out a flyer to the community that contained misleading information.

CONSENT CALENDAR

MOTION: Approve staff recommendation on Consent Calendar Items A-B.

MOTION:	Nguyen	SECOND:	Mendoza
VOTE:	AYES:	Alderete, Bacerra, Contreras-Leo, McLoughlin, Mendoza, Nguyen, Verino (7)	
	NOES:	None (0)	

ABSTAIN: None (0)

ABSENT: None (0)

A. MINUTES FROM THE REGULAR MEETING OF MARCH 26, 2018

MOTION: Approve Minute

B. EXCUSED ABSENCES

MOTION: Excuse the absence of commission members: None.

* * * END OF CONSENT CALENDAR * * *

BUSINESS CALENDAR ITEMS

PUBLIC HEARINGS

1. AMENDMENT APPLICATION NO. 2018-02 TO ALLOW A ZONE CHANGE FROM RESIDENTIAL (R1) TO OPEN SPACE (O) AND GENERAL PLAN AMENDMENT NO. 2018-02 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (LR-7) TO INSTITUTIONAL (INS) FOR THE MATER DEI HIGH SCHOOL PARKING STRUCTURE EXPANSION PROJECT LOCATED AT 1202 WEST EDINGER AVENUE

Legal notice published in the Orange County Register on March 30, 2018 and notices mailed on March 30, 2018.

The applicant has requested that the matter be continued to the next scheduled meeting.

Chair McLoughlin opened the Public Hearing. There were no speakers and the hearing was closed.

MOTION: Continue matter until April 23, 2018.

MOTION: Bacerra **SECOND:** Alderete

VOTE: **AYES:** Alderete, Bacerra, Contreras-Leo, McLoughlin, Mendoza, Nguyen, Verino (7)

NOES: None (0)

ABSTAIN: None (0)

ABSENT: None (0)

2. CONDITIONAL USE PERMIT NOS. 2018-03 AND 2018-04 TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION AND AFTER-HOURS OPERATION UNTIL 2:00 A.M. AT FATHER’S BURRELL BBQ PIT LOCATED AT 1810 NORTH TUSTIN AVENUE

Legal notice published in the Orange County Reporter on March 30, 2018 and notices mailed on March 30, 2018.

All commissioners disclosed that the applicant’s representative, Pamela Sapetto, contacted them regarding the matter.

Case Planner Mar provided a presentation which included a description of the project, project background and project analysis. Discussion ensued regarding the floor plan, designated parking spaces and entertainment permit. The applicant spoke in support of the matter.

Chair McLoughlin opened the Public Hearing. There were no speakers and the hearing was closed.

MOTION:

1. **Adopt a resolution approving Conditional Use Permit No. 2018-03 to allow the sale of alcoholic beverages for on-premise consumption.**
2. **Adopt a resolution approving Conditional Use Permit No. 2018-04 as conditioned to allow after-hours operation until 2:00 a.m.**

MOTION:	Bacerra	SECOND:	Contreras-Leo
VOTE:	AYES:	Alderete, Bacerra, Contreras-Leo, McLoughlin, Mendoza, Nguyen, Verino (7)	
	NOES:	None (0)	
	ABSTAIN:	None (0)	
	ABSENT:	None (0)	

3. ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 1988-01, GENERAL PLAN AMENDMENT NO. 2015-01, AMENDMENT APPLICATION NO. 2015-01 AND ZONING ORDINANCE AMENDMENT NO. 2015-01 TO AMEND THE BRISTOL STREET SPECIFIC PLAN

Legal notice published in the Orange County Register on March 30, 2018 and notices mailed on March 30, 2018.

Staff clarified that the matter under consideration was not related to the acquisition of any additional properties along the Bristol Street Corridor.

Case Planner Fregoso provided a presentation which included a description of the project, project background, project analysis, and provided an analysis of the issues. Discussion ensued regarding landscape, mixed-use opportunities, potential skate parks, marketing of properties available for sale, construction timeline, and available funding for construction north of 17th to Memory Lane.

Written Communication from the following was received:

- Dolores Ealy-O'neal; concerned about the impact of the cul-de-sac near the church located at 1309 Second Street.
- Darryl Taylor: inquired about properties affected by the zone change and amendment.

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

- Ricardo Arteaga: concerned with traffic safety.
- Tish Leon: concerned with the substandard apartments along the Bristol Street Corridor; requested Code Enforcement conduct an inspection.
- Herlinda Salcedo: concerned with substandard apartments along the Bristol Street Corridor.
- John Fairbrother: would like an access point created for Santiago Elementary to help relieve traffic in the Floral Park neighborhood.
- Marcus Nelson: believes proposed changes should be considered significant and not taken lightly.
- Patricia Velasquez: concerned with traffic safety.

There were no other speakers and the hearing was closed.

Commission requested that concerns expressed during the Public Hearing regarding the substandard apartments be addressed by Code Enforcement. Further discussion ensued regarding traffic safety, traffic calming measures, and proximity of commercial buildings to residential.

MOTION:

Recommend that the City Council adopt the following with the added condition that Section 6.1.1 and Section 6.1.2 of the Bristol Street Corridor Specific Plan be modified to locate commercial buildings closer to Bristol Street ~~when in close proximity to residential.~~

1. **Adopt a resolution approving the addendum to Environmental Impact Report No. 1988-01 for the Bristol Street Specific Plan;**

2. **Adopt a resolution approving General Plan Amendment No. 2015-01;**
3. **Adopt an ordinance approving Amendment Application No. 2015-01; and**
4. **Adopt an ordinance approving Zoning Ordinance Amendment No. 2015-01.**

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

WORK STUDY SESSION

4. UPDATE ON CURRENT PLANNING PROJECTS

Staff requested the matter continued to the next regularly scheduled meeting.

5. REVIEW PROPOSED PROJECT LOCATED AT 1122 BEWLEY

Case Planner Ni provided a project description and reviewed the variances requested by the applicant. Discussion ensued regarding lot size, off-street parking, open space, existing site usage, and fire access lane. Commission indicated site plan was not clearly depicted and requested renderings be clarified.

COMMENTS

6. STAFF COMMENTS:

Acting Planning Manager Fregoso announced the retirement of Associate Planner Ni; her last day will be on April 19, 2018.

7. PLANNING COMMISSION MEMBER COMMENTS:

All commissioners thanked Associate Planner Ni for her service to the City.

Commissioner Mendoza

- Reported that she attended the fourth annual Local Government Conference at Chapman University.
- Requested prayers for well-known community member, Nelly Koneski.

Commissioner Verino

- Requested an update on the Main Sports Grill.
 - Staff indicated the matter will be brought forward to the Commission at an upcoming meeting.

Commissioner Bacerra

- Requested an update on the Mental Health Association in regards to complaints received at a previous meeting.
 - Staff indicated that the matter is still under review

Chair McLoughlin

- Meeting will be adjourned in honor of Ann Ni and Nellie Kaniski.

ADJOURNED IN HONOR OF ANN NI AND NELLIE KANISKI - 7:15 P.M. - The next meeting of the Planning Commission is scheduled for Monday, April 23, 2018 at 5:30 p.m. in the Council Chamber, 22 Civic Center Plaza, Santa Ana, California.

Sarah Bernal
Recording Secretary