

**CITY OF SANTA ANA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**February 10, 2020  
5:30 P.M.**

**COUNCIL CHAMBER  
22 Civic Center Plaza  
Santa Ana, California**

**MARK McLOUGHLIN**  
*Chair, Citywide Representative*

**CYNTHIA CONTRERAS-LEO**  
*Vice Chair, Ward 5 Representative*

**FELIX RIVERA**  
*Ward 2 Representative*

**V. THAI PHAN**  
*Ward 4 Representative*

**Lisa E. Storck**  
*Legal Counsel*



**Minh Thai**  
*Executive Director*  
**Vince Fregoso, AICP**  
*Planning Manager*

**NORMA GARCIA**  
*Ward 1 Representative*

**KENNETH NGUYEN**  
*Ward 3 Representative*

**ANGIE CANO**  
*Ward 6 Representative*

**Sarah Bernal**  
*Recording Secretary*

The Planning Commission Agenda can be found online at  
<https://www.santa-ana.org/cc/city-meetings>

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

**Written Comments:** If you wish to submit a comment on any item on the Agenda, please submit to [eComments@santa-ana.org](mailto:eComments@santa-ana.org) before 1:00 p.m. the day of the meeting; emails received after said time may not be distributed to the Commission but will be on file for public viewing the day after the meeting.

**Special Assistance:** If you need special assistance to participate in this meeting, please contact Michael Ortiz, ADA Program Coordinator, at (714) 647-5624. Please call prior to the meeting date, to allow the City time to make reasonable arrangements for accessibility to this meeting [Americans with Disabilities Act, Title II, 28 CFR 35.102].

**Translation Services:** For translation services in other languages, contact Sarah Bernal at 714-667-2732 no later than 48 hours prior to the scheduled meeting.

## Basic Planning Commission Meeting Information

**Five-Year Strategic Plan (2014-2019): Vision, Mission and Guiding Principles** - The City of Santa Ana is committed to achieving a shared vision for the organization and its community. The vision, mission and guiding principles (values) are the result of a thoughtful and inclusive process designed to set the City and organization on a course that meets the challenges of today and tomorrow.

**Vision** - The dynamic center of Orange County which is acclaimed for our: •Investment in youth •Safe and healthy community •Neighborhood pride •Thriving economic climate •Enriched and diverse culture •Quality government services

**Mission** – “To deliver efficient public services in partnership with our community which ensures public safety, a prosperous economic environment, opportunities for our youth, and a high quality of life for residents.”

**Guiding Principles** - •Collaboration •Efficiency •Equity •Excellence •Fiscal Responsibility •Innovation •Transparency

**Strategic Plan Goals/Objectives/Strategies:** Goal 1 - Community Safety; Goal 2 - Youth, Education, Recreation; Goal 3 - Economic Development; Goal 4 - City Financial Stability; Goal 5 - Community Health, Livability, Engagement & Sustainability; Goal 6 - Community Facilities & Infrastructure; Goal 7 - Team Santa Ana

**Planning Commission:** The Santa Ana Planning Commission consists of seven residents of the city who are appointed by Santa Ana City Councilmembers. The Commission meets regularly on the second and fourth Monday of each month in the Council Chamber located at 22 Civic Center Plaza, Santa Ana, CA 92701. Meetings begin at 5:30 p.m., unless otherwise noted.

The Planning Commission is responsible for providing input to the City Council on long-range planning. Santa Ana's long-range planning goals are embodied in the General Plan. The General Plan and the amendments to it are reviewed by the Planning Commission and adopted by the City Council. The General Plan is implemented through the City's development regulations.

The Planning Commission has the authority to approve or deny applications concerning development within the City. The category of applications includes Tentative Tract Maps, Conditional Use Permits, Minor Exceptions, and Variances. The Planning Commission also makes recommendations to the City Council on all applications for amendments to Zoning and the General Plan.

**Agenda** An agenda is provided for each Planning Commission meeting. The Planning Commission agenda is posted at least 72 hours prior to the meeting on the City's website at [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings), and on the posting boards outside the Civic Center entrance, Council Chamber, and Library.

The items on the agenda are arranged in four categories:

1. **Consent Calendar:** These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is typically no Commission discussion of consent calendar items unless requested.
2. **Business Items:** Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission.
3. **Public Hearings:** This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you.
4. **Work Study Session:** Items in this category are generally items requiring discussion. No action will be taken.

**Public Hearing Procedure:** The Planning Commission will follow the following procedure for all items listed as public hearing items:

1. The Chair will ask for presentation of the staff report;
2. The Commission will have the opportunity to question staff in order to clarify any specific points;
3. The public hearing will be opened;
4. The applicant/ project representative will be allowed to make a presentation, for a maximum of 15 minutes.
5. Members of the audience will be allowed to speak, for a maximum of 3 minutes per speaker.
6. The applicant will be given an opportunity to respond to comments made by the audience;
7. The public hearing will be closed; and
8. Discussion of the proposal will return to the Commission with formal action taken to approve, conditionally approve, deny, or continue review of the application.

**Staff Reports:** Staff reports can be downloaded from the City's website at <https://www.santa-ana.org/cc/city-meetings> If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact the Planning and Building Agency at 714-667-2732.

**Appeals:** The formal action by the Planning Commission regarding Conditional Use Permits, Variances, Tentative Tract and Parcel Maps, Minor Exceptions, Site Plan Review, and Public Convenience or Necessity Determinations are final and 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.

### **Submittal of information for dissemination or presentation**

**Written Materials/Handouts:** Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Planning Commission. Please provide 15 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Planning Commission at the time testimony is given.

**Large Displays/Maps/Renderings:** Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Planning and Building Agency at 714-667-2732 no later than noon on the day of the scheduled meeting.

**Electronic Documents/Audio-Visuals:** Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Planning and Building Agency at 714-667-2732 no later than noon on the day of the scheduled meeting.

**Code of Ethics and Conduct:** The people of the City of Santa Ana, at an election held on February 5, 2008, approved an amendment to the City Charter which established the Code of Ethics and Conduct for elected officials and members of appointed boards, commissions, and committees to assure public confidence. A copy of the City's Code can be found on the Clerk of the Council's webpage. The following are the core values expressed: Integrity · Honesty · Responsibility · Fairness · Accountability · Respect · Efficiency

**Senate Bill 343:** As required by Senate Bill 343, any non-confidential writings or documents provided to a majority of the Planning Commission members regarding any item on this agenda will be made available for public inspection in the Planning & Building Agency during normal business hours.

**CITY OF SANTA ANA  
PLANNING COMMISSION  
MEETING AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS** - At this time the members of the public may address the Planning Commission regarding any non-agenda items within the subject matter jurisdiction of the Commission. Members of the public will be allotted three minutes to speak.

**CONSENT CALENDAR**

Persons wishing to speak regarding Consent Calendar matters should file a "Request to Speak" form with the Recording Secretary. Members of the public will be allotted three minutes to speak, unless additional time is granted by the Chairperson.

***RECOMMENDED ACTION:***        **Approve staff recommendation on the following Consent Calendar Item: A – B.**

A.        MINUTES FROM THE JANUARY 27, 2020 REGULAR MEETING

***RECOMMENDED ACTION:***        **Approve the minutes.**

B.        EXCUSED ABSENCES

***RECOMMENDED ACTION:***        **Excuse absent commission members.**

**\* \* \* END OF CONSENT CALENDAR \* \* \***

## **BUSINESS CALENDAR**

Persons wishing to speak regarding Business Calendar matters should file a "Request to Speak" form with the Recording Secretary. Members of the public will be allotted three minutes to speak, unless additional time is granted by the Chairperson.

**APPEAL OF PLANNING COMMISSION ACTIONS:** 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. **NOTICE:** Legal notice for Public Hearing item nos. 2 – 4 was published in the Orange County Reporter on January 31, 2020 and notice was mailed on said date. Legal notice for Public Hearing item nos. 1 and 5 was published in the Orange County Reporter/Register on January 17, 2020.

### **PUBLIC HEARING**

1. **APPLICATION AMENDMENT NO. 2019-03 AND CONDITIONAL USE PERMIT NO. 2019-21 {STRATEGIC PLAN NO. 3,2}** – Ivan Orozco, Case Planner.

*Matter was continued from the January 27, 2020 meeting.*

**LOCATION:** 813 North Euclid Street located in the Two-Family Residence (R-2) zoning district.

**REQUEST:** The applicant is requesting approval of the following land use entitlements: (1) Amendment Application No. 2019-03 to rezone the property from Two-Family Residence (R-2) to Community Commercial (C-1), and (2) Conditional Use Permit No. 2019-21 to allow a convenience store and service station to operate 24 hours a day, seven days per week. In conjunction with the land use entitlements, the applicant is requesting approval of Mitigated Negative Declaration and Mitigation Monitoring Reporting Program, Environmental Review No. 2018-28.

**ENVIRONMENTAL DETERMINATION:** In accordance with the California Environmental Quality Act (CEQA), the Planning Commission will consider Mitigated Negative Declaration and Mitigation Monitoring Reporting Program, Environmental Review No. 2018-28 that was prepared to analyze the potential impacts of the project and identify measures to mitigate the environmental effects.

#### **RECOMMENDED ACTIONS:**

- a) **Recommend that the City Council adopt a resolution.** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AND ADOPTING MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL REVIEW NO. 2018-28 AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM RELATIVE TO AMENDMENT APPLICATION NO. 2019-03 FOR THE PROJECT LOCATED AT 813 NORTH EUCLID STREET;
- b) **Recommend that the City Council adopt an ordinance.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING AMENDMENT APPLICATION NO. 2019-03 REZONING THE PROPERTY



LOCATED AT 813 NORTH EUCLID STREET FROM TWO-FAMILY RESIDENTIAL (R-2) TO COMMUNITY COMMERCIAL (C-1); and

- c) **Recommend that the City Council adopt a resolution.** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2019-21 AS CONDITIONED TO ALLOW 24-HOUR OPERATIONS AT A NEW 7-ELEVEN CONVENIENCE STORE AND SERVICE STATION LOCATED AT 813 NORTH EUCLID STREET

- 2. **CONDITIONAL USE PERMIT 2019-40 {STRATEGIC PLAN NOS. 3, 2; 3, 5} –** Fernanda Arias, Case Planner.

**LOCATION:** 1720 East Seventeenth Street located in the Arterial Commercial (C5) zoning district.

**REQUEST:** The applicant is requesting approval of Conditional Use Permit No. 2019-40 to renew the entitlements of an existing 55-foot-high major wireless communications facility disguised as a mono-pine.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of the CEQA Guidelines – Existing Facilities. Notice of Exemption, Environmental Review No. 2019-91 will be filed for this project.

**RECOMMENDED ACTIONS: Adopt a Resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2019-40 AS CONDITIONED TO RENEW THE ENTITLEMENTS OF AN EXISTING 55-FOOT TALL MAJOR WIRELESS COMMUNICATION FACILITY LOCATED AT 1720 EAST 17TH STREET

- 3. **CONDITIONAL USE PERMIT NO. 2019-42 {STRATEGIC PLAN NOS. 3, 2; 3, 5} —** Case Planner, Fernanda Arias

**LOCATION:** 1302 South Lyon Street located in the Light Industrial (M1) zoning district.

**REQUEST:** The applicant is requesting approval of Conditional Use Permit No. 2019-42 to renew the entitlements of an existing 55-foot tall major wireless communications facility disguised as a mono-pine.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of the CEQA Guidelines – Existing Facilities. Notice of Exemption, Environmental Review No. 2019-94 will be filed for this project.

**RECOMMENDED ACTIONS: Adopt a resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2019-42 AS CONDITIONED TO RENEW THE ENTITLEMENTS OF AN EXISTING 55-FOOT TALL MAJOR WIRELESS COMMUNICATION FACILITY LOCATED AT 1302 SOUTH LYON STREET

4. **CONDITIONAL USE PERMIT NO. 2019-46 {STRATEGIC PLAN NO. 3,2}** – Jerry Guevara, Case Planner.

**LOCATION:** 3820 South Fairview Street located in the Light Industrial (M-1) zoning district.

**REQUEST:** The applicant is requesting approval of Conditional Use Permit No. 2019-46 to allow a carwash within the Light Industrial (M-1) zone.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of the CEQA Guidelines – New Construction or Existing Facilities. Notice of Exemption, Environmental Review No. 2016-89 will be filed for this project.

**RECOMMENDED ACTIONS: Adopt a resolution.** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2019-46 AS CONDITIONED TO ALLOW THE CONSTRUCTION OF AN AUTOMATED CAR WASH AT THE PROPERTY LOCATED AT 3820 SOUTH FAIRVIEW STREET

5. **ZONING ORDINANCE AMENDMENT NO. 2019-05 {STRATEGIC PLAN NO. 5, 3}** – Ricardo Soto, Case Planner.

*Matter was continued from the January 27, 2020 meeting.*

**LOCATION:** Citywide

**REQUEST:** The City is requesting adoption of Zoning Ordinance Amendment No. 2019-05 to amend provisions of Chapter 41 (Zoning) of the Santa Ana Municipal Code (SAMC) relating to accessory dwelling units (ADU).

**ENVIRONMENTAL DETERMINATION:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines – Other Statutory Exemptions. Notice of Exemption, Environmental Review No. 2019-123 will be filed for this project.

**RECOMMENDED ACTIONS: Recommend that the City Council adopt an ordinance:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA ANA

APPROVING AN AMENDMENT TO PROVISIONS OF CHAPTER 41 OF THE SANTA ANA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS

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

**WORK STUDY SESSION**

No action will be taken on Work Study Session items. Persons wishing to speak regarding Work Study Session matters should file a "Request to Speak" form with the Recording Secretary. Members of the public will be allotted three minutes to speak, unless additional time is granted by the Chairperson.

6. UPDATE ON PREVIOUSLY REVIEWED PROJECTS
7. REVIEW OF THE PROPOSED BOWERY PROJECT LOCATED AT 2300 SOUTH RED HILL AVENUE

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

**COMMENTS**

8. STAFF COMMENTS
9. COMMISSION MEMBER COMMENTS

**ADJOURNMENT** – The next regular meeting will be held on February 24, 2020 at 5:30 p.m. in Council Chambers, 22 Civic Center Plaza, Santa Ana, California.

**FUTURE AGENDA ITEMS**

- Conditional use permit to facilitate the construction of three live/work units located 1412 N. Broadway.
- Zoning Ordinance Amendments