

**CITY OF SANTA ANA
PLANNING COMMISSION AGENDA**

NOVEMBER 26, 2007

5:00 P.M.

**CITY HALL ROSS ANNEX
FIRST FLOOR CONFERENCE ROOM 1600
20 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA**

AND

**6:00 P.M.
PUBLIC HEARING
CITY HALL COUNCIL CHAMBERS
22 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA**

CHRISTOPHER LEO
Chairman

HARVEY DE LA TORRE
Vice Chairman

ERIC ALDERETE

VICTORIA BETANCOURT

JAMES GARTNER

SEAN H. MILL

MIKE MUNOZ

If you need special assistance to participate in this Planning Commission meeting, please contact City ADA Program Coordinator at (714) 647-5340. 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]

Members of the public are allowed three (3) minutes to speak on each agenda item, but when any group desires to address the committee, the committee may request that its members agree on a spokesperson to make the presentation.

Planning & Building Agency, 20 Civic Center Plaza (M-20)
P.O. Box 1988, Santa Ana, CA 92702 (714) 667-2700
The Planning Commission Agenda can be found at <http://www.santa-ana.org/mayor/boardsdef.htm>

AGENDA DESCRIPTIONS

The Agenda descriptions provide the public with a general summary of the items of business to be considered by the Planning Commission. The Motion is a “recommended action”. The Commission is not limited in any way by the Motion and may take any action which the Commission deems to be appropriate on an Agenda item. Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda.

All supporting documentation for this Agenda is available for public review in the Planning Division during the business hours, 8:00 a.m. – 4:00 p.m., Monday through Friday. The Planning Division is located in City Hall, Ross Annex, Second Floor, 20 Civic Center Plaza, Santa Ana, California, (714) 667-2700.

PUBLIC COMMENTS

Pursuant to Government Code Sec. 54954.3, the public may comment on any agenda item under consideration by the Planning Commission, and on any other matters under the Commission’s jurisdiction. To speak, please register by submitting a completed “Request to Speak” form to the Commission Secretary. Speaker forms are available on the speaker’s podium and Chamber Lobby.

To speak on an item on the Agenda, enter the Agenda item number on your speaker form. The Chairperson will call your name when that Agenda item is considered.

To speak on an item not on the Agenda, check the Public Comments box on your speaker form. The Chairman will call your name during the Public Comments portion of the meeting.

When speaking, please state your name and address. Limit your remarks to three (3) minutes. The number of speakers and allotted time may be limited at the discretion of the Chairperson.

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CITY HALL ROSS ANNEX
FIRST FLOOR CONFERENCE ROOM 1600
20 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA

CALL TO ORDER

5:00 P.M.

ROLL CALL

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion without discussion. Persons wishing to speak regarding a Consent Calendar matter should file a "Request to Speak" form with the Commission Secretary. (See Agenda Description for instructions on Public Testimony.)

A. MINUTES

RECOMMENDATION:

Approve the minutes of the regular meeting of November 13, 2007.

B. RECORDING SECRETARY REPORT

Pursuant to the Brown Act, the November 13, 2007 Agenda for the Regular Meeting was posted on the door of the City Hall Council Chambers at 22 Civic Center Plaza on November 9, 2007 at 9:51 a.m.

RECOMMENDATION:

Instruct the Commission Secretary to enter posting into the minutes.

C. NEIGHBORHOOD PROJECT REVIEW NO. 2007-13 (Alejandro Flores)

Filed by Rick Chavez, to demolish an existing one-car garage and construct a new 539 square foot, two-car garage in the Heninger Park (SD-40) zoning district for the property located at 919 South Parton Street.

RECOMMENDATION:

Adopt a resolution approving Neighborhood Project Review No. 2007-13.

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

WORK STUDY SESSION

Work Study Sessions provide the Planning Commission an opportunity to study complicated issues prior to making a decision(s).

- D. **HOUSING ELEMENT UPDATE (45 minutes)** (Melanie McCann)
- E. **DISCUSSION OF SANTA ANA RENAISSANCE SPECIFIC PLAN (15 minutes)** (Karen Haluza)
- F. **Recess to Council Chambers**

**CITY OF SANTA ANA
COUNCIL CHAMBERS
22 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA**

ROLL CALL

6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

BUSINESS CALENDAR

Matters listed on the Business Calendar are general proposals for new legislation or items requiring discussion.

G. COMMISSIONER COMMUNICATION DISCLOSURE (REGARDING AGENDIZED PROJECTS)

H. MONTAGE CONDOMINIUM LANDSCAPE (Ann Ni)

Filed by Integral Partners, LLC to request approval of the landscaping and hardscape plans for the proposed 276-unit mid-rise condominium project in the Specific Development District No. 76 (SD-76) for the property at 100-130 East MacArthur Boulevard.

RECOMMENDATION:

1. Approve the landscape plan for the Montage condominium project at MacArthur Place South.
2. Approve the amenity deck plans for the Montage condominium project at MacArthur Place South.

PROCEDURAL RULES

PUBLIC HEARINGS

Public hearings provide individuals the opportunity to be heard regarding An intended action of the Planning Commission related to land use.

1. CONDITIONAL USE PERMIT NO. 2007-21 (Carlos Rodriguez)

Filed by Art Martinez, to allow the operation of a check cashing business in the Community Commercial (C1) zoning district at 230 West Warner Avenue, #102.

PUBLISHED IN THE ORANGE COUNTY REPORTER: November 16, 2007
PUBLICLY NOTICED: November 16, 2007

RECOMMENDATION:

Adopt a resolution approving Conditional Use Permit No. 2007-21 as conditioned.

2. **CONDITIONAL USE PERMIT NO. 2007-22, VARIANCE NO. 2007-10, AND VARIANCE NO. 2007-12** (Vince Fregoso)

Filed by Ilona Martin, to allow a modeling school in the Single Family Residence (R1) zoning district and to vary from the fencing and landscaping standards at 601 North Baker Street.

PUBLISHED IN THE ORANGE COUNTY REPORTER: November 16, 2007
PUBLICLY NOTICED: November 16, 2007

RECOMMENDATION:

1. Adopt a resolution approving Conditional Use Permit No. 2007-22 as conditioned.
2. Adopt a resolution approving Variance No. 2007-10 as conditioned for a reduction in landscaped setbacks.
3. Adopt a resolution approving Variance No. 2007-12 as conditioned to allow a fence that exceeds the allowable height.

3. **VARIANCE NO. 2007-09 AND MINOR EXCEPTION NO. 2007-04** (Vince Fregoso)

Filed by Gaetano Belcore, to allow a reduction in parking, landscaping and setbacks for a new retail building in the Arterial Commercial (C5) zoning district at 2230 North Tustin Avenue.

PUBLISHED IN THE ORANGE COUNTY REPORTER: November 16, 2007
PUBLICLY NOTICED: November 16, 2007

RECOMMENDATION:

1. Adopt a resolution approving Variance No. 2007-09 as conditioned.
2. Adopt a resolution approving Minor Exception No. 2007-04 as conditioned.

4. **CITY PLACE SKY LOFTS TOWER DRAFT ENVIRONMENTAL IMPACT REPORT NO. 2007-02** (Sergio Klotz)

Filed by the City of Santa Ana, Draft Environmental Impact Report No. 2007-02 for the City Place Sky Lofts Tower project located at 301 East Jeanette Lane.

**PUBLISHED IN THE ORANGE COUNTY REPORTER:
PUBLICLY NOTICED:**

November 16, 2007
November 16, 2007

RECOMMENDATION:

Receive and file the public comments for the Draft Environmental Impact Report No. 2007-02.

5. **Public Comments** (for items not on the agenda)

STAFF AND COMMISSION COMMENTS

At this time, staff and Commission may comment on non-agenda matters.
NO action may be taken on off-agenda scheduled items unless authorized by law.

6. **Staff Comments**

7. **Planning Commission Comments**

8. **Excuse of Absences**

9. **Adjournment**