MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
OF THE CITY OF SANTA ANA

February 8, 2010

CALLED TO ORDER: **5:07 P.M.**
CITY HALL ROSS ANNEX
FIRST FLOOR CONFERENCE ROOM 1600
20 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA

COMMISSIONERS PRESENT:
Eric Alderete, *Vice Chairman*
Victoria Betancourt
Christopher Leo, *Chairman*
Mario Turner

COMMISSIONERS ABSENT:
James Gartner
Patrick Yrarrazaval

STAFF PRESENT:
Jay Trevino, *Executive Director Planning & Building Agency*
Karen Haluza, *Planning Manager*
Martha Ramirez, *Recording Secretary*

CONSENT CALENDAR

MOTION: Approve the staff recommendations on the following Consent Calendar

MOTION: Alderete **SECOND:** Turner
VOTE: **AYES:** Alderete, Betancourt, Turner (3)
NOES: None (0)
ABSTAIN: Leo (1)
ABSENT: Gartner, Yrarrazaval (2)

A. MINUTES

RECOMMENDED MOTION:

Approve the minutes of the regular meeting of January 25, 2010.
Chairman Leo abstained from the minutes due to his absence at the January 25, 2010 meeting.

B. RECORDING SECRETARY REPORT

Pursuant to the Brown Act, the January 25, 2010 Notice for the Regular Meeting was posted on the door of the City Hall Council Chambers at 22 Civic Center Plaza on January 21, 2010 at 3:41p.m.

RECOMMENDED MOTION:

Instruct the Commission Secretary to enter posting into the minutes.

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

BUSINESS CALENDAR

C. COMMISSIONER COMMUNICATION DISCLOSURE (REGARDING AGENDIZED PROJECTS)

No disclosures were made.

D. ELECTION OF OFFICERS
(Continued by Planning Commission: January 25, 2010 to February 8, 2010)

RECOMMENDATION:

(a) Elect Chair of the Planning Commission for the year 2010
(b) Elect Vice Chair of the Planning Commission for the year 2010
(c) Elect Planning Commission representative on the Historic Resources Commission for the year 2010

MOTION: Continue to February 22, 2010.

MOTION: Betancourt **SECOND:** Alderete
VOTE: **AYES:** Alderete, Betancourt, Leo, Turner (4)
NOES: None (0)
ABSTAIN: None (0)
ABSENT: Gartner, Yrarrazaval (2)

WORK STUDY SESSION

E. PRESENTATION ON STATION DISTRICT PROJECT, TRANSIT MASTER PLAN AND TRANSIT ZONING CODE
(Continued by Planning Commission: January 25, 2010 to February 8, 2010)

Transit Program Manager Cindy Krebs provided an overview of the City's efforts to study and plan for a Fixed Guideway System that would link the Santa Ana Regional Transportation Center (SARTC) with the Downtown and Civic Center areas and, ultimately, connect to Garden Grove and points further west.

Planning & Building Agency Executive Director Jay Trevino discussed the Transit Zoning Code. Originally drafted as a component of the Santa Ana Renaissance Plan, the Code has been designed to provide transit-supportive zoning to enhance the planning process for the Fixed Guideway System. He expanded on the transit vision partnership with Santa Ana and Garden Grove, affordable housing; the creation of an industrial overlay zone, and the open space stemming from the Station District project.

Bill Witte with Related and Rick Aiken with William Hezmalhalch Architects Inc. provided a presentation regarding the architectural plans for the Agency properties.

Commission discussion ensued regarding the use of the parking structure at SARTC, varied architectural proposals, affordable housing, zoning clarifications, joint ventures for community center(s), open space and proposed funding.

F. Recess to Council Chambers (6:53 p.m.)

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

ROLL CALL - 7:04 P.M.

The same staff was present with the exception of Executive Director Jay Trevino.

PLEDGE OF ALLEGIANCE TO THE FLAG LED BY CHAIRMAN LEO

PROCEDURAL RULES

PUBLIC HEARINGS

1. **CONDITIONAL USE PERMIT NO. 2009-25**

Filed by Sequoia Deployment Services for T-Mobile, to allow a 60-foot high monopine wireless facility at 2100 South Fairview Street, located in the Light Industrial (M1) zoning district.

PUBLISHED IN THE ORANGE COUNTY REPORTER: January 27, 2010
PUBLICLY NOTICED: January 27, 2010

RECOMMENDATION:

Adopt a resolution approving Conditional Use Permit No. 2009-25 as conditioned.

Associate Planner Larry Yenglin presented the staff report and recommendation.

No written communications were received. The public hearing was open. No public members spoke. The public hearing was closed.

MOTION: Adopt a resolution approving Conditional Use Permit No. 2009-25 as conditioned.

MOTION: Betancourt **SECOND:** Leo
VOTE: **AYES:** Alderete, Betancourt, Leo, Turner (4)
NOES: None (0)
ABSTAIN: None (0)
ABSENT: Gartner, Yrarrazaval (2)

2. **VARIANCE NO. 2010-01**

Filed by Westfield MainPlace Shoppingtown, LLC to allow for the installation of a wall sign that does not comply with the height and location requirements of the Sign Code Mall at 2890 North Main Street located in the General Commercial (C2) zoning district.

PUBLISHED IN THE ORANGE COUNTY REPORTER: January 27, 2010
PUBLICLY NOTICED: January 27, 2010

RECOMMENDATION:

Adopt a resolution approving Variance No. 2010-01 as conditioned.

Assistant Planner Carlos Rodriguez presented the staff report and recommendation.

No written communications were received. The public hearing was open. No public members spoke. The public hearing was closed.

MOTION: Adopt a resolution approving Variance No. 2010-01 as conditioned.

MOTION: Alderete **SECOND**: Leo
VOTE: **AYES:** Alderete, Betancourt, Leo, Turner (4)
NOES: None (0)
ABSTAIN: None (0)
ABSENT: Gartner, Yrarrazaval (2)

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

No public comments were made.

STAFF AND COMMISSION COMMENTS

4. **Staff Comments**

Planning Manager Karen Haluza reminded the Commission that the February 22 meeting will be an opportunity for the public to comment on the Draft Environmental Impact Report for the Transit Zoning Code.

5. **Planning Commission Comments**

Chairman Leo requested an update regarding developments at the Westfield MainPlace Shoppingtown and the City Place area.

6. **Excuse of Absences**

Commissioner Betancourt moved to excuse the absences of Commissioners Gartner and Yrarrazaval. The motion was seconded by Commissioner Alderete and unanimously approved by the Commission by a vote of 4:0.

7. **Adjournment 7:20 p.m.**

Martha Ramirez
Recording Secretary