

Planning Commission Regular Meeting Agenda **(Revised 6/5/26)**

June 8, 2026

5:30 P.M.

Council Chamber

22 Civic Center Plaza
Santa Ana, CA

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: <https://zoom.us/j/86275104395>

Join from your mobile phone via Zoom App. **Meeting ID: 86275104395**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 86275104395**

*For viewing only: www.youtube.com/cityofsantaanavideos. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

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.

(Notice of Revision: This agenda was revised on June 5, 2026, to remove the previously scheduled Work Study Session. This revision is made in accordance with all applicable state laws to ensure accurate public notification of the Commission's scheduled business.)



ISURI S. RAMOS

Chair, Ward 3 Representative

CARL BENNINGER

*Vice-Chair,
Ward 4 Representative*

MANUEL J. ESCAMILLA

Ward 2 Representative

BAO PHAM

Ward 1 Representative

CHRISTOPHER LEO

Citywide Representative

JENNIFER OLIVA

Ward 6 Representative

ALAN WOO

Ward 5 Representative

Ali Pezeshkpour, AICP

Executive Director

Melissa M. Crosthwaite

Legal Counsel

Ricardo Soto, AICP

Planning Manager

Gema Zapien

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:

**Isuri S. Ramos, Chair
Carl Benninger, Vice-Chair
Christopher Leo
Manuel J. Escamilla
Jennifer Oliva
Bao Pham
Alan Woo**

**Executive Director
Legal Counsel
Planning Manager
Recording Secretary**

**Ali Pezeshkpour, AICP
Melissa M. Crosthwaite
Ricardo Soto, AICP
Gema Zapien**

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT CALENDAR ITEMS

- a. Minutes

Recommended Action: Approve Minutes from the special meeting of May 28, 2026.

- 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 June 3, 2026 and notices were mailed on May 29, 2026.

1. CONDITIONAL USE PERMIT NO. 2026-09 FOR THE PROPERTY LOCATED AT 220 EAST FOURTH STREET, UNIT 105, LOCATED WITHIN THE DOWNTOWN (DT) SUBZONE OF THE TRANSIT ZONING CODE / SPECIFIC DEVELOPMENT NO. 84 (SD-84) ZONING DISTRICT.

Project Applicant: Samantha Zaremba with Lowlight Hospitality LLC, representing BI00m (Applicant) and East End Realty Partners LP (Property Owner)

Proposed Project: The Applicant is requesting approval of Conditional Use Permit No. 2026-09 to allow the sale of beer and wine for on-premises consumption through a Type-41 Alcoholic Beverage Control license at a new eating establishment.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines. A Categorical Exemption, ER No. 2026-32, will be filed for this project.

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2026-09 AS CONDITIONED TO ALLOW THE SALE OF BEER AND WINE FOR ON-PREMISES CONSUMPTION THROUGH A TYPE-41 LICENSE FROM THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL FOR AN EATING ESTABLISHMENT LOCATED AT 220 E. FOURTH STREET, UNIT 105 (APN: 398-503-10)

Recommended Action:

Adopt a resolution approving Conditional Use Permit No. 2026-09 for the sale of beer and wine for on-premises consumption, as conditioned

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

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Planning Commission will be on June 22, 2026, at 5:30 PM in the Council Chambers located at 22 Civic Center Plaza, Santa Ana, CA 92701.

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

If you would like to learn how to use Zoom before the meeting, visit [Zoom Video Tutorials](#).

1. Connecting directly from your computer:

- Click on the link on top of this agenda OR
- Go to [Zoom.us](#) and click "Join a Meeting" at the top. Enter the Meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

2. Connecting via the Zoom App:

- Download the free Zoom Cloud Meetings app from your favorite app store.
- Launch the app and click on the blue Join a Meeting button. Enter the Meeting ID, your name, and the blue Join button. The Meeting ID is listed at the top of this agenda.

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the top of this agenda.

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Submit a written comment

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

- **E-mail** PBAComments@santa-ana.org and reference the topic in the subject line.
- **Mail** to Gema Zapien, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments, including any supplement materials for consideration by the Planning Commission, is 3:30 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. All attendees wishing to submit written comments or supplemental materials for distribution to Planning Commission members during the in-person meeting must provide 15 printed copies.

TRANSLATION SERVICES - Members of the public may request an interpreter 48 hours in advance to assist a non-english speaker during the public comments sections of the meeting. Notification of 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. Simultaneous Spanish interpretation is provided through the use of headsets and consecutive interpretation (Spanish-to-English) in addition to those wishing to address the Commission at the podium.

Los miembros del público pueden solicitar un intérprete con 48 horas de anticipación para asistir a una persona que no habla inglés durante la sección de comentarios públicos de la reunión. La notificación con 48 horas de anticipación permitirá a la Ciudad hacer los arreglos razonables necesarios para garantizar el acceso a esta reunión. La interpretación simultánea al español se ofrece por medio del uso de audífonos y la interpretación consecutiva (español a inglés) también está disponible para cualquiera que desee dirigirse a la Comisión en el podio.