



Placentia Planning Commission
Agenda

Regular Meeting
April 9, 2013
6:30 p.m.

Michael Ebenhoch
Chairman

Christine Schaefer
Vice Chair

Dana Hill
Commissioner

Frank Perez
Commissioner

John Scull
Commissioner

Thomas Solomonson
Commissioner

Vic Tomazic
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

**City of Placentia
Community Room
401 E. Chapman Avenue
April 9, 2013**

REGULAR MEETING
6:30 p.m. – City Council Chambers

MEETING CALLED TO ORDER

ROLL CALL: Chairman Ebenhoch
Vice Chairman Schaefer
Commissioner Hill
Commissioner Perez
Commissioner Solomonson
Commissioner Scull
Commissioner Tomazic

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time, the public is invited to address the Planning Commission concerning any items on the agenda, which are not public hearings, or other items under the jurisdiction of the Placentia Planning Commission

MINUTES:

March 12, 2013

PUBLIC HEARING

CONTINUED FROM MARCH 12, 2013 MEETING:

1. **Applicant: Olson Urban Housing, LLC**
Location: 1049 Golden Avenue

Tentative Tract Map (TTM) 17489:

To create a single lot subdivision to allow for the individual ownership of thirty-three (33) attached and detached residential condominium units.

Development Agreement 2012-01:

To permit the construction of a 33 unit residential subdivision on a 2.63 acre site, located at 1049 Golden Avenue in the High Density Multiple-Family Residential (R-3) District.

Recommended Actions:

- a. Adopt Resolution PC-2013-08, recommending approval of Tentative TTM Map (TTM) 17489 to City Council, subject to the attached Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations.
- b. Adopt Resolution No. PC-2013-09, recommending approval of Development Agreement 2012-01 to City Council, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations.

2. Applicant: City of Placentia

Amendment 2013-02:

An Ordinance of the City Council of the City of Placentia adding Section 23.90.197 to Chapter 23.90 of Title 23 of the Placentia Municipal Code allowing digital and static advertising displays on City –owned property.

Recommended Action:

To continue item to the May 14, 2013 Planning Commission meeting.

**3. Applicant: George Chen
Location: 625 Encinitas Way**

Variance 2013-02:

To deviate from §§ 23.21.080(1) Side yard setbacks, 23.21.090(1) Rear yard setbacks and 23.78.030(1) Off street parking of the Placentia Municipal Code.

Development Agreement 2012-02:

To permit the construction of two (2), two car garage structures (+/- 441 sq. ft. and +/- 484 sq. ft.) on a property that is currently improved with eight (8) apartment units, located at 625 Encinitas Way in the High Density Multiple-Family (R-3) District.

Recommended Actions:

Adopt Resolution No. PC-2013-10 approving Variance (VAR) 2013-02 and Development Plan Review 2013-02, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

NEW BUSINESS

DEVELOPMENT REPORT

Development Project List

PLANNING COMMISSION REQUESTS

Commission members may make requests or ask questions of staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, May 14, 2013 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the April 9, 2013 Regular meeting of the Planning Commission of the City of Placentia was posted on April 4, 2013.

Kenneth A. Domer