

**PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING**

April 9, 2013

The regular meeting of the Placentia Planning Commission of April 9, 2013 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chairman Ebenhoch.

ROLL CALL: Present: Michael Ebenhoch, Chairman
Christine Schaefer, Vice Chair
Absent: Dana Hill, Commissioner
Frank Perez, Commissioner
Vic Tomazic, Commissioner
Absent: Tom Solomonson, Commissioner
Commissioner (vacant)

PLEDGE OF ALLEGIANCE: Led by Vice Chair Schaefer

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Cathy Carranza, Clerical Aide

Motion by Commissioner Tomazic, seconded by Chairman Ebenhoch to APPROVE THE MINUTES of March 12, 2013. Passed by a 3-0-2-1 vote. Hill, Solomonson Absent. Schaefer abstained.

ORAL COMMUNICATIONS: The Chair invited the public to make oral comments on matters not on the agenda.

Bob Street of 1201 Cypress Point Dr. introduced himself. Mr. Street expressed concern with the zoning change at the Schaner Property. Mr. Street asked for clarification with regards to the soil testing results. Mr. Street expressed concern with the possibility of a 7 eleven convenience store opening in the corner lot of Morris Street and Kraemer. Mr. Street also has concerns with the back wall setback.

Marge McDermott of 2031 Santa Anita Ave. introduced herself. Ms. McDermott expressed concern with the possibility of a 7 eleven convenience store. Ms. McDermott stated that the store would bring more traffic to the already heavy traffic area.

Mr. Domer stated that any proposal for the commercial location is not associated with the proposed HQT project. Mr. Domer also cautioned that this was not the Public Hearing for the item as it has not yet been scheduled and that he did not want those making comments to be under the wrong impression that any comments were going to be part of the official Public Hearing when it comes before the Planning Commission. Mr. Domer recommended that residents communicate and express their concerns with the developer at this time. Mr. Domer

also stated that any concerns with noise or setbacks can be discussed with Louis Morales our contract planner on this project.

Glenn Casterline of 330 Pinehurst Ave. introduced himself. Mr. Casterline stated that the Schaner project and a 7 eleven store were mentioned in the State of The City Address. Mr. Casterline believes that the residents are not being given all the details of this project.

Mr. Domer re-iterated that a formal application for the Planning Commission has not been scheduled for Schaner (HQT) project.

Tom Killeen of 407 Hillcrest introduced himself. Mr. Killeen expressed concern with the safety of kids going to and from Morse school. Mr. Killeen also expressed concern with having only one entrance and one exit for the proposed 112 units.

Paula Mahalo of 163 S. Hampton introduced herself. Ms. Mahalo expressed concern with the additional traffic on Kraemer if a 7 eleven goes into the commercial site on Morse and Kraemer.

James Voorhees of 402 Pinehurst introduced himself. Mr. Voorhees expressed concern with the safety of the children and the additional traffic around the Schaner project.

Sean Foy of 336 Pinehurst introduced himself. Mr. Foy stated that 5 years ago the residents were presented with a completely different plan than today. Mr. Foy stated that as residents they were not included in the proposed details of this project.

Mr. Domer stated that the developer is still communicating with the community and the application may be submitted to the Planning Commission in June 2013. Mr. Domer stated that there are several steps in any development proposal and explained how such a process works. Mr. Domer also stated that the developer has been encouraged to work with the residents to answer any questions.

Public Hearings:

Motion by Chairman Ebenhoch, seconded by Vice Chair Schaefer to move item 3 George Chen, Variance 2013-02 to item 1, change item 2 City of Placentia Amendment 2013-02 to item 2 as it remains, followed by item 1 Tentative Tract Map (TTM) 17489 as the final item . Motion passed by a 4-0-2-0 voice vote. Solomonson, Hill Absent.

1. **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.

Ms. Schwartz presented the staff report.

Chairman Ebenhoch opened the public hearing.

Commissioner Tomazic asked if the Variance only applies to this property. Ms. Schwartz replied yes.

The Applicant George Chen of 625 Encinitas Way introduced himself. Mr. Chen stated that the roof will match the existing.

Chairman Ebenhoch asked if OCTA is offsetting any expense for disrupting the property line. Mr. Chen stated that there is minimal compensation for using the land and demolishing the garage.

Vice Chair Schaefer asked for clarification of the garage replacement. Mr. Chen stated that 6 garages were demolished and they will only be replacing 4.

Chairman Ebenhoch invited any questions or comments from the public however there were none.

Chairman Ebenhoch closed the public hearing.

Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic TO ADOPT RESOLUTION NO. PC-2013-10 APPROVING Variance (VAR) 2013-02 and Development Plan Review 2013-02. Noted that roofing material be consistent with current, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 4-0-2-0 vote. Solomonson, Hill Absent.

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.

Chairman Ebenhoch opened the public hearing.

No comments were received.

Motion by Chairman Ebenhoch to continued the public hearing to May 14, 2013 Planning Commission meeting. Motion passed by a 4-0-2-0 voice vote. Solomonson, Hill Absent.

3. 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.

Chairman Ebenhoch opened the public hearing.

Louis Morales, Contract Planner presented the staff report.

Vice Chair Schaefer stated that after being absent from the March 9, 2013 Planning Commission meeting, she reviewed the minutes and watched the video replay as well as had a chance to attend a question and answer session with the developer. (The compiled questions and answers were made part of the public record for the item.) Vice Chair Schaefer stated that any questions she had in regards with the entrance, over flow parking and the bridge have all been satisfied.

Commissioner Tomazic stated he no longer has concerns with traffic impact, entrance and the bridge.

Chairman Ebenhoch stated that 120 vehicles that travel at the highest peak of traffic is not a significant impact to traffic.

The applicant John Reischl returned to address concerns. Vice Chair Schaefer asked if the Catholic Church is aware of the parking concerns with the residents. Mr. Reischl stated that they have not met with the Catholic Church, but is willing to address the comments with them.

Chairman Ebenhoch invited any questions or comments from the public. Larry Lenard of 2324 California Street introduced himself. Mr. Lenard stated that he had a chance to meet with Mr. Reischl and is now comfortable with the design of this project. Mr. Lenard expressed concern that once the project is complete the bridge won't be done.

Glenn Casterline of 330 Pinehurst Ave introduced himself. Mr. Casterline expressed concern with high density parking.

Andrew Arczynski, Placentia City Attorney stated that there is an annual report that must be filed with the City delineating their compliance with the requirements of the development agreement.

Chairman Ebenhoch closed the public hearing.

Motion by Vice Chair Schaefer, seconded by Chairman Ebenhoch to Adopt Resolution PC-2013-08 Staff Recommendation and the Adoption of Resolution No. PC-2013-09 Staff Recommendation to City Council, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations. Passed by a 4-0-2-0 vote. Solomonson, Hill, Absent.

NEW BUSINESS

DEVELOPMENT REPORT

Mr. Domer stated that Commissioner Scull has moved out of the City and has resigned his position. Mr. Domer stated that applications for a new Planning Commission member will be accepted through the July recruitment process.

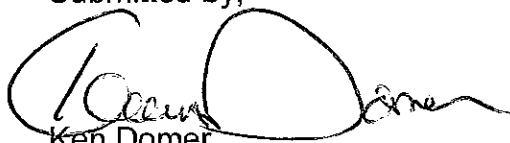
Chairman Ebenhoch stated that the Placentia bridge project is ahead of goal. The projection is that traffic will be moving through late May or early June on 2014.

Mr. Domer stated that construction on Orangethorpe and Rose will be starting soon. Mr. Domer stated that additional information is available on the OCTA website www.ocbridges.net.

PLANNING COMMISSION REQUESTS:

Commissioner Tomazic, seconded by Chairman Ebenhoch adjourned the Planning Commission meeting at 7:45 p.m. to the next regularly scheduled meeting on May 14, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Ken Domer
Assistant City Administrator