

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

May 14, 2013

The regular meeting of the Placentia Planning Commission of May 14, 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
Dana Hill, Commissioner
Frank Perez, Commissioner
Absent: Vic Tomazic, Commissioner
Tom Solomonson, Commissioner
Commissioner (Vacant)

PLEDGE OF ALLEGIANCE: Led by Commissioner Hill

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

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

Ed Perez, consultant for HQT Homes introduced himself. Mr. Perez stated that a community meeting was held on May 6, 2013 and the eight items of concern were discussed. Mr. Perez indicated that HQT Homes are available for questions and will continue to work with residents.

Jim Gardner of 1131 Cypress Pointe introduced himself. Mr. Gardner expressed concern with public safety, a narrow alley way and one exit and one entrance relating to the proposed HQT development.

Motion by Vice Chair Schaefer, seconded by Chairman Ebenhoch to APPROVE THE MINUTES of April 09, 2013. Passed by a 3-0-1-2 vote. Hill, Solomonson abstained.

Public Hearings:

1. 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 continue the open public hearing to June 11, 2013 Planning Commission meeting. Motion passed by a 5-0-1-0 vote. Tomazic Absent.

2. **Applicant: City of Placentia**
Location: City-wide

General Plan Conformance Finding for Fiscal Year 2013 to 2020 Seven Year Capital Improvement Program

It is requested that the Planning Commission make findings of conformity with the adopted General Plan for the Fiscal Year 2013-14 to 2019-20 Capital Improvement Program and submit those findings to the City Council for consideration and approval.

Ken Domer presented the staff report.

Vice Chair Schaefer asked for clarification on anticipated full funding for the 53 projects in the 2013-2014 fiscal year. Mr. Domer stated that full funding will not be known until the final budget is approved. Mr. Domer stated that the majority of projects will commence this fiscal year.

Vice Chair Schaefer asked what the City's top priorities are of the 53 projects mentioned. Mr. Domer stated that the City Council will make recommendations for funding.

Vice Chair Schaefer asked if any projects have been community driven. Mr. Domer stated that some projects are community driven and completed according to the funds that are available.

Vice Chair Schaefer asked if any of the 53 projects are required for compliance. Mr. Domer stated yes.

Vice Chair Schaefer asked if equipment replacement funds are used for computer upgrades and IT equipment. Mr. Domer stated that the City no longer has this type of funds and is looking at the Fiscal Sustainability Program for future funding.

Chairman Ebenhoch asked what the risk would be if projects were done as scheduled and having new regulation come in to increase the cost or would there be a savings by expediting before regulations come in. Mr. Domer stated that if there are funds available for next year, they must be used or we lose them.

Chairman Ebenhoch opened the public hearing.

Glen Casterline of 330 Pinehurst introduced himself. Mr. Casterline expressed concern with two CIP projects, the proposed skate park located at the old Boys and Girls Club on

Crowther and the proposed Metrolink parking structure.

Chairman Ebenhoch closed the public hearing.

Motion by Vice Chair Schaefer, seconded by Commissioner Hill TO ADOPT RESOLUTION NO. PC-2013-11, finding that the Fiscal Year 2013-2014 to 2019-2020 Capital Improvement Program (CIP) is in conformance with the City's existing General Plan and that we recommend the CIP for consideration and approval by the City Council. SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-1-0 vote. Tomazic Absent.

NEW BUSINESS

DEVELOPMENT REPORT

Development Project List

Mr. Domer stated that Shapell Homes has contacted the City regarding the proposed residential lot located on the South East corner of Alta Vista and Rose. Mr. Domer stated that a submitted formal application has not been received from the Schaner group. The Olson development was approved for a first reading by the City Council.

Ms. Schwartz stated that McDonalds is moving forward and expects to be operating in four months.

Mr. Domer advised the Commission that Sue Ann's has opened.

Chairman Ebenhoch asked for an update on the Alta Vista and Rose location. Mr. Domer stated that a few developers have contacted us with interest in converting to residential. He stated it is the City's intention to maintain this as a Commercial Zone.

Commissioner Hill asked for an update on the Fresh and Easy Market. Mr. Domer stated that Fresh and Easy is not longer an option and there is a potential business owner interested in this location and hopes to have an update at the next Planning Commission meeting.

PLANNING COMMISSION REQUESTS:

Commissioner Solomonson made a motion, all Commissioners agreed to adjourn the Planning Commission meeting at 7:15 p.m. to the next regularly scheduled meeting on June 11, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Kenneth A. Domer

Assistant City Administrator