

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
March 9, 2010

The regular meeting of the Placentia Planning Commission of March 9, 2010 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Perez.

ROLL CALL: Present: Michael Ebenhoch, Commissioner
John Scull, Commissioner
Vic Tomazic, Commissioner
Craig Green, Vice Chairman
Frank Perez, Chairman

Absent: Floyd Farano, Commissioner
Christine Schaefer, Commissioner

PLEDGE OF ALLEGIANCE: Led by Vice Chairman Green

Others Present: Kenneth A. Domer, Assistant City Administrator
Raynald F. Pascua, Development Services Manager
Monique Schwartz, Associate Planner
Andrew V. Arczynski, City Attorney
Sara Salazar, Administrative Assistant

Motion by Vice Chairman Green, seconded by Commissioner Scull to APPROVE THE MINUTES of February 9, 2010. Passed by a 5-0-2 vote. (Farano and Schaefer absent)

ORAL COMMUNICATIONS: The Chair invited the public to make oral comments on matters not on the agenda, but none were offered.

Public Hearings:

1. **Applicant:** Michael VanRiette
Location: 725 Hundley Way

Use Permit (UP) 2010-03:

To permit the retail sales of pre-owned motor vehicles in conjunction with wholesale internet sales of motor vehicles within a +/- 11,424 square foot industrial building, located at 725 Hundley Way in the Manufacturing (M) District.

Ms. Schwartz presented the staff report and was available for questions.

Commissioner Ebenhoch asked if the applicant is permitted to leave one or two cars outside of the showroom. Ms. Schwartz responded that the applicant would be permitted to leave a car outside for a limited amount of time. For example, while the car is waiting to be picked up by the purchaser.

Commissioner Green asked if the hours could be changed from 10 a.m. to 6 p.m. to 8 a.m. to 6 p.m. Ms. Schwartz responded the applicant requested operating hours of 10 a.m. to 6 p.m., but if the Commission wanted to change the hours City staff would not object.

Commissioner Green asked if the verbiage in sentence 2 of Special Condition # 11 could be changed to, "The premises to be kept free of debris, etc." He also asked for clarification on who at the City is responsible for approving temporary or permanent signage per Special Condition #14. He asked for clarification on Special Condition #21. For Special Condition #22, he asked if the applicant can be given sixty (60) days to have the razor wire removed and a final fencing plan approved for the property. Ms. Schwartz responded to Commissioner Green's questions. On Special Condition #14, she stated she did not object to amending the Special Condition to state the applicant should submit plans to the City Planning Division to obtain a Temporary Advertising Permit. On Special Condition #21, she clarified it was written specifically for the requirements of water quality management when washing vehicles outdoors or indoors. On Special Condition #22, she responded that it would be up to the Planning Commission to allow the applicant sixty (60) days to have a final fencing plan approved and installed.

Chairman Perez invited the applicant to address the Commission.

Michael VanRiette of 725 Hundley Way, Placentia, gave a brief history of his business to the Commission. In response to Commissioner Green's comments about hours of operation, he stated it would be nice to have later hours as that is when he anticipates being busier, rather than earlier in the day. In response to water quality requirements, he stated he would set up a wash station for his vehicles.

Commissioner Green asked the applicant what hours of operation would be ideal for his business. Mr. VanRiette responded 10 a.m. to 9 p.m. would be ideal.

Mr. Domer added that staff would be fine with posted hours of 10 a.m. to 8 p.m. with an allowance in the Use Permit to remain open until 9 p.m.

Chairman Perez opened the Public Hearing.

With no public comments, Chairman Perez closed the Public Hearing.

Commissioner Green made a motion to approve the Use Permit with the amendment of thirty (30) days to six (6) months on Special Condition # 22 along with posted hours of 8

a.m. to 9 p.m. on Special Condition # 5.

Motion by Vice Chairman Green, seconded by Commissioner Ebenhoch, TO ADOPT RESOLUTION NO. PC-2010-04 APPROVING USE PERMIT (UP) 2010-03, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-2 vote (Farano and Schaefer Absent).

- 2. Applicant: Patrick Rue
Location: 128 W. Santa Fe Avenue**

Use Permit (UP) 2010-04:

To permit the sale of alcoholic beverages (Type 42 On Sale Beer and Wine – Public Premises) within a +/- 1,800 square foot tenant space to be used as a craft beer bar/tasting room (The Bruery) that will showcase beers manufactured by the Bruery as well as other craft breweries, wine, specialty sodas, artisan cheeses and snacks, located at 128 W. Santa Fe Avenue in the Santa Fe Commercial (SF-C) District.

Ms. Schwartz presented the staff report and was available for questions.

Mr. Domer stated language should be added to Resolution PC 2010-05, under Section 2-B-e, "language acceptable to the City Attorney, making the finding a public convenience," which is required for the ABC license.

Commissioner Green expressed concern over the limited parking in the downtown area. He also asked for clarification on the serving size of the samples. Business hours of 4 p.m. to 12 p.m. vs. 2 p.m. to 12 p.m. were commented on as well.

Mr. Domer responded that the business hours of 4 p.m. to 12 p.m. were requested by the applicant, however, if the applicant decided to modify business hours to 2 p.m. to 12 p.m., the item could be approved by City staff and would not have to come back before the Planning Commission.

Chairman Perez invited the applicant to address the Commission.

Patrick Rue of 715 Dunn Way, Placentia thanked the Commission for the opportunity to speak and gave a brief history of his business.

Commissioner Tomazic asked Mr. Rue if the Department of Alcoholic Beverage Control (ABC) has a limit to alcoholic content of beer. Mr. Rue responded no, as long as he is not distilling.

Mr. Rue responded to Commissioner Green's earlier recommendation about business hours and expressed interest in modifying them to 2 p.m. to 12 p.m.

Chairman Perez asked if The Bruery would primarily be serving its own products. Mr. Rue responded yes and spoke about some of his beverages.

Commissioner Green asked if there will be a kitchen at the site. Mr. Rue responded there will be a small food prep area, but there will not be a kitchen.

Chairman Perez opened up the Public Hearing.

Ed Garcia of 116 W. Santa Fe Avenue, Placentia spoke about parking in the downtown area. He stated that he agreed with Commissioner Green's comments about the limited parking and reiterated the need for more customer and merchant parking. He suggested turning a nearby, City-owned lot into a parking lot.

Chairman Perez closed the Public Hearing.

Commissioner Ebenhoch asked staff for a timeframe on the parking structure being built at the end of Main Street. Mr. Domer responded that the City is in line to begin site preparation in December 2010 and begin site facilities at the beginning of 2011. The construction deadline and expected opening of the parking structure is scheduled for November 30, 2011. In addition to the structure, the property at 229 Main Street is in escrow and is anticipated to accommodate between 18-24 vehicles, as well as a lot on West Santa Fe Avenue, which will accommodate 16-18 vehicles in the next six (6) months.

Commissioner Ebenhoch addressed the Commission and asked for support from the community so that The Bruery can succeed and encourage the revitalization of the downtown area.

A motion was made by Commissioner Green to include, "language acceptable to the City Attorney, making the finding a public convenience," as well as business hours of 2 p.m. to 12 p.m.

Motion by Vice Chairman Green, seconded by Commissioner Ebenhoch, TO ADOPT RESOLUTION NO. PC-2010-05 APPROVING USE PERMIT (UP) 2010-04, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-2 vote (Farano and Schaefer Absent).

Old Business:

None

New Business:

None

DEVELOPMENT SERVICES MANAGER'S REPORT:

Mr. Pascua gave an update on the Housing Element, which was approved by the City Council. A final draft has been received and will be posted on the City website for online viewing.

Chairman Perez asked about the former site of the Placentia Market at Placentia Avenue and Bastanchury Road. Ms. Schwartz responded that the building is currently leased by Vons, who continues to receive rent. Commissioner Scull asked when the lease expires. Ms. Schwartz responded that she believes it doesn't expire for several years. Chairman Perez commented that the site does not appear to be well-maintained.

Mr. Domer stated he continues to send letters to firms to gain interest in the site and efforts will be doubled. He added that a meeting occurred this week with Northgate Market to go in where Bargain Basket is on July 1st 2010. This will include a \$2.5 million renovation of the center.

Commissioner Green commented that the former site of Long Drugs remained vacant for a long time and would've been a good fit for Trader Joe's. Mr. Domer agreed and stated retailers like Henry's and Whole Foods could also be approached for the site.

Chairman Perez adjourned the Planning Commission meeting at 7:20 p.m. to the next regularly scheduled meeting on April 13, 2010 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Raynald F. Pascua
Development Services Manager