

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

July 09, 2013

The regular meeting of the Placentia Planning Commission of July 09, 2013 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Schaefer.

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

PLEDGE OF ALLEGIANCE: Led by Commissioner Solomonson

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

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

- 1. Motion by Commissioner Tomazic, seconded by Commissioner Hill to APPROVE THE MINUTES of June 11, 2013. Passed by a 5-0-1-0 vote.**

Public Hearings:

- 2. Applicant: Cypress Point Restaurants, LLC: Joe Rasic**

Use Permit (UP) 2013-05:

To permit the sale of alcoholic beverages (Type 41 On Sale Beer and Wine-Eating Place) for on-site consumption within a new +/- 3,860 square foot restaurant, called Craftsman Wood Fired Pizza and large outdoor seating area, located at 148 E. Yorba Linda Boulevard in the Town Center (T-C) District.

Ms. Schwartz presented the staff report.

Commissioner Tomazic asked for clarification of the outside seating area location. Ms. Schwartz confirmed the area is near the entrance.

Vice Chair Schaefer asked if the location is where the Fresh and Easy was going to open. Ms. Schwartz confirmed this location is a portion of the old Fresh and Easy location.

The applicant Joe Rasic of 148 E. Yorba Linda Boulevard introduced himself. Vice Chair Schaefer asked if this is Mr. Rasic's first solo venture. Mr. Rasic stated no, he was the owner of a restaurant from 1998-2000.

Commissioner Hill asked when they plan on opening for business. Mr. Rasic stated he wants to open around the beginning of September.

Commissioner Solomonson asked if Craftsman Wood Fired Pizza is a franchise. Mr. Rasic stated no it is not.

Vice Chair Schaefer asked if Mr. Rasic was ok with deleting special condition 49 and amending special condition 60. Mr. Rasic stated that he suggested the change. Vice Chair Schaefer ask for clarification of an off premise permit. Mr. Rasic stated that the privlidge can be activatied with a type 41 license, an off premise permit and authorization from the City and the Police Department. Vice Chair Schaefer asked if employees under 21 can serve alcohol. Mr. Rasic stated that all employees will be over the age of 18, and that employees under 21 can handle alcohol but not serve it.

Vice Chair Schaefer opened the public hearing.

Marjorie Greene of 150 S. Hampton Way introduced herself. Ms. Greene has concerns with the contractor's hours of operation. Ms. Greene states that in the past contractors have been very noisy and did not work during the hours allowed.

Vice Chair Schaefer closed the public hearing.

Motion by Commissioner Hill, seconded by Commissioner Perez TO ADOPT RESOLUTION NO. PC 2013-13 approving Use Permit (UP) 2013-05, SUBJECT TO THE AMENDED SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-1-0 vote).

3. Applicant: Courtni Loughlin

Use Permit (UP) 2013-06:

To permit the operation of an educational facility for adults with developmental disabilities who are seeking self improvements, enhanced independence and potential future employment within a +/- 8,640 square foot commercial/industrial suite located at 300 E. Orangethorpe Avenue in the Commercial Manufacturing (C-M) District.

Commissioner Solomonson recused himself from the meeting; his business is within the required 300 foot notification radius.

Mr. Domer presented the staff report.

Vice Chair Schaefer opened the public hearing.

The applicant Courtni Laughlin, of 300 E. Orangethorpe Avenue introduced herself. Commissioner Tomazic commended Ms. Laughlin for her vision and goal.

Commissioner Hill asked if Ms. Laughlin is familiar with the Pujols Family Foundation. Commissioner Hill states that this foundation is directly related to what she is trying to do and advised Ms. Laughlin to visit their web site.

Vice Chair Schaefer asked if the OCTA system could be used by their consumers. Ms. Laughlin states that access bus system will coordinate the transportation for each consumer. Vice Chair Schaefer asked what the involvement of the regional center is. Ms. Laughlin stated that this will be the main source of funding. Vice Chair Schaefer asked if the funds are state or federal. Ms. Laughlin stated that they are state funds. Vice Chair Schaefer asked why Placentia was chosen for the location. Ms. Laughlin stated that there are no adult day centers in the city. Ms. Laughlin stated that she will offer life skills at her facility. Vice Chair Schaefer ask how many consumers will be at the facility. Ms. Laughlin confirmed they will start with 16 to 24 consumers and 4 to 6 employees.

Mary Lang of 1743 E. Eucalyptus Street, Brea introduced herself. Ms. Lang is in support of No Limits Learning Center.

Elaine Majam of 20606 Camino De Los Cantos, Yorba Linda introduced herself. Ms. Majam is in support of No Limits Learning Center.

Richard Laughlin of 1554 Perry, Placentia introduced himself. Mr. Laughlin is in support of No Limits Learning Center.

Liz Frobisher of 617 N. Hale, Fullerton introduced herself. Ms. Frobisher is in support of No Limits Learning Center.

Roderick Asner of 21380 Via Del Parque, Yorba Linda introduced himself. Mr. Asner is in support of No Limits Learning Center.

Jodie Bell of 506 Firestone Lane, Placentia introduced herself. Ms. Bell is in support of No Limits Learning Center.

Andrew Arczynski, City Attorney stated that children with disabilities and special needs federal funding ends at age 22.

Vice Chair Schaefer closed the public hearing.

Motion by Commissioner Tomazic, seconded by Commissioner Hill TO ADOPT RESOLUTION NO. PC 2013-14 approving Use Permit (UP) 2013-06, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 4-0-1-0 vote. (Commissioner Solomonson recused)

4. Applicant: Lamar Advertising Company: Ray Baker Development Agreement DA 2013-01:

Consideration of recommending to the City Council a Development Agreement to permit the installation of up to five (5) outdoor advertising structures on City-owned property adjacent to State Highway Route 57.

Mr. Domer presented the staff report.

Commissioner Tomazic asked if the county or state has any say in the matter. Mr. Domer stated no they do not.

Commissioner Perez asked what the hours of operation would be. Mr. Domer stated they would be regulated in the development agreement. Commissioner Perez asked if the City use of 10% is negotiable. Mr. Domer replied, yes it is.

Commissioner Hill expressed concern with the long term affects on property value. Mr. Domer stated that was considered and one of the reasons signs would not be every 1000 feet. Commissioner Hill also expressed concern with putting up 5 signs.

Vice Chair Schaefer asked for clarification on who makes the contributions. Mr. Domer stated contributions would come from Lamar Advertising Company.

Mr. Arczynski, City Attorney stated that the City would benefit by advertising city events and Placentia based businesses would also have opportunity to advertise at a reduced rate.

Vice Chair Schaefer opened the public hearing.

The applicant Ray Baker of 1121 S. Boyle Ste. 201, Los Angeles, Vice-President of Lamar Advertising Company introduced himself.

Paul Olivares of 826 Nebraska Avenue introduced himself. Mr. Olivares expressed concern with the lighting of the bill board shining into his home and the location of the signs in a neighborhood area where there are kids.

Stanley Nelson of 940 Arnold Drive introduced himself. Mr. Nelson expressed concern with the location of the bill boards in the La Jolla area being near city parks.

Victor De la Cruz, a retained attorney from Manatt, Phelps, Phillips on behalf of Regecy Outdoor Advertising. Mr. De la Cruz expressed concern with moving forward with this project. Mr. De la Cruz stated that the Regency Outdoor Advertising could provide better public benefits.

Troy Butzlaff, City Administrator stated that the city received three proposals in their process selection of an advertising company. Mr. Butzlaff stated that Lamar provided location for the five sites and an incentive package to help Don A Vee Jeep with their sign. Vice Chair Schaefer asked if the City owns any other industrial properties for the sign locations. Mr. Butzlaff confirmed that the City does not own any other industrial locations available for the advertising signs. Commissioner Hill asked if a ballot measure could compensate the deficit. Mr. Butzlaff stated that there are risks with the measure being approved. Mr. Butzlaff stated that he is available to meet with anyone who has concerns. Commissioner Perez asked if it is an option to reduce the signs

down to three. Mr. Butzlaff replied that the City Council could reduce it down. Mr. Perez asked if we approve three now, could the other two be done at a later date. Mr. Butzlaff stated that would need to be presented to City Council and the developer. Vice Chair Schaefer asked for clarification, that the Planning Commission is being asked to make a recommendation to the City Council. Mr. Butzlaff confirmed that the recommendation to the City Council is being proposed. Commissioner Tomazic asked if the Planning Commission could be given more information on this project. Commissioner Tomazic would like to see the elevation and plans before make a recommendation. Mr. Buzlaff stated that the City Council will decide on the locations and the Planning Commission is finding that the program is in conformance with the general plan.

Mr. Domer stated that he is working on a Staff Report for the City Council. Mr. Domer confirmed that the Planning Commission is responsible for looking at the general plan conformity issue. Mr. Domer will include concerns with the number of signs to the City Council in his staff report. Vice Chair Schaefer asked if tonight's decision will lock the Planning Commission's recommendation into one specific vendor.

Vice Chair Schaefer closed the public hearing.

Motion by Commissioner Hill, seconded by Commissioner Tomazic TO RECOMMEND THAT RESOLUTION NO. PC 2013-15 recommending approval of Development Agreement 2013-01 AS SUGGESTED TO NOT GO FORWARD. Passed by a 5-0-1-0 vote.

NEW BUSINESS

DEVELOPMENT REPORT

Development Project List

Mr. Domer stated that he is working on updating the City Website's Planning Department section. He called out the new "Pending Development Projects" section that highlights the planning process as well as certain development projects development. The website address is www.placentia.org/pendingprojects. Mr. Domer stated that the Live/Work unit standards are being reviewed with other surrounding cities.

PLANNING COMMISSION REQUESTS:

Vice Chair Schaefer, seconded by Commissioner Solomonson adjourned the Planning Commission meeting at 9:00 p.m. to the next regularly scheduled meeting on August 13, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Kenneth A. Domer
Assistant City Administrator