

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

February 11, 2014

The regular meeting of the Placentia Planning Commission of February 11, 2014 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  
Tom Solomonson, Commissioner  
Absent Vic Tomazic, Commissioner  
Absent James Schenck, Commissioner  
Dana Hill, Commissioner  
Frank Perez, Commissioner

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Perez

Others Present: Andrew V. Arczynski, City Attorney  
Charles Rangel, Contract Planner  
Cathy Carranza, Clerical Aide

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

Chairman Ebenhoch closed the oral communication.

**CONSENT CALENDAR:**

1. **Motion by Vice Chair Schaefer, seconded by Commissioner Solomonson to APPROVE THE MINUTES of January 14, 2014. Passed by a 5-0-2-0 vote.**

**Public Hearings:**

2. **Applicant: 99 Cents Only Store: Michael Green:**

**Use Permit (UP) 2013-08 1260 E. Yorba Linda Boulevard:** To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of an existing +/- 22,894 square foot grocery and variety retail store (99 Cents Only Store), located at 1260 E. Yorba Linda Boulevard in the Neighborhood Commercial (C-1) Store.

Charles Rangel presented the staff report.

Commissioner Hill asked if sales would be for beer and wine only, no hard liquor. Mr. Rangel said yes.

Vice Chair Schaefer asked for clarification of the store location being in the C-1 or C-2 Commercial District. Mr. Rangel stated there was an error on the Staff Report and the 99 Cents Only Store is in the C-1 District. Vice Chair Schaefer asked for clarification of the different types of licenses issued by ABC. Mr. Rangel stated ABC breaks differentiates between different types of licenses based on the alcoholic content.

Chairman Ebenhoch asked for clarification of the term adjacent. Mr. Rangel stated the spaces or access located in the shopping center.

Chairman Ebenhoch opened the public hearing.

Steve Rawlings of 26023 Jefferson Avenue #D, Murrieta California, on behalf of 99 Cents Only Stores introduced himself. He states that the conditions of approval put together by Staff are very reasonable. Mr. Rawlings stated they are targeting the average soccer mom with warm storage wine to be consumed at home.

Skip Anderson of 1301 Rosario Street introduced himself. Mr. Anderson expressed his concerns with the surrounding businesses that sell alcoholic beverages. He expressed his concerns regarding solicitors in the center's parking lot and the No To Solicitors sign in the window of the 99 Cent Only Store. He submitted documents for Commission's review. Commissioner Hill asked Mr. Anderson if he believes he lives in a low crime area. He said yes.

Nicole Powers, resident, expressed her concerns regarding the number of businesses selling alcoholic beverages in this area. She expressed her concern with activity at the local bar near her home.

Mary Hubbord, of 1313 Rosario Circle introduced herself. Ms. Hubbord expressed her concerns with trespassers in her neighborhood. She states that there are more than enough businesses in the area that sell alcohol.

Mr. Rawlings, representing the 99 Cent Only Store stated that staff is trained on handling solicitors. Commissioner Hill asked if all staff goes through training. Mr. Rawlings stated yes, and that managers go through extensive training. He stated that 99 Cent Only Store has a zero tolerance policy on ABC violations.

Mr. Rangel stated he will follow up with the Police Department regarding resident concerns.

Vice Chair Schaefer noted that special condition of approval 25 states the Use Permit will be reviewed one year from the date of approval and each year thereafter as necessary. She noted special condition of approval 26 states the activity level of the business shall be monitored by the Crime Prevention Bureau. Vice Chair Schaefer suggested that staff set up a meeting with the Police Department and the concerned residents.

Chairman Ebenhoch closed the public hearing.

**Motion by Chairman Ebenhoch, seconded by Commissioner Hill, to Adopt Resolution PC 2014-02 approving Development Plan Review (DPR) 2013-08. Noted that Special Condition 36 to reflect the hours of 10:00p.m and 8:00a.m, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements Set Forth Therein. Passed by a 5-0-2-0 vote.**

## **OLD BUSINESS**

**3. No Items**

## **NEW BUSINESS**

### **DEVELOPMENT REPORT**

Mr. Rangel made note of the next Planning Commission meeting on February 25, 2014. He stated items will include the HQT project, 10 units at 738 W. La Jolla.

Vice Chair Schaefer noted the clearing of land in the South East corner of Rose Drive and Alta Vista. Mr. Rangel stated he will find out if the activity is for weed control. Vice Chair Schaefer asked if a permit is needed for soil testing by an interested party. Mr. Rangel stated the interested party would typically notify the City of any soil testing.

Chairman Ebenhoch asked for an updated completion date of the Grade Separations at Kraemer and Placentia Ave. Mr. Rangel stated he will follow up with the City's Engineering Department and OCTA.

### **PLANNING COMMISSION REQUESTS**

## **ADJOURNMENT**

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:30 p.m. to a regular adjourned meeting on Tuesday, February 25, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Charles L. Rangel  
Contract Planner