



Placentia Planning Commission Agenda

Regular Meeting
May 13, 2014
6:30 p.m.

Michael Ebenhoch
Chairman

Christine Schaefer
Vice Chair

Dana Hill
Commissioner

Frank Perez
Commissioner

Thomas Solomonson
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 961-0283
Website: www.placentia.org

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

City of Placentia
City Council Chambers
401 E. Chapman Avenue
May 13, 2014

REGULAR MEETING
6:30 p.m. – City Council Chambers

MEETING CALLED TO ORDER

ROLL CALL: Chairman Ebenhoch
Vice Chair Schaefer
Commissioner Hill
Commissioner Perez
Commissioner Solomonson
Commissioner Tomazic
Commissioner Schenck

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

BUSINESS ITEMS:

1. **General Plan Conformity Finding for the Fiscal Year 2014 to 2021 Seven Year Capital Improvement Program**

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution PC-2014-07 finding that:

That the Planning Commission make findings of conformity with the adopted General Plan for the Fiscal Year 2014-15 to 2020-21 Capital Improvement Program and submit those findings to the City Council for consideration and approval

PUBLIC HEARINGS:

2. Zoning Code Amendment 2014-01:

Approve Proposed amendments to § 23.75.010 of Chapter 23.75 of Title 23 (Zoning Ordinance) of the Placentia Municipal Code pertaining to development plan review and revising the development review procedure for small projects, including additions and accessory buildings in all zones meeting all development standards.

Applicant: City

Recommended Actions: It is recommended that the Planning Commission:

- a. Approve Resolution No. 2014-06, recommending that the City Council approve Zoning Code Amendment 2014-01, an amendment to the zoning code of the City of Placentia pertaining to Development Plan Review.

DEVELOPMENT REPORT

PLANNING COMMISSION COMMENTS

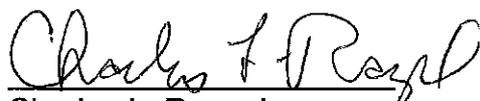
Commission members may make requests or ask questions of staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to a regular adjourned meeting on Tuesday, June 10, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the May 13, 2014 regular meeting of the Planning Commission of the City of Placentia was posted on May 8, 2014.


Charles L. Rangel



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION

FROM: ASSISTANT CITY ADMINISTRATOR

DATE: MAY 13, 2014

SUBJECT: GENERAL PLAN CONFORMITY FOR 2014-15 SEVEN YEAR CAPITAL IMPROVEMENT PROGRAM

REQUEST:

It is requested that the Planning Commission make findings of conformity with the adopted General Plan for the Fiscal Year (FY) 2014-15 to 2020-21 Capital Improvement Program (CIP) and submit those findings to the City Council for consideration and approval.

INTRODUCTION:

The CIP serves as a single comprehensive plan of proposed capital improvement projects for the budget year FY 2014 -15 and the six (6) years thereafter. In accordance with state law, the City must determine that the CIP conforms to the General Plan.

RECOMMENDATION:

City Planning Division recommends that the Planning Commission find that the FY 2014-15 to 2020-21(CIP) conforms to the adopted General Plan and its related elements and further requests that the Planning Commission recommend the CIP for consideration and approval to the City Council.

DISCUSSION:

California Government Code §65401 requires the City to prepare a coordinated program (*i.e.*, Capital Improvement Program) identifying projects recommended for planning, initiation or construction during the ensuing fiscal year. In accordance with state law, the Planning Commission must review and report on the conformity of the CIP with the adopted General Plan.

The (CIP) serves as a single comprehensive plan of proposed capital improvement projects for the budget year FY 2014 -15 and the six (6) years thereafter. The CIP is a budgeting and strategic planning tool used to determine the extent of future needs and sources of funding. The CIP also serves as a guide for the efficient evaluation, prioritization and implementation of public improvements and facilities. The CIP identifies 144 projects in which to undertake over the next seven (7) years. For FY 2014-15, the City has identified 48 projects in which it expects to continue, undertake and/or complete.

As part of the CIP process, capital improvement projects are evaluated to determine the estimated cost and prioritized to take full advantage of Federal, State, Orange County and other funding from outside agencies. The CIP is reviewed yearly, during which time the City's needs may be re-prioritized and the City's financial status may be re-evaluated.

The first CIP priority is safety within the City's right-of-way, parks, and facilities. This priority is addressed throughout each section of the CIP document in numerous ways, including streets, traffic control and operations, parks, public buildings, bridges, sewer systems and storm drain systems. Additionally, a primary focus of the CIP is to preserve and reinvest in the City's physical assets, as reflected in each of the eleven CIP sections. This includes pavement rehabilitation projects for residential and arterial streets as well as improvements at City facilities for accessibility and ADA improvements. The proposed CIP recommends several projects which address facilities or equipment that are no longer adequate to meet demand or serve our citizens. These projects include the replacement or upgrade of facilities or equipment, expansion or renovation of an existing facility, or construction of a new facility. Another important component of the CIP is to implement projects identified within a master plan or other planning document that are needed to maintain or meet adequate levels of service. These projects may include new facilities or improvements toward existing facilities. Future years will include already approved Federal Funding for its reconstruction. Finally, the CIP addresses several future planning of projects through funding of studies or project construction plans.

Conformity Findings

The basis for making a conformity finding is determining that each project fits into a goal or implementation policy as outlined in the adopted General Plan. For example, if a project is proposed to pave over several acres of open space, and that open space is called out in the Open Space Element as being protected, then the project does not conform to that General Plan Element. Another example is, if a project is proposed to widen a street or add bicycle or pedestrian paths to increase mobility, such a project would conform to the Circulation Element goals to increase accessibility and mobility for alternative modes of transportation.

As was the case with last year, the limiting factor in making conformity findings is that the City has not yet concluded its comprehensive General Plan Update. City Staff has reviewed each of the proposed projects to be undertaken during Fiscal Year 2014-15 in relation to the adopted General Plan. While many of the individual elements do not have goals, policies or implementation programs as updated elements would now contain, there is still the ability to compare the projects against the narrative of the adopted elements and make a determination that they are each in conformity with the adopted General Plan for the City of Placentia. Additionally, the Commission's finding that a proposed CIP item conforms to the General Plan does not necessarily mean the City will have the ability to implement or construct a certain CIP item. All CIP projects and plans must go through separate individual environmental and Council review. Accordingly, Staff is recommending that the Planning Commission find that the proposed CIP projects are in conformity with the adopted General Plan.

Environmental Review

The proposed Finding of General Plan Conformity is not a project as defined by the California Environmental Quality Act (CEQA). The finding of conformity does not commit the City to any of the identified projects in the CIP. Therefore, approval of the CIP qualifies for an exemption from the California Environmental Quality Act (CEQA) per Guideline §15061 (b)(3) for activities that have no potential for causing a significant effect on the environment. Furthermore, individual projects identified within the CIP will be reviewed in accordance with CEQA requirements prior to their implementation and when specific project details are available for analysis.

Actions:

1. Open the Public Hearing, receive testimony, and close the Public Hearing.
2. Adopt Resolution PC-2014-07, finding that the FY 2014-15 to 2020-21 Capital Improvement Program (CIP) is in conformance with the City's existing General Plan.
3. Recommend the CIP for consideration and approval by the City Council.

Reviewed and approved by:

Prepared and submitted by:

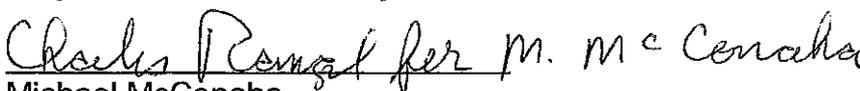


Damien R. Arrula
Assistant City Administrator



Charles Rangel
Contract City Planner

Prepared and submitted by:



Michael McConaha
Public Works Manager

Attachments:

- Attachment A: Resolution No. PC-2014-07
- Attachment B: Summary Documents – CIP 2014-2021 electronic copy forwarded-hard copy not attached
- Attachment C: General Plan Conformity Matrix

RESOLUTION NO. PC-2014-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, CALIFORNIA FINDING THAT THE FISCAL YEAR 2014-15 TO 2020-22 CAPITAL IMPROVEMENT PROGRAM CONFORMS TO THE ADOPTED GENERAL PLAN AND RECOMMENDING THE CITY COUNCIL APPROVE THE CAPITAL IMPROVEMENT PROGRAM

A. Recitals.

(i) On May 13, 2014, this Planning Commission conducted a duly noticed public hearing, as required by law, to consider the conformity of the proposed Fiscal Year 2014-15 to 2020-21 Capital Improvement Program to the adopted General Plan with said public hearing having been concluded prior to adoption of this Resolution.

(ii) This Planning Commission has reviewed and considered all elements of proposed Capital Improvement Program, including written staff reports and verbal testimony presented during the above-referenced public hearing.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia does hereby find, determine, and resolve as follows:

1. This Commission hereby specifically finds that all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct.

2. This Commission finds, and recommends the City Council find, that the Fiscal Year 2014-15 to 2020-21 Capital Improvement Program is in conformance with the Placentia General Plan.

3. The proposed Fiscal Year 2014-15 to 2020-21 Capital Improvement Program promotes implementation of the goals and policies set forth in the adopted General Plan.

4. The Planning Commission hereby makes, and recommends the City Council make, the following finding: That there is no possibility that the proposed Fiscal Year 2014-15 to 2020-21 Capital Improvement Program may have a significant effect on the environment and said amendments are therefore not subject to the requirements of the California Environmental Quality Act pursuant to the provisions of §15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations, and the City of Placentia Environmental Guidelines.

5. The Planning Commission hereby recommends that, upon adoption of the Fiscal Year 2014-15 to 2020-21 Capital Improvement Program, a Notice of Exemption be filed with the Orange County Clerk-Recorder, as required by law.

6. This Commission finds, and recommends the City Council find, that the facts supporting the above specified findings are contained in the staff report and exhibits, and information provided to this Planning Commission during the public hearing conducted with respect to the proposed Fiscal Year 2014-15 to 2020-21 Capital Improvement Program.

7. This Commission hereby recommends that the City Council of the City of Placentia approve the proposed Fiscal Year 2014-15 to 2020-21 Capital Improvement Program.

8. The Secretary of this Commission shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution to the City Council of the City of Placentia together with all documents prepared with respect to these considerations and transcripts of any and all hearings conducted with respect to the action recommended for approval herein.

PASSED AND ADOPTED this 13th day of May, 2014, by
the following vote:

AYES: COMMISSION MEMBERS:EBENHOCH, SCHAEFER,
HILL, PEREZ, SCHENCK, SOLOMONSON,
TOMAZIC

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAINED: COMMISSION MEMBERS:

Chairman

ATTEST:

CHARLES RANGEL,
Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

City of Placentia - General Plan Conformity		
Capital Improvement Projects		
Project #	Project Name	General Plan Element
61056	Orangethrope Corridor Grade Separations - Major Crossings	Circulation
61020	Richfield Road Widening	Circulation
61032	Bastanchury Road Rehabilitation Project	Circulation/Land Use
61116	Golden Avenue Bridge Design and Rehabilitation	Circulation
	Pedestrian Accessibility Project Phase III	Circulation
61114	School Signs Compliance	Circulation/Land Use
61096	Bastanchury Road Traffic Signalization Coordination Project	Circulation/Land Use
61097	Rose Drive Traffic Signalization Coordination Project	Circulation/Land Use
61098	Placentia Avenue Traffic Signalization Coordination Project	Circulation/Land Use
61117	Richfield Road at Orchard Drive Traffic Signal	Circulation/Land Use
61120	Kraemer Boulevard Signal Coordination	Circulation/Land Use
	Packing House Demolition	Land Use/Circulation/Housing
	Downtown Parking Structure and Retail Plaza	Land Use/Circulation/Housing
	Metrolink Station Parking Lot	Land Use/Circulation/Housing
61037	Downtown Parking Structure and Retail Plaza	Land Use/Circulation/Housing
61028	Old Town Sewer Rehabilitation	Land Use/Open Space/Housing
61121	Corporate Yard Bin & Clarifier Coverings	Land Use/Open Space/Housing
61122	Catch Basin Filters Citywide	Land Use/Open Space/Housing
61091	Koch Park Roof Replacement	Land Use/Recreation and Parks
61103	Tynes Gym Window Renovation	Land Use/Recreation and Parks
61092	Police Facility Refurbishment of Police Admin. Office and Conference Area	Land Use/Seismic Safety
61125	Police Department Men's and Supervisors' Locker Rooms Refurbishment	Land Use/Seismic Safety
	120 South Bradford Avenue - Former City Hall & Police Department	Land Use/Seismic Safety
	City Hall Meeting Room Renovations	Land Use/Seismic Safety
	Audio Improvements to the City Council Chambers	N/A
61076	Playground Resurfacing City-Wide	Recreation and Parks
30014	Metrolink Station & City Surveillance Cameras	N/A

City of Placentia - General Plan Conformity		
Capital Improvement Projects		
Project #	Project Name	General Plan Element
	CAD/RMS Upgrade to ICIS MTX	N/A
30023	Mobile Data Computer (MDC) Upgrade	N/A
30024	Digital Information Management System (DIMS) for Investigations	N/A
30026	Storm Drain GIS Layer	N/A
	Server Virtualization	N/A
	Computer Replacement Plan	N/A
30030	Microfiche to Digital	N/A
	Police Department Laptop Computers - Administration/Operations	N/A
30016	Telephone and Network Upgrade Phase II	N/A
	Code Enforcement Software	N/A
	800 MHz CCCS Next Generation	N/A
61112	Irrigation Software & Controllers	Recreation and Parks
61113	OCFA Vehicle Replacement	N/A
	Emergency Call Out Vehicle - Sewer Spill Response	N/A
	Handheld Traffic Citation Devices	N/A
	Total Station Crime Mapping Equipment	N/A
	Audio/Visual Mounted Projectors	N/A
	Mobile Case Management Systems	N/A
61085	Sewer System Master Plan	Land Use/Housing
61086	General Plan Update & Environmental Clearance	N/A
	Downtown Vision Master Plan	Land Use/Housing



Placentia Planning Commission Agenda Staff Report

TO: PLANNING COMMISSION

FROM: ASSISTANT CITY ADMINISTRATOR

DATE: MAY 13, 2014

SUBJECT: MODIFICATIONS TO THE ZONING CODE REGARDING
DEVELOPMENT PLAN REVIEW

SUMMARY:

The City Council recently approved an Economic Development Plan for Placentia. A key aspect of the plan is the concept of providing streamlined and expedited service for plan review and permit processing. The proposed zoning code amendment updates § 23.75.010 of the Placentia Municipal Code (PMC) – Development Plan Review (DPR) to exempt from the Planning Commission review process small additions, commercial or industrial projects of less than one acre, and multi-family projects of four or less units. These projects would instead, be reviewed by staff and be subject to all City development standards.

RECOMMENDATION:

It is recommended that the Planning Commission take the following action:

1. Approve Resolution No. 2014-06, recommending that the City Council approve Zoning Code Amendment 2014-01, an amendment to the zoning code of the City of Placentia pertaining to Development Plan Review.

DISCUSSION:

The City Council, via its Economic Development Committee, has recently approved an Economic Development Plan (the "Plan") for Placentia. The Plan includes recommendations regarding City land use policies and City processes of the PMC, related to development review. Specifically, the Plan includes several activities related to streamlining development plan review, expediting permit processing, and facilitation of the overall development/investment experience.

As a first step, staff reviewed the existing regulations related to DPR. The existing code requires that all development projects receive Planning Commission review with in a noticed public hearing and to make a finding that the development meets the intent and

provisions of the City's zoning code. Per § 23.75.010, exceptions to this requirement are:

- a. Exterior additions of less than two hundred fifty (250) square feet to buildings in commercial and industrial zones;
- b. Construction of one (1) single-family residence on a legal parcel within the residential agricultural district, single-family residential district, or low-medium density residential district; and
- c. Accessory buildings or buildings less than two hundred fifty (250) square feet in all zones.

All projects, whether or not exempted from the public DPR process, are required to meet all development regulations. The PMC as currently written requires that relatively minor investments and/or smaller projects which meet all regulations must continue to go through the time and expense of a public hearing before the Planning Commission.

Section 23.75.010 of the PMC was last amended in 2009. At that time, exemptions b and c shown above for single family residences and small accessory buildings were added. To further streamline the process and encourage community investment, it is recommended that the types of development projects exempt from the DPR process be expanded in the following ways:

1. Modify the exemption for exterior additions in the commercial and industrial zones from less than 250 square feet to less than 10% of the total square footage of an existing building; and
2. Exempt construction of commercial or industrial facilities on parcels of one acre or less; and
3. Exempt construction of four or less dwelling units in a residential zone; and
4. Modify the exemption for accessory buildings from less than 250 square feet to less than 500 square feet.

The recommended modifications will allow relatively minor expansions and/or small projects to be reviewed administratively. After staff review of exempted projects, if all development regulations are met and no other discretionary actions are required, the projects could then proceed plan check. If, however, there are code deviations or a use proposed that is not allowed by right within the zoning district, the project would be noticed for Planning Commission consideration.

CEQA:

Adoption of the recommended ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Based upon review of the proposed changes to the zoning code, staff recommends it be determined that the adoption of the recommended ordinance will not have a significant effect on the environment and, therefore, the proposed ordinance is not subject to CEDQA pursuant to 14 C.C.R. § 15061(b)(3). Upon adoption by the City Council, a Notice of Exemption will be filed with the Orange County Clerk/Recorder.

Prepared and submitted by:



Charles L. Rangel
City Contract Planner

Review and approved by:



Damien R. Arrula
Assistant City Administrator

Attachments:

Resolution No. 2014-06

RESOLUTION NO. PC-2014-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF PLACENTIA RECOMMENDING THE CITY COUNCIL APPROVE
ZONING CODE AMENDMENT ZCA-2014-01 AMENDING §
23.75.010 OF CHAPTER 23.75 OF TITLE 23 (ZONING
ORDINANCE) OF THE PLACENTIA MUNICIPAL CODE
PERTAINING TO DEVELOPMENT PLAN REVIEW**

A. Recitals.

(i). The Planning Commission desires to enable the development of small scale new and in-fill projects, as well as additions and accessory buildings.

(ii). To facilitate economic development objectives, such development projects which meet all zoning and related criteria and regulations should be allowed to proceed in the most streamlined manner, without being subjected to time consuming and costly review procedures.

(iii). The City desires to amend the provisions of § 23.75.010 of Chapter 23.75 of Title 23 of the Placentia Municipal Code ("Zoning Ordinance") to ensure prompt review and approval of such projects.

(iv). This Planning Commission has reviewed and considered all elements of amendments to the Zoning Code as recommended by staff, including written staff reports and verbal testimony presented during a duly noticed public hearing.

(vi). All legal prerequisites to the consideration of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, the Planning Commission of the City of Placentia does hereby find, determine and resolve as follows:

1. In all respects, as set forth in the Recitals, Part A., of this Resolution.

SECTION 2. The Planning Commission recommends that the City Council find and certify that the amendments set forth below have been reviewed and considered in accordance with the provisions of the California Environmental Quality Act of 1970, as amended (California Public Resources Code §§ 21000, et seq.), the Guidelines promulgated thereunder and City Guidelines and, further, finds that it can be seen with certainty that there is no possibility

that the amendments set forth below may have a significant effect on the environment and said amendments are therefore not subject to the requirements of the California Environmental Quality act pursuant to the provisions of § 15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations and hereby directs that a Notice of Exemption be filed with the Orange County Clerk/Recorder, as required by law.

SECTION 3. The Planning Commission recommends that the City Council approve an ordinance amending § 23.75.010 of Chapter 23.75 of Title 23 of the Placentia Municipal Code as follows:

"Section 23.75.010 - Development Plan Review.

"(a). Construction of new buildings in all zones, and exterior additions to existing buildings in all commercial and industrial zones shall require that the planning commission first make a finding that the proposed new building/exterior addition is in conformity with both the intent and provisions of this title. Structures associated with the drilling for and/or production, handling, storage, extraction and removal of oil, gas and other hydrocarbons shall be subject to development plan review regardless of the zone within which they are located.

"(b). Exceptions.

"(1). Exterior additions less than ten percent (10%) of total square footage of existing buildings in commercial and industrial zones may be approved pursuant to the provisions of § 23.75.015 of this code.

"(2). Construction of commercial or industrial facilities on a legal parcel consisting of one (1) acre or less as long as all development standards of the zoning district are met and upon approval pursuant to the provisions of § 23.75.015 of this code.

"(3). Construction of four or less dwelling units in a residential zone as long as all development standards of the zoning district are met and upon approval pursuant to the provisions of § 23.75.015 of this code.

"(4). Accessory buildings or buildings less than five hundred (500) square feet in all zones subject to compliance with all development standards and upon approval pursuant to the provisions of § 23.75.015 of this code."

C. The Secretary of this Commission shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a copy of the Resolution to the City Council of the City of Placentia together with all documents prepared with respect to these considerations and transcripts of any and all hearings conducted with respect to the Resolution recommended for approval herein.

PASSED, ADOPTED AND APPROVED this thirteenth day of May 2014 by the following vote:

MICHAEL EBENHOCH, CHAIRMAN

I, Charles Rangel, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Placentia held on May 13, 2014 by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAINED: COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY