



Placentia Planning Commission Agenda

Regular Adjourned Meeting
June 24, 2014
6:30 p.m.

Michael Ebenhoch
Chairman

Christine Schaefer
Vice Chairman

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

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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
June 24, 2014**

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

MEETING CALLED TO ORDER

ROLL CALL: Chairman Ebenhoch
Vice Chairman 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 CALENDER: None

PUBLIC HEARING:

- 1. Applicant: Maximus & Lasanthi Kurera
Location: 403 W. Madison Avenue**

Use Permit (UP) 2014-02:

To permit a 4,713 square ft. pre- school (Placentia Town & Country Educational Center) on a 17,085 square ft. parcel located at 403 W. Madison Ave. located in the R-1 Single-Family zone.

Recommended Action:

Staff recommends continuance of the consideration of Resolution No. 2014-08 for Use Permit (UP) 2014-02, subject to the Special Conditions of Approval and Standard Development Requirements set for therein, to a date uncertain.

OLD BUSINESS

NEW BUSINESS

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS

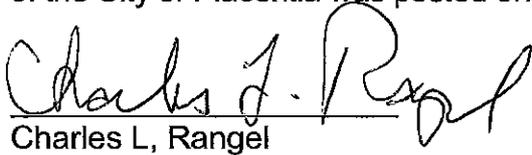
Commission members may make requests or ask questions of staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, July 8, 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 June 24, 2014 regular meeting of the Planning Commission of the City of Placentia was posted on June 19, 2014.


Charles L, Rangel



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: JUNE 24, 2014

SUBJECT: USE PERMIT (UP) 2014-02: TO PERMIT A 4,713 SQUARE FT. PRE-SCHOOL ON A 17,085 SQUARE FT. PARCEL LOCATED AT 403 W. MADISON AVE. LOCATED IN THE R-1 SINGLE-FAMILY ZONE

SUMMARY AND BACKGROUND:

The Applicant, Placentia Town & Country Early Educational Center is proposing a pre-school which consists of a 4,713 sq. ft. school building designed with classrooms to care for a total of 74 children and provide related office space for 6 staff.

During the project analysis for the pre-school it was noted by staff that the Placentia Parking ordinance did not contain specific parking standards for pre-school uses which made it difficult to assess the appropriate ratio of children and staff to parking spaces. The applicant is proposing the facility to be utilized by 74 students and six (6) staff while providing a total of fourteen (14) parking spaces. Since the pre-school staff would take up six (6) parking spaces and two (2) other spaces are designated handicapped parking, this leaves only five (5) parking spaces for non ADA patrons and parents to utilize when they are dropping off or picking up their children. It is important to note that staff requested that the applicant speak with surrounding neighbors prior to the public hearing to receive input early into the review process. After the public hearing notices were mailed out to surrounding property owners, Staff began to receive input from residents that the Applicant had not spoken with them. In addition many residents began to express serious concerns about insufficient parking which would generate considerable traffic congestion in the surrounding single-family residential neighborhood.

RECOMMENDATION:

In light of these issues and concerns, it is recommended that the Planning Commission continue the hearing to a date uncertain and hold a study session at the regular July 8, 2014 Planning Commission hearing to address concerns about pre-school uses within residential zones. Subsequent to the study session, Staff will conduct further research for alternatives and appropriate development standards for large scale day care/pre-school

businesses and take note of the feedback derived from the study session. Lastly, Staff will bring back to the Planning Commission a more comprehensive evaluation of pre-school uses citywide.

Prepared and submitted by:



Charles L. Rangel
Contract Senior Planner

Review and approved by:



Damien R. Arrula
Assistant City Administrator