



# Placentia Planning Commission Agenda

Regular Meeting  
August 12, 2014  
6:30 p.m.

**Christine Schaefer**  
Chair

**Frank Perez**  
Vice Chairman

**Dana Hill**  
Commissioner

**Thomas Solomonson**  
Commissioner

**James Schenck**  
Commissioner

**Vic Tomazic**  
Commissioner

**Vacant**  
Commissioner

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 961-0283**  
**Website: [www.placentia.org](http://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](http://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  
August 12, 2014**

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

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**MEETING CALLED TO ORDER**

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

**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.

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**CONSENT CALENDER:** None

**PUBLIC HEARING**

1. **Applicant: G & M Oil Co.  
Project Location: 313 Orangethorpe Avenue**

**Use Permit (UP) 2014-01:**

**To permit the sale of alcoholic beverages (Type 20 Off-site Sale Beer and Wine) for off-site consumption, in conjunction with the operation of an existing +/- 2,056 square foot convenience store and gas station located at 313 W. Orangethorpe Avenue in the Community Commercial (C-2) zone.**

**Recommended Action:**

1. Adopt Resolution No. PC-2014-10, and approve UP 2014-01
2. Find that the proposed Use Permit is categorically exempt in conjunction with of the California Environmental Quality Act guidelines CEQA pursuant to State CEQA Guidelines § 15061(b)(3).

## **OLD BUSINESS**

## **NEW BUSINESS**

1. **Parking Finding pertaining to Business to be located at 212 W. Santa Fe Avenue**  
**Applicant: Dennis Blake**

### **Recommended Action:**

1. Adopt Resolution of the Planning Commission of the City of Placentia making findings that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, and that public off-site parking may be counted for some or all of the required parking pertaining to business to be located at 212 W. Santa Fe avenue .
  2. Find that the Parking Finding is categorically exempt in conjunction with of the California Environmental Quality Act guidelines CEQA pursuant to State CEQA Guidelines § 15061(b)(3).
2. **Applicant: Beazer Homes**  
**Recommended Action:**
    1. Receive and file the memo from Staff reporting an administrative approval for a minor modification to Vesting Tentative Tract Map No. 17145 and Development Agreement No. 2013-01

## **DEVELOPMENT REPORT**

## **DIRECTOR'S 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.

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## **ADJOURNMENT**

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, September 09, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

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## **CERTIFICATION OF POSTING**

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the August 12, 2014 regular meeting of the Planning Commission of the City of Placentia was posted on August 7, 2014.

  
Charles L. Rangel, Secretary