



Placentia Planning Commission Agenda

Regular Meeting

April 14, 2015

6:30 p.m.

**City Council Chambers
401 E. Chapman Avenue**

**Christine Schaefer
Chair**

**Frank Perez
Vice Chair**

**Dana Hill
Commissioner**

**Dennis Lee
Commissioner**

**James Schenck
Commissioner**

**Thomas Solomonson
Commissioner**

**Vic Tomazic
Commissioner**

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

**Phone: (714) 993-8124
Fax: (714) 528-4640
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.

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

MEETING CALLED TO ORDER

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

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 Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

1. **Minutes**
Planning Commission Meeting- February 10, and March 10, 2015
Recommended Action: Approve

PUBLIC HEARING: None

OLD BUSINESS:

2. **Applicant: Dr. Rees Olson**
Use Conformity Determination 2015-01: Use Conformity Determination 2015-01 for an unlisted use within the T-C (Town Center) zoning district.
Recommended Action: It is recommended that the Planning Commission:
 - a. Adopt Resolution No. PC-2015-04, A Resolution of the Planning Commission of the City of Placentia, California, approving Conformity Determination No. 2015-01- Dr. Olson family Dentistry Locates at 1320 N. Kraemer Avenue; and
 - b. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.
3. **Applicant: Sylvia Nye State Farm**
Use Conformity Determination 2015-02: Use Conformity Determination 2015-02 for an unlisted use within the T-C (Town Center) zoning district.

Recommended Action: It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC-2015-05, A Resolution of the Planning Commission of the City of Placentia, California, approving Conformity Determination No. 2015-02 – Sylvia Nye & State Farm Insurance Located at 1280-1290 N. Kraemer Avenue; and
- b. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

NEW BUSINESS:

STUDY SESSION:

4. Applicant: Villa Picae, LLC also known as HQT

Study Session for Tentative Tract Map 17775: The project applicant, Villa Picae LLC, is proposing to redevelop the existing 0.52-acre site with ten (10) residential condominium dwelling units located north of Orangethorpe Avenue and west of Van Buren Street at 1548 Spruce Street within the SP-7 zoning district.

Recommended Action: It is recommended that the Planning Commission:

- a. Take no action but receive and file the presentation by the applicant.

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.

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, May 12, 2015 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 April 14, 2015 regular meeting of the Planning Commission of the City of Placentia was posted on April 9, 2015.

Charles L. Rangel, Secretary

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

February 10, 2015

The regular meeting of the Placentia Planning Commission on February 10, 2015 was called to order at 6:33 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Schenck, Solomonson, Tomazic, Perez, Schaefer
ABSENT: Hill (excused)

PLEDGE OF ALLEGIANCE: Commissioner Schenck

OTHERS PRESENT: Andrew V. Arczynski, City Attorney
Damien Arrula, Assistant City Administrator
Charles Rangel, Senior Planner
Candice Martinez, City Clerk Specialist

ORAL COMMUNICATIONS: None

PUBLIC OATH OF OFFICE:

a. Dennis Lee

City Clerk Specialist Martinez administered the public oath of office to Mr. Dennis Lee.

CONSENT CALENDAR:

1. Minutes

Planning Commission Meetings- September 9, 2014, and January 13, 2015

Recommended Action: Approve

Chair Schaefer noted corrections on the September 9, 2014 minutes. The word conquered needed to be changed to concurred.

A motion was made by Commissioner Solomonson, seconded by Vice Chair Perez to approve the September 9, 2014 minutes with the recommended changes. Passed by a 5-0-1 vote (Commissioner Lee abstained)

City Clerk Specialist Martinez noted correction on the January 13, 2015 minutes. The minutes need to reflect that Commissioner Solomonson recused himself from the meeting at start of the public hearing item due to a conflict of interest.

A motion was made by Commissioner Solomonson, seconded by Commissioner Tomazic to approve the January 13, 2015 minutes with the recommended changes. Passed by a 3-0-3 vote (Commissioner Lee, Schenck and Solomonson abstained)

PUBLIC HEARING

2. Applicant: Taal Cultural Cuisine of India

Use Permit (UP) 2014-07

To permit the sale of alcoholic beverages (Type 41 On-site Sale Beer and Wine Bona-fide Eating Establishment) for on-site consumption, in conjunction with a full service restaurant, and approving Use Permit No. 2014-07 located at 2065-2075 E. Orangethorpe. The proposed use is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15061(b)(3) and City Environmental Guidelines.

Recommended Action: It is recommended that the Planning Commission:

- a. Open Public Hearing, Receive Public Testimony, and Close Public Hearing; and
- b. Adopt Resolution No. PC-2015-03, A Resolution of the Planning Commission of the City of Placentia, making findings for Type 41 Alcoholic Beverage Control License on-site consumption of Beer and Wine- Bona Fide eating establishments, and approving Use Permit No. 2014-07 located at 2065-2075 E. Orangethorpe Avenue and making findings in support thereof; and
- c. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

(6-0, as recommended)

Senior Planner Rangel provided a brief overview on the public hearing item noting the applicant applied for a type 41 license which would allow for the sale of beer and wine at their establishment and listed all surrounding establishment that contains a type 41 and/or 47 license. He noted that the applicant would eventually apply for a type 47 license once one becomes available. He provided an overview on the conditions of approval listed for the establishment.

Chair Schaefer inquired if the applicant would have to receive approval from the Planning Commission for the Type 47 license.

Senior Planner Rangel noted that the applicant would have to get approval from the Planning Division, Police Department, and the Planning Commission in order to obtain a Type 47 license.

Chair Schaefer opened the public hearing at 6:52 p.m.

Balbir Singh, applicant, provide an overview on the restaurant and the type 41 license he applied for. He requested for the Planning Commission to approve his conditional use permit.

Chair Schaefer closed the public hearing at 6:56 p.m.

A motion was made by Chair Schaefer, seconded by Vice Chair Perez to adopt Resolution No. PC-2015-03, A Resolution of the Planning Commission of the City of Placentia, making findings for Type 41 Alcoholic Beverage Control License on-site consumption of Beer and Wine- Bona Fide eating establishments, and approving Use Permit No. 2014-07 located at 2065-2075 E. Orangethorpe Avenue and making findings in support thereof; and find that the Application is Categorically

**Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines
Passed by a 6-0 vote**

3. Applicant: City of Placentia

Zone Code Amendment ZCA 2015-01

An ordinance of the City of Placentia proposing a new Chapter 23.06 to Title 23 (Zoning Ordinance) of the Placentia Municipal Code pertaining to historical resources. The proposed Zone Code Amendment is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15061(b)(3) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open Public Hearing, Receive Testimony, and Close Public Hearing
- b. Adopt Resolution No. PC-2015-02, A Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve an amendment to the Placentia Municipal Code pertaining to Historical Resources [Zoning Code Amendment 2015-01]

(4-2, Commissioner Schenck and Vice Chair Perez voted no)

Senior Planner provided a brief overview on the public hearing item noting that the item had been reviewed and approved by the Historical Committee. He noted the purpose of the zoning ordinance is to better analyze if a property in the City that maybe of an historical significance. He provided a list to the Commissioner showing the 39 properties that are identified as historical landmarks from the historical survey that was done in 2002.

City Attorney Arczynski noted the City will still have to comply with State Law and Federal regulations but can incorporate procedures to identify and protect properties of historical significance.

Chair Schaefer opened the public hearing at 7:21 p.m.

John Walcek, Placentia Historical Committee member, commented that he was in favor of the proposed Ordinance. He requested a historical element to be added to the general plan update.

Lawrence DeGraff, Vice Chair of the Placentia Historical Committee, provided documentation to the Planning Commissioners regarding preserving Historical landmarks. He noted that the Historical Committee has reviewed and fully supports the proposed ordinance but requested for the following items to be amended in the Ordinance: extend the description on the benefits of historical landmarks in a community; expanding the definition identifying the importance of the Placentia Historical Committee and their role in the preservation process; owner-consent policy; and reference to the Placentia Landmark Program. He clarified on what constitutes a historical property. He inquired if the Planning Commission can accept gifts including transferred property to the City.

Commissioner Tomazic inquired what constitutes a property as a historical landmark.

Historical Committee member DeGraff clarified that a property may be considered if the site has been part of a historical significant event, and/or represents an example of an era for a town's history.

Chair Schaefer closed the public hearing at 7:34 p.m.

Senior Planner Rangel noted the items recommended by Historical Committee member DeGraff were not discussed during the Historical Committee meeting.

City Attorney Arczynski noted that in order to add the suggested items given by Historical Committee member DeGraff, the item would first need to be amended and approved by the Historical Committee. He recommended for the Commission to either approve or deny the proposed Ordinance.

Chair Schaefer reopened the public hearing at 7:52 p.m.

A motion was made by Commissioner Schenck, seconded by Vice Chair Perez to continue the item to the March 10, 2015 Planning Commission Meeting.

AYES: Perez, Schenck

NOES: Schaefer, Solomonson, Tomazic

ABSTAIN: Lee

Chair Schaefer closed the public hearing at 7:54 p.m.

A motion was made by Chair Schaefer, seconded by Vice Chair Perez to adopt Resolution of the Planning Commission of the City of Placentia, recommending the at the City Council of the City of Placentia approve an amendment to the Placentia Municipal Code pertaining to Historical Resources [Zoning Code Amendment 2015-01].

Passed by a 4-2 vote (Commissioner Schenck and Vice Chair Perez voted no)

NEW BUSINESS:

4. Applicant: Dr. Rees Olson

Use Conformity Determination 2015-01: Use Conformity Determination 2015-01 for an unlisted use within the T-C (Town Center) zoning district.
(6-0, approved)

Senior Planner Rangel provided a brief overview on the item noting that the applicant wishes to expand his business to the vacant facility next door to him. He noted that the use conformity for the vacant building does not permit the use of the type of business and that it is up to the Planning Commission to determine if the use is similar to the zoning of the parcel.

Craig Olsen, applicant, noted that their business has been in the City of Placentia since 1986 and listed the different committees he had been a part in for the City. He noted the difficulty for any dental office to expand their business and requested for the Planning Commission to approve their request.

Dr. Rees Olson, applicant, noted that they are trying to expand their business and requested for the Planning Commission to approve their request.

A motion was made by Commissioner Schenck, seconded by Commissioner Solomonson to direct Staff to draft a resolution approving the Use Conformity Determination 2015-01 and find that the application is categorically exempt pursuant to the California Environmental Quality Act (CEQA).

Passed by a 6-0 vote.

DEVELOPMENT REPORT:

Senior Planner Rangel noted that the Beazer Project (Schaner Ranch) will be on the next City Council agenda for approval of their final map.

Acting City Administrator Arrula noted the next community meeting for the General Plan Update will be February 25, 2015 from 6:00 p.m. to 8:00 p.m.

Senior Planner Rangel provided an update to the 10-unit project in La Jolla.

DIRECTORS REPORT:

Acting City Administrator Arrula noted that City's mid-year budget review will be presented to Council at their next meeting and announced the recruitment to the Citizens Fiscal Sustainability Task Force.

PLANNING COMMISSION REQUESTS:

Chair Schaefer congratulated Acting City Administrator Arrula for promotion as Acting City Administrator for the City of Placentia.

Commissioner Tomazic provided an article from the Orange County Register to the Commissioners regarding electronic cigarette.

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 8:19 p.m. to a regular meeting on Tuesday, March 10, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

**Charles L. Rangel,
Senior Planner**

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

March 10, 2015

The regular meeting of the Placentia Planning Commission on March 10, 2015 was called to order at 6:30 p.m. in the Placentia Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Lee, Schenck, Solomonson, Tomazic, Schaefer
ABSENT: Hill, Perez

PLEDGE OF ALLEGIANCE: Commissioner Lee

OTHERS PRESENT: Andrew V. Arczynski, City Attorney
Damien Arrula, Assistant City Administrator
Charles Rangel, Contract Senior Planner
Candice Martinez, City Clerk Specialist

ORAL COMMUNICATIONS: None

CONSENT CALENDER:

- 1. Minutes
Planning Commission Meetings- November 12, 2014, and December 9, 2014**

Recommended Action: Approve
(3-0-2, Commissioner Schenck and Commissioner Lee abstained)

A motion was made by Commissioner Tomazic, seconded by Commissioner Solomonson and carried a (3-0-2, Commissioner Schenck and Commissioner Lee abstained) vote to approve the November 12, 2014 and December 9, 2014 Planning Commission Minutes.

**PUBLIC HEARING
(Continued item from November 12, 2014 Meeting)**

- 2. Applicant: AT&T**

Use Permit (UP) 2014-04

To permit the removal of an existing sixty (60) feet high Verizon wireless monopine and replace it with construction of a proposed eighty (80) feet high AT&T wireless monopine located at 201 Bradford Ave. at Kraemer Park in the R-1 District. The proposed use is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:
1) Close the Public Hearing and take no action because the applicant has withdrawn the project

Chair Schaefer announced that the applicant has withdrawn their application for Use Permit (UP) 2014-04 and closed the public hearing at 6:34 p.m.

OLD BUSINESS: None

NEW BUSINESS:

3. Applicant: Sylvia Nye State Farm

Use Conformity Determination 2015-02: Use Conformity Determination 2015-02 for an unlisted use within the T-C (Town Center) zoning district.

Senior Planner Rangel provided a brief overview on new business item number 3 noting that the applicant, Sylvia Nye from State Farm, has shown interest in the facility, but the current zoning does not allow that type of business in the facility. He noted it is up to the discretion of the Planning Commission to decide if the type of use is appropriate for the facility.

Richard Ray, owner, noted the difficulty leasing out the facility and requested for the Commission to approve the use conformity determination.

City Attorney Arczynski noted that if the Planning Commission wishes to move forward with the item, they would need to direct Staff to draft a resolution approving the Use Conformity Determination and present the item at a future Planning Commission meeting.

A motion was made by Commissioner Solomonson, seconded by Commissioner Tomazic and carried a (5-0) vote, directing Staff to prepare a resolution approving the Use Conformity Determination No. 2015-02, and find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970 (CEQA).

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT

Assistant City Administrator Arrula informed the Commission that there will be a Study Session at a future Planning Commission meeting in the summer to review and discuss the General Plan Update.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 6:59 p.m. to a regular meeting on Tuesday, April 14, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Charles L. Rangel
Contract Planner



Placentia Planning Commission Agenda Staff Report

TO: PLANNING COMMISSION
FROM: CONTRACT SENIOR PLANNER
DATE: April 14, 2015
SUBJECT: **Use Conformity Determination UCD 2015-01**

BACKGROUND

The Applicant, Dr. Olson Family Dentistry, has requested approval to occupy the adjoining 875 square feet office space currently used by Dr. Lord, podiatrist, located at 1320 N. Kraemer in the T-C Town Center District.

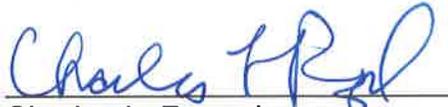
On February 10, 2015, the Planning Commission took action approving UCD 2015-01 and directed Staff to prepare a resolution approving Conformity Determination No. 2015-01 pertaining to a proposed office expansion.

RECOMMENDATION

It is recommended that the Planning Commission:

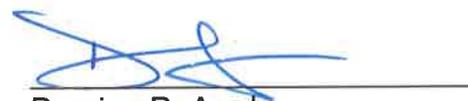
- a. Adopt Resolution No. PC-2015-04, A Resolution of the Planning Commission of the City of Placentia, California, approving Conformity Determination No. 2015-01- Dr. Olson family Dentistry Located at 1320 N. Kraemer Avenue; and
- b. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

Prepared and submitted by:



Charles L. Rangel
Contract Senior Planner

Review and approved by:



Damien R. Arrula
Acting City Administrator

ATTACHMENT:

1. Resolution No. PC-2015-04

RESOLUTION NO. PC-2015-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING USE CONFORMITY DETERMINATION NO. 2015-01 - DR. OLSON FAMILY DENTISTRY LOCATED AT 1320 N. KRAEMER AVENUE

A. Recitals.

(i). On February 10, 2015 this Planning Commission conducted a duly noticed meeting, as required by law, and at such meeting considered an application for a Use Conformity Determination regarding a proposed office expansion of Dr. Olson Family Dentistry located 1320 N. Kraemer Avenue in the Town Center(T-C) Zoning District.

(ii). This Planning Commission has reviewed and considered all elements of Use Conformity Determination 2015-01 and the current conditions, including written staff reports, and verbal comments presented during the appropriate public comment period.

(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 Planning 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 Planning Commission finds that the proposed use as identified within Use Conformity Determination Application No. 2015-01 does conform to the intent of the uses permitted within the T-C District and is in conformance with the General Plan.

3. This Planning Commission finds that the proposed use will promote the orderly development of the City and the public health, safety and welfare.

4. This Planning Commission finds that the consideration of the use as allowed by Use Conformity Determination No. 2015-01 will not have a detrimental effect upon land available for housing within the City.

5. The approval of Use Conformity Determination No. 2015-01 will not be (a) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the City, or (b) injurious to property or improvements within the neighborhood of the proposed use or within the City.

6. The Planning Commission hereby makes the following finding: Pursuant to the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (§ 15061(b)(3)) of Division 6 of Title 14) the general rule exemption, which states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The approval of the Use Conformity Determination for the proposed use will not have a significant effect on the environment and is not subject to the requirements of the California Environmental Quality Act of 1970, as amended.

7. This Commission finds 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 new business conducted with respect to consideration of Use Conformity Determination No. 2015-01.

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, by certified mail, to the Property Owner and Applicant at the address of record set forth in the Application.

PASSED ADOPTED AND APPROVED this 14th day of April, 2015.

Christine Schaefer, Chair

I, Charles L. 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 April 14, 2015 by the following vote:

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

ATTEST:

Charles L. Rangel,
Secretary to the Planning Commission

APPROVED AS TO FORM

Andrew V. Arczynski,
City Attorney



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: April 14, 2015

SUBJECT: **Use Conformity Determination UCD 2015-02**

BACKGROUND

The Applicant, Sylvia Nye & State Farm (Applicant), have requested to occupy the vacant 1,500 square feet space, located at 1280-1290 N. Kraemer Blvd. in the T-C Town Center District.

On March 10, 2015, the Planning Commission took action approving UCD 2015-02 and directed staff to prepare a resolution approving Conformity Determination No. 2015-02 pertaining to a proposed office use.

RECOMMENDATION

It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC-2015-05, A Resolution of the Planning Commission of the City of Placentia, California, approving Conformity Determination No. 2015-02 – Sylvia Nye & State Farm Insurance Located at 1280-1290 N. Kraemer Avenue; and
- b. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

Prepared and submitted by:


Charles L. Rangel
Contract Senior Planner

Review and approved by:


Damien R. Arrula
Acting City Administrator

Attachment:

1. Resolution No. PC-2015-05

RESOLUTION NO. PC-2015-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE CONFORMITY DETERMINATION No. 2015-02 - SYLVIA NYE & STATE FARM INSURANCE LOCATED AT 1280-1290 N. KRAEMER AVENUE.

A. Recitals.

(i). On March 10, 2015 this Planning Commission conducted a duly noticed meeting, as required by law, and at such meeting considered an application for a Use Conformity Determination regarding a proposed office use (State Farm Insurance) to be located at 1280-1290 N. Kraemer Avenue in the Town Center(T-C) Zoning District.

(ii). This Planning Commission has reviewed and considered all elements of Use Conformity Determination 2015-02 and the current conditions, including written staff reports, and verbal comments presented during the appropriate public comment period.

(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 Planning 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 Planning Commission finds that the proposed use as identified within Use Conformity Determination Application No. 2015-02 does conform to the intent of the uses permitted within the T-C district and is in conformance with the General Plan.

3. This Planning Commission finds that approval of the proposed use will promote the orderly development of the City and the public health, safety and welfare.

4. This Planning Commission finds that the consideration of the use as allowed as determined by Use Conformity Determination No. 2015-02 will not have a detrimental effect upon land available for housing within the City.

5. The approval of Use Conformity Determination No. 2015-02 will not be (a) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the City, or (b) injurious to property or improvements within the neighborhood of the proposed use or within the City.

6. The Planning Commission hereby makes the following finding: Pursuant to the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (§ 15061(b)(3)) of Division 6 of Title 14 the general rule exemption, which states that where it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment, that activity is not subject to CEQA. The approval of the Use Conformity Determination for the proposed use will not have a significant effect on the environment and is not subject to the requirements of the California Environmental Quality Act of 1970, as amended.

7. This Commission finds 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 new business conducted with respect to consideration of Use Conformity Determination No. 2015-02.

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, by certified mail, to the Property Owner and Applicant at the address of record set forth in the Application.

PASSED ADOPTED AND APPROVED this 14th day of April, 2015.

Christine Schaefer, Chair

I, Charles L. 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 April 14, 2015 by the following vote:

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

ATTEST:

Charles L. Rangel,
Secretary to the Planning Commission

APPROVED AS TO FORM

Andrew V. Arczynski,
City Attorney



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13821 NEWPORT AVE., SUITE 120
TUSTIN, CA 92780

COLOR RENDERING

FLAIR

ARCHITECTS

10000 WILSON AVENUE, SUITE 100
410 WALTON AVENUE, CALICOVA, 92626
949.786.7535 FAX 949.786.7540

2/2/14
13004

6.0



FRONT ELEVATION
SCALE - 3/16"=1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13821 NEWPORT AVE., SUITE 120
TUSTIN, CA 92780

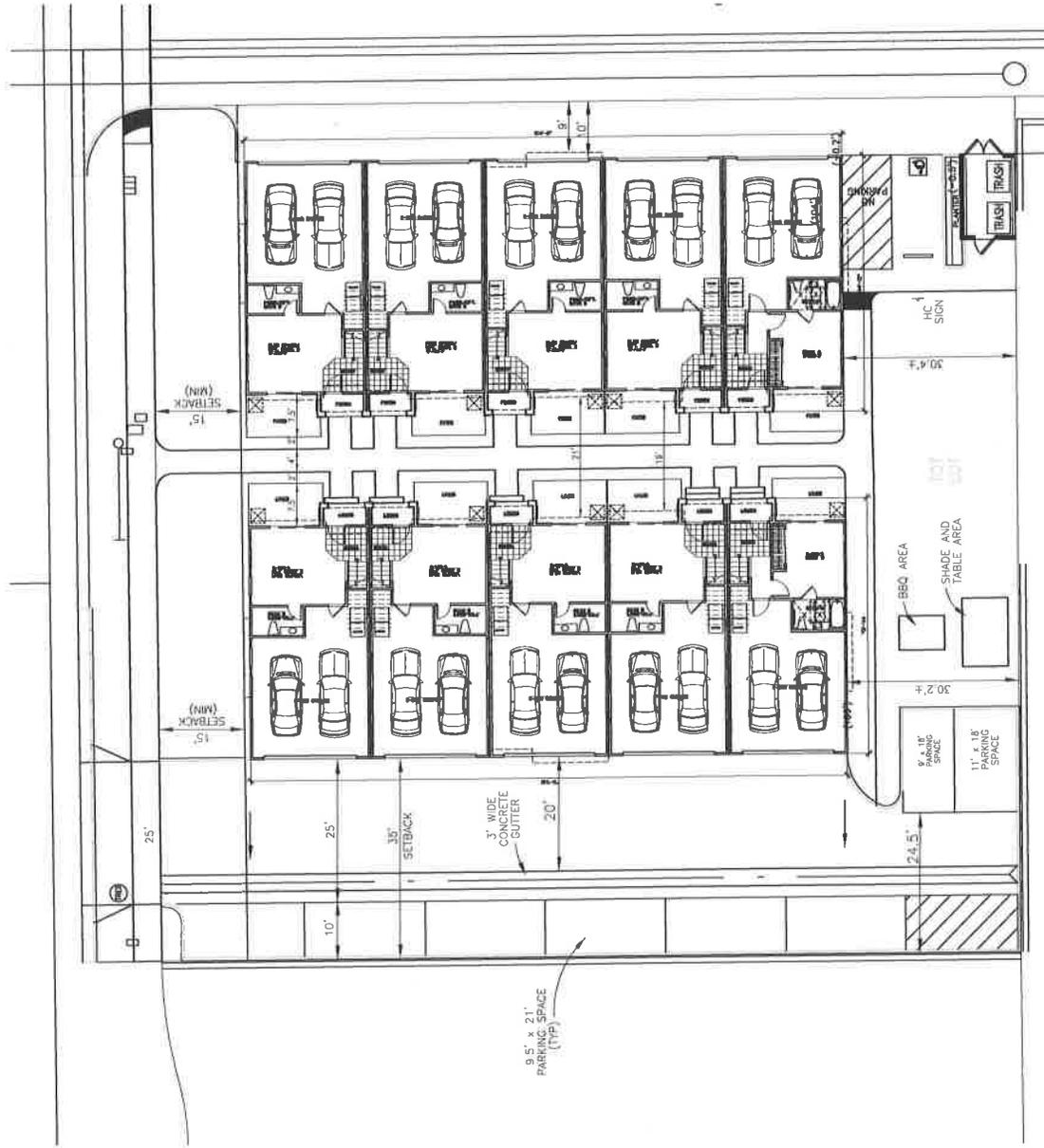
COLOR ELEVATIONS

SCALE - 1/8"=1'-0"
9/13/14
10004



ARCHITECTS
10000 UNIVERSITY AVENUE, SUITE 1000
LOS ANGELES, CALIFORNIA 90024
PH: 310.760.2512 FAX: 310.760.7800

4.0

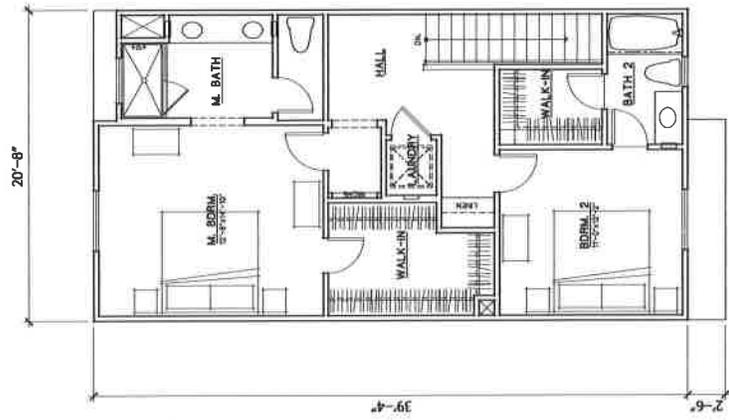


SPRUCE STREET
PLACENTIA, CA

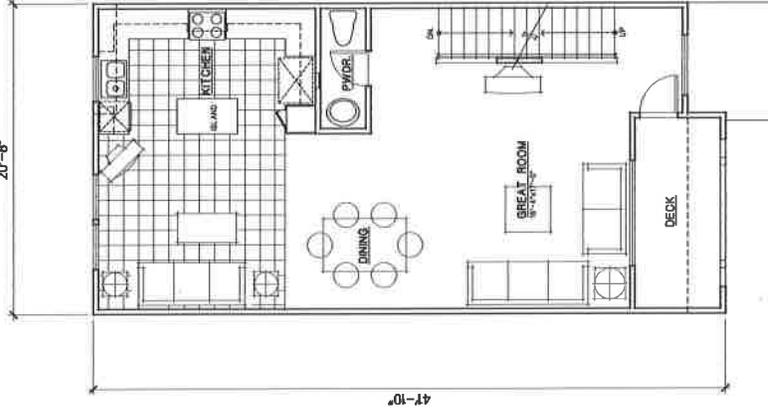
HQT HOMES
13821 NEWPORT AVE., SUITE 120
TUSTIN, CA 92780

5/6/14
15004

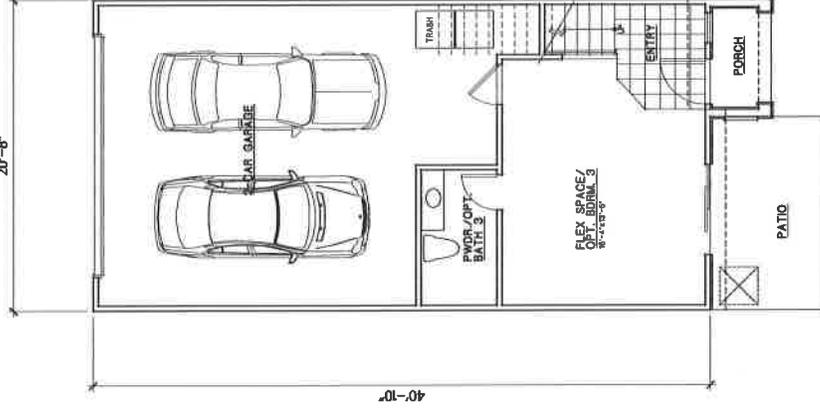
FLAIR ARCHITECTS
Architecture - Planning - Interior Design
40 WILD BIRCH CAMPBELL AVE
DAN FORTSON
TEL 949 787-7156



THIRD - 759 SQ. FT.



SECOND - 767 SQ. FT.



FIRST - 332 SQ. FT.

PLAN 1 - 1858 SQ. FT.

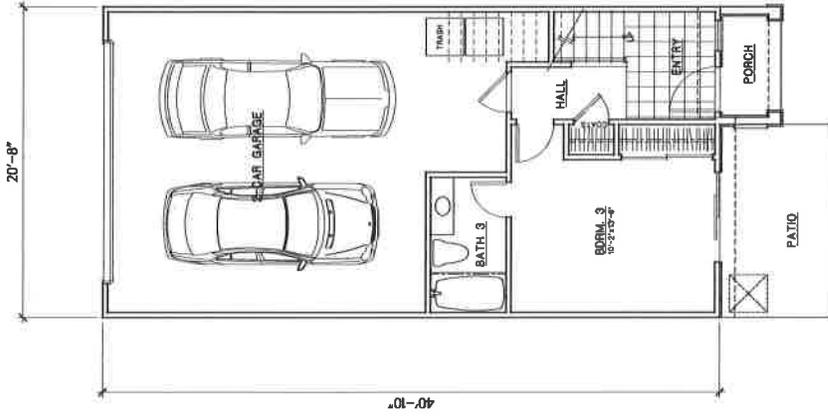
SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13821 NEWPORT AVE., SUITE 120
TUSTIN, CA 92780

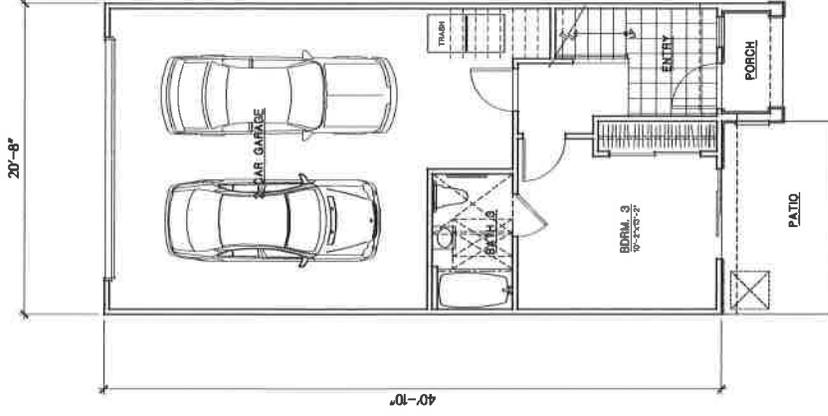
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8/17/14
13004

FLAIR ARCHITECTS
Architects • Planning • Interior Design
60 WILD BIRCH CIRCLE SUITE 100
DOWNEY, CA 90242



OPT. BDRM. 3 W/ OPT. BATH 3



ADA UNIT

PLAN 1 – OPTIONS

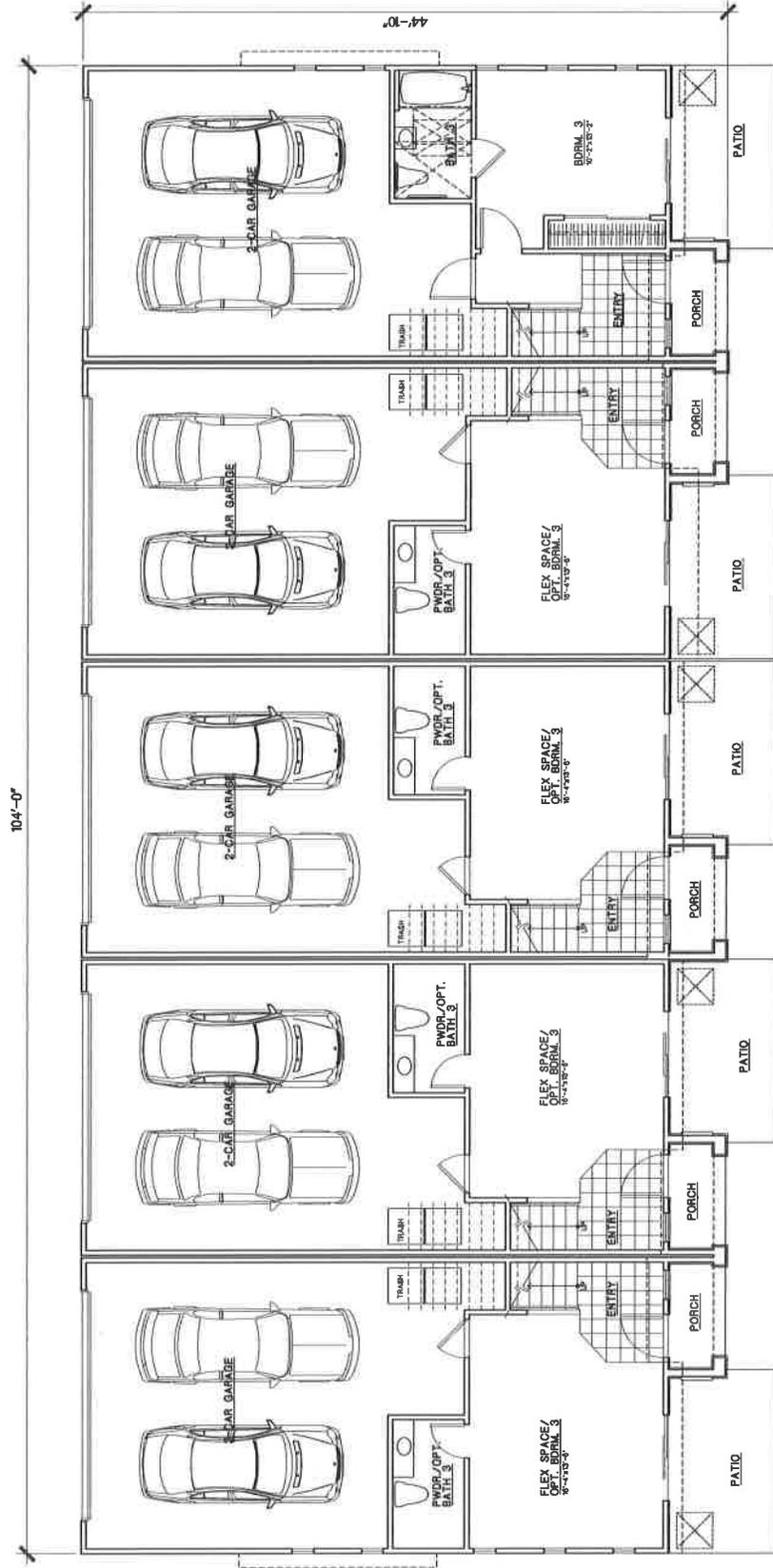
SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13821 NEWPORT AVE., SUITE 120
TUSTIN, CA 92780

SCALE = 1/8"=1'-0"

8/11/14
13004

FLAIR ARCHITECTS
Architecture • Planning • Interior Design
401 WALTON AVENUE, SUITE 100
PLACENTIA, CA 92669 • TEL: 951-781-7262



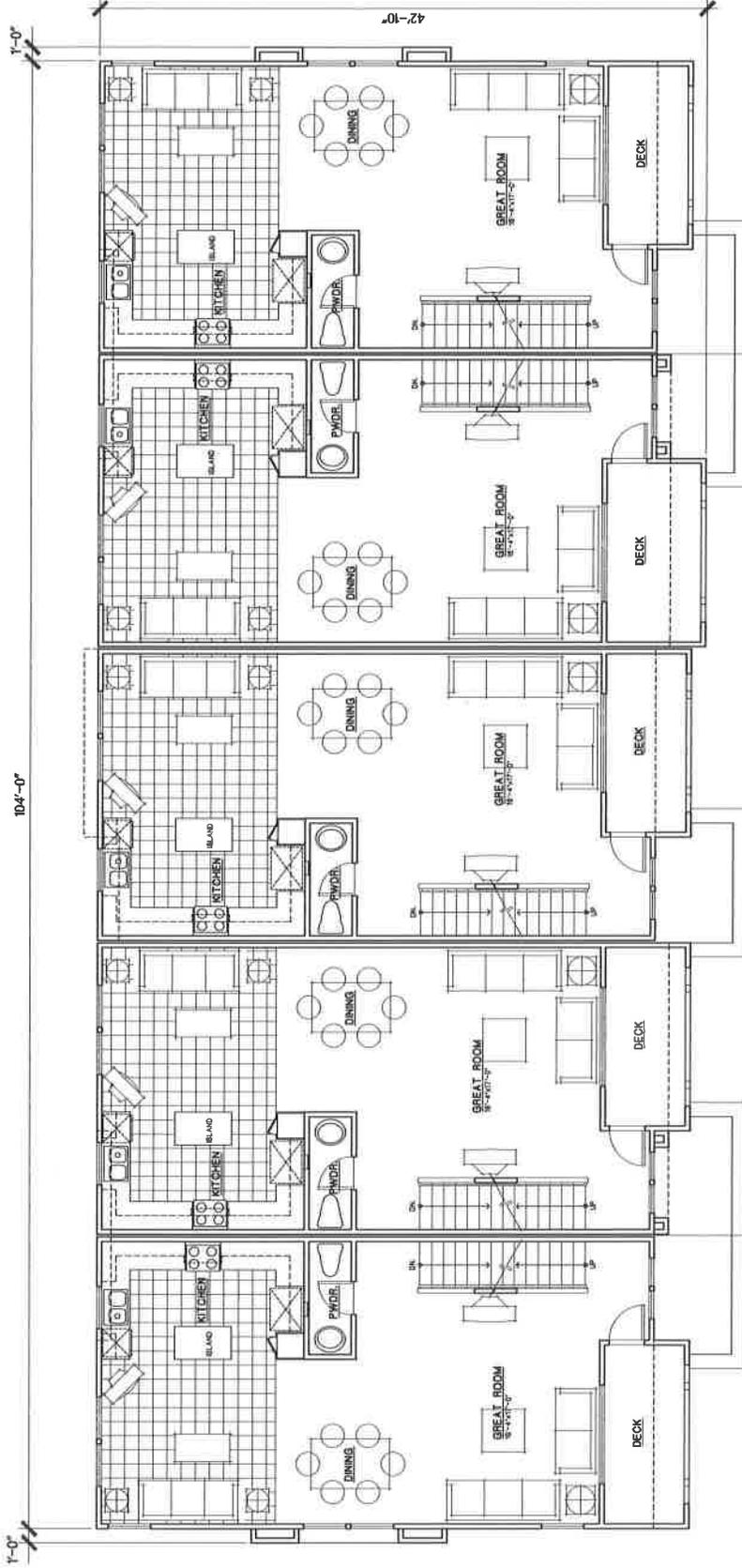
FIRST FLOOR - BUILDING PLAN

SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13821 NEWPORT AVE, SUITE 120
TUSTIN, CA 92780

SCALE = 1/8"=1'-0"
8/17/14
3004

FLAIR ARCHITECTS
Architecture • Planning • Interior Design
670 W. 5TH ST. SUITE 200A
COSTA MESA, CA 92626



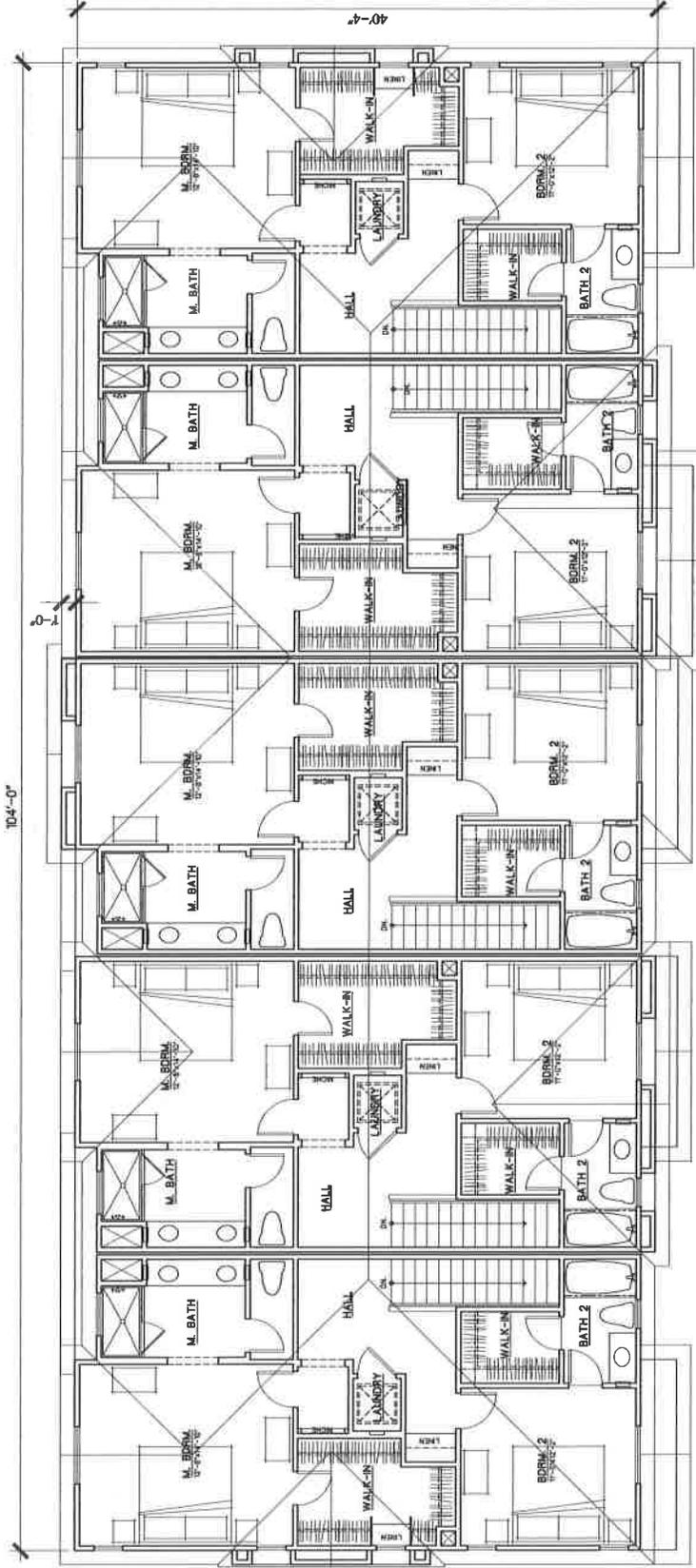
SECOND FLOOR - BUILDING PLAN

SPRUCE STREET
PLACENTIA, CA

HQT HOMES
18821 NEWPORT AVE, SUITE 120
TUSTIN, CA 92780

SCALE = 1/8"=1'-0"
8/10/14
3004

FLAIR ARCHITECTS
Architecture - Planning - Interior Design
200 W. 5TH ST. SUITE 200
SAN ANTONIO, TX 78205
TEL: 214-224-7244



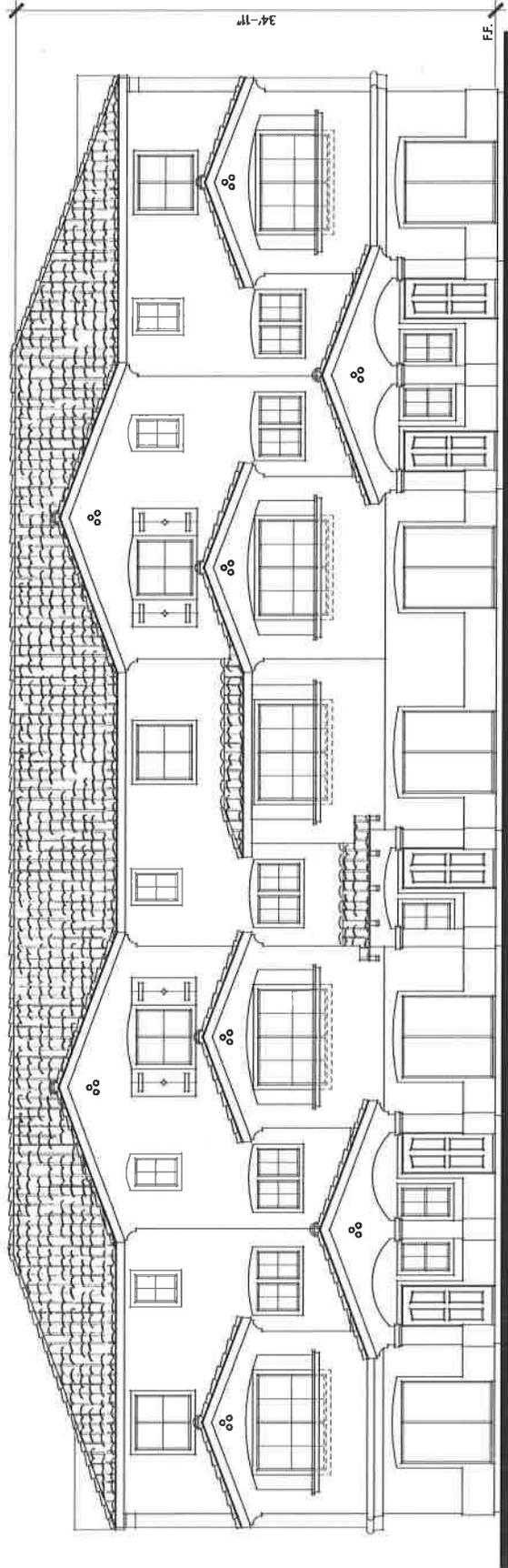
THIRD FLOOR - BUILDING PLAN

SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13821 NEWPORT AVE., SUITE 120
TUSTIN, CA 92780

SCALE = 1/8" = 1'-0"
9/10/14
13004

FLAIR ARCHITECTS
Architecture - Planning - Interior Design
60 WILD BOWL CIRCLE SUITE
900 TUSTIN, CA 92780
TEL: 949 780-2346



FRONT ELEVATION – OPTION 1

SPRUCE STREET
PLACENTIA, CA

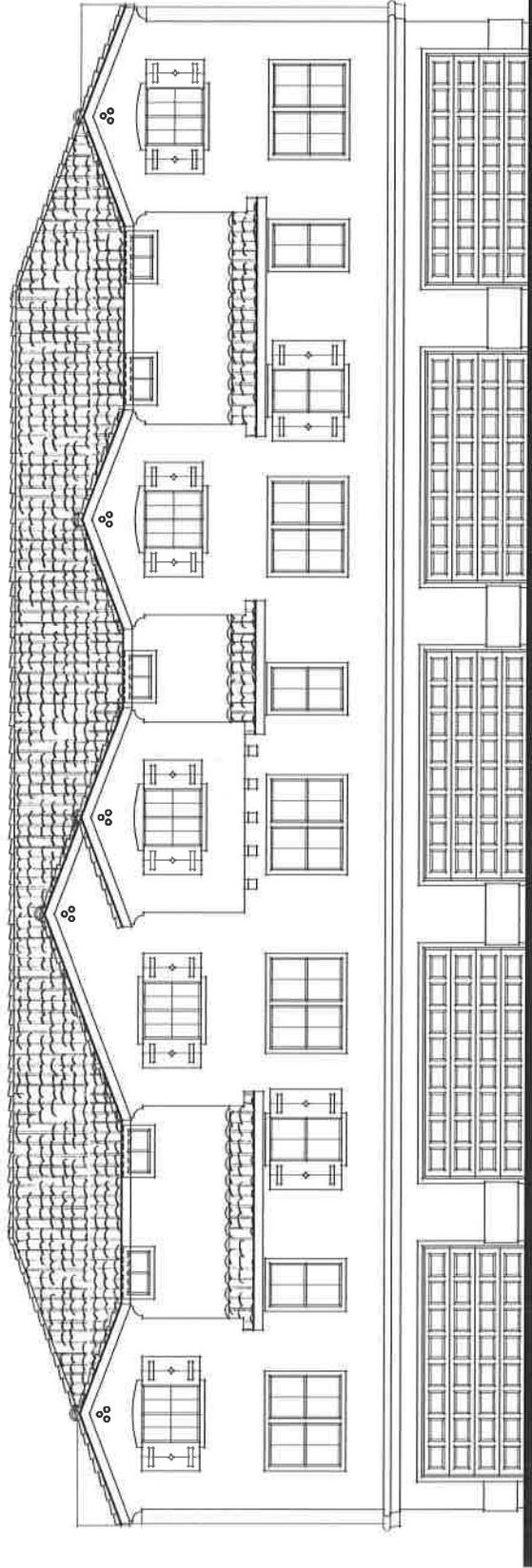
HQT HOMES
13821 NEWPORT AVE, SUITE 120
TUSTIN, CA 92780

SCALE = 1/8"=1'-0"

9/11/14
13004

FLAIR
ARCHITECTS
Architecture • Planning • Interior Design
600 WARD AVENUE, CULVERNA, ILL. 61816
618-297-7328

3.4



REAR ELEVATION

REAR ELEVATION

SPRUCE STREET
PLACENTIA, CA

HOT HOMES
13821 NEWPORT AVE, SUITE 120
TUSTIN, CA 92780

SCALE = 1/8"=1'-0"

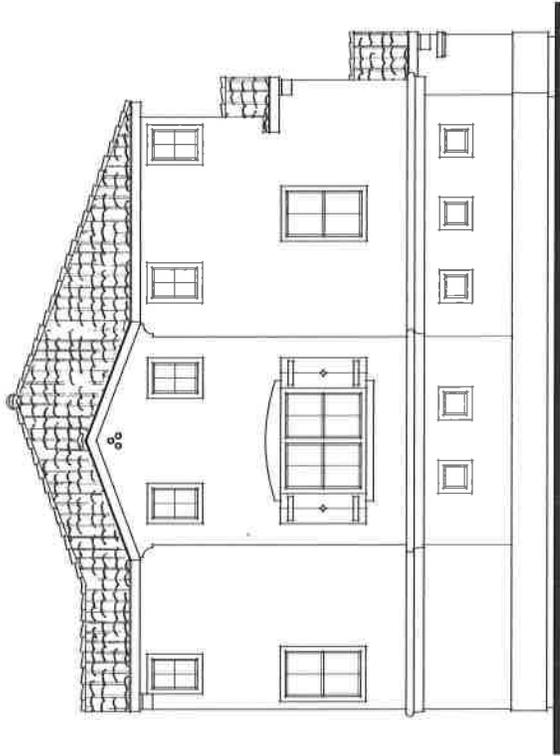
8/11/14
13004

FLAIR

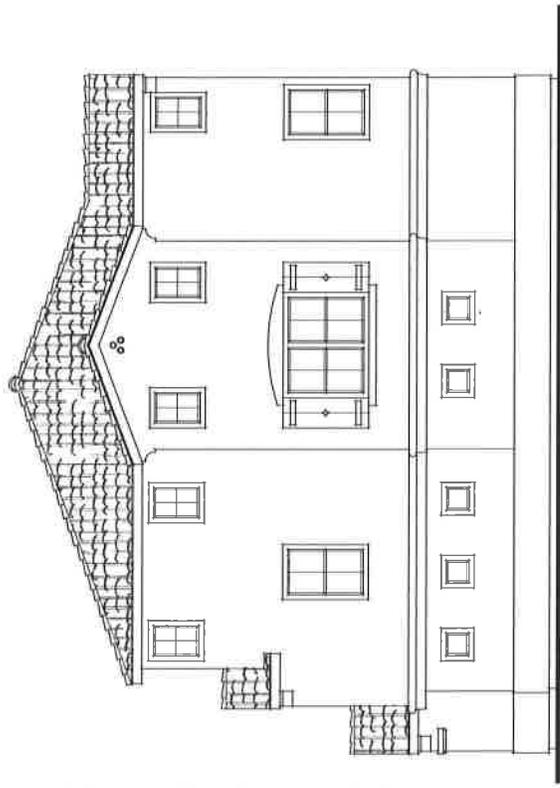
ARCHITECTS

Architettura - Planning - Interior Design
401 WILSON AVENUE, CULVER CITY, CA 90230
TEL: 310.251.7826

3.5



LEFT ELEVATION



RIGHT ELEVATION

SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13821 NEWPORT AVE., SUITE 120
TUSTIN, CA 92780

SCALE - 1/8"=1'-0"

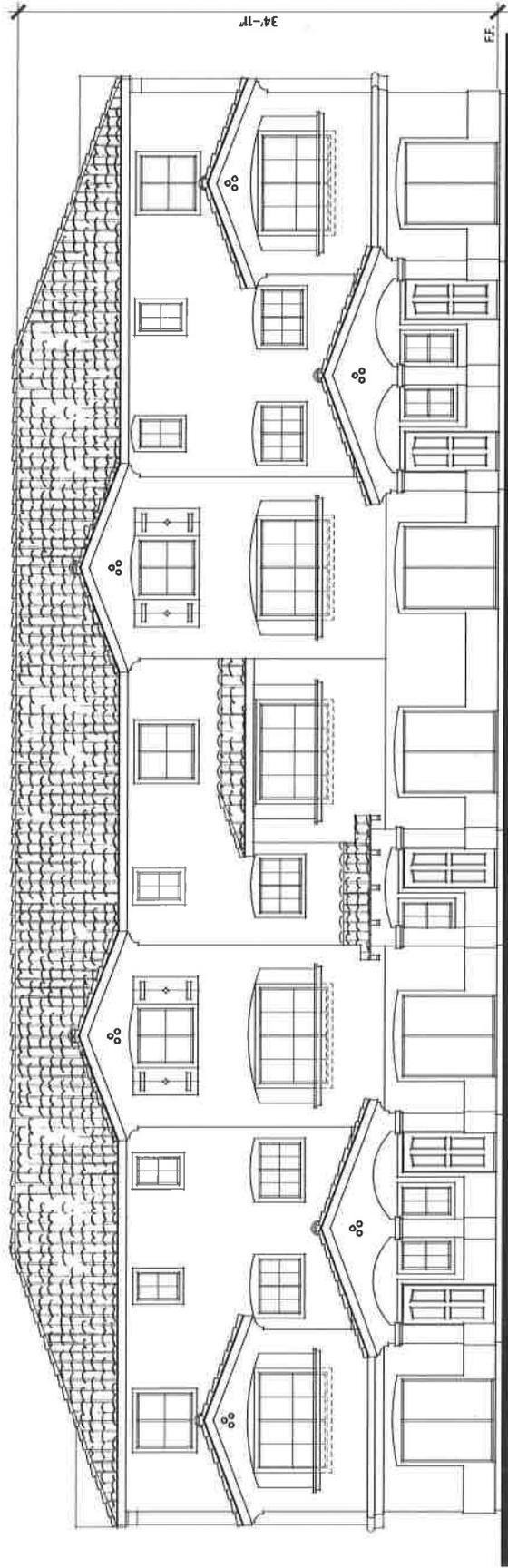
8/11/14
13004

FLAIR

ARCHITECTS

Architecture · Planning · Interior Design
600 W. 11th St., Carson, CA 90745
(310) 588-7820

3.6



FRONT ELEVATION – OPTION 2

SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13821 NEWPORT AVE., SUITE 120
TUSTIN, CA 92780

SCALE = 1/8"=1'-0"

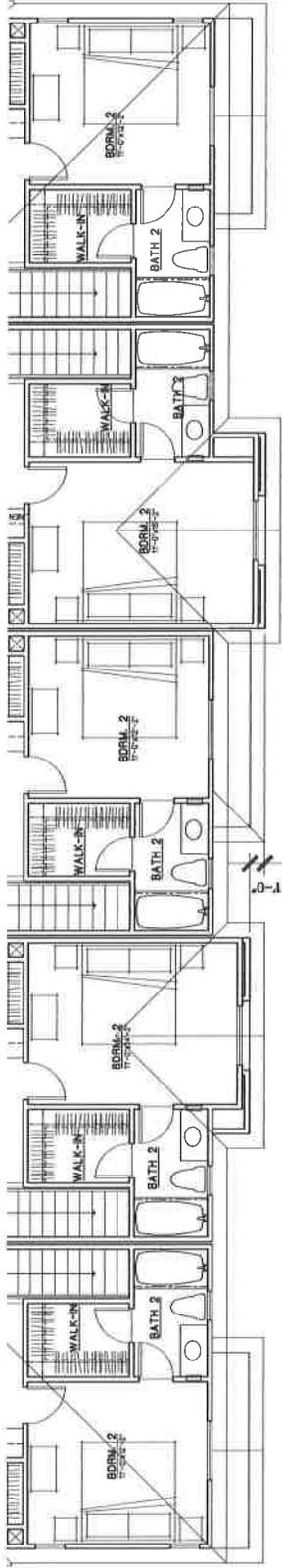
8/10/14
13004

FLAIR

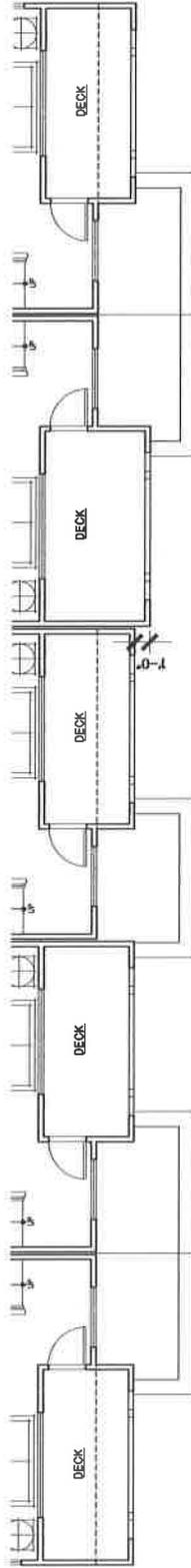
ARCHITECTS

Architecture · Planning · Interior Design
200 W. 10TH AVE., SUITE 200
DENVER, CO 80202

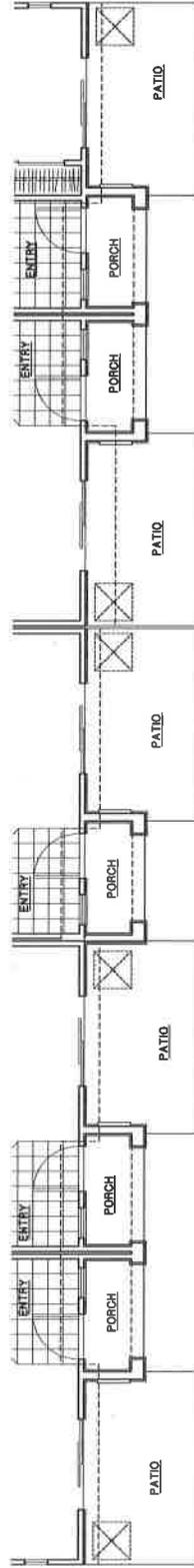
3.7



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

OPTION 2 - BUILDING PLAN PARTIALS

SPRUCE STREET
PLACENTIA, CA

HQT HOMES
13621 NEWPORT AVE, SUITE 120
TUSTIN, CA 92780

SCALE = 1/8"=1'-0"

8/17/14
13004

FLAIR ARCHITECTS
Architecture - Planning - Interior Design
2817 N. GARDEN ST. SUITE 200
ANAHEIM, CA 92805

