

**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.

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**