



Placentia Planning Commission Agenda

Regular Meeting
September 8, 2015
6:30 p.m.
City Council Chambers
401 E. Chapman Avenue

Christine Schaefer
Chair

Frank Perez
Vice Chair

Dennis Lee
Commissioner

James Schenck
Commissioner

Thomas Solomonson
Commissioner

Vic Tomazic
Commissioner

Vacant
Commissioner

City of Placentia
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Placentia, CA 92870

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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 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- August 11, 2015
Recommended Action: Approve

PUBLIC HEARING:

2. **Applicant: CKUSA dba Shanghai Garden**
Project Location: 1448 N. Kraemer Boulevard

Use Permit (UP) 2015-05:

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, for the property located at 1448 N. Kraemer Boulevard in the T-C Town Center Commercial 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 § 15061(b)(3) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open Public Hearing concerning Use Permit 2015-05, Receive the Staff Report and consider all Public Testimony, and Close Public Hearing; and
- b. Adopt Resolution PC-2015-14, A Resolution of the Planning Commission of the City of Placentia, Approving Type 41 Alcoholic Beverage Control License On-Site Consumption of Beer and Wine- Bona Fide Eating Establishment,

and Approving Use Permit No. 2015-05 Located at 1448 N. Kraemer Boulevard; 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.

3. Applicant: James Carrone

Project Location: 201 – 261 Lakeview Avenue

Zone Change (ZC) 2015-01:

To change the zoning designation from Neighborhood Commercial (C-1) District to Office Commercial (C-O) District for a property located at 201 – 261 Lakeview Avenue. The proposed Zone Change 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 § 15301 Existing Facilities and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing, concerning the Zone Change No. 2015-01, Receive the Staff Report and consider all Public Testimony, and Close Public Hearing; and
- b. Adopt Resolution PC-2015-15, A Resolution of the Planning Commission of the City of Placentia, Recommending to the City Council of the City of Placentia, California, Amending the Official Zoning Map of the City by Changing the Zoning Designation from “C-1” Neighborhood Commercial to “C-O” Commercial Office District and Change to Land Use Designation in the General Plan as Part of the General Plan Update on a +/- 1.20 Acre Site at 201-261 Lakeview Avenue (Zone Change 2015-01); and
- c. Find that the Applicant is Categorically Exempt from CEQA pursuant to State CEQA Guidelines § 15301 as it pertains to an “Existing Facility” where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

OLD BUSINESS: None

NEW BUSINESS:

4. Finding of Conformity

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution PC-2015-16, A Resolution of the Planning Commission of the City of Placentia, Making Certain Findings Concerning the Installation of two (2) freeway-oriented entry signs with digital/static display capabilities, generally located at 350 S. Placentia Avenue, Placentia, California (Assessor’s Parcel Number 339-441-01) and 500 S. Melrose Street,

Placentia, California (Assessor's Parcel Number 339-102-01) with Respect to the Consistency of the Proposed Installation Thereof with the City of Placentia General Plan Pursuant to California Government Code § 65402.

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, October 13, 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 September 8, 2015 Regular Meeting of the Planning Commission of the City of Placentia was posted on September 3, 2015.

Charles L. Rangel, Secretary