



# Placentia Planning Commission Agenda

Regular Meeting  
March 8, 2016  
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

**Heather Francine**  
Commissioner

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

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

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

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**CALL TO ORDER:**

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

**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.

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**CONSENT CALENDAR:** None

**PUBLIC HEARING:**

1. **Applicant: Remy Mendonca, DBA Step N Go**  
**Project Location: 110 N. Bradford Avenue, Placentia, CA 92870**

**Use Permit (UP) 2015-09 Modification:**

Request to allow existing Step N Go convenience store with a Type 20 ABC License for Off-Sale Beer and Wine to permit the sale of alcoholic beverages Type 21 ABC (Off-Sale General) license for sale and Off-site general consumption located at 110 N. Bradford Avenue. 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 the Public Hearing, concerning Use Permit 2015-09, Receive the staff report and consider all Public Testimony, and Close the Public Hearing; and
- b. Adopt Resolution PC-2016-02, A Resolution of the Planning Commission of the City of Placentia, Making Findings of Public Convenience or Necessity for Type 21 Off-Site General Consumption License and Approving Use Permit No. 2015-09 Modification for the Property located at 110 N. Bradford Avenue and Making Findings in Support Thereof; and
- c. Find that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15301 and the City of Placentia Environmental Guidelines.

2. **Applicant:** City of Placentia  
**Project Location:** City-wide

**Zone Code Amendment (ZCA) 2016-01:**

A Zone Code Amendment pertaining to amending the City Municipal Code to conform to the State of California Model Water Efficient Landscaping Ordinance. 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) the proposed project is considered to be categorically exempt (Class 7, Protection of Natural Resources) in that it consists of code revisions to conserve water resources.

**Recommended Actions:** It is recommended that the Planning Commission:

- a. Open the Public Hearing, concerning Zoning Code Amendment 2016-01, Receive the staff report and consider all Public Testimony, and Close the Public Hearing; and
- b. Adopt Resolution PC-2016-03, A Resolution of the Planning Commission of the City of Placentia, recommending to the City Council of the City of Placentia approval of Zoning Code Amendment No. 2016-01 Whereby Section 23.77 Of Title 23 Shall Be Repealed And Replaced With A Reference To The State Of California Model Water Efficient Landscaping Ordinance; and
- c. Find that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt (Class 7, Protection of Natural Resources) in that it consists of code revisions to conserve water resources.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**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.

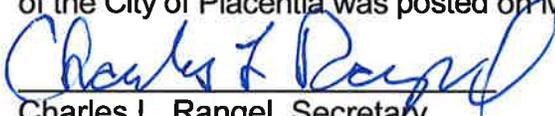
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**ADJOURNMENT**

The Planning Commissioners ADJOURN to the next regular meeting on Tuesday, April 12, 2016 at 6:30 p.m. in the Placentia City Hall City Council Chambers located 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 March 8, 2016 Regular Meeting of the Planning Commission of the City of Placentia was posted on March 3, 2016.



Charles L. Rangel, Secretary