



Placentia Planning Commission Agenda

Regular Meeting
August 9, 2016
6:30 p.m.

City Hall 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

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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

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.

CONSENT CALENDAR:

None:

PUBLIC HEARING:

1. **Applicant:** Xue Bai, dba as Massage Eden
Project Location: 1166 E. Yorba Linda Boulevard

Use Permit 2016-02:

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing, concerning Use Permit 2016-02; and
- b. Receive the Staff Report and Consider all public testimony; and
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2016-11, A Resolution of the Planning Commission of the City of Placentia, Approving Use Permit No. 2016-02 and Making Findings to Permit the Operation of a Massage Establishment within a +/- 1,200 Square Foot Commercial Suite, Located at 1166 E. Yorba Linda Blvd. "C-1" Neighborhood Commercial Zoning District; and making findings 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:** Jun Sheng, dba as Beauty Bodycare Massage / Spa
Project Location: 1414 Kraemer Boulevard

Use Permit 2016-04:

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing, concerning Use Permit 2016-04; and
- b. Receive the Staff Report and consider all public testimony; and
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2016-12, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-04 and making findings to permit the operation of a massage establishment within a +/- 1000 square foot commercial suite, located at 1414 N. Kraemer Blvd. in "T-C" Town Center Commercial Zoning District; and making findings 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.

3. **Applicant:** Hui Wang, dba as Violet Moon Spa
Project Location: 909 E. Yorba Linda Boulevard

Use Permit 2016-07:

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing, concerning Use Permit 2016-07; and
- b. Receive the staff report and consider all public testimony; and
- c. Close the public hearing; and
- d. Adopt Resolution PC-2016-15, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-07 and making findings to permit the operation of a massage establishment within a +/- 956 square foot commercial suite, located at 909 E. Yorba Linda in the "C-1" Neighborhood Commercial Zoning District; and making Findings 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.

4. **Applicant:** Franco & Madeline Diaddezio dba Fit Body Boot Camp
Project Location: 1434 N Kraemer Boulevard

Use Permit 2016-09:

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing, concerning Use Permit 2016-09; and
- b. Receive the staff report and consider all public testimony; and

- c. Close the public hearing; and
- d. Adopt Resolution PC-2016-14, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-09 and making findings to permit the operation of a fitness studio within a +/- 1,450 square foot commercial suite located at 1434 N. Kraemer Boulevard in the T-C Town Center Commercial and making Findings 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.

5. **Applicant: Mahin Sofia Rastegari**
Project Location: 431 Palm Avenue

Use Permit 2016-08:

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing, concerning Use Permit 2016-08; and
- b. Receive the staff report and consider all public testimony; and
- c. Close the public hearing; and
- d. Adopt Resolution PC-2016-13, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-06 and Making Findings to Permit the Operation of a 60 student maximum private preschool-Montessori school in a 3,345 square foot (SF) building located at 431 Palm Ave. in the C-O Commercial Office Zoning District and adopt Resolution PC-2016-1, a Resolution of the Planning Commission of the City of Placentia, Variance 2016-16 approving a variance for less than the parking stall required by Code and make Findings 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.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

- Transit Oriented Development (TOD) Zone
 - Possible Study Session and Hearing dates will be discussed

PLANNING COMMISSION REQUESTS

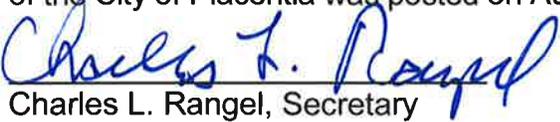
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on Tuesday, August 9, 2016 at 6:30 p.m. in the Placentia City Hall City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

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 9, 2016 Regular Meeting of the Planning Commission of the City of Placentia was posted on August 4, 2016.


Charles L. Rangel, Secretary