



Placentia Planning Commission Agenda

Regular Meeting
December 13, 2016

6:30 p.m.

City Hall Front Community Room
401 E. Chapman Avenue

Christine Schaefer
Chair

Frank Perez
Vice Chair

Dennis Lee
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

Heather Francine
Commissioner

Vacant
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

CALL TO ORDER:

ROLL CALL: Commissioner Francine
Commissioner Lee
Commissioner Schenck
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:

1. **Minutes** - Planning Commission Meeting – November 9, 2016
Recommended Action: Approve

PUBLIC HEARINGS:

2. **Applicant:** Galaxy Oil
Project Location: 480 S. Placentia Avenue

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing, concerning Use Permit 2016-13; and
- b. Receive the Staff report and consider all public testimony; and
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2016-25, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-13 and Making Findings to permit the operation of a self-service, unmanned gas station which is proposed to operate on a 24-hour, 7-day per week basis in the C-M (Commercial Manufacturing) Zone; and finding that 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) Guidelines § 15332 and City Environmental Guidelines.

3. **Applicant:** Mercy Housing, California
Project Location: 1924 Orangeview Avenue

Recommended Actions: It is recommended that the Planning Commission:

- a. Open Public Hearing, concerning General Plan Amendment (GPA) No. 2016-01, Zone Change, No. 2016-01, Variance 2016-02 and Development Plan Review (DPR) No. 2016-01, receive the Staff Report and consider all Public Testimony, close the Public Hearing; and
- b. Recommend to the City Council adoption of a Mitigated Negative Declaration for the project in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000-21177) and pursuant to §15063 of Title 14 of the California Code of Regulations (CCR); and
- c. Adopt Resolution No. PC-2016-22, a Resolution of the Planning Commission of the City of Placentia, California, recommending to the City Council of the City of Placentia, Amending the General Plan Land Use Designation from Industrial to High Density Residential which includes various Findings of consistency which justify approval of the amendment of a certain Land Use Designation Industrial to High Density Residential, changing the Official Zoning Map of the City by Changing the Zoning Designation from “C-M” Commercial Manufacturing to “R-3” High Density Residential District, and approval of a Variance which would allow only 52 parking spaces instead of the required 115 and allow for no covered parking or carports for the required 25 covered parking spaces and approval of the Development Plan Review; and
- d. Adopt Resolution No. PC-2016-23, a Resolution of the Planning Commission of the City of Placentia, California, recommending to the City Council approval of the Development Agreement subject to the Conditions of Approval and Standard Development Requirements.

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.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on Tuesday, January 10, 2017 at 6:30 p.m. in the Placentia City Hall Front Community Room located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the December 13, 2016 Regular Meeting of the Planning Commission of the City of Placentia was posted on December 8, 2016.



Joseph M. Lambert, Secretary