

**PLACENTIA PLANNING COMMISSION
MINUTES OF THE SPECIAL MEETING**

November 9, 2016

The special meeting of the Placentia Planning Commission on November 9, 2016 was called to order at 6:33 p.m. in the Placentia Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Francine, Schenck, Solomonson, Tomazic, Perez, Schaefer

ABSENT: Lee (Excused)

PLEDGE OF ALLEGIANCE: Vice Chair Perez

OTHERS PRESENT: Carrie Raven, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Charles Rangel, Senior Planner
Elsa Villagrana, Secretary

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Minutes

a. Planning Commission Meeting – July 12, 2016

b. Planning Commission Meeting – October 11, 2016

Recommended Action: Approve

Motion by Perez, seconded by Solomonson carried on a (6-0) vote to approve the recommended actions with the following revision to them minutes of July 12, 2016:

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

Ayes: Francine, Schenck, Solomonson, Tomazic, Perez, Schaefer

Noes: None

Abstain: None

Absent: Lee

PUBLIC HEARINGS:

**2. Applicant: Bruce Kennedy – Continued from the October 11, 2016 Planning Commission Meeting.
Project Location: 501 N. Bradford Avenue**

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing Concerning Use Permit 2016-12; and
- b. Receive the Staff Report and Consider All Public Testimony; and
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2016-20, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-12 and Making Findings to Permit the construction of a 425 square foot garage, previously destroyed by fire located at 501 N. Bradford Avenue in the "R-2" Low-Medium Residential 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.

Chair Schaefer opened the Public Hearing at 6:39 p.m.

Senior Planner Rangel provided a report Use Permit 2016-12. He noted that a fire destroyed a portion of the entry porch and all of the garage of 501 N. Bradford Avenue. He commented that a Use Permit is required because it is considered a "Nonconforming building". Mr. Rangel noted that the current Uniform Building Code requires a six (6) foot building separation but there is not sufficient room on the parcel to accommodate this standard on both sides of the garage. He stated the house was built before the current code and therefore is nonconforming.

Commissioner Schenck asked if the new garage will be the same size.

Mr. Rangel stated it will be the same size.

Applicant Bruce Kennedy (24954 Avenida Libre, Lake Forest, CA) stated that he will be rebuilding the garage to its original condition. The garage was destroyed and 50% of the entry porch. He commented that he removed the debris.

Commissioner Schenck inquired if the garage was previously used as a garage.

Mr. Kennedy stated that yes it was used as a garage.

Chair Schaefer asked the applicant if he is willing to comply with the Conditions of Approval.

Mr. Kennedy stated he is satisfied with the Conditions of Approval and has already applied for a building permit.

Chair Schaefer closed the Public Hearing at 6:44 p.m.

Motion by Tomazic, seconded by Solomonson carried on a (6-0) vote to approve the recommended actions.

Ayes: Francine, Schenck, Solomonson, Tomazic, Perez, Schaefer

Noes: None

Abstain: None

Absent: Lee (excused)

**3. Applicant: Verizon
Project Location: 700 Trumpet Avenue**

Recommended Actions: It is recommended that the Planning Commission:

1. It is recommended that the Planning Commission receive an update regarding modifications to Verizon wireless communication facility located at 700 Trumpet Avenue and provide additional direction to staff and the applicant regarding modifications to the wireless communication facility.

Chair Schaefer opened the Public Hearing at 6:46 p.m.

Commissioner Solomonson recused himself from this item as he lives within 500 feet from the site location.

Senior Planner Rangel provided staff report on the status of Verizon wireless communication facility located at 700 Trumpet Avenue.

Mr. Rangel noted that on May 10, 2016, the Commission held a public hearing to determine if Verizon was in compliance with the aesthetics requirements of the Use Permit. At the May 10, 2016, Planning Commission Meeting, the Commission voted to allow Verizon to modify the Cell Tower to meet the requirements of the Conditions of Approval.

Mr. Rangel stated that Verizon has performed the modifications.

Lesley Daigle, representative of Verizon addressed the Commission and presented current photos of the Cell Tower showing the modifications. Mrs. Daigle provide a summary of the modifications.

Commissioner Tomazic asked if the added branches interfere with reception of the Cell Tower.

Applicant stated that the branches are made of a special material that does affect the performance of the Cell Tower.

Chair Schaefer closed the Public Hearing at 6:51 p.m.

Motion by Schaefer, seconded by Tomazic carried on a (5-0) vote to approve the recommendation and find that Verizon wireless communication facility located at 700 Trumpet Avenue is in compliance.

Ayes: Francine, Schenck, Tomazic, Perez, Schaefer

Noes:
Abstain: Solomonson
Absent: Lee

Chair Schaefer reopened the Public Hearing at 6:57 p.m.

Ruth Arnold (715 Tennyson Avenue, Placentia, CA), a resident expressed her dislike of the Cell Tower and stated it look awful.

Chair Schaefer closed the Public Hearing at 6:58 p.m.

Chair Schaefer asked the Commission if there is any change in their vote. There was no change in the vote.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Lambert informed the Planning Commission of the Community Meeting for the Packing House District Transit Oriented Development Zoning Amendment scheduled for November 30, 2016. Mr. Lambert noted that there are two City Council study sessions scheduled for this item. The first City Council Study session will be on November 15, 2016,

Mr. Lambert reported that Mercy Housing has submitted a development application for a 50-unit complex for veteran's housing and will be presented to the Planning Commission as public hearing item on December 13, 2016.

Mr. Lambert stated that future projects that will be presented to the commission include Old Town Placentia Revitalization Plan, General Plan Update and Design Guidelines

DIRECTOR'S REPORT:

Mr. Lambert provided the Commission a summary of the actions taken on Vape products and copies of all minutes related to those actions.

Chair Schaefer requested Staff to ask the City Administrator to consult with City Council and see if they have interest to discuss Vape products and sales in the City.

Mr. Lambert stated that the City Attorney's Office is reviewing the implications of the approval of state Proposition 64 to the City. He stated that legal counsel will be meeting with Staff and City Council to review the options the City of Placentia has in this regard.

Chair Schaefer inquired about the Anaheim Sustainability Center Project.

Mr. Lambert stated that Staff is monitoring the status of the project. He noted that the City of Anaheim has to recirculate the project and notify the City when it comes back for Public Hearing.

Senior Planner Rangel provided the Commission an update on the status of massage establishments. He informed the Commission that Code Enforcement has already issued four courtesy notices of violations to the massage establishments not in compliance. He stated that in total there are 11 businesses that are not in compliance and Code Enforcement will continue to issue courtesy notices of violation.

Commissioner Francine inquired about the pylon sign at 532 Chapman Avenue. Francine is concerned that here is a language barrier between property owner and tenant. Francine requested that staff follow-up with the property owner of 532 Chapman Avenue regarding the City's signage requirements.

PLANNING COMMISSION REQUESTS

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission Special Meeting at 7:16 p.m. to a regular meeting on Tuesday, December 13, 2016 at 6:30 p.m. in the Placentia Front Community Meeting Room at 401 East Chapman Avenue, Placentia.

Submitted by,



Joseph M. Lambert,
Director of Development Services