



Placentia Planning Commission Agenda

Regular Meeting
February 14, 2017
6:30 p.m.

City Hall Council Chambers
401 E. Chapman Avenue

Christine Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

James Schenck
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

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: None

REGULAR AGENDA:

1. **Applicant:** City of Placentia
Project Location: City-Wide

GENERAL PLAN CONFORMITY FINDING FOR 1) SUMMARY VACATION & DISPOSITION OF FORMER BRADFORD AVENUE AND 2) ACQUISITION OF 1,485 SQUARE FEET OF PROPERTY FROM AN EXISTING WATER WELL SITE BEING ACQUIRED FROM THE GOLDEN STATE WATER COMPANY

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC-2017-05, A Resolution of the Planning Commission of the City of Placentia, California finding that the Summary Vacation and Disposition of Former Bradford Avenue, and acquisition of 1,485 square feet of property from an existing water well site being acquired from the Golden State Water Company conform with the City of Placentia General Plan in accordance with California Government Code Section 65402 and Streets and Highways Code Section 8313; and
- b. Find that the proposed action is exempt from California Environmental Quality Act (CEQA) review because it is not a “project” as defined under California Public Resources Code Sections 21065 and 21080.

PUBLIC HEARING:

- 1. **Applicant: Irene Foong, dba Aroma Day Spay**
Project Location: 237 S. Lakeview Avenue

Use Permit (UP) 2016-14:

To permit the establishment and operation of a day spa with ancillary massage services located at a multi-tenant commercial building within the C-1 (Neighborhood Commercial) and O-1 (Combining Oil District) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning Use Permit 2016-14;
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2017-02, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-14 and making findings to permit the establishment and operation of a day spa with ancillary massage services within an approximately 1,020-square foot commercial suite of a multi-tenant commercial building, located at 237 S. Lakeview Avenue within the C-1 (Neighborhood Commercial) and O-1 (Combining Oil District) 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 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

- 2. **Applicant: Maximus & Lasanthi Kurera, dba Towne and Country Early Education Center**
Project Location: 201 E. Madison Avenue (north of E. Madison Avenue, east of Bradford Avenue) APN 339-121-40

Use Permit (UP) 1969-05 Modification

To permit modifications to Use Permit 1969-05 to allow an existing child care and preschool facility to (a) increase the total enrollment capacity from 40 to 68 students and (b) alter the existing operating hours within the R-1 (Single Family Residential) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning Use Permit 1969-05 Modification;
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2017-03, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 1969-05 Modification and making findings to permit an existing child care and preschool facility to (a) increase the total enrollment capacity from 48 to 68 students and (b) alter the existing operating hours within the R-1 (Single Family Residential) zoning district on property located at 201 E. Madison Avenue; 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 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

3. **Applicant:** Clemente Estrada & Blanca Martinez, dba The Vintage Village Banquet Hall
Project Location: 111 W. Santa Fe Avenue (north of W. Santa Fe Avenue, west of Bradford Avenue) APN 339-365-25

Use Permit (UP) 2015-10

To permit the establishment and operation of (a) an approximately 7,350 sq. ft. banquet facility and (b) the onsite sale and consumption of alcoholic beverages in an existing commercial building within the SF-C (Santa Fe Commercial) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning Use Permit 2015-10;
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2017-04, a resolution of the Planning Commission of the City of Placentia, denying Use Permit No. 2015-10 and making findings to deny the establishment and operation of (a) an approximately 7,350-square foot banquet facility and (b) the onsite sale and consumption of alcoholic beverages in an existing commercial building within the SF-C (Santa Fe Commercial) zoning district on property located at 111 W. Santa Fe Avenue.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

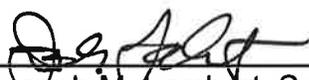
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on Tuesday, March 14, 2017 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, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the February 14, 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on February, 9, 2017.



Joseph M. Lambert, Secretary