



# Placentia Planning Commission Agenda

Regular Meeting  
May 9, 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

**Claudia Keller**  
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 Keller  
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.

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**CONSENT CALENDAR:**

**1. Minutes**

- a. Planning Commission Meeting – March 14, 2017  
**Recommended Actions:** Approve

**PUBLIC HEARINGS:**

- 1. 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 – Continued from the February 14, 2017,  
Planning Commission Meeting**

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 48 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. Re-open the continued public hearing concerning Use Permit No. 1969-05 Modification; and
- b. Receive the staff report and consider all public testimony; and
- 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.

2. **Applicant:** Gloria Hale dba Glorious Motor Cars

**Project Location:** 1930 Estelle Lane (east of Fee Ana Street, south of Estelle Lane) APN 346-381-16

**Use Permit (UP) 2017-03**

To permit the establishment and operation of both auto sales and auto broker services within an existing industrial building located on property within the M (Manufacturing) and O (Oil Combining Districts) zoning districts. 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 2017-03; and
- b. Receive the staff report and consider all public testimony; and
- c. Close the public hearing; and
- d. Adopt Resolution PC-2017-09, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-03 and making findings to permit the establishment and operation of both auto sales and auto broker services within an existing industrial building within the M (Manufacturing) and O (Oil Combining Districts) zoning districts on property located at 1930 Estelle

Lane; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

**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, June 13, 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 May 9, 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on May 4, 2017.

  
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Joseph M. Lambert, Secretary