



Placentia Planning Commission Agenda

Regular Meeting

June 13, 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
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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 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.

CONSENT CALENDAR:

REGULAR AGENDA:

1. **Applicant:** City of Placentia

Project Location: Citywide

**General Plan Conformance Finding for Fiscal Year 2017-18 and 2019-2024
Seven Year Capital Improvement Program**

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC-2017-10, A Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2017-18 and 2019-24 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

PUBLIC HEARINGS:

1. Applicant: City of Placentia

Project Location: The Old Town Placentia Revitalization Plan and Development Project applies to an L-shaped Planning Area that is located in the southwestern portion of the City of Placentia. The Planning Area is centered along Bradford Avenue south of Chapman Avenue and Santa Fe Avenue from Murray Street on the west to Alta Street on the east. The portion of the Planning Area centered on Bradford Avenue extends east to Alta Street and west to Main Street south of Chapman Avenue. The portion of the Planning Area centered on Santa Fe Avenue extends from Murray Street on the west, Aguirre Lane (and extension of Aguirre Lane) on the north, the Burlington Northern-Santa Fe (BNSF) railroad tracks to the south, and east to Alta Street. The Planning Area is just over 32 acres in size and is located north of the Burlington Northern-Santa Fe (BNSF) railroad tracks and south of Chapman Avenue in the City of Placentia.

General Plan Amendment (GPA) 2017-02 and Zone Change (ZC) 2017-02:

Review of the Old Town Revitalization Project which includes the Adoption of the Old Town Revitalization Plan, the Old Town Streetscape Master Plan, General Plan Amendment 2017-02 and Zone Change 2017-02 to establish the Old Town Zoning District and New Development Standards.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning the Old Town Revitalization Plan, the Old Town Streetscape Master Plan, the Initial Study and Negative Declaration, Zoning Code Amendment 2017-02 and General Plan Amendment 2017-02; and
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2017-11, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council approve General Plan Amendment 2017-02 to change the current land use designation from Commercial, Medium Density Residential and High Density Residential to the new Old Town designation for the project area; and, to approve Zone Change 2017-02, changing the existing zoning from SF-C, C-1, C-2, and R-2 and creating a new zoning district "Old Town" and development standards for the "Old Town Placentia" district for the project area; recommending adoption of

the Old Town Streetscape Master Plan; recommending adoption of the Old Town Placentia Revitalization Plan; and recommending the adoption of a Negative Declaration pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15074 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.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on Tuesday, July 11, 2017 at 6:30 p.m. in the Placentia City Hall Front Community Meeting 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 June 13, 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on June 8, 2017.



Joseph M. Lambert, Secretary