



Placentia Planning Commission Agenda

Regular Meeting
August 8, 2017
6:30 p.m.

Front Community Meeting Room
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

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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. – Front Community Meeting Room

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: None

PUBLIC HEARINGS:

1. **Applicant:** Douglas Fenn – Tait Associates, Inc.
Project Location: 818 W. Orangethorpe Avenue (southeast corner of S. Placentia Avenue and W. Orangethorpe Avenue)
APN 344-121-01

Use Permit (UP) 2017-04

To permit the development, establishment, and operation of an approximately 2,081-square foot, 24-hour convenience market building and gas station, including the onsite sale of beer and wine for offsite consumption on property within the C-1 (Neighborhood Commercial) zoning district.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing concerning Use Permit (UP) 2017-04 continued from the July 11, 2017, Planning Commission meeting;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing;

- d. Adopt Resolution PC-2017-12, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-04 and making findings to permit the development, establishment, and operation of an approximately 2,081-square foot, 24-hour convenience market and gas station, including the onsite sale of beer and wine for offsite consumption on property within the C-1 (Neighborhood Commercial) zoning district on property located at 818 W. Orangethorpe Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – Infill Development Projects) and the City of Placentia Environmental Guidelines.

2. **Applicant:** Brianna Hursh, owner of Happy Flow Yoga
Project Location: 1290 N. Kraemer Boulevard (southeast corner of N. Kraemer Boulevard and Morse Avenue)
APN 339-012-01

Use Permit (UP) 2017-06

To permit the establishment and operation of an approximately 1,153-square foot Yoga Studio with a small (458-square foot) retail sales component within the T-C (Town Center) zoning district.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing concerning Use Permit 2017-06;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing;
- d. Adopt Resolution PC-2017-14, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-06 and making findings to permit the development, establishment, and operation of an approximately 1,153-square foot, Yoga Studio, which includes a 639-square foot class studio floor and 458-square foot retail space within the T-C (Town Center) zoning district on property located at 1290 N. Kraemer Boulevard; 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.

3. **Applicant:** The Placentia TOD Project, LLC – Ed Galigher
Project Location: 130-132 E. Crowther Avenue, Placentia CA 92870
APN 339-012-01

Development Plan Review (DPR) 2017-01, Vesting Tentative Map (VTM) 18118 and Development Agreement (DA) 2017-01

The proposed project involves the demolition/removal of existing vacant industrial/warehouse buildings and associated facilities, and the construction of a 215-unit multi-family residential development, and a seven-level parking garage and related amenities on the 2.95-acre project site within the Transit Oriented Development Packing House District (TOD) Zone. The project involves a Vesting Tentative Tract Map for lot consolidation and condominium purposes and consideration of a Development Agreement between the City of Placentia and The Placentia TOD Project, LLC for the subject project pursuant to the procedures described in California Government Code § 65867. This project area is not included on lists of hazardous waste facilities identified by Section 65962.5 of the Government Code. The Planning Commission will be making a recommendation to the City Council regarding General Plan Amendment (GPA) 2017-03, Zone Change (ZC) 2017-03, and Zoning Code Amendment (ZCA) 2017-04.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open Public Hearing, concerning Development Plan Review (DPR) No. 2017-01, Vesting Tentative Tract Map (VTM) 18118 and Development Agreement 2017-01, 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-2017-16, a Resolution of the Planning Commission of the City of Placentia, California, recommending to the City Council of the City of Placentia, approval of Development Plan Review (DPR) No. 2017-01, Vesting Tentative Tract Map (VTM) 18118 and approval of Development Agreement 2017-01 for the project located at 110 and 132 E. Crowther Avenue subject to the Conditions of Approval and Standard Development Requirements.

4. **Applicant:** City of Placentia

Project Location: An approximately 7.3-acre (gross) project area located within the City of Placentia, comprised of eight (8) parcels bifurcated by the Burlington Northern Santa Fe (BNSF) railroad tracks that separate two (2) parcels to the north and six (6) parcels to the south of the tracks. The 7.3-acre project area is triangular in shape, bound by Crowther Avenue on the south, Placentia Avenue on the west, and State Route 57 (SR 57)/Orange Freeway on the east/north.

General Plan Amendment (GPA) 2017-03, Zone Change (ZC) 2017-03, and Zoning Code Amendment (ZCA) 2017-04

The City of Placentia proposes a General Plan Amendment to change the existing land use designation of the project area from "Industrial" to "Commercial". The City also proposes a Change of Zone to alter the zoning for the project area from "Commercial Manufacturing" (C-M) and "Manufacturing" (M) to "Community Commercial" (C-2), including establishment of a Height Overlay with a 65-foot height maximum. Additionally, the City proposes a Zoning Code Amendment for the establishment of the Height Overlay. The Height Overlay would permit an increase in overall height limit from 35 feet to 65 feet. To accomplish this, the City is proposing to adopt a "Commercial" General Plan land use designation (General Plan Amendment (GPA 2017-03)); Zone Change to establish a "C-2" zoning district and 65-foot Height Overlay (Zone Change ZC 2017-03); and establish development standards for the Height Overlay (Zoning Code Amendment (ZCA 2017-04)).

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing, concerning General Plan Amendment (GPA) 2017-03, Zone Change (ZC) 2017-03, and Zoning Code Amendment (ZCA) 2017-04;
- b. Receive the staff report and consider all public testimony; and
- c. Close the public hearing; and
- d. Adopt Resolution PC-2017-15, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council approve General Plan Amendment 2017-03 to change the current land use designation from Industrial to Commercial for the project area; and, to approve Zone Change 2017-03, changing the existing zoning from Commercial Manufacturing (C-M) and Manufacturing (M) to Community Commercial (C-2), including establishment of a new Height Overlay District (H); and, to approve Zoning Code Amendment 2017-04 for the establishment of a new Height Overlay Districts zone with development standards for the project area; and, recommending the adoption of Mitigated Negative Declaration 2017-03 pursuant to the California

Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15074 and the City of Placentia Environmental Guidelines.

5. **Applicant:** City of Placentia
Project Location: Citywide

Zone Code Amendment ZCA 2017-05

Consideration of an ordinance amending the City of Placentia Municipal Code whereby Chapter 23.83 would be added to Title 23 (Zoning) of the Municipal Code to regulate wireless telecommunications facilities within the public Right-of-Way.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing, Concerning Zone Code Amendment ZCA 2017-05, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
- b. Adopt Resolution PC-2017-17, A Resolution of the Planning Commission of the City of Placentia, Recommending to the City Council Approval Of Zoning Code Amendment No. 2017-05, whereby Chapter 23.83 would be added to Title 23 (Zoning) of the Municipal Code to regulate wireless telecommunications facilities within the public Right-of-Way; and
- c. Recommend that the City Council find that adoption of Zoning Code Amendment No. 2017-05 is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15061(b) (3) in that the proposed Code Amendments are not expected to create a negative impact on the physical environment and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

OLD BUSINESS: None

NEW BUSINESS:

1. Selection of Commission Chair and Vice Chair

Recommended Action:

- 1) Nominate and elect one (1) Chair and one (1) Vice Chair for the Planning Commission

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 September 12, 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 August 8, 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on August 3, 2017.



Joseph M. Lambert, Secretary