



Placentia Planning Commission Agenda

Regular Meeting
September 12, 2017

6:30 p.m.

Front Community Meeting Room
401 E. Chapman Avenue

Christine J. 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:** Kwang Sook Lee – Groom & Board
Project Location: 1158 E. Yorba Linda Boulevard (south of Yorba Linda Boulevard, west of Rose Drive)
APN 341-281-10

Use Permit (UP) 2017-05 (Groom & Board)

To permit the establishment and operation of 24-hour dog boarding in conjunction with an existing dog grooming business at a multi-tenant commercial shopping center on property within the C-1 (Neighborhood 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 (UP) 2017-05;
- b. Receive the staff report and consider all public testimony;

- c. Close the public hearing; and
- d. Adopt Resolution PC-2017-20, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-05 and making findings to permit the establishment and operation of 24-hour dog boarding service in conjunction with an existing dog grooming business located within an existing multi-tenant commercial shopping center within the C-1 (Neighborhood Commercial) Zoning District on property located at 1158 E. Yorba Linda 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

2. **Applicant:** Maria Viviana Garcia, owner of Fit Zumba
Project Location: 322 W. Santa Fe Avenue
 APN's 339-392-09, 339-392-10

Use Permit (UP) 2017-07

To permit the establishment and operation of an approximately 1,825-square foot Zumba fitness dance studio, within the Village subarea of the Old Town Zoning District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing concerning Use Permit 2017-07;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing;
- d. Adopt Resolution PC-2017-18, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-07 and making findings to permit the establishment and operation of an approximately 1,825-square foot, Zumba Fitness Studio, within the Village subarea of the Old Town Zoning District on property located at 322 W. Santa Fe Avenue; 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.

Regular Agenda:

1. **Update on UP 2015-04 (Modification) – 950 S. Via Rodeo**

Recommended Actions: It is recommended that the Planning Commission:

- a. Receive and file.

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 October 10, 2017 at 6:30 p.m. in the 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 September 12 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on September 7, 2017.



Joseph M. Lambert, Secretary