



# Placentia Planning Commission Agenda

Regular Meeting  
February 13, 2018

6:30 p.m.

City Council Chambers  
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

**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:**

NONE

**PUBLIC HEARINGS:**

1. **Appellant:** LBC Irwindale, LLC  
DBA, “Atwood Sales”  
**Project Location:** 719 S. Lakeview Avenue (south of E. Orangethorpe Avenue, west of S. Lakeview Avenue)

**Appeal of the City of Placentia Public Hearing Officer’s Declaration of Public Nuisance:** At the appellant’s request, an appeal of the Public Hearing Officer’s action will be heard declaring an existing business (LBC Irwindale, LLC, DBA “Atwood Sales”) as a public nuisance within the C-M (Commercial Manufacturing) Zoning District. The nature of the declared nuisances are as follows:

- a) Increased production and increased outside storage of materials resulting in adverse air and water quality exposures. (PMC Section 20.40)
- b) Crushing and grinding of construction material without appropriate permit(s), including operation outside of Use Permit (UP) No. 1981-32. (PMC Section 23.41.030)

c) Concrete type debris scattered along the roadway at the construction truck exit of the facility. Construction residue powder and rocks on roadway (near the exit area) left by construction trucks exiting the facility.

**Recommended Actions:** It is recommended that the Planning Commission:

Although this item was circulated to property owners within a 300-foot radius of the project site, staff is requesting that this item be continued to a special Planning Commission meeting to be held on February 27, 2018. This recommendation is based on a written request received by the appellant's and property owner's representatives. See attached letter.

2. **Business Operator:** LBC Irwindale, LLC  
DBA, "Atwood Sales"  
**Project Location:** 719 S. Lakeview Avenue (south of E. Orangethorpe Avenue, west of S. Lakeview Avenue)

**Revocation of Use Permit (UP) 1981-32:**

A request to the Planning Commission of the City of Placentia recommending to the City Council to revoke Use Permit No. 1981-32 pertaining to an existing business (LBC Irwindale, LLC, DBA, "Atwood Sales") operating in violation of the conditions and terms of said permit on property located at 719 S. Lakeview Avenue within the C-M (Commercial Manufacturing) Zoning District.

ENVIRONMENTAL DETERMINATION (CEQA): The proposed revocation proceedings are 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 § 15321 (Class 21 – Enforcement Action by Regulatory Agencies) and City Environmental Guidelines.

**Recommended Actions:** It is recommended that the Planning Commission:

Although this item was circulated to property owners within a 300-foot radius of the project site, staff is requesting that this item be continued to a special Planning Commission meeting to be held on February 27, 2018. This recommendation is based on a written request received by the business operator's and property owner's representatives. See attached letter.

3. **Applicant:** Leslie Ayala, representing The Bruery  
**Project Location:** 715 & 745 Dunn Way (north of Orangethorpe, west of 57 Freeway)  
APN 339-121-40

**Use Permit (UP) 2012-03 Modification II:** To permit modifications to Use Permit 2012-03 to allow an existing craft beer manufacturer to (a) expand the brewery to fully occupy an existing +/-30,560-square foot industrial building by occupying unit nos. 725-727 and 731-733 for warehouse storage purposes, including an

employee lounge area and (b) alter the existing operating hours for the "Tasting Room" from (existing) 12:00 PM and 10:00 PM, Monday through Sunday, to (proposed) 12:00 PM to 12:00 AM, Monday through Sunday. 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:

Staff is recommending that this item be continued to a special Planning Commission meeting to be held on February 27, 2018.

**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 special Planning Commission meeting on February 27, 2018 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 February 13, 2018 Regular Meeting of the Planning Commission of the City of Placentia was posted on February 8, 2018.

  
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Joseph M. Lambert, Secretary