



Placentia Planning Commission Agenda

Regular Meeting

April 10, 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
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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:

1. **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: Receive and file Resolution No. PC-2018-01.

Recommended Actions: It is recommended that the Planning Commission:

Receive and file Resolution No. PC-2018-01, a Resolution of the Planning Commission of the City of Placentia, approving UP 2012-03 Modification II, permitting the expansion of the operations of a craft brewery manufacturer into contiguous units located between 715-745 Dunn Way and permitting a tasting room, storage, and retail sales areas into the contiguous units and expanding existing operating hours.

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.

RECOMMENDATION: It is recommended that the Planning Commission:

Staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting to be held on Tuesday, May 8, 2018. This recommendation is based on City Council's direction to work with the appellant's and property owner's representatives to finalize an agreement which would result in dissolving all business operations and vacating the subject site.

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 For Property Located at 719 S. Lakeview Avenue ("Atwood Sales"): 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:

Staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting to be held on Tuesday, May 8, 2018. This recommendation is based on City Council's direction to work with the appellant's and property owner's representatives to finalize an agreement which would result in dissolving all business operations and vacating the subject site.

3. **Applicant:** N+M Joshi, LLC dba American Martial Arts Academy
Project Location: 850 N. Rose Drive, Suites D and E

Use Permit 2018-01: The applicant, N+M Joshi, LLC, dba American Martial Arts Academy, is requesting a UP for a 5,445-square foot martial arts studio within an existing multi-tenant commercial shopping center located at 850 N. Rose Drive, suites D and E in the Village Center at Rose shopping center.

Recommended Actions: It is recommended that the Planning Commission:
It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit No. (UP) 2018-01; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2018-04, a resolution of the Planning Commission of the City of Placentia, approving UP 2018-01 and making findings to permit the establishment and operation of a 5,445 square foot martial arts studio located within an existing multi-tenant commercial shopping center within the SP-7 (East Placentia Specific Plan; SP-7) Zoning District on property located at 850 N. Rose Drive, suites D and E; 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. **Applicant:** Interface Rehab, Inc.
Project Location: 770 S. Placentia Avenue

Use Conformity Decision (UCD) 2018-01: The Applicant, Interface Rehab, Inc., is requesting approval to use the adjusted gross floor area as the basis for the

