

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
September 14, 2010

The regular meeting of the Placentia Planning Commission of September 14, 2010 was called to order at 6:33 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Green.

ROLL CALL: Present: Michael Ebenhoch, Commissioner
Christine Schaefer, Commissioner
John Scull, Commissioner
Vic Tomazic, Vice Chairman
Craig Green, Chairman

Absent: Floyd Farano, Commissioner
Frank Perez, Commissioner

PLEDGE OF ALLEGIANCE: Led by Vice Chairman Tomazic

Others Present: Ken Domer, Assistant City Administrator
Monique Schwartz, Associate Planner
Andrew V. Arczynski, City Attorney
Sara Salazar, Administrative Assistant

Motion by Commissioner Schaefer, seconded by Commissioner Ebenhoch to APPROVE THE MINUTES of August 10, 2010. Passed by a 5-0-2 vote.

ORAL COMMUNICATIONS: The Chair invited the public to make oral comments on matters not on the agenda, but none were offered.

Public Hearings:

- Applicant: Stephanie Gulewich**
Location: 847 S. Kraemer Boulevard

Use Permit (UP) 2010-11:

To permit the operation of a dance and music studio that offers instruction in ballet, tap, jazz, modern, contemporary and ballroom dancing as well as music instruction for guitar, piano and voice within a +/- 15,000 square foot industrial building, located at 847 S. Kraemer Boulevard in the Manufacturing (M) District.

Ms. Schwartz introduced the applicant to the Commission and gave the staff report.

Commissioner Ebenhoch asked how the City was made aware this business was operating out of compliance. Ms. Schwartz responded that citizen complaints were received and it

was later discovered the complaints came from a competing business.

Commissioner Schaefer asked if there will be any shower facilities available at the site. Ms. Schwartz responded that no, there are only four (4) restrooms.

Chairman Green asked if the hours of operation could be adjusted to prevent the applicant from having to come back to the Commission. Ms. Schwartz responded that staff may approve changes to hours of operation and these requests are not required to go back before the Planning Commission.

Commissioner Schaefer commented that if the hours of operation begin at 8 a.m., this may contribute to traffic issues in the industrial complex. Chairman Green agreed and recommended the hours be approved from 9 a.m. to 9 p.m.

Mr. Domer added that staff would recommend those hours if the applicant was agreeable to it.

Commissioner Scull asked if the classroom size of three (3) to five (5) students could be changed. Ms. Schwartz responded that yes, the applicant indicated that thirty (30) students was a suitable number of students. Commissioner asked if the current cap is fifteen (15) students. Ms. Schwartz responded that no, the current cap is thirty (30) students. She explained that she exaggerated the number to benefit the applicant and indicated any requests changes can be approved by staff.

Commissioner Schaefer asked if there are any movable walls between the classrooms. Ms. Schwartz responded that there are no proposed tenant improvements and all of the walls are stationary.

Chairman Green asked if the trash pick-up can be revised to indicate less frequency. Mr. Domer responded that it can be amended to weekly unless necessary otherwise.

Chairman Green opened up the Public Hearing.

Lisa Miller of The Art of Dance and Ballet Academy addressed the commission. She gave a brief summary of the proposed business.

Chairman Green closed the Public Hearing.

Motion by Commissioner Ebenhoch, seconded by Commissioner Scull, TO ADOPT RESOLUTION NO. PC-2010-14 APPROVING USE PERMIT (UP) 2010-11, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-2 vote.

2. **Applicant: City of Placentia**

Amendment 2010-03:

Proposed amendments to Chapters 23.04, 23.78 of Title 23 (Zoning Ordinance) of the Placentia Municipal Code related to parking structures and City Council approved parking structure design guidelines within applicable districts.

Mr. Domer presented the staff report.

Commissioner Ebenhoch asked where in the ordinance it states that flexibility and adjustability and a covenant is directed in full authority of City Council going through the Planning Department. Mr. Domer responded that the ordinance requires that a parking structure go to the Planning Commission.

Vice Chairman Tomazic asked if the intention is to use the ordinance as an R.F.P. (Request for Proposal). Mr. Domer responded that the City would reference it.

Vice Chairman Tomazic asked about fire sprinklers requirements. Mr. Domer responded that the Placentia building code requires structures 5000 square feet or greater are required to have fire sprinklers but there are exceptions for concrete structures not enclosed. A fire fighting plan would be part of development plan and may include sprinklers.

Vice Chairman Tomazic commented that there is no definition provided on how to control the lights in the structure. He also commented that the ordinance should require that the shining of lights outside the perimeter of the structure be controlled. Mr. Domer responded there is verbiage in the ordinance on light glare.

Vice Chairman Tomazic commented that guard rails and protection of drain pipes and such are often missed in the building of a parking structure. Mr. Domer agreed and added that plumbing for a security system will also be incorporated into the plans.

Vice Chairman Tomazic commented that there is no verbiage in the ordinance about the striping of floors. He also questioned the non-allowance of open walls on all four (4) sides and recommended revising the ordinance to allow flexibility. Mr. Domer responded that one of the designs being considered is one with open triangle shape middle. Mr. Domer suggested revising the language to read "Open sided facilities which allow complete views of parking of motor vehicles are not recommended."

Commissioner Schaefer asked for the location of an open middle parking structure. Mr. Domer responded that he believes there is such a structure on the North side of St. Joseph's Hospital in Orange. Commissioner Schaefer asked if the open area serves a purpose or is just another option. Mr. Domer responded that it could probably be filled in; however, it would only be empty space.

Commissioner Schaefer asked if ADA requirements allow a three (3) story parking without an elevator. Mr. Domer responded that ADA parking would be made available on the bottom level.

Commissioner Schaefer expressed concern over all four (4) walls being solid stating it is a safety and security issue. She added that lighting should be adequate to provide safety and security. Mr. Domer responded that security features such as an emergency phone that

dials to the Police Department and security cameras will be incorporated into the design.

Commissioner Schaefer thanked staff for the pro-active of this project.

Chairman Green opened up the Public Hearing.

Chairman Green closed the Public Hearing.

Mr. Arczynski made suggestions for the amending of language. On page 2 of the Ordinance, section 3, line 2 of the paragraph should read "...designed specifically to be *utilized* for motor vehicle parking...". On page 1 of the Parking Structure Design Regulations, 1st bullet point, line 3 should read "...parking motor vehicles, *is discouraged*,...". On the same page in the next to last bullet point, line 2 should read, "...parking structures that *are* only one or two...". On page 3 of the Design Regulations, paragraph H, line 1 should read "Lighting for *each* deck of a parking structure...". Chairman Green accepted the recommendations.

Motion by Commissioner Schaefer, seconded by Commissioner Ebenhoch, TO ADOPT THE FINDINGS AND RECOMMEND APPROVAL OF ZONING CODE AMENDMENT 2010-03 TO THE CITY COUNCIL, AND DIRECT STAFF TO PREPARE AND TRANSMIT A REPORT OF THE FINDINGS AND RECOMMENDATIONS OF THE PLANNING COMMISSION TO THE CITY COUNCIL. Passed by a 5-0 vote.

Old Business:

None

New Business:

PLANNING COMMISSION REQUESTS:

Mr. Domer passed out literature and spoke about Measure 'W' which updates the language of the City's Utility Users Tax Ordinance. It has been discovered that the current ordinance does not reflect changes from the FCC. It is possible that the City could lose this revenue source if the Ordinance is challenged in court. It is the only Measure on the ballot for the City. Mr. Arczynski clarified that on the existing ordinance, there is reference to the Federal Excise Tax. There has been discussion about deleting this Tax with as it applies to wireless telecommunications.

Mr. Domer provided an update on development projects in the City. On ETCO 75, another phase of twelve (12) single family homes will be built. On ETCO 125, grading and relocating of oil pipes is in progress. On the Schaener Farms property, the family is working with a potential developer. He stated the City would like to see some commercial development on this property; however, the use will be primarily residential.

Northgate Market was announced by Mr. Domer to be having its grand opening on Thursday September 16, 2010. Northgate is working with adjacent property owners to

expand and tenant improvements will be forth coming. Mr. Domer will be meeting with the nine (9) property owners in the center to discuss façade parking lot improvements.

An update on grade separations at Kraemer and Tustin along Orangethorpe was provided. Mr. Domer stated that a proposal will go to the City Council to ease the relocation of affected businesses within the City.

Chariman Green asked for an update on the center at the intersection of Bastanchury Road and Placentia Avenue. Mr. Domer explained that the 'Placentia Market' is currently working to correct code violations.

Commissioner Schaefer asked for an update on the gas station at the corner of Rose Drive and Yorba Linda Boulevard. Ms. Schwartz responded that the owner is working with their lender to secure the financing.

Chairman Green adjourned the Planning Commission meeting at 7:40 p.m. to the next regularly scheduled meeting on October 12, 2010 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

A handwritten signature in black ink, appearing to read 'Ken Domer', with a large, stylized initial 'K' and a long horizontal stroke extending to the right.

Ken Domer
Assistant City Administrator