

**PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING**

December 12, 2017

The regular meeting of the Placentia Planning Commission of December 12, 2017 was called to order at 6:40 p.m. in the Front Community Meeting Room, 401 East Chapman Avenue, Placentia, by Vice Chair Perez.

ROLL CALL:

PRESENT: Commissioner Perez, Lee, Tomazic, Keller
ABSENT: Commissioner Schaefer, Francine, Schenck

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Arlen Beck, Planning Technician
Alana Spector, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Minutes

a. Planning Commission Meeting – October 10, 2017

Recommended Actions: Approve

Motion by Keller, second by Tomazic carried on a (4-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Tomazic, Perez
Noes: None
Abstain: None
Absent: Francine, Schenck, Schaefer

PUBLIC HEARING:

1. **Applicant:** CP Logistics Van Buren, LLC
Project Location: West of Van Buren Street, North of Miraloma Avenue
APN: 346-164-29

Development Plan Review (DPR) No. 2017-02 & Tentative Parcel Map (TPM) No. 2017-100 (PANATTONI INDUSTRIAL DEVELOPMENT) DPR:

To permit the development of an unimproved approximately 5.0-acre lot for the construction of two industrial buildings measuring approximately 48,160 square feet (Building 1) and 70,250 square feet (Building 2) in conjunction with various onsite hardscape and landscape improvements. TPM: To permit the subdivision of one lot into two lots measuring approximately 2.07 acres (Parcel 1) and 2.93 acres (Parcel 2) for property within the M(O) (Manufacturing – Oil Combining Districts) Zoning District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing, concerning Development Plan Review (DPR) No. 2017-02 and Tentative Parcel Map (TPM) No. 2017-100, receive the Staff Report and consider all Public Testimony, close the Public Hearing; and
- b. Adopt Resolution No. PC-2017-22, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2017-02 and making findings to permit the development of an unimproved approximately 5.0-acre lot for the construction of two industrial buildings on vacant, unimproved property located within the M(O) (Manufacturing – Oil Combining Districts) Zoning District on property located west of Van Buren Street, north of Miraloma 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 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
- c. Adopt Resolution No. PC-2017-23, a Resolution of the Planning Commission of the City of Placentia, California, recommending to the City Council of the City of Placentia, approval of TPM 2017-100 for the subdivision of one lot into two lots measuring approximately 2.07 acres (Parcel 1) and 2.93 acres (Parcel 2) subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

Vice Chair Perez opened the Public Hearing at 6:44 p.m.

Senior Planner Gonzales provided the staff report and presentation regarding DPR 2017-02 and TPM 2017-100. Mr. Gonzales clarified that TPM 2017-100 sits within two jurisdictions: Placentia and Anaheim. The northern parcels that sit in Placentia is what is being evaluated by the Planning Commission.

Mr. Gonzales stated that the 5 acre site that is within the City limits of Placentia is the only property being evaluated as part of DPR 2017-02.

He continued to note that the General Plan Land Use designation is industrial, and that the vacant land is currently zoned as Manufacturing (Oil Combining District). The businesses surrounding these parcels are also used for manufacturing and industrial purposes.

Mr. Gonzales stated that the proposed development will include four buildings, two of which are in Placentia. Primary access to the buildings will be off of Van Buren Street, but that reciprocal access will be shared between both properties in Placentia and Anaheim.

The proposed landscaping will be in compliance with local and state landscaping requirements for water conservation, and the property will be adequately fenced.

Commissioners were provided with a color and materials board showing white tones with contrasting grey hues, and were shown building renderings featuring a modern style with variable roof heights.

Mr. Gonzales presented TPM 2017-100 and noted the locations of utility easements and identified the parcels located in Anaheim as well.

He also stated that on December 11, 2017, the Planning Commission of the City of Anaheim had approved the corresponding Tentative Parcel Map for those parcels located in Anaheim.

Mr. Gonzales stated that to date, no public comments have been received in favor of or against the project.

Assistant City Attorney Summerhill noted that Resolution 2017-22 with respect to the DPR was omitted from the Commissioners' agenda packet, and that Mr. Lambert would be presenting it to them shortly. She stated that the findings in the resolution reflect those in the staff report.

Vice Chair Perez inquired where the utility power lines would be coming from.

Mr. Gonzales stated they would be coming from underground utility lines off of Van Buren Street.

Commissioner Tomazic asked if it was known how many people would be working at the buildings.

Mr. Gonzales stated that he was unsure.

Commissioner Keller inquired whether there had been any public comments at the Anaheim Planning Commission meeting in regarding this DPR.

Mr. Gonzales stated that there had not been, and that the meeting in Anaheim only addressed the TPM, not the DPR.

Vice Chair Perez invited the Applicant to speak.

The Applicant, Jake LeBlanc, 20411 Southwest Bird Street, Newport Beach, CA, came to speak at the podium.

Mr. LeBlanc discussed his role in the development of this project.

Vice Chair Perez inquired what type of industry would be most desired for the proposed development.

Mr. LeBlanc stated that since the building is designed to be a premier business park, the users of the space would most likely be high end industrial tenants.

There were no public comments made.

Vice Chair Perez closed the Public Hearing, and Assistant City Attorney Summerhill clarified what is being considered under the jurisdiction of the Planning Commission, and what will be further considered by the City Council.

Motion by Lee, seconded by Tomazic carried on a (4-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Tomazic, Perez
Noes: None
Abstain: None
Absent: Francine, Schenck, Schaefer

2. **Applicant:** How Chin (Andy) Te
Project Location: 1633 La Paloma
APN: 346-172-07

Tentative Parcel Map 2013-147

To permit the subdivision of an approximately 0.42 acre (18,400 square foot) lot into three (3) parcels and a remainder parcel located on the south side of Vincente Ave between Van Buren and Maria Avenue located in the R-1 (O) (Single-Family Residential – Oil Combining Districts) Zoning District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing concerning Tentative Parcel Map (TPM) 2013-147;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing;

- d. Adopt Resolution PC-2017-21, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2013-147 to permit the subdivision of an approximately 0.42 acre (18,400 square feet) lot into three (3) lots and a remainder parcel for a property within the R-1 (O) (Single-Family Residential - Combining Oil District) that is located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (Assessor's Parcel Number 346-172-07) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

Vice Chair Perez called upon Arlen Beck, Planning Technician, to present the staff report.

He reported that the Applicant is requesting to subdivide a .42 acre lot into three parcels, with a remainder parcel. Mr. Beck stated that the lot is currently vacant, and that the General Plan designation is low-density residential and it is zoned single family residential (oil combining district).

He noted that the proposed site does not meet minimum development standards for the R-1 zone, as the interior lots are less than 7,000 square feet and have less than 70 feet of street frontage. The lots will, however, be compatible with the lot sizes of others in the neighborhood, which is consistent with the exceptions allowed pursuant to PMC 23.12.090

Mr. Beck discussed the specific dimensions and characteristics of the proposed lots, and noted that the map will comply with the standards of the oil combining district, as the remainder parcel features an active oil well.

Staff has publically noticed the project, and has received no communication for or against the proposed subdivision.

Commissioner Lee inquired if the remainder parcel would have its own APN number.

Mr. Beck stated that it would, and the parcel would continue to house an active oil well. Director of Development Services Joseph Lambert added that if the oil well becomes capped in the future, the remainder parcel could be potentially developed.

Vice Chair Perez invited the Applicant, How Chin (Andy) Te from 2580 Hibiscus, Fullerton, CA, to speak.

He stated that he has owned the land for four years, and has had difficulty developing it due to the lot being too large and too costly to develop without subdividing.

Mr. Lambert stated that similar subdivisions have been recently approved in the same neighborhood.

Vice Chair Perez closed the Public Hearing at 7:24 p.m.

Motion by Tomazic, seconded by Keller carried on a (4-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Tomazic, Perez
Noes: None
Abstain: None
Absent: Francine, Schenck, Schaefer

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Mr. Lambert stated that the City has initiated an RFP process to attract a hotel developer to the city-owned property at 350 S. Placentia Ave. He believes the land will eventually be sold to a viable hotel developer.

Mr. Lambert continued by informing the Commissioners that the City has initiated an RFP process for property located at 207-209 W. Crowther Ave. to attract a developer to the site. He stated that the property is located directly adjacent to the future site of the Metrolink train station.

DIRECTOR'S REPORT:

Director of Development Services Joseph Lambert introduced Planning Technician Arlen Beck as a new member of the Development Services Department.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Vice Chair Perez closed the Planning Commission Regular Meeting at 7:29 p.m. to the regular meeting Tuesday, January 9, 2018 at 6:30 p.m. in the Placentia City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission