



Placentia Planning Commission Agenda

Adjourned Regular Meeting
October 16, 2018
6:30 p.m.

Community Meeting Room 51 in City Hall
401 E. Chapman Avenue, Placentia, CA 92870

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
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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.

ADJOURNED REGULAR MEETING
6:30 p.m. – Community Meeting Room 51 in City Hall

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. **Planning Commission Meeting Minutes – July 10, 2018**
Recommended Actions: Approve

PUBLIC HEARINGS:

1. Applicant: Erik Scott, dba Golden State Coffee Roasters
Project Location: 109 West Santa Fe Avenue

Use Permit (UP) 2018-08: To permit the establishment and operation of a coffee house that will encompass retail coffee sales, coffee bean roasting, and small-scale wholesale coffee distribution operations within a commercial space exceeding 5,000 square feet located at 109 W. Santa Fe Avenue within the Old Town Revitalization Plan (OT-Main Street Subarea) Zoning District.

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

1. Open the public hearing concerning Use Permit No. (UP) 2018-08; and
2. Receive the staff report and consider all public testimony;
3. Close the public hearing; and

4. Adopt Resolution PC-2018-22, a resolution of the Planning Commission of the City of Placentia, approving UP 2018-08 and making findings to permit the establishment and operation of a coffee house that will encompass retail coffee sales, coffee bean roasting, and small-scale wholesale coffee distribution operations within a commercial space located within the Old Town Revitalization Plan (OT-Main Street Subarea) Zoning District.; 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:** Eddie Vidales, dba Donco & Sons Inc.
Project Location: 313 West Orangethorpe Avenue

Development Plan Review (DPR) 2018-07: The applicant, Eddie Vidales, dba Donco & Sons Inc., is requesting to permit the addition of fuel pricing signage onto an existing freeway-oriented pole sign located adjacent to the State Route 57 (SR 57) freeway at 313 W. Orangethorpe Avenue within the C-2 (Community Commercial) Zoning District.

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

1. Open Public Hearing, concerning Development Plan Review (DPR) No. 2018-07; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2018-23, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve DPR 2018-07 subject to Conditions of Approval and Standard Development Requirements and making findings to permit the addition of fuel pricing signage onto an existing freeway-oriented pole sign located adjacent to the State Route 57 (SR 57) freeway at 313 W. Orangethorpe Avenue within the C-2 (Community Commercial) Zoning District; 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.

3. **Applicant:** Luis Valdez Segura, dba Stress-less Therapy
Project Location: 138 North Bradford Avenue

Use Permit (UP) 2018-07: The applicant, Luis Valdez Segura, dba Stress-less Therapy Massage, is requesting to permit the establishment and operation of a

therapeutic massage business that will operate 7 days a week, located at 138 North Bradford Avenue, in the C-1 (Neighborhood Commercial) Zoning District.

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

1. Open the public hearing concerning Use Permit No. (UP) 2018-07; and
2. Receive the staff report and consider all public testimony;
3. Close the public hearing; and
4. Adopt Resolution PC-2018-21, a resolution of the Planning Commission of the City of Placentia, approving UP 2018-07 and making findings to permit the establishment and operation of a therapeutic massage business, that will operate 7 days a week, located in the C-1 (Neighborhood Commercial) Zoning District; 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.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

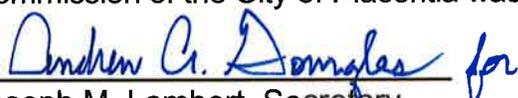
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on November 13, 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 October 16, 2018 Adjourned Regular Meeting of the Planning Commission of the City of Placentia was posted on October 11, 2018.


Joseph M. Lambert, Secretary