



Placentia Planning Commission Agenda

Regular Meeting
November 13, 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
Fax: (714) 528-4640
Website: 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 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 – September 12, 2017**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – September 11, 2018**
Recommended Actions: Approve
3. **Planning Commission Meeting Minutes – October 16, 2018**
Recommended Actions: Approve

PUBLIC HEARINGS:

1. **Applicant:** Franco and Mandy DiAddezio, dba Fit Body Boot Camp
Project Location: 1434 North Kraemer Boulevard

Use Permit (UP) 2016-09 MOD: To permit modifications to the approved operating conditions set forth by Use Permit 2016-09 for the expansion of an existing health and fitness facility (Fit Body Boot Camp) located at 1434 N. Kraemer Blvd. within the T-C Zoning District. The requested expansion will increase the existing facility by approximately 730 square feet.

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

1. Open the public hearing concerning Use Permit 2016-09 (Modification);
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2018-24, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification No. 2016-09 and making findings to permit the expansion of operations of an existing health and fitness facility into the adjacent commercial suite. The proposed expansion will increase the floor area of the facility by approximately 730 square feet, totaling approximately 2,642 square feet in overall floor area. The subject property is located within the T-C (Town Center) Zoning District on property located at 1434 N. Kraemer Boulevard; 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:** Placentia Hospitality, LLC
Project Location: Unimproved +/-2.1-gross acre site located North of W. Crowther Avenue, East of S. Placentia Avenue

Development Plan Review (DPR) 2018-06; Use Permit (UP) 2018-06; Disposition and Development Agreement (DDA) 2018-02; General Plan Conformity (GPC) 2018-01; Addendum to Mitigated Negative Declaration (MND) 2017-03: To permit approval of a Development Plan Review, Use Permit, Disposition and Development Agreement, and General Plan Conformity to allow for the development of an approximately 69,663-square foot, five-story, 116-room hotel building on an approximately 2.1-gross acre, unimproved site. The development will feature a 116-space parking lot, decorative hardscape and landscape improvements, outdoor pool area, and associated hotel guest amenities, including the onsite sale and consumption of sealed beer and wine associated with a proposed hotel convenience market. The Disposition and Development Agreement will outline the sale and terms for the transfer of ownership of a City-owned site to Placentia Hospitality, LLC. Furthermore, an Addendum to Mitigated Negative Declaration (MND) No. 2017-03 has been prepared to address minor technical changes or modifications resulting from refinement of the overall development project not fully discussed by the prior environmental analysis.

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

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on December 11, 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 November 13, 2018 Regular Meeting of the Planning Commission of the City of Placentia was posted on November 8, 2018.



Joseph M. Lambert, Secretary