



Placentia Planning Commission Agenda

Regular Meeting

May 14, 2019

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

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.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

REGULAR MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL: Commissioner Keller
Commissioner Francine
Commissioner Lee
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: None

REGULAR AGENDA:

1. **Applicant:** City of Placentia
Project Location: Citywide

**General Plan Conformance Finding for Fiscal Year 2019-20 and 2021-2026
Seven Year Capital Improvement Program:**

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

1. Adopt No. PC-2019-11, A Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2019-20 and 2021-26 Capital Improvement Program conforms to the adopted General Plan, recommending the City Council approve the Capital Improvement Program and; find that there is no possibility that the proposed Fiscal Year 2019-20 to 2021-26 Capital Improvement Program will have a significant effect on the environment and said Capital Improvement Program is therefore not subject to the requirements of the California Environmental Quality Act ("CEQA") pursuant to the provisions of §15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations, and the City of Placentia Environmental Guidelines.

2. **Applicant:** City of Placentia
Project Location: West Crowther Avenue, South Placentia Avenue, and East Orangethorpe Avenue

Mitigated Negative Declaration (MND) No. 2019-01: Consideration of Mitigated Negative Declaration (MND) No. 2019-01, including the associated Mitigation Monitoring and Reporting Program (MMRP) related to the Crowther Sewer Pipeline Project.

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

1. Receive the staff report concerning Mitigated Negative Declaration (MND) No. 2019-01; and
2. Adopt Resolution No. PC-2019-08, a Resolution of the Planning Commission of the City of Placentia adopting and certifying MND 2019-01 related to the Crowther Sewer Pipeline Project, and findings that the Mitigated Negative Declaration, related to the project was prepared in compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code § 21000, et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Impact Report Guidelines of the City of Placentia; and
3. Direct staff to file a Notice of Determination (NOD).

3. **Applicant:** City of Placentia
Project Location: 731 South Melrose Street

General Plan Conformity Finding for the Acquisition of Real Property Located at 731 S. Melrose Street (APN 339-102-08) Currently Owned by Placentia Industrial Park Properties for the Establishment of a Proposed Regional Navigation Center:

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

1. Adopt Resolution No. PC-2019-09, finding that the acquisition of 731 S. Melrose Street (APN 339-102-08) conforms with the City of Placentia General Plan; and, finding that the acquisition of said property is not a project for the purposes of CEQA as defined by the California Public Resources Code Sections 21065 and 21080 in that the Planning Commission is making a finding of General Plan conformity.

PUBLIC HEARINGS:

1. **Applicant:** Krista Garritano, representing San Sushi Japanese Restaurant, Inc.,
Project Location: 161 W. Santa Fe Avenue

Use Permit (UP) 2019-01: To request to permit onsite sale and consumption of beer and wine (ABC Type 41 License) at a proposed 1,569 square foot, 48 seat, Sushi restaurant, located at 161 W. Santa Fe Avenue within the Old Town Placentia 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 (UP) 2019-01;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2019-10, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit 2019-01 and making findings to permit the onsite sale and consumption of beer and wine (ABC Type 41 License) on property within the Old Town Placentia Revitalization Plan (OT-Main Street Subarea) Zoning District, located at 161 W. Santa Fe Avenue; 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:** Randy Orozco
Project Location: 721 Monroe Way

Development Plan Review (DPR) 2019-01: To request approval of a Development Plan Review (DPR) to allow for the development of an unimproved .37-acre lot, with a new industrial building measuring approximately 6,968 square feet in conjunction with various onsite hardscape and landscape improvements within the M (Manufacturing) Zoning District.

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

1. Staff is recommending that this item be continued to the next regularly scheduled Planning Commission meeting to be held on June 11, 2019.

NEW BUSINESS: None

OLD 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 June 11, 2019 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 May 14, 2019 Regular Meeting of the Planning Commission of the City of Placentia was posted on May 9, 2019.



Joseph M. Lambert, Secretary