



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



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: DIRECTOR OF DEVELOPMENT SERVICES
DATE: MAY 14, 2019
SUBJECT: **GENERAL PLAN CONFORMANCE FINDING FOR FISCAL YEAR 2019-20
AND 2021-2026 SEVEN YEAR CAPITAL IMPROVEMENT PROGRAM**

RECOMMENDATION:

It is recommended that the Planning Commission adopt Resolution 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 finding 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.

DISCUSSION:

California Government Code § 65401 requires the City to prepare a coordinated program (i.e., Capital Improvement Program (CIP) identifying projects recommended for planning, initiation or construction during the ensuing fiscal year. In accordance with state law, the Planning Commission must review and report on the conformity of the CIP with the adopted General Plan.

The (CIP) serves as a single comprehensive plan of proposed capital improvement projects for the budget year FY 2019-20 and the six (6) years thereafter. The CIP is a budgeting and strategic planning tool used to determine the extent of future needs and sources of funding. The CIP also serves as a guide for the efficient evaluation, prioritization and implementation of public improvements and facilities. The CIP identifies funded and unfunded projects to undertake over the next seven (7) years totaling more than \$110 million. For FY 2019-20, the City has identified 30 projects totaling \$5.7 million which it expects to begin work on.

As part of the CIP process, capital improvement projects are evaluated to determine the estimated cost and prioritized to take full advantage of Federal, State, Orange County and other funding from outside agencies. The CIP is reviewed yearly, during which time the City's needs may be re-prioritized and the City's financial status may be re-evaluated.

The first CIP priority is safety within the City's right-of-way, parks, and facilities. This priority is addressed throughout each section of the CIP document in numerous ways, including

streets, traffic control and operations, parks, public buildings, bridges, sewer systems and storm drain systems. Additionally, a primary focus of the CIP is to preserve and reinvest in the City's physical assets, as reflected in each of the ten CIP sections. This includes pavement rehabilitation projects for residential and arterial streets as well as improvements at City facilities and ADA improvements to improve accessibility.

The proposed CIP recommends several projects which address facilities or equipment that are no longer adequate to meet demand or serve our citizens. These projects include the replacement or upgrade of facilities or equipment, expansion or renovation of an existing facility, or construction of a new facility. Another important component of the CIP is to implement projects identified within a master plan or other planning document that are needed to maintain or meet adequate levels of service. These projects may include new facilities or improvements toward existing facilities. Finally, the CIP addresses several future planned projects through funding of studies or project construction plans.

Conformity Findings

The basis for making a conformity finding is determining that each project fits into a goal or implementation policy as outlined in the adopted General Plan. For example, if a project is proposed to pave over several acres of open space, and that open space is called out in the Open Space Element as being protected, then the project does not conform to that General Plan Element. Another example is, if a project is proposed to widen a street or add bicycle or pedestrian paths to increase mobility, such a project would conform to the Circulation Element goals to increase accessibility and mobility for alternative modes of transportation.

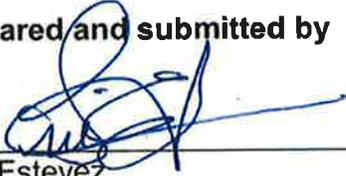
As was the case with last year, the limiting factor in making conformity findings is that the City has not yet concluded its comprehensive General Plan Update. City Staff has reviewed each of the proposed projects to be undertaken during Fiscal Year 2019 -20 in relation to the adopted General Plan. While many of the individual elements do not have goals, policies or implementation programs as updated elements would now contain, there is still the ability to compare the projects against the narrative of the adopted elements and make a determination that they are each in conformity with the adopted General Plan for the City of Placentia. Additionally, the Commission's finding that a proposed CIP item conforms to the General Plan does not necessarily mean the City will have the ability to implement or construct a certain CIP item. All CIP projects and plans must go through separate individual environmental and Council review. Accordingly, Staff is recommending that the Planning Commission find that the proposed CIP projects are in conformity with the adopted General Plan.

Environmental Review

The proposed Finding of General Plan Conformity is not a project as defined by the California Environmental Quality Act (CEQA). The finding of conformity does not commit the City to any of the identified projects in the CIP. Therefore, approval of the CIP qualifies for an exemption from the California Environmental Quality Act (CEQA) per Guideline 15061 (b)(3) for activities that have no potential for causing a significant effect on the

environment. Furthermore, individual projects identified within the CIP will be reviewed in accordance with CEQA requirements prior to their implementation and when specific project details are available for analysis.

Prepared and submitted by



Luis Estevez
Director of Public Works

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2019-11
2. General Plan Conformity Matrix

RESOLUTION NO. PC-2019-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, CALIFORNIA FINDING THAT THE FISCAL YEAR 2019-20 TO 2021-2026 CAPITAL IMPROVEMENT PROGRAM CONFORMS TO THE ADOPTED GENERAL PLAN AND RECOMMENDING THE CITY COUNCIL APPROVE THE CAPITAL IMPROVEMENT PROGRAM

A. Recitals.

(i). On May 14, 2019, this Planning Commission considered the conformity of the proposed Fiscal Year 2019-20 to 2021-26 Capital Improvement Program to the adopted General Plan.

(ii). This Planning Commission has reviewed and considered all elements of the proposed Capital Improvement Program, including written staff reports and verbal testimony presented.

(iii). All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia does hereby find, determine, and resolve as follows:

1. This Commission hereby specifically finds that all the facts as set forth in the Recitals, Part A., of this Resolution are true and correct.

2. This Commission finds, and recommends the City Council find, that the Fiscal Year 2019-20 to 2021-26 Capital Improvement Program is in conformance with the Placentia General Plan.

3. The proposed Fiscal Year 2019-20 to 2021-26 Capital Improvement Program promotes implementation of the goals and policies set forth in the adopted General Plan.

4. The Planning Commission hereby makes, and recommends the City Council make the following finding: There is no possibility that the proposed Fiscal Year 2019-20 to 2021-26 Capital Improvement Program may have a significant effect on the environment and said amendments are 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.

5. The Planning Commission hereby recommends that, upon adoption of the Fiscal Year 2019-20 to 2021-26 Capital Improvement Program, a Notice of Exemption in accordance with CEQA be filed with the Orange County Clerk-Recorder, as required by law.

6. This Commission finds, and recommends the City Council find, that the facts supporting the above specified findings are contained in the staff report and exhibits, and information provided to this Planning Commission with respect to the proposed Fiscal Year 2019-20 to 2021-26 Capital Improvement Program.

7. This Commission hereby recommends that the City Council of the City of Placentia approve the proposed Fiscal Year 2019-20 to 2021-26 Capital Improvement Program.

8. The Secretary of this Commission shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution to the City Council of the City of Placentia together with all documents prepared with respect to these considerations and transcripts of any and all hearings conducted with respect to the action recommended for approval herein.

ADOPTED, AND APPROVED this 14th day of May, 2019

CHRISTINE SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 14th day of May 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of May, 2019, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

TOM DUARTE
ASSISTANT CITY ATTORNEY

City of Placentia - General Plan Conformity Capital Improvement Projects		
Project #	Project Name	General Plan Element
1001	FY 2019-20 Residential Slurry Seal Project	Circulation
1002	FY 2019-20 Arterial Roadway Rehabilitation Project	Circulation
1003	Engineering Design Services for Citywide Road Rehabilitation Program	Circulation
1005	Alta Vista/Rose Landscape Improvements	Circulation
1006	Yorba Linda Cooperative Street Rehabilitation Project	Circulation
1007	Yorba Linda Cooperative Street Rehabilitation Project - Buena Vista Street	Circulation
2001	TOD Traffic Impact Mitigation Improvement Design	Circulation
2002	Orangethorpe Traffic Signal Synchronization Project	Circulation
5002	Old City Hall ADA Improvement Project	Land Use
5003	Powell Building HVAC System Project	Land Use
5004	Tynes Gym Roof Replacement Project	Open Space
5005	Police Station Interior Paint and Flooring Project	Land Use
5006	Police Station Investigations Room Improvement Project	Land Use
6002	Motorola Radio Annual Payment	Public Safety
6003	Police Mark 43 CAD/RMS System Payment Year 3	Public Safety
6004	Purchase 10 MDC Units	Public Safety
6005	Electronic Ticket Writers	Public Safety
6006	MCV Radios	Public Safety
6007	Budget Builder Software Upgrade Payment Year 3	N/A
6008	Bitech Finance System Upgrade	N/A
7001	Parque Del Arroyo Verde Renovation Project	Open Space
7002	Champions Sports Park Fence Replacement Project	Open Space
7003	Samp Park Pergola Replacement Project	Open Space
7004	Pool Lifts	Open Space
7005	Restroom Stall Doors Aguirre Building	Open Space
7006	Restroom Stall Doors Champions	Open Space
8001	PW Stake Bed Truck	N/A

City of Placentia - General Plan Conformity Capital Improvement Projects		
Project #	Project Name	General Plan Element
8002	PW Fork Lift	N/A
8003	3 PD Motor Units	N/A
8004	SWAT Van	N/A



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW GONZALES, SENIOR PLANNER

DATE: MAY 14, 2019

SUBJECT: **MITIGATED NEGATIVE DECLARATION NO. 2019-01 (CROWTHER SEWER PIPELINE PROJECT)**

RECOMMENDATION:

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, and findings that the Mitigated Negative Declaration, adopted with respect 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).

DISCUSSION:

The City of Placentia proposes upsizing an existing sewer pipeline on W. Crowther Avenue, S. Placentia Avenue, and E. Orangethorpe Avenue. The City's 2018 Sanitary Sewer Master Plan and Condition Assessment (SMP) identified specific deficiencies within the City's wastewater collection system based on existing and future conditions, largely due to redevelopment. One of the areas with the largest potential for redevelopment is the Transit Oriented Development (TOD) Packing House district, located just south of the proposed Metrolink Station and BNSF rail line. The TOD district includes the potential redevelopment of approximately 30 parcels totaling approximately 28 acres of land. The existing land use types range from single-family residential to industrial, but redevelopment will accommodate greater intensity projects as mixed use (residential/commercial uses) development projects that can accommodate a minimum 65 dwelling units/acre and a maximum of 95 dwelling units/acre.

According to the SMP, upon build out of the TOD district, the existing wastewater collection system would be undersized. To accommodate the proposed redevelopment, the SMP recommends upsizing the existing sewer pipelines located along W. Crowther Avenue, beginning at Bradford Avenue to S. Placentia Avenue, along S. Placentia Avenue to E. Orangethorpe Avenue, and

ending just north of the intersection of S. State College Boulevard. The proposed project involves the construction of a completely independent parallel pipeline to replace the existing pipeline.

An Initial Study (IS) was prepared in compliance with the California Environmental Quality Act (CEQA) and the procedures for implementation of CEQA. The purpose of the IS is to assess the potential direct, indirect, and cumulative impacts on the human and natural environment resulting from the project. As the CEQA Lead Agency, the City has the primary responsibility for preparing the IS.

Based on the results of the IS, no significant impacts are anticipated to result from the project with implementation of avoidance and minimization measures. Therefore, a draft Mitigated Negative Declaration has been prepared for the project. Environmental impacts from the project are summarized in the IS/MND package.

CEQA:

An initial study was conducted by Dudek, a professional environmental firm. This document evaluated all CEQA issues contained in the latest Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated within all environmental categories, excluding Biological Resources, Cultural Resources, Geology and Soils, Noise, Transportation, and Tribal Cultural Resources. These categories require the implementation of mitigation measures to reduce impacts to a less than significant level. The required mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant impact. These mitigation measures are recommended to be adopted and certified by the Planning Commission.

Based on the findings in this Initial Study, staff recommends adoption of a Mitigated Negative Declaration (MND No. 2019-01). A Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was issued for this project by the City of Placentia. The Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration was circulated for 30 days to receive public comment and was processed by the State Clearinghouse in accordance with all applicable State environmental regulations. This 30-day review period ran from March 1, 2019 to April 1, 2019. Staff received three comment letters received from the Orange County Sanitation District, California Department of Transportation, and County of Orange Public Works. The comments have been responded to and are available for Planning Commission review and have been incorporated into the final IS/MND package prepared for adoption.

RECOMMENDATION:

Based upon the findings and conclusions set forth herein, staff recommends that the Planning Commission adopt and certify MND 2019-01, including the associated Mitigation Monitoring and Reporting Program (MMRP).

Prepared and submitted by:


Andrew A. Gonzales
Senior Planner

Reviewed and approved by:


Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2019-08
2. Initial Study, Draft Mitigated Negative Declaration No. 2019-01, Mitigation Monitoring and Reporting Program (MMRP), Public Comments and Responses, and Initial Study Appendix (<http://www.placentia.org/index.aspx?NID=776>)

RESOLUTION NO. PC-2019-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING THE ADOPTION OF MITIGATED NEGATIVE DECLARATION NO. 2019-01 FOR THE REMOVAL AND REPLACEMENT OF THE CROWTHER SEWER PIPELINE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OF WEST CROWTHER AVENUE, SOUTH PLACENTIA AVENUE, AND EAST ORANGETHORPE AVENUE.

A. Recitals.

WHEREAS, on May 14, 2019, the Planning Commission of the City of Placentia conducted, and concluded, a noticed public meeting, and considered the adoption of Mitigated Negative Declaration (MND) No. 2019-01 for the removal of an existing sewer pipeline located along the public rights-of-way of W. Crowther Avenue, S. Placentia Avenue, and E. Orangethorpe Avenue and replacement with a new independent parallel pipeline.

WHEREAS, the Planning Commission received a report and other relevant information from City staff regarding the environmental analysis associated with the Crowther Avenue sewer pipeline replacement project.

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

SECTION 1. The Planning Commission of the City of Placentia adopts and certifies MND 2019-01 and finds that the Mitigated Negative Declaration, adopted with respect 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 that the Commission review and consider the information contained in said Mitigated Negative Declaration with respect to the Application:

a. The Planning Commission finds and determines that, based upon the findings set forth below, no significant adverse environmental effects will occur; and

b. The Planning Commission finds that facts supporting the above-specified findings are contained in the Mitigated Negative Declaration, the staff report and exhibits, and the information provided to the Commission with respect to the Mitigated Negative

Declaration. Mitigation measures are intended to mitigate and/or avoid environmental effects identified in MND 2019-01.

SECTION 2. Based upon the findings and conclusions set forth herein, this Planning Commission hereby adopts and certifies MND 2019-01, including the associated Mitigation Monitoring and Reporting Program.

SECTION 3. The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 14th day of May, 2019.

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 14th day of May, 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of May, 2019, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

TOM DUARTE,
ASSISTANT CITY ATTORNEY

I S , D M N D N 2019-01,
M M R P MMRP , P
C R , I S A

: [NID 776](#)



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: MAY 14, 2019

SUBJECT: **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**

RECOMMENDATION

It is recommended that the Planning Commission take the following action:

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.

BACKGROUND

The crisis of unsheltered homelessness is one that is impacting the greater Orange County area. According to the most recent 2019 Point-in-Time count conducted by the County of Orange, approximately 6,860 people in Orange County experienced homelessness, 2,765 in North Orange County and 163 individuals in Placentia. This represents a 43% increase from 2017.

Senate Bill No. 2 (SB 2)

In October 13, 2007, Governor Arnold Schwarzenegger approved and signed SB 2, requiring every California city and county to engage in a detailed analysis of emergency shelters and transitional and supportive housing in their Housing Element and regulate zoning for these facilities. In accordance with SB 2, a City is required to allow an emergency shelter for the homeless in at least one zone without a conditional use permit or any other discretionary permit (i.e., without a public hearing). The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum capacity for at least one year-round shelter. The zoning category is required to be identified within the jurisdiction's Housing Element within one year of its adoption.

On April 16, 2013, the City of Placentia City Council adopted Ordinance No. O-2013-03, which lists emergency shelters and transitional and supportive housing as permitted uses within the "Manufacturing" ("M") zoning district. A jurisdiction's failure to comply with SB 2 would render a city's Housing Element non-compliant with the California Department of Housing and Community

Development. In such a scenario, an emergency shelter could be located anywhere throughout the community without being required to comply with any specific locational and/or operating standards. Additionally, the City would become ineligible to qualify for a variety of financial grants that benefit the entire community.

Invalidation of Anti-Camping Laws

In an effort to comply with a Federal Mandate, as well as recent case law, *Martin v. Boise (2018)*, the cities of Placentia, Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Villa Park, Stanton, and Yorba Linda are collaborating on a regional approach to address homelessness. These cities make up the North Service Planning Area (SPA). Based on the local mandate by U.S. District Federal Judge David O. Carter, the cities are required to work on a homeless housing plan for the region, which shall include creating Navigation Centers designed to shelter and service North Orange County cities' homeless population. The requirement is to create Navigation Centers that would provide comprehensive supportive services including vocational services, recreational services, mental health, transportation services and 200 beds to the homeless residents of the North Orange County region. If cities do not comply with the mandate to add emergency housing, they will not legally be able to keep the homeless from creating an encampment in public areas, such as city halls, senior centers, parks and neighborhood sidewalks, including sidewalks in front of residents' homes.

The City has utilized a variety of tools to enforce the City's anti-camping laws for the above-mentioned public spaces. The City's ability to address homelessness has been significantly diminished based upon the *Martin v. Boise (2018)* ruling by the Ninth Circuit Court of Appeals on September 2, 2018. The ruling asserted that the City of Boise's camping and disorderly conduct ordinance was unconstitutional, relying upon the U.S. Supreme Court Supreme Court precedent that it is cruel and unusual to criminalize a person's status, as opposed to his or her conduct. Ultimately, the Ninth Circuit Court of Appeals ruled that these types of Ordinances violated the Eighth Amendment when enforced against those who have been forced to sleep outdoors because they cannot obtain shelter.

This decision, along with the recent Orange County Federal Court case presiding under Judge Carter, significantly limits the City's ability to manage and control homeless proliferation and public camping in our community. In order to comply with these Federal requirements and court decisions, and to ensure that the City maintains local control over enforcement of its own anti-camping ordinance in public areas, including public sidewalks, the City of Placentia along with the North Orange County cities have identified two potential locations for Navigation Centers – one in Placentia and one in Buena Park. A potential location in the City of Placentia was identified at 527 Fee Ana Street (APN 346-015-07). However, a Purchase and Sale Agreement to purchase 527 Fee Ana Street was ultimately not finalized by City Council because negotiations between both parties ceased.

Subsequently, the city has identified a new potential Navigation Center location at 731 S. Melrose Street (APN 339-102-08). This proposed Navigation Center location will be evaluated by assessing the suitability of the location for safely housing homeless as well as addressing the following factors: proximity to residential areas, residential concerns, cost of construction, and well-managed operations. In addition, the operation and location of the proposed Navigation Center will be contingent upon receiving additional grant funding for the acquisition, construction improvements

and ongoing operations and maintenance of the Navigation Centers. The City of Placentia will not be using any General Fund dollars for the Navigation Center in the city and has thus far secured \$5,650,000 in grant funding from the Orange County Continuum of Care as part of the State of California's Homeless Emergency Aid Program (HEAP).

Community Meetings

In further efforts to exercise transparency regarding addressing homelessness and the City's intention of acquiring property for the establishment of a regional Navigation Center, the City has coordinated a publicly noticed community meeting to seek feedback from residents and business owners. The meeting will be held on Wednesday, May 15, 2019, at the Whitten Community Center. At the meeting, all facets of the homelessness crisis and details of the Navigation Center will be explained to attendees as was previously communicated at the community meetings for the previously proposed Navigation Center located at 527 Fee Ana Street (Attachment 2). Informational efforts by the City have included the dissemination of public information pamphlets and a summation of the topic of homelessness and the regional Navigation Center on the City's website.

DISCUSSION

California Government Code Section 65402 requires a finding by the Planning Commission that the acquisition of property by a City conforms to the City's General Plan. A property description and location map are attached (Attachment 1). The basis for making the proposed conformity finding is determining whether the proposed acquisition of the property is consistent with and fits into a goal or implementation policy as outlined in the adopted General Plan. The zoning of the subject site is "M" (Manufacturing) and the Land Use designation for the subject property is "I" (Industrial). This designation provides for industrial uses and their related facilities while maintaining an environment free from objectionable noise, odor, dust or other nuisances. Additionally, the "M" district permits emergency shelters by right, subject to compliance with conditions set forth in Placentia Municipal Code (PMC) Section 23.47.130 – Emergency Shelters (Homeless). The subject property is improved with an industrial building, which is in conformance with the "Industrial" land use designation.

The General Plan Land Use designation of the subject property is "Industrial". This is consistent with the following goal and implementation program of the the Land Use Element and Housing Element of the General Plan:

Land Use Element

LU Goal 2

Provide and maintain an adequate level of service for all community public services and facilities.

Housing Element

HE Implementation Program HE-1.4

Ensure the provisions of the Housing Accountability Act are reinforced and prohibit the denial of emergency shelter/transitional housing facility via discretionary approvals if it is consistent with adopted regulatory standards.

As such, the acquisition of 731 S. Melrose Street conforms with the applicable provisions of the City of Placentia General Plan, specifically the Land Use and Housing Elements, in that the city is furthering its efforts in addressing and providing services to the public with the objective of alleviating overall homelessness within the city and county. It should be noted that the role of the Planning Commission is to make a finding of General Plan conformity. The City Council will be considering the purchase of the property, and the role of the Planning Commission in this instance is limited to evaluating whether the purchase is in conformance with the city's General Plan. The action by the Planning Commission is not binding, but rather, affords the City Council the opportunity to enter into a Purchase and Sale Agreement (PSA) should the Council move forward with acquisition of the subject site. The Planning Commission does not have the authority to discuss the merits of purchasing the subject property nor do they have the authority to discuss the merits of locating a Navigation Center at the subject property, as a Navigation Center is a permitted use at the subject location. The role of the Planning Commission in this instance is to evaluate whether the purchase of the subject property is in conformance with the city's General Plan.

Environmental Review

The proposed finding of General Plan Conformity for the acquisition of 731 S. Melrose Street (APN 339-102-08) is not a project 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. As such, the City has complied with the California Environmental Quality Act.

Prepared, reviewed and approved by:

Reviewed and approved by:



Andrew A. Gonzales
Senior Planner



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2019-09
 - a. Property Legal Description
 - b. Site Map
2. Community Meeting PowerPoint – "Addressing Homelessness in Placentia and North Orange County" dated February 27, 2019

RESOLUTION NO. PC-2019-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, FINDING THAT THE ACQUISITION OF REAL PROPERTY LOCATED AT 731 S. MELROSE STREET (APN 339-102-08) CONFORMS WITH THE CITY OF PLACENTIA GENERAL PLAN IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65402

A. Recitals.

WHEREAS, the City of Placentia (“City”), on its own application, proposes to acquire a parcel (“Property”) identified as 731 S. Melrose Street (APN 339-102-08), herein referred to as Exhibit “A” (see attached Exhibit “A”);

WHEREAS, California Government Code Section 65402 requires a finding by the Planning Commission that the acquisition of property conforms with the City’s General Plan;

WHEREAS, the acquisition of the property proposed herein conforms with the Land Use Element and Housing Element in that it is consistent with the “Industrial” land use designation it is located in. The subject property is improved with an industrial building, which is in conformance with the “Industrial” land use designation;

WHEREAS, the acquisition of the property proposed herein conforms with the Land Use Element and Housing Element in that it will assist in the implementation of LU Goal 2 and HE Implementation Program HE-1.4 of the General Plan which are as follows:

1. LU Goal 2 - Provide and maintain an adequate level of service for all community public services and facilities; and
2. HE Implementation Program HE-1.4 - Ensure the provisions of the Housing Accountability Act are reinforced and prohibit the denial of emergency shelter/transitional housing facility via discretionary approvals if it is consistent with adopted regulatory standards.

WHEREAS, the City Council has determined that the property acquisition is in the public interest and convenience; and

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Planning Commission finds and determines that the General Plan Conformity determination required herein is not a “project” as defined under California Public Resources Code Sections 21065 and 21080 in that the Planning Commission is making a finding as to General Plan conformity. Therefore, the City has complied with the California Environmental Quality Act.

SECTION 3. Based upon the findings set forth in the recitals above and all reports and evidence received at the hearing, the Planning Commission hereby determines that the acquisition of 731 S. Melrose Street (APN 339-102-08) conforms with the City of Placentia General Plan.

SECTION 4. If any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

ADOPTED AND APPROVED this 14th day of May, 2019

CHRISTINE SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 14th day of May, 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of March, 2019, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

TOM DUARTE,
ASSISTANT CITY ATTORNEY

Attachments:

Exhibit A – Property Legal Description
Exhibit B – Site Map

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 10, AS SHOWN ON A MAP, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, FILED IN BOOK 27, PAGE 27 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, CASING HEAD GAS AND OTHER HYDROCARBON MINERAL SUBSTANCES 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE TOP 500 FEET THEREOF, AS RESERVED IN THE DEED RECORDED FEBRUARY 17, 1969 IN BOOK 8876, PAGE 375 OF OFFICIAL RECORDS.

APN: 339-102-08

EXHIBIT B

SITE MAP



ATTACHMENT 2
COMMUNITY MEETING POWERPOINT:
“ADDRESSING HOMELESSNESS IN PLACENTIA
AND NORTH ORANGE COUNTY”
DATED FEBRUARY 27, 2019



City of Placentia

Addressing Homelessness in Placentia and North Orange County February 27, 2019

Rules of Decorum

- No idea is a bad idea
- Be civil
- Respect others' opinions
- Stay focused on the subject
- Let presenter or others have the opportunity to speak
- Purpose is not to win, but to convey your thoughts
- Questions will be taken at each of the Community Conversation Stations



United Way Presentation

A Snapshot on Homelessness in Orange County

Presented by
Michelle Murphy
Associate Director, Advocacy and Health



A “Snapshot” on Homelessness

BY, MICHELLE MURPHY, MSW, ASSOCIATE DIRECTOR OF ADVOCACY
& HEALTH



Objectives

1. Introduction to Homelessness: Terminology, Philosophies, Shelters, and Housing
2. State of Homelessness: Orange County
3. The Cost of Homelessness
4. Solutions for Ending Homelessness
5. How You Can Get Involved

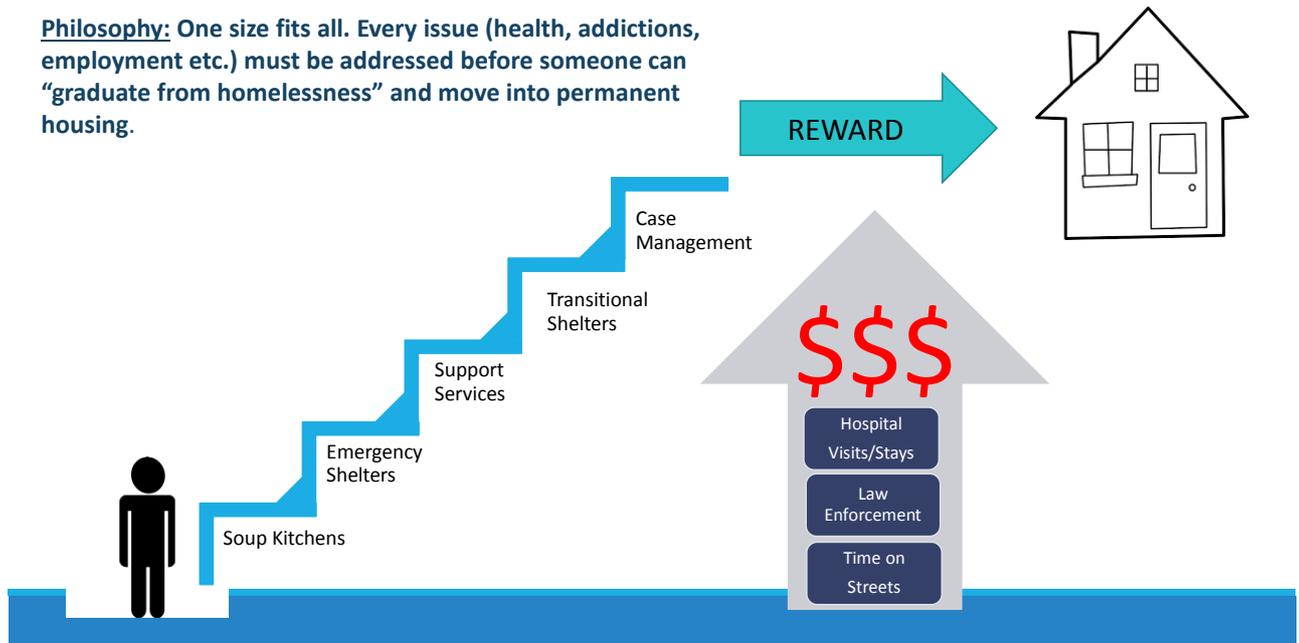


Homeless Definitions

Dept. Housing and Urban Development		Dept. of Education
Literal: Individuals and Families		McKinney-Vento: school age children
<ul style="list-style-type: none"> - Sleeping unsheltered, including a car, park, bus or train station, etc. - Living in an emergency shelter or transitional housing - Exiting an institution where they stayed for less than 90 days and were literally homeless immediately prior to entering 		<ul style="list-style-type: none"> - Doubled up/tripled up school age children - Hotel/motel - HUD definitions
<i>Chronic: Individuals and families</i>	<i>Non-Chronic</i>	
<ul style="list-style-type: none"> - Disability – Lives in a place not meant for human habitation or emergency shelter - Has been homeless for a year, or four times in the past three years, adding up to one year 		

TREATMENT MODEL

Philosophy: One size fits all. Every issue (health, addictions, employment etc.) must be addressed before someone can “graduate from homelessness” and move into permanent housing.



THE TURNING OF THE TIDE

George H.W. Bush Administration: Research findings change the federal conversations on homelessness

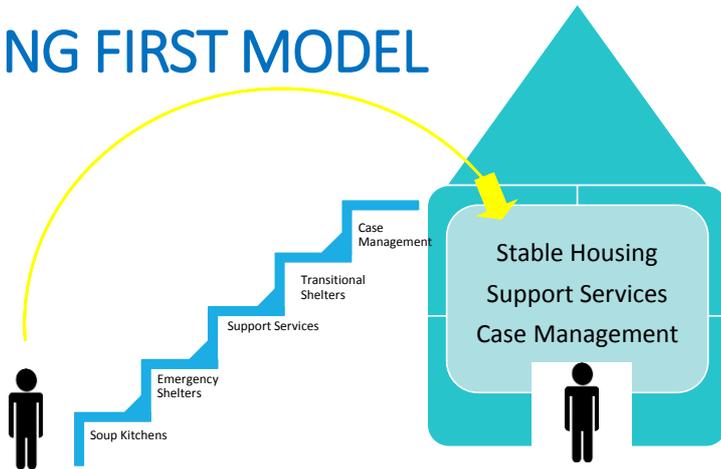
George W. Bush Administration: push for communities to create ten year plans to end chronic homelessness using evidence based practices

- Clear distinction made between chronic and non-chronic homelessness
- Foreword movement with new model: Housing First

Obama Administration: expands goal to end ALL types of homelessness, chronic, non-chronic, youth etc.

Trump Administration: continues to promote and support Housing First

HOUSING FIRST MODEL



Philosophy:

Homelessness is viewed first and foremost a housing problem and is treated as such. People should be permanently housed AND provided support services as quickly as possible.

Types of Shelters/Housing

Housing First

	Emergency Shelter	Transitional Shelter	Rapid Re-Housing	Permanent Supportive Housing
Population	Non-chronic, Chronic	Non-chronic	Non-chronic	Chronic
Timeframe	Overnight (first-come, first-served)	Temporary 6-24 mos)	Immediate and long-term	Immediate and long-term
Services	Minimal services	Temporary supportive services	Moving assistance, tapered supportive services & rental assistance	Permanent supportive services



- Goal/Focus: Stability/reintegration
- Transitional Age Youth
 - Domestic Violence Victims
 - Drug and Alcohol addicts



Permanent Supportive Housing

Newport Beach



Santa Ana



State of Homelessness

ORANGE COUNTY



Status of Orange County – 2017 data



Street Homeless

- 2584 people
- Estimated 39% are chronic

Point in Time Count:
Total 4,792



Sheltered Homeless

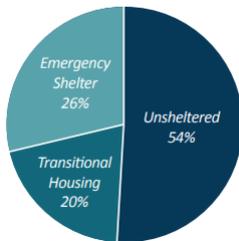
- Emergency Shelter: 1248
- Transitional shelter: 960
- Estimated 39% are chronic



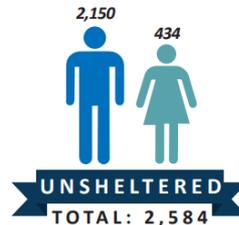
McKinney-Vento

- 28,450 school age children
- Includes those who are street and sheltered homeless

Across Orange County - 2017

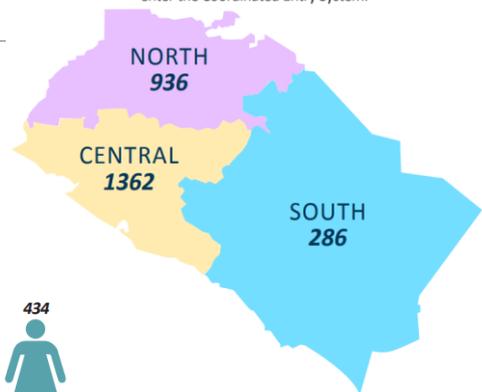


357
UNSHELTERED
VETERANS



SERVICE PLANNING AREA MAP

Orange County is divided into three Service Planning Areas (SPAs) that efficiently direct resources as individuals experiencing homelessness enter the Coordinated Entry System.



Demographics/Key Findings of Cost Study

Mainly long-term Orange County residents: 68% of those surveyed had been here over 10 years

Predominantly US-born individuals: 90%

Middle aged: 52% are age 50 or older

Mostly non-Hispanic White: 47%

Primarily male: 57%

Live with Children under 18: 17%

Reporting Fair/Poor Health: 45%



What causes homelessness?

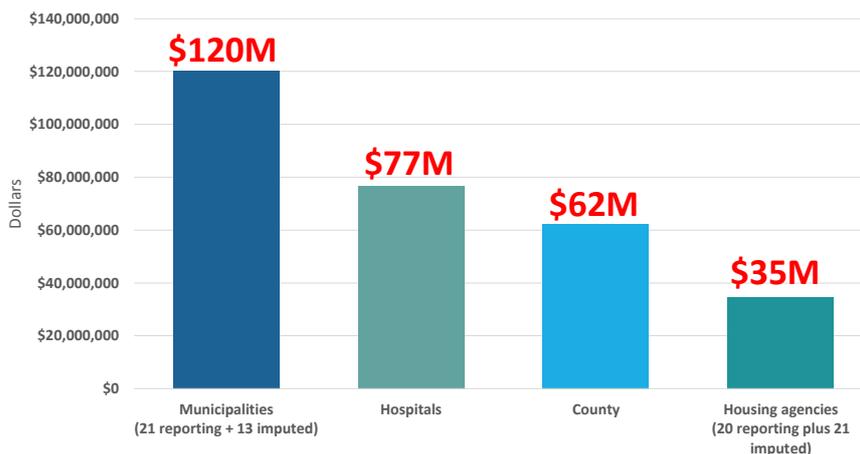
- 1. Securing or retaining jobs with sustainable wages: 40%**
- 2. Finding or retaining affordable housing: 36%**
- 3. Family issues: 28%**



Costs of Homelessness in Orange County



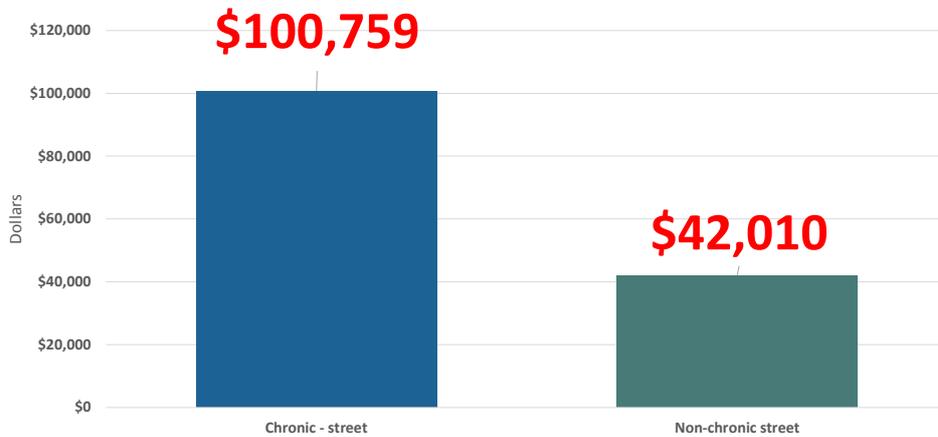
Annual Cost of Addressing Homelessness Across Four Institutional Sectors in OC: **\$299M**



Notes:

- Housing agencies are agencies providing Emergency Shelter, Bridge Housing, Rapid Rehousing, or Permanent Supportive Housing services.
- The figure provided totals the program budget spent on homelessness across these agencies.

CHRONIC VS NON-CHRONIC ON THE STREETS AVERAGE COSTS PER PERSON, PER YEAR



Notes: Cost estimates consider utilization of soup kitchens, food pantries, substance abuse services, ambulance services, ER services, inpatient hospital stays, mental health services, other health services, motel/voucher/rental assistance services, shelter nights, transitional housing nights, rapid rehousing nights, PSH nights, policing, nights in jail/prison. These estimates do not capture other potential costs, including probation, changes in property values, park maintenance costs, etc. Reports from the last month are annualized.

NON-CHRONIC STREET VS NON-CHRONIC IN RAPID RE-HOUSING AVERAGE COSTS PER PERSON, PER YEAR



Notes: Cost estimates consider utilization of soup kitchens, food pantries, substance abuse services, ambulance services, ER services, inpatient hospital stays, mental health services, other health services, motel/voucher/rental assistance services, shelter nights, transitional housing nights, rapid rehousing nights, PSH nights, policing, nights in jail/prison. These estimates do not capture other potential costs, including probation, changes in property values, park maintenance costs, etc. Reports from the last month are annualized.

CHRONIC STREET VS CHRONIC HOUSED AVERAGE COSTS PER PERSON, PER YEAR



Notes: Cost estimates consider utilization of soup kitchens, food pantries, substance abuse services, ambulance services, ER services, inpatient hospital stays, mental health services, other health services, motel/voucher/rental assistance services, shelter nights, transitional housing nights, rapid rehousing nights, PSH nights, policing, nights in jail/prison. These estimates do not capture other potential costs, including probation, changes in property values, park maintenance costs, etc. Reports from the last month are annualized.

MOST COSTLY 10% OF CHRONIC HOMELESS



\$439,787
Per person, per year



\$55,343
Per person, per year

DIFFERENCES IN PATTERNS OF BEHAVIOR AND WELLBEING ACROSS HOUSING CATEGORIES

Variables	Chronic Homeless - Street	Housed – Supportive Housing	
# times arrested*	0.15	0	100% reduction
# times in ambulance	0.20	0.06	78% reduction
# times in ER	0.58	0.33	43% reduction
% Find it difficult or very difficult to feel good about self	43%	18%	25% reduction
Total number interviewed	89	49	

* Differences between housing categories are statistically significant at p<0.05 level

TO HOUSE AND PROVIDE SERVICES
TO ALL OF OC'S CHRONICALLY
HOMELESS WOULD

SAVE \$42M



Ending homelessness is possible!

What does it mean to end homelessness?

- Reach a functional zero: where episodes of homelessness are rare, brief and non-recurring



Other communities have done it!

- ✓ Utah reduced homelessness by 91% over a decade
- ✓ Central Florida reduced homelessness by 50% in three years
- ✓ Three states and 57 communities have ended Veterans homelessness
Riverside first and only in CA

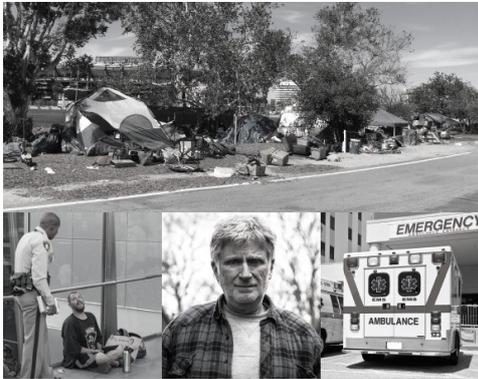
How did they do it?

- Operated with a Housing First model
- Have made a shift from isolated acts of charity to a system designed to end homelessness

2017 REPORT

HOMELESSNESS IN ORANGE COUNTY

THE COSTS TO OUR COMMUNITY



RECOMMENDATIONS

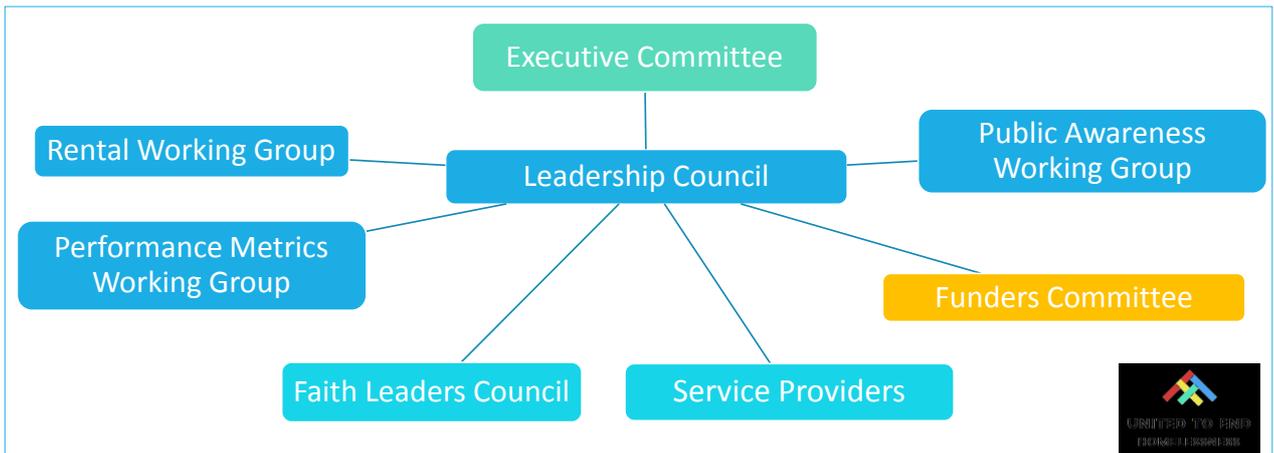
This study clearly demonstrates that housing the homeless reduces systemic costs that can be reallocated to other priorities. The study also provides the basis for action in Orange County, in an aligned and collaborative fashion, amongst all stakeholders, including the County, our 34 municipalities and the private sector, including nonprofits and business. As such, we offer the following immediate and actionable recommendations resulting from the study's findings.

- 1 **CREATE** a better community-wide understanding of "who are our homeless" based upon the profile of OC's homeless identified from the cost study. Orange County's homeless are our own, and we have to work collectively to develop the right solutions for our community as a whole.
- 2 **FORMALIZE** a countywide collective impact effort to end homelessness with a shared set of goals and agreed upon respective roles, to include the County of Orange, AOC-OC and city officials, the business, nonprofit and faith-based communities.
- 3 **DEVELOP** specific numeric goals for the creation of housing unit types needed for the varying homeless populations and an agreed-upon time-bound action plan to increase housing stock (e.g. Emergency Shelter, Bridge Housing, Permanent Supportive Housing and Rapid Re-Housing).
- 4 **PRIORITIZE** populations to be housed first, start with housing the top 10% of the chronically homeless in Orange County immediately. If these individuals—the chronic homeless on the streets or in emergency shelters—remain homeless, their service, criminal justice, and hospital and health care costs are likely to be at least \$433,845 per year. Thus, we need to create a robust system of care using those meeting with success in other communities as models for Orange County, which will also support Recommendation #2.
- 5 **ASSESS AND MAP** current public and private funding and resources dedicated or available to address homelessness in Orange County, and create strategic public-private partnerships to bridge existing gaps and redeploy existing resources in alignment and collaboration with the goals set to end homelessness.



Organization of United to End Homelessness

Together we will end chronic homelessness in a humane and dignified way.



Rick Afable, Mind OC	Kim Goll, Children & Families Commission of Orange	Mary Niven, Disneyland Resort
Ashleigh Aitken, Aitken Aitken Cohn	Todd Harmonson, The OC Register	Maya Patel, Tarsadia Foundation
Bob Alter, Seaview Investors	Ron Hasse, Southern Cal. News Group	Lou Penrose, Formerly of Apartment Association of Orange County
Charles Antis, Antis Roofing	Dan Hedigan, Irvine Company	Asia Pham, Schroeder Management Co.
Larry Armstrong, Ware Malcomb	Julie Hill, Anthem, Lord Abbett	Tom Rogers, MemorialCare
Whitney Ayers, Hospital Association So. Cal	Jeff Hittenberger, OC Department of Education	Jeff Roos, Lennar
Bill Balfour, Bank of America	Shelley Hoss, OC Community Foundation	Mike Ruane, National Community Renaissance
Undersheriff Donald Barnes, OC Sheriff's Dept.	Sheriff Sandra Hutchens, Former OC Sheriff	Greg Saks, California State University, Fullerton
Honorable Lisa Bartlett, Orange County Board of Supervisors	Mayor Steve Jones, City of Garden Grove	JoAnna Schilling, Cypress College
Randy Black, Orange County Fire Authority	Dr. Hans Keirstead, AIVITA Biomedical	Ernie Schroeder, Schroeder Management Co.
Judson Brown, Santa Ana Housing Authority	Craig Kirkpatrick, Apartment Association of Orange County	Grace Stepter, Anaheim Housing Authority
Matt Buck, California Apartment Association	Frank Kim, County of Orange	Heather Stratman, formerly of ACCOC
Steve Churm, FivePoint Holdings, LLC	Dennis Kuhl, Anaheim Angels	Todd Talbot, Fluidmaster
Mark Costa, Kaiser Permanente	Wing Lam, Wahoos Fish Tacos	Bill Taormina, Clean City, Inc.
Lucy Dunn, OC Business Council	Scott Larson, HomeAid	George T. Urch, Anaheim Ducks/Honda Center
Max Gardner, OC United Way, Retired	Kimberley Layton, Los Angeles Chargers	Dan Young, Camino Enterprises
Howard Gillman, University of California, Irvine	Ethan Morgan, JP Morgan Chase	

U2EH Leadership Council

Areas of Focus

- 1. Public Awareness:** Execute Integrated Public Communications and Outreach Program that changes the hearts and minds of Orange County residents about the issue to pave the way for success of advocacy for new Permanent Supportive Housing
- 2. Performance Metrics:** Strengthen the Data available to better understand the severity of the problem, specific needs of the homeless and evaluate our ability to solve it.
- 3. Rental:** Enhance private market scattered site locations in which homeless individuals will be housed – Landlord Engagement Pilot.
- 4. Funding:** Raise/align funds necessary to reach U2EH's goals

Your Next Steps!

- Connect us with your faith leaders
- Connect us with your company's social media expert
- Proclamation: personally sign and share!
- Spread the word!

UnitedToEndHomelessness.org
[#EndHomelessnessOC](https://twitter.com/EndHomelessnessOC)

Thank you!

Together we will end chronic homelessness in a humane and dignified way.






City of Placentia

Addressing Homelessness in Placentia and North Orange County

Damien R. Arrula, City Administrator

Mission and Vision Statement

- Mission Statement
 - The City Council is committed to keeping Placentia a pleasant place by providing a safe family atmosphere, superior public services and policies that promote the highest standards of community life
- Vision Statement
 - The City of Placentia will maintain an open, honest, responsive and innovative government that delivers quality services in a fair and equitable manner while optimizing available resources



Homeless Crisis in Orange County

- According to the most recent 2017 Point-in-Time count conducted by the County of Orange, there were approximately 4,792 people in Orange County whom have experienced homelessness (2,584 of whom were unsheltered) on any given night
- This represents a 7% increase from 2015
- The majority of Orange County's homeless, whether male or female, are U.S. citizens and long-term Orange County residents of over 10 years vs. people who are brought to Orange County from other counties



Homeless Crisis in Placentia



Crowther Ave and the 57 Freeway



Homeless Crisis in Placentia



Crowther Ave and the 57 Freeway



Homeless Crisis in Placentia



Adjacent to the 57 Freeway



Homeless Crisis in Placentia



57 Freeway Underpass



Homeless Crisis in Placentia



Teen Center at Kraemer Memorial Park



Federal Ruling on Homeless

- The City's ability to address homelessness has been significantly diminished based upon the *Martin v. Boise* (2018) ruling by the Ninth Circuit Court of Appeals on September 2, 2018
- The ruling asserted that the City of Boise's camping and disorderly conduct ordinance was unconstitutional, relying upon the U.S. Supreme Court precedent that it is cruel and unusual to criminalize a person's status, as opposed to his or her conduct
- Ultimately, the Ninth Circuit Court of Appeals ruled that these types of Ordinances violated the Eighth Amendment when enforced against those who have been forced to sleep outdoors because they cannot obtain shelter



Federal/Orange County Lawsuits

- Local mandate by U.S. District Federal Judge David Carter, requires NOC cities to work on a homeless housing plan for the region, which shall include creating Navigation Centers designed to house and service NOC cities' homeless population
- North Orange County cities (NOC cities) comprised of Placentia, Anaheim, Brea, Buena Park, Cypress, Fullerton, La Habra, La Palma, Los Alamitos, Orange, Villa Park, Stanton, and Yorba Linda are collaborating on a regional approach to address homelessness in North Orange County



Homeless Crisis Collaboration

- NOC cities must create Navigation Centers that would provide comprehensive supportive services including vocational services, recreational services, mental health, transportation services and 200 beds to the homeless residents of the North Orange County region



Non-Compliance

- If cities do not comply with the mandate to add emergency housing, they will not legally be able to keep the homeless from creating an encampment in public areas, such as city halls, senior centers, parks and neighborhood sidewalks, including sidewalks in front of residents' very own homes
- Exposure to significant litigation
- Homeless population will likely increase
- Diminish law enforcement capabilities



Regional Compliance

- In order to comply with these Federal requirements and court decisions, and to ensure that the City maintains local control over enforcement of its own anti-camping ordinance in public areas, including public sidewalks, the City of Placentia along with the NOC cities have identified two potential locations for Navigation Centers – one in Placentia and one in Buena Park



What is a Navigation Center?

- Transitional, emergency homeless facility with in-house services to develop pathways toward permanent housing, income, healthcare and stability.
- Onsite services include:
 - No walk-ins
 - Referral basis only (usually from Police Department or qualified non-profit service provider)
 - Transportation in, transportation out
 - One-on-one case management
 - State-licensed behavioral health services
 - Hygiene facilities
 - Meal services
 - Placement to transitional/permanent supportive housing
 - Management and operations plan
 - 24/7 staffing and security
 - A safe, clean, calm and flexible environment to rebuild lives



Proposed Navigation Center Location



Proposed Location: 527 Fee Ana Street
 Zoned: Industrial Manufacturing
 Building Square Footage: 20,000
 Complies with SB2 zone



Navigation Center Determination

- The proposed location at 527 Fee Ana Street was determined by identifying a location that is suitable for temporarily and safely housing persons that are experiencing homelessness as well as addressing the following factors:
 - Siting for Industrial zone (meets SB2 zone criteria)
 - Property is available for purchase and can accommodate up to 100 beds per Federal lawsuit
 - Proximity to residential areas
 - Cost of construction, suitable security and operational plan, and well managed wraparound services.
- In addition, the proposed Navigation Center will be contingent upon receiving additional grant and partner agency funding for construction improvements, operations and maintenance.



Management & Operations

- The management and operations plan for the Navigation Centers will specify certain requirements to ensure local control for providing safe and secure housing as well as providing comprehensive programs and services.
- The Navigation Centers will be referral-only based facilities with managed and controlled access in and out (transportation). Persons with open felony warrants and sex offenders will not be eligible.
- The proposed Navigation Centers will work not only to house homeless persons, but to provide health resources, job and social skills, and opportunities to reunite with family and friends, with the goal of integrating NOC's homeless to become productive members of society while decreasing the number of homeless in public areas.



What the Center Will Be and Won't Be

Center Will Be	Center Won't Be
Modeled after Bridges at Kraemer	Walk-up facility/come & go freely
Referral-Only Based	Long-term sheltering for individuals
Short-term, transitional housing	
24-hour security/on-site staffing	
Provide resources: health, substance abuse, job and social skills	Will not accept persons with open felony warrants or sex offenders



Enforcement

- The Navigation Center's security plan will be reviewed by all 13 NOC Police Departments
- Exterior security cameras will be installed throughout the facility and a live feed sent to the Placentia Watch Commander's Office in the Police Department
- License plate readers
- Additional Homeless Liaison Police Officers will be hired and paid for with grant funding
- Random daily patrols of Navigation Center and drop-off/pick-up locations to promote cleanliness, control loitering and enhance safety
- 24/7 onsite security guard will be retained



How Will the Navigation Center be Funded?

- The City secured a grant of \$5,650,000 through the Orange County Continuum of Care as part of the State of California's Homeless Emergency Aid Program (HEAP) for the acquisition and tenant improvements for the Navigation Center
- The NOC cities will be entering into a Memorandum of Understanding (MOU) to fund the ongoing operations and management of the Navigation Center
- Ongoing operations to be funded by Senate Bill (SB) 2 funds
- No General Fund & Measure U dollars will be used to fund this Navigation Center



Why Placentia?

- Be proactive
- Manage the problem
- Maintain quality of life
- Protect our neighborhoods and public streets
- Return public spaces back to the community
- Enforce laws
- Control our own destiny
- Provide leadership to the region
- Problem is here and growing



Community Outreach Efforts

Date	Description
November 9, 2018	Issued Press Release on Grant Funding Received for Navigation Center sent to the OC Register, CA Weekly and City Website. Established webpage www.placentia.org/homelessness .
December 18, 2018	Presented information on the Homeless Crisis at the City Council Meeting under CA Administrator's Report.
January 15, 2019	Presented information on the proposed Navigation Center at the City Council Meeting
February, 2019	Conduct 2 Community Meetings
March & Beyond	Ongoing information to the Public on possible Navigation Center. Future City Council Meetings on potential acquisition, MOU, settlement agreement and RFP for site operator.



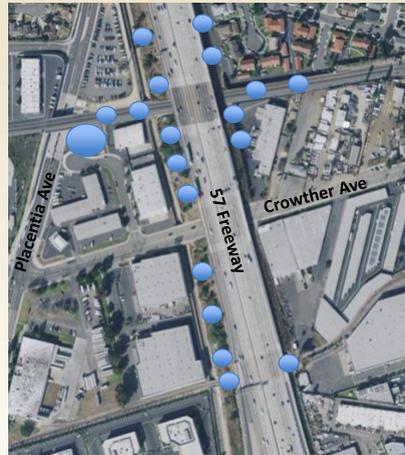
Additional Mitigation Measures

- Homeless Task Force (Biweekly Meetings)
 - Mayor Pro Tem Ward Smith
 - City Administrator
 - Director of Community Services
 - Director of Public Works
 - Homeless Liaison Officers
 - Police Department Captains
 - Deputy Chief of BNSF
 - HIS House Executive Director
 - Caltrans
 - California Highway Patrol (CHP)



Additional Mitigation Measures

- Enforcement/Security
 - New Gates Installed
 - Landscaping/Fencing
 - Collaborative Sweeps
 - 90 tons of trash removed since July 2018
 - Future MOU's
- Resources
 - CityNet
 - Bridges at Kraemer



Clean-Up Areas



Next Steps

- Continue public input process
- Develop and finalize MOU with NOC Cities
- Develop cities' settlement agreement with Judge Carter and Plaintiffs counsel
- Acquire Navigation Center property
- Develop and issue an RFP for a service provider
- Retain architect for design services and complete tenant improvements
- Open Navigation Center and monitor/audit operations



Questions?

- Community Conversation Stations

Public Safety & Security

- Chief of Police Darin Lenyi and Homeless Liaison Police Officers

City Partner

- City of Anaheim Community Preservation & Licensing Manager Sandra Sagert

Why Placentia?

- City Administrator Damien R. Arrula and City Staff

Proposed Navigation Center Location

- Development Services Director Joseph Lambert and City Staff

Mental Health

- St. Jude Medical Center Community Care Navigator Carrie De Laurie, LMFT

Placentia Homeless Service Providers

- HIS House Executive Director Carrie Buck and Staff
- City Net Program Supervisor Tabitha Walton and Project Relations Coordinator Katelyn Mullett





Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ARLEN BECK, PLANNING TECHNICIAN
DATE: MAY 14, 2019
SUBJECT: **USE PERMIT 2019-01 (SAN SUSHI RESTAURANT)**

RECOMMENDATION:

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.

REQUEST:

The applicant, Krista Garritano, representing San Sushi Japanese Restaurant, Inc., is requesting to permit the 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.

PROJECT BACKGROUND AND DESCRIPTION:

The subject property is located within the Old Town Placentia Revitalization Plan Zoning District, in the Main Street Subarea at 161 W. Santa Fe Avenue. The existing tenant, San Sushi Japanese Restaurant, offers a variety of sushi and sashimi, as well as other Japanese-inspired dishes, such as ramen and teriyaki. San Sushi is committed to maintaining the Old Town aesthetics, while adding a unique cultural dining experience. This proposed location will employ approximately nine part-time and two full-time employees at any given time. The restaurant's hours of operation will be as indicated in the table on the following page:

Operating Hours	
Monday - Thursday	11:00 AM to 9:00 PM
Friday -Saturday	11:00 AM to 9:30 PM
Sunday	11:00 AM to 8:30 PM

ABC approval is necessary for the sale of alcoholic beverages for onsite consumption. San Sushi will not provide an on-premise bar area designated primarily for the service of alcoholic beverages on the premise. All alcoholic beverages are to be served with food, as required by ABC. The addition of beer and wine sales is not anticipated to pose any additional safety or security risks.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned Old Town Placentia Revitalization Plan - Main Street Subarea. The project will be required to comply with all development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the Old Town Placentia Revitalization Plan Zoning District. Pursuant to PMC Section 23.112.040, any establishment selling alcoholic beverages including those for on-site and off-site consumption shall require a UP to be reviewed and evaluated at a noticed public hearing before the Planning Commission.

Subject Site and Surrounding Land Uses

The restaurant is located on the north side of Santa Fe Avenue, within the Old Town Placentia Revitalization Plan Zoning District. There are connecting tenants on both sides of San Sushi. The chart, below shows surrounding existing land uses, zoning designations, and General Plan Land Use Designations:

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	San Sushi Restaurant	Old Town	OT-Main St. (2 Story)
North	Residential	Old Town	OT-Main St. (2 and 3 Story)
South	Multi-Tenant Commercial	Old Town	OT-Main St. (2 Story)
West	Hecho en Mexico; Mexican Art and Gift Store	Old Town	OT-Main St. (3 Story)
East	Magical Bridal Retail Store	Old Town	OT-Main St. (2 Story)

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the Old Town Placentia Revitalization Plan (OT) Zoning District, within the Main Street (2-Story) Subarea. Table 3 of PMC Section 23.112.060 identifies parking requirements for Eating and Drinking Establishments is five spaces per 1,000 square feet, and it is two spaces per 1,000 Square Feet for retail uses. No additional private parking spaces are proposed as part of this request, although a public parking lot is located directly north of the site. The existing restaurant is located in an existing building which has been occupied in the recent past. PMC Section 23.112.060(c) provides an exception to parking requirements and states that providing parking in the Main Street Subarea is optional. Considering the lack of available land for additional parking, and the parking exception identified by the PMC, staff can support the request as proposed.

EXISTING ABC LICENSES WITHIN ONE-HALF MILE RADIUS OF SUBJECT SITE

The following chart shows all businesses within a one-half mile radius of the subject site with an existing ABC license and their ABC license type.

Business	Address	License Type
Mi Casita	330 W. Santa Fe Avenue	47, On-Sale General
301 Cafe	301 W. Santa Fe Avenue	47, On-Sale General
El Taco Sabroso	261 W. Santa Fe Avenue	41, On-Sale Beer and Wine
Mexico Super Market	134 W. Santa Fe Avenue	20, Off-Sale Beer and Wine
El Cantarito Restaurant	120 W. Santa Fe Avenue	41, On-Sale Beer and Wine
Tlaquepaque Bakery & Grill	101 W. Santa Fe Avenue	47, On-Sale General
Imperial Restaurant & Market	242 S. Bradford Avenue	47, On-Sale General
American Legion Post 277	230 S. Bradford Avenue	52, Veterans Club
El Farolito	201 S. Bradford Avenue	47, On-Sale General
Rosa's Pizza	116 N. Bradford Avenue	41, On-Sale Beer and Wine
Step N Go Mini Mart	110 N. Bradford Avenue	21, Off-Sale General
Raffas	506 W. Chapman Avenue	20, Off-Sale Beer and Wine
Sam's Liquor	602 W. Chapman Avenue	21, Off-Sale General
Playa de Corales	640 W. Chapman Avenue	47, On-Sale General
El Pollo Fino, Inc.	714 W. Chapman Avenue	41, On-Sale Beer and Wine
Northgate Market	710 W. Chapman Avenue	21, Off-Sale General
The Bruery	190 E. Crowther Avenue	23. Small Beer Manufacturer

There are several other businesses that have a current ABC license within a one-half mile radius of the subject site, San Sushi Restaurant. Although there are many alcohol permits within a one-half mile radius, there is not an "undue concentration" in the area. State law defines "undue concentration" in an area if either of the following conditions exists:

(1) the proposed site is located in a district where there is a 20 percent greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency;

(2) the ratio of off-sale/on-sale retail licenses to population in the census tract or census division in which the applicant's premises is located exceeds the ratio of off-sale/on-sale to population in the county in which the applicant's premises is located.

This area does not meet the criteria of the definition of an "undue concentration. In addition, ABC has not indicated that the subject site is in an area of "undue concentration." Therefore, a finding for a necessity of public convenience is not necessary.

Other Departments Concerns and Requirements

The Divisions of Planning and Building, as well as the Placentia Police Department have reviewed the application, with no major concerns raised by other departments regarding the project proposal. The Planning Division identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft Resolution for consideration by the Planning Commission (Attachment No. 1).

ISSUES ANALYSIS:

General Plan Consistency

General Plan policies advocate to: (a) Increase the tax base of the City through land use planning while maintaining the City's suburban atmosphere; and, (b) Orient land uses that create employment opportunities toward major and primary arterial streets so that activities associated with these uses have a minimal effect upon adjacent residential neighborhoods. The proposed request will fulfill these policies by offering expanded services to surrounding residents, thereby protecting and ensuring its long-term success. This will assist in maintaining a wide array and variety of commercial uses to help facilitate greater patronage and shopping activity for the downtown area, thereby helping to maintain a steady revenue stream. Increased patronage will assist and stimulate further investment in the community and strengthen the City's economic vitality. The proposed request to allow the on-site sale and consumption of beer and wine at an existing restaurant which will bring additional customers to the restaurant and will provide additional sales tax revenue to the City. In addition, the business is sited within an established commercial area where its operations will not impact sensitive land use receptors.

PMC Consistency

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the Old Town Placentia Revitalization Plan zoning district. The proposed request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the Old Town Placentia Revitalization Plan zoning district and other applicable provisions of the PMC.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the request to sell beer and wine for on-site consumption in conjunction with a restaurant brings an additional service within an established commercial district containing primarily complementary commercial uses. The nature of the use will not have adverse impacts on adjacent business and properties as there are no significant noise or safety concerns.

Alcohol Sales

The request is to permit the onsite sale and consumption of beer and wine (ABC Type 41 License) at an existing restaurant. To mitigate any impacts associated with alcohol sales, the Police Department is recommending several operational conditions of approval to address onsite security and prohibit alcohol sales between 2:00 AM and 6:00 AM to correspond with the restrictions of ABC. With the implementation of these provisions, it is not anticipated to generate any significant adverse impacts detrimental to the site and surrounding properties. The proposed hours of operation will end at 9:30 PM.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2019-01 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing facility.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on May 2, 2019, and notices were sent to property owners of record within a 300-foot radius of the subject property on May 2, 2019. As of May 9, 2019, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed request is consistent with the City's General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to allow the on-site sale and consumption of beer and wine at an existing restaurant located at 161 W. Santa Fe Avenue within the Old Town Placentia Revitalization Plan (OT) zoning district will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2019-10 recommending approval of UP 2019-01.

Prepared and submitted by:



Arlen Beck
Planning Technician

Review and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2019-10 with attached Conditions of Approval
2. Project Plans Dated and Received March 11, 2019
3. Statement of Use Submitted by the Applicant Dated and Received March 11, 2019

RESOLUTION NO. PC-2019-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2019-01 AND MAKING FINDINGS TO PERMIT THE ONSITE SALE AND CONSUMPTION OF BEER AND WINE (ABC TYPE 41 LICENSE) AT AN EXISTING 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.

A. Recitals.

WHEREAS, Krista Garritano, representing San Sushi Japanese Restaurant, Inc. ("Applicant" hereinafter), located at 161 W. Santa Fe Avenue, filed an application for approval of Use Permit (UP) No. 2019-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application";

WHEREAS, on May 14, 2019, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2019-01; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Placentia as follows:

SECTION NO. 1: Based on the evidence presented and the findings set forth, UP 2019-01 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed request for the onsite sale and consumption of beer and wine at a proposed restaurant will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the City. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), this use complies with all applicable code requirements and development standards of the Old Town Placentia Revitalization Plan (OT-Main Street Subarea) zoning district and (3) it is not

anticipated that the proposed request will generate any negative impacts onto adjacent properties or businesses. All primary activities shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed request for the onsite sale and consumption of beer and wine at an existing restaurant is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Old Town, which encourages retail restaurant uses that attract pedestrians and other patrons.

c. The proposed request for the onsite sale and consumption of beer and wine at an existing restaurant, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed request for the onsite sale and consumption of beer and wine at a proposed restaurant is a conditionally permitted use in the Old Town Placentia Revitalization Plan-Main Street Subarea zoning district in the City of Placentia. Approval of the Use Permit for The proposed request for the onsite sale and consumption of beer and wine at an existing restaurant will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within other similar commercial districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" of this resolution contains Conditions of Approval and Standard Development Requirements specific to UP 2019-01 to ensure compliance with the Placentia Municipal Code (PMC).

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that UP 2019-01 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of UP 2019-01, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2019-01.

SECTION NO. 6: The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 14th day of May, 2019

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 14th day of May 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of May, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

TOM DUARTE,
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"



**Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit 2019-01
161 W. Santa Fe Avenue**

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH TO CONTINUE IN GOOD STANDING FOR THE USE PERMIT TO PERMIT THE ONSITE SALE AND CONSUMPTION OF BEER AND WINE.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit (UP) 2019-01 is valid for a period of one (1) year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved by the Director of Development Services.
2. Use Permit (UP) 2019-01 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may be issued against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any changes or modifications to Use Permit (UP) 2019-01 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. Any modifications to the approved floor plan or changes to the business operation hours, which do not expand or intensify the present use shall be reviewed by the Director of Development Services and may be modified administratively. Modifications to the approved floor plan or changes to the business operation hours, which expand or intensify the present use may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.
7. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
8. The applicant, current business owner, and/or property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant, current business owner, and/or property owner within 48 hours of defacement and/or upon notification by the City. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Director of Development Services.
9. The applicant, current business owner, and/or property owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. The applicant, current business owner, and/or property owner shall maintain a valid City Business License at all times during operation of the business.
10. This Use Permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
11. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Director and the Police Department's Administrative Lieutenant at least 14 days in advance.
12. All signage must comply with PMC 23.112.070.

13. All commercial trash and waste bins shall be kept inside decorative trash enclosures. The dimensions and access gates of all trash enclosures shall comply with City standard and refuse company standard requirements at the time building permits are issued. All trash and waste enclosure gates shall remain closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
14. Delivery and pickup of all store supplies shall occur before store opening. One additional pickup may occur daily. Delivery shall be made by a truck no larger than a 16 foot long box truck.
15. If the restaurant is open past 10:00 pm, then a file containing the names and dates of employment of every person serving alcoholic beverages for consumption by patrons on the licensed premises, and every manager, shall be kept on the premises. The file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs) or other similar program as approved by the Police Department. Upon request, said file shall be made available for review to representative of the City of Placentia Police Department. New employees will have 60 days from date of employment to obtain L.E.A.D. certification or other Police Department approved certification.

16. The use shall comply with the following:

- a. Prior to any changes to the days and hours of operation, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Operating Hours	
Monday - Sunday	10:00 AM to 10:00 PM

- b. No vending machines of any kind shall be installed outdoors within the project site.
- c. There shall be no public pay phones installed within or upon any portion of the premises.
- d. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
- e. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

FLOOR PLAN

NAME:
SAN SUSHI

LOCATION:
161 WEST SANTA FE AVENUE
PLACENTIA, CALIFORNIA
92870

SQUARE FOOTAGE:

DINING	923
KITCHEN	487
RESTROOM	51
HALLWAY	108
TOTAL	1,569

SEATING:

INDOOR	45
OUTDOOR	NA

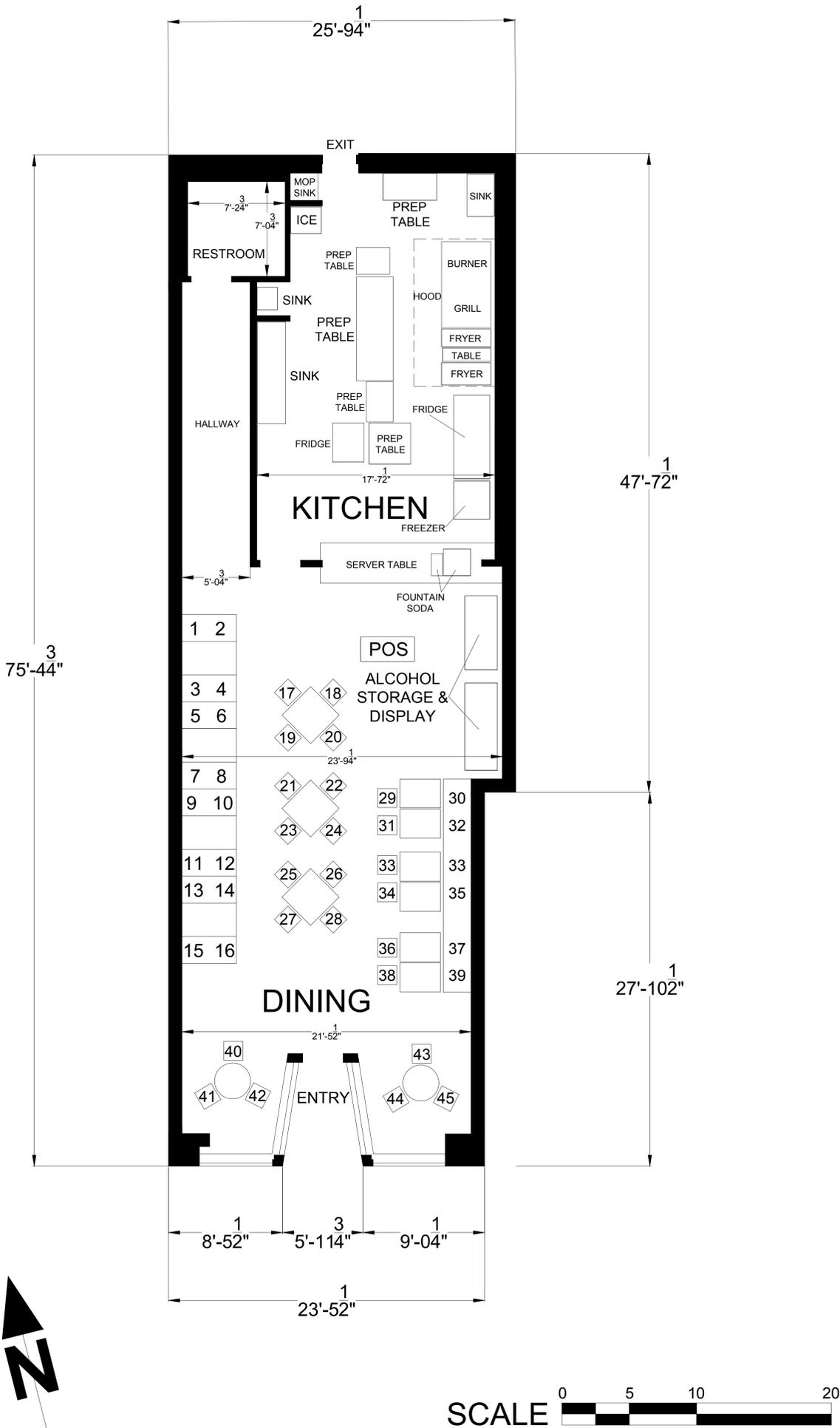
PARKING:

NOT PROVIDED

LEGEND:

EXISTING WALLS	
WINDOWS	

NOTES



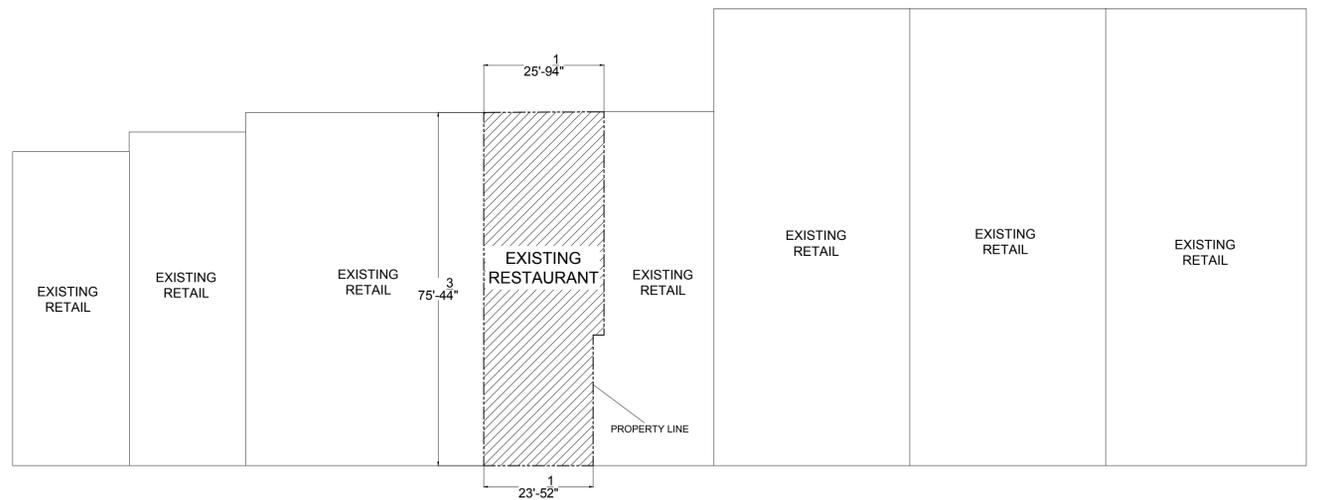
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SAN SUSHI SITE PLAN



VICINITY MAP

SOUTH MAIN STREET



SOUTH BRADFORD AVENUE

WEST SANTA FE AVENUE



NAME:
SAN SUSHI

LOCATION:
161 WEST SANTA FE AVENUE
PLACENTIA, CALIFORNIA
92870

SQUARE FOOTAGE:

DINING	923
KITCHEN	487
RESTROOM	51
HALLWAY	108

TOTAL 1,569

SEATING:

INDOOR	45
OUTDOOR	NA

PARKING:

NOT PROVIDED

LEGEND:

EXISTING WALLS	
WINDOWS	
PROPERTY LINE	

NOTES



STATEMENT OF USE

**SAN SUSHI JAPANESE RESTAURANT
161 W SANTA FE AVE
PLACENTIA, CA 92870**

**Representative:
Krista Garritano
Liquor License Agents
1752 W Adams Blvd #205
Los Angeles, CA 90018**

**Applicant:
San Sushi Japanese Restaurant Inc
William Sinn, Owner
161 W Santa Fe Ave
Placentia, CA 92870**

PROJECT DESCRIPTION/REQUEST:

The Applicant, San Sushi Japanese Restaurant Inc, is seeking a **CONDITIONAL USE PERMIT**, to allow the sale and dispensing of beer and wine beverages (TYPE 41) for on-site consumption in conjunction with a 1,569 square foot restaurant with 48 indoor seats and no outdoor dining. The premise is located within the SF-C Zone at 161 W Santa Fe Ave in the City of Placentia. The restaurant has current operating hours of 11:00 am to 9:00 pm Monday to Thursday, 11:00 am to 9:30 pm on Fridays and Saturdays, and 11:00 am to 8:30 pm on Sundays.

San Sushi Japanese Restaurant is located within the Old Town District of the City of Placentia between S Main St and S Bradford Ave. The premise is found within the Main Street Commercial area and was once the location of Pizza Express restaurant. San Sushi will continue to maintain the area's aesthetics and restaurant ambiance while adding a unique cultural dining experience to the local area. San Sushi offers a variety of sushi and sashimi, as well as other Japanese-inspired dishes such as ramen and teriyaki.

The restaurant currently employs 9 part time employees and 2 full time employees from the local area. Each of the employees have undergone special training to earn Food Handler Certifications in order to comply with safe food handling procedures. The owner, William Sinn along with the main chef have also obtained Manager Level Food Certifications ensuring they each also have extensive knowledge in food safety to present to the public the very best quality food. The owner prides himself in serving the freshest and most innovative dishes at reasonable prices.

The request for the Conditional Use Permit to obtain the Type 41 alcohol license will serve as an ancillary feature to the dining experience. The applicant operates this establishment as a bona-fide eating place under all applicable codes and guidelines. There is a fully functioning



kitchen equipped with the necessary appliances to prepare meals and store its inventory effectively. The kitchen will remain open throughout the operating hours of the restaurant, which assures a use that is both convenient to patrons and respects the welfare of the community. Mr. Sinn himself has also held previous alcohol certifications during his past experience and understands the importance of his involvement with all daily activities at the restaurant. He is dedicated to training all employees responsibly to ensure a safe environment for his guests and surrounding neighbors.

Throughout his life, opening this restaurant has been a personal goal of the owner, Mr Sinn. During that time, he has gained over 15 years of dining and hospitality restaurant experience to prepare himself to operate a well-established and successful business. He is committed to becoming a valuable member of the community by adding the individual character of San Sushi while also maintaining the integrity created by the neighborhood. Appealing to the surrounding residents and diners, is a top priority for Mr. Sinn. As a result, San Sushi conducted its soft opening on December 2, 2018 to introduce its distinctive flavor to the area. Within only a couple of months, the restaurant has received positive feedback and reviews related to both the extraordinary food and the dining experience.

San Sushi Restaurant is in the process of filing the Type 41 Liquor License with the Department of Alcoholic Beverage Control (pending the approval of this CUP). The applicant is fully aware of the responsibility of serving alcoholic beverages and will take all necessary measures to ensure it's cohesive with its neighboring eating establishments that also serve beer and wine as an ancillary service.



Applicant, William Sinn



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ARLEN BECK, PLANNING TECHNICIAN
DATE: May 14, 2019
SUBJECT: DEVELOPMENT PLAN REVIEW (DPR) 2019-01

REQUEST:

The applicant, Randy Orozco, requests 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 and generally located west of State Route 57 (SR-57) and north of 721 Monroe Way. The existing address of the site is APN: 339-102-21.

DISCUSSION:

Although this item was noticed in the newspaper and notices were sent to property owners within 300 feet of the project site, staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting of June 11, 2019, to allow adequate time for the applicant to make exterior design revisions to the overall architecture of the proposed building.

RECOMMENDATION:

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

Prepared and submitted by:

Arlen Beck
Planning Technician

Review and approved by:

Joseph M. Lambert
Director of Development Services