

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

April 9, 2019

The regular meeting of the Placentia Planning Commission on April 9, 2019 was called to order at 6:30 p.m. in the City Council Chambers by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Francine, Lee, Perez, Schaefer

ABSENT: Commissioners Keller, Tomazic

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

PLEDGE OF ALLEGIANCE: Commissioner Francine

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Minutes

- a. Planning Commission Meeting – February 12, 2019

Recommended Actions: Approve

Motion by Schaefer, second by Lee carried on a (3-0-2-1) vote to approve the recommended actions.

Ayes: Lee, Francine, Schaefer

Noes: None

Absent: Tomazic, Keller

Abstain: Perez

- b. Planning Commission Meeting – March 12, 2019

Recommended Actions: Approve

Motion by Francine, second by Perez carried on a (3-0-2-1) vote to approve the recommended actions.

Ayes: Francine, Perez, Schaefer

Noes: None

Absent: Tomazic, Keller

Abstain: Lee

PUBLIC HEARINGS:

1. **Applicant:** Ajax Lakeview Development, LLC
Project Location: 719 S. Lakeview Avenue

Development Plan Review (DPR) 2018-08: To request approval of a Development Plan Review (DPR) to allow for the development of two vacant lots measuring 3.3 acres and 2.4 acres for the construction of two industrial buildings within the C-M (Commercial-Manufacturing) Zoning District.

Recommended Actions: It is recommended that the Planning Commission:

1. Open Public Hearing concerning Development Plan Review (DPR) No. 2018-08;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing; and
4. Adopt Resolution No. PC-2019-07, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2018-08 and making findings to permit the development of two vacant lots measuring 3.3 acres and 2.4 acres for the construction of two industrial buildings within the C-M (Commercial – Manufacturing) Zoning District on property located at 719 S. Lakeview Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

Senior Planner Andrew Gonzales presented the Staff Report. Mr. Gonzales stated that the applicant, Ajax Lakeview Development, LLC, is requesting approval of a Development Plan Review to allow for the development of two vacant lots with one industrial building on each respective lot.

Mr. Gonzales presented the applicant's request for a parcel map and described the location of the subject property. He stated that the General Plan Land Use Designation is Commercial Manufacturing, and that the proposed use would be consistent with the designation. Mr. Gonzales continued by stating that the two proposed buildings would each be on separate parcels, with one building being 57,000 square-feet and the other 38,000 square-feet. Mr. Gonzales then showed photos of the current condition of the unimproved lots.

Senior Planner Gonzales then talked briefly about the history of the property, noting that it was once the subject of a public nuisance hearing, and has since been resolved. He continued by noting that the project complies with the development standards for the zoning district, and spoke about the proposed site design layout. Mr. Gonzales noted that no public comments were received after the public noticing period.

Vice Chair Perez asked about what route truck traffic would take and overall truck maneuverability.

Senior Planner Andrew Gonzales replied that the City's Traffic Engineer reviewed the plans for the anticipated truck traffic and maneuverability and determined that they would be adequate.

Commissioner Francine asked if each building would have a single tenant, to which Mr. Gonzales replied in the affirmative.

Chair Schaefer asked if the applicant, Ajax Lakeview Development, LLC was associated with the previous tenant, Atwood Sales.

Mr. Gonzales replied that the two have no affiliation with the previous tenant.

Chair Schaefer commented that she liked the design of the proposed buildings and believes they will be an attractive addition to the area.

The applicant's representative, Larry Cochran of 555 N. El Camino Real, San Clemente, CA, thanked staff for their help during the entitlement process and agreed to comply with the Conditions of Approval.

Motion by Perez, second by Lee carried on a (4-0-3-0) vote to approve the recommended actions.

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

- 1. 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 May 14, 2019.

Planning Technician Arlen Beck stated that due to requested revisions by City staff, the applicant is requesting a continuance to the next regularly scheduled meeting of the Planning Commission.

Motion by Francine, second by Schaefer carried on a (4-0-3-0) vote to approve the recommended actions.

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joe Lambert presented the Development Report. He started by stating that the Veterans Village project is under construction, with grading and sewer work currently taking place. He continued by stating that the new 7-Eleven store is now open at 818 W. Orangethorpe Avenue. In addition, the Integral Project by Lyon Living is expected to begin construction by July 15, 2019. Director Lambert also talked about the status of the expected new businesses in the Sierra Vista shopping center and Placentia Village Plaza shopping center.

Vice Chair Perez asked about trees that were removed from Placentia Village Plaza without prior approval.

Senior Planner Andrew Gonzales replied that the applicant has a condition in their entitlement approval that stated that any destroyed or removed trees would have to be replaced at a two-to-one ratio. This requires the applicant to plant 14 new trees.

Chair Schaefer inquired if the Placentia Village Plaza had a new management company.

Director Lambert replied that Blue Sands Management was not a new management company for the center, and continues to oversee the property.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Meeting at 7:03 p.m. to the regular meeting of Tuesday, May 14, 2019 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission