



Placentia Planning Commission Agenda

Regular Meeting
August 13, 2019
6:30 p.m.

Front Community Meeting Room #51
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. – Front Community Meeting Room #51

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

PUBLIC HEARINGS: None

REGULAR AGENDA:

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

General Plan Update – Study Session:

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

1. Provide staff direction as appropriate.

NEW BUSINESS: None

OLD BUSINESS: None

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

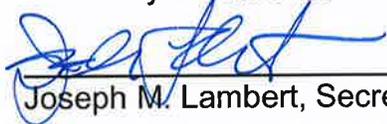
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on September 10, 2019 at 6:30 p.m. in the Front Community Meeting Room #51 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 August 13, 2019 Regular Meeting of the Planning Commission of the City of Placentia was posted on August 8, 2019.



Joseph M. Lambert, Secretary



City of Placentia

Development Services Department

MEMORANDUM

TO: PLANNING COMMISSION
FROM: DEVELOPMENT SERVICES DEPARTMENT
VIA: JOE LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES
DATE: AUGUST 13, 2019
SUBJECT: GENERAL PLAN UPDATE – STUDY SESSION

During the regular Planning Commission meeting of August 13, 2019, staff will hold a study session, open to the public, to discuss the draft General Plan and related draft Environmental Impact Report (EIR). Staff will solicit input and answer all questions that the Commission and public may have during this study session. Subsequent to the study session, staff will schedule a Public Hearing for Planning Commission consideration of the General Plan and draft EIR.

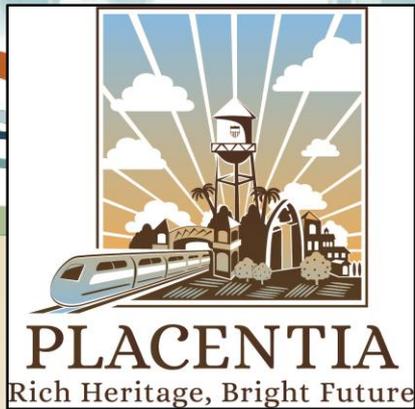
All Planning Commissioners received a copy of the Draft General Plan and the Draft EIR and all appendices (including the draft General Plan) are available on the City's Website: <http://www.placentia.org/166/General-Plan-Update>

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

1. Provide staff direction as appropriate.

Attachment: General Plan Update PowerPoint

City of Placentia General Plan



Planning Commission
Study Session
August 13, 2019

Participants

- Planning Commission Members
 - Christine J. Schaefer Chair
 - Frank Perez Vice Chair
 - Heather Francine Commissioner
 - Dennis Lee Commissioner
 - Vic Tomazic Commissioner
 - Claudia Keller Commissioner
- GPUT (General Plan Update Team) Members
 - Joe Lambert, Director of Community Development
 - Luis Estevez, Director of Public Works
 - Jeannette Ortega, Economic Development Manager/Assistant to the City Administrator
 - Andrew Gonzales, Senior Planner
 - Lesley Whittaker, Associate Planner
 - High Peaks Planning: Lead for overall Update
 - MBI: Lead for sustainability, exhibits
 - TDA: Lead for environmental review
 - KOA: Lead for Mobility/Traffic
- GPULT (General Plan Update Leadership Team) Members
 - City Staff (Directors)



Agenda

Rich Heritage, Bright Future

- Where are we with General Plan Update?
 - General Plan Elements (Chapters)-
New Elements and Highlights of Each
 - Next Steps
 - Questions and Input



Where are we with General Plan Update?

- We have conducted extensive outreach in the community and reflected this in the draft.
- The GP Update draft is completed, is formatted and is on the website ready to view!
- The Draft EIR is complete and the 45-day public review period ended on August 26, 2019.
- We are scheduling Planning Commission and City Council hearings for September/October.

General Plan Schedule

- **July** - Draft EIR completed and circulated for public review
- **July 30** - Final Ad Hoc Committee Review of draft General Plan
- **August** - Final GPAC Meeting
- **August 13** - Planning Commission Study Session
- **September** - Planning Commission Public Hearing
- **October 2019** - City Council Public Hearing(s)



It's exciting! Our new General Plan will be the City's comprehensive, long-range vision.

- will provide direction for private and public development
- will outline goals and policies for all City services



Role of Planning Commission

In 1927 California passed law requiring that cities and counties have a “Master Plan,” now called a “General Plan”. General plans are the bedrock of California planning – they are the basis for all land use decisions and identify what’s important to the community.

The Commission’s role in general plan is important and is to:

- assist in writing the general plan and hold public hearings on its adoption
- make recommendation to City Council on adoption, by resolution
- promote public interest in the general plan
- consult with and advise public officials and agencies, utilities, organizations, and the public regarding implementation of the general plan
- review, hold hearings on, and act upon proposed amendments to the plan.



Existing General Plan

- Some elements, or chapters, are 27 to 46 years old.
- Except our Housing Element, which is up to date.
- Land Use Map - last updated in 1977



10 General Plan Elements (plus an Intro)

1. Land Use
2. Mobility
3. Open Space & Recreation
4. Conservation
5. Noise
6. Safety
7. Economic Development
8. Health, Wellness & Environmental Justice
9. Housing
10. Sustainability

Improving and Expanding the Plan

The Plan addresses contemporary policy issues and new regulatory requirements:

- Autonomous vehicles, Complete Streets, Bike Master Plan
- Water Conservation Measures
- Climate Change Impacts
- More Robust Safety Policies
- Old Town and Transit Oriented Development Focus
- Economic Development
- Sustainable Development Growth and Financing
- Health & Wellness
- Environmental Justice for Disadvantaged Communities



3 New Elements Added

1. Economic Development (optional)
2. Health, Wellness, & Environmental Justice
3. Sustainability (optional)



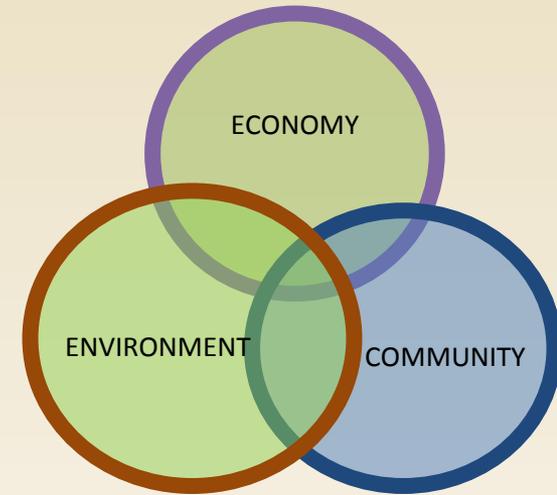
Health, Wellness and Environmental Justice Element - Highlights

- improving physical activity
- promoting healthy food choices
- improving nutrition and weight status (obesity)
- promoting overall healthy living for all residents
- focusing on health education and community-based programs
- reducing chronic diseases, such as diabetes and heart disease
- ensuring access to safe, clean and convenient open spaces
- special focus on the disadvantaged communities, including higher health risks, improving physical spaces and services and improving access to decision-making



Sustainability Element-Highlights

- diverse economic base
- maintaining a balanced budget
- buying local and encourage tourism
- placemaking design principles
- reduce single-occupancy private vehicles
- equal opportunity to decision-making processes
- minimize environmental impacts and natural resource consumption
- higher-density, compact, residential development and mixed-uses will be located near the Metrolink station



Economic Development Element- Highlights

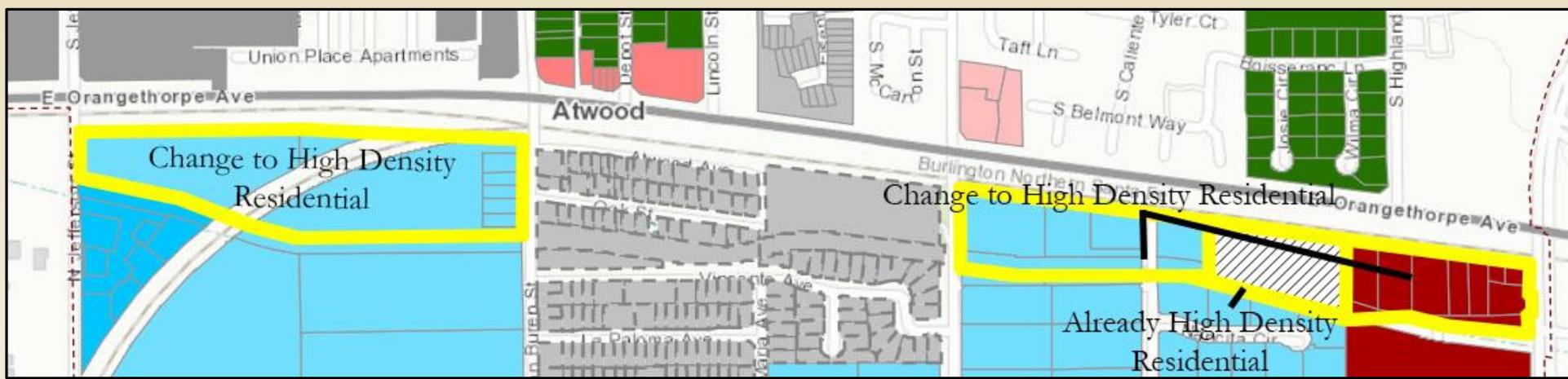
- focus on economic vitality - crucial for high level services, quality of life and improved built environments
- proactive approach to development opportunities
- goals and policies focus on the economic vitality of the city:
 - balanced and diverse budget
 - attract key businesses
 - retain key businesses
 - revitalize targeted areas
 - foster Business programs
 - create business-friendly environment
 - new jobs and workforce
 - market the city



Land Use Element- Highlights

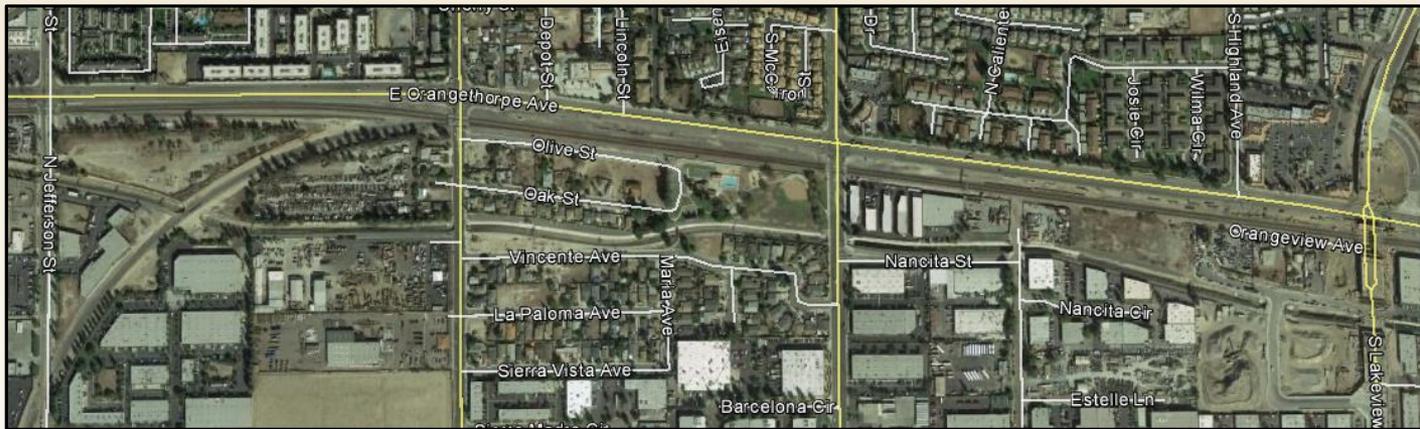
Most importantly - an up-to-date Land Use Map!

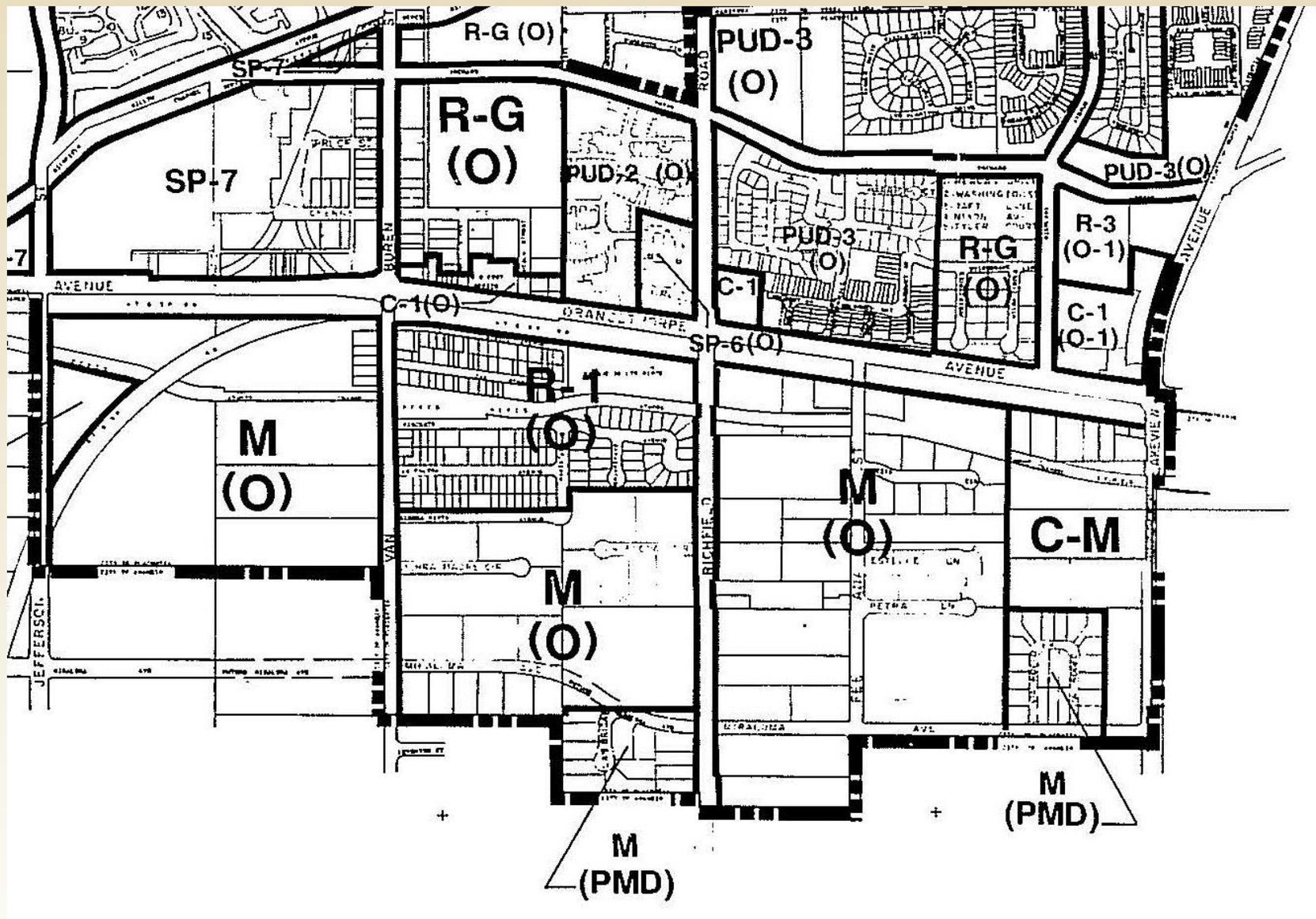




Zoning

	Residential (R-G) (O)
	Residential (R-1) (O)
	Commercial (C-1) (O)
	Commercial Manufacturing (CM)
	Manufacturing (M)(O)





Land Use Element- Highlights

- development policies in line with current city and community goals
- guide to public officials, the investment community and private citizens re: type, intensity, distribution of uses of land for housing, business, industry, and open space
- framework for directing new development and providing high-quality public infrastructure and community services in line with community vision
- policies promoting the TOD and Old Town areas for revitalization



Mobility Element- Highlights

- promote bicycle travel as a primary mode of transportation
- support new Metro station as part of transportation system
- promote transit and active transportation modes, including public transportation, ridesharing, and walking,
- support and prepare for autonomous vehicles and future mobility technologies



Conservation Element- Highlights

- protect and conserve water sources
- manage wastewater stormwater
- reduce solid waste
- promote improved air quality
- policies to reduce climate change (greenhouse gases)
- promote source reduction and recycling



Conservation Element- Highlights

- provides a delightful history of Placentia edited by Historical Committee members
- policies to protect historic resources and promote historic preservation through education, events, improved procedures



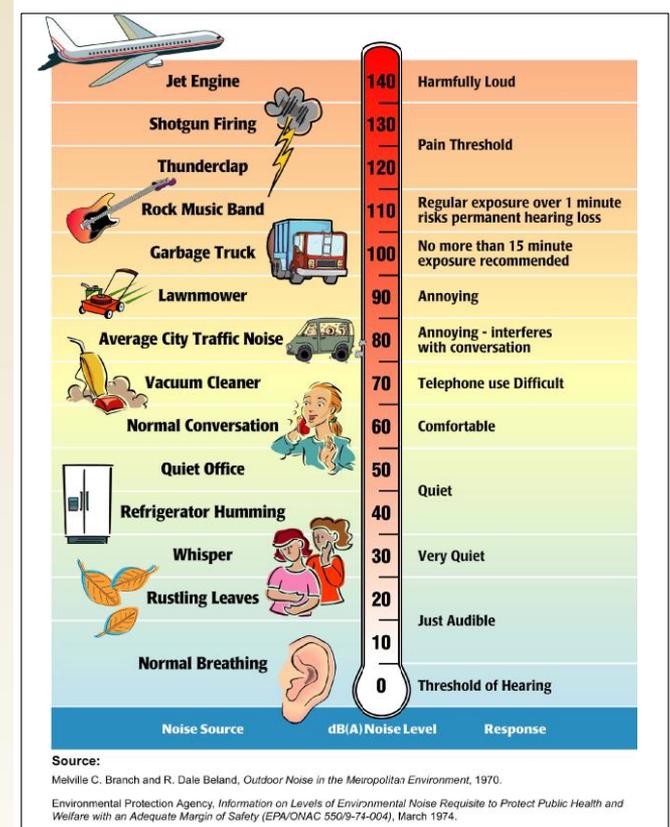
Open Space/Recreation Element - Highlights

- focus on providing safe and well-maintained open space and recreation facilities and increasing access to facilities and programs.
- continuing coordinating with citizen groups, businesses, private developers and service organizations to improve recreational programs.
- focus on creating new open spaces, on private and public lands.
- element has an Implementation Plan with specific actions to ensure that the policies will be implemented.



Noise Element- Highlights

- identifies the main sources of noise
- noise measurements were conducted (11 sites)
- future traffic noise projected
- goals and policies focus on:
 - reducing transportation noise
 - considering noise in development approvals
 - minimizing commercial spillover noise
 - minimizing noise impacts in mixed-use
 - developing further noise reduction measures



Safety Element- Highlights

- Updated and more robust safety policies around:
 - earthquakes and soil liquefaction
 - hazardous materials
 - flooding (dam inundation)
 - urban fires
 - disaster preparedness
 - climate change impacts
- Focus on Climate Change/Global Warming which Increases:
 - extreme heat events (occurs when the temperature rises above 99.8)
 - wildfires (affecting air quality)
 - allergens (affecting health)
 - ozone exposure (harder to breathe, asthma attacks, and even lead to premature death. Increases in hot and sunny days increase ground level ozone)
- Element contains a Safety Action Plan
 - shows timeframe and responsibility for implementing the polices of the Safety Element



Table 7-1. Impacts Due to Climate Change

Hazard	Potential Impacts	Vulnerability/ Sensitivity	Temporal Extent	Spatial Extent	Rating
Extreme Heat	Increased heat related illness	Older adults, children, outdoor workers, and those who lack air conditioning	Short term	City wide with greater effects on those areas with older buildings and less greenspace (i.e., shade)	High
	Increased use of air conditioning	Low-income populations	Short term	City wide with greater effects on those areas with older buildings and less greenspace	Moderate
Decreased Air Quality	Increase in ozone production	Older adults, children, outdoor workers, and pregnant women	Short term	City wide with greater effects near major roadways	High
	Increase in wildfire in wildlands adjacent to the City	Older adults, children, outdoor workers, and pregnant women	Medium Term	City wide	Moderate
	Increase in allergens	Those with pre-existing health conditions	Medium Term	City wide	Moderate
Flooding	Water damage and destruction of homes from dam failure or inundation	Residences in 100-year flood zone in La Jolla Community	Medium Term	Limited to the 100-year flood zone	Moderate
	Water damage and destruction of homes from extreme flooding	Industrial facilities in the southeastern part of the City	Long Term/ Unlikely	Limited to the areas that are protected by levees	Low

Source: Placentia Vulnerability Assessment

Safety Element- Climate Change Impacts

Focus on Climate Change/Global Warming which Increases:

- extreme heat events (occurs when the temperature rises above 99.8)
- wildfires (affecting air quality)
- allergens (affecting health)
- ozone exposure (harder to breathe, asthma attacks, and even lead to premature death.)
- increases in hot and sunny days increase ground level ozone)

Housing Element- Highlights

Housing Element was previously adopted as required by State law.

The current Housing Element covers the time period from 2013 to 2021.

- develop and maintain an adequate supply of housing that varies sufficiently in cost, size, type, and tenure
- provide equal housing opportunities for all persons without discrimination
- focus on neighborhood preservation
- implement intergovernmental housing programs



Next Steps 2019

GPAC Meeting

August/early September

Planning Commission Hearing

September 10

City Council Hearing

September/October

General Plan Adopted!!

by October



City of Placentia General Plan



Thank you!!!

Questions? Comments?
Input?