



Placentia Planning Commission Agenda

Regular Meeting
September 10, 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

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:

1. Resolution PC 2019-06
2. Planning Commission Meeting Minutes – May 14, 2019
Recommended Actions: Approve
3. Planning Commission Meeting Minutes – June 11, 2019
Recommended Actions: Approve
4. Planning Commission Meeting Minutes – July 9, 2019
Recommended Actions: Approve

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. Applicant: City of Placentia
Project Location: Citywide

General Plan Amendment (GPA) 2018-02 and Environmental Impact Report (EIR 2019-01): Consideration of General Plan Amendment (GPA) 2018-02 To Adopt Rich Heritage, Bright Future - Placentia General Plan (General Plan Update) And Related Draft Environmental Impact Report (EIR 2019-01). In accordance with California Government Code Section 65103(a), each city in California “must periodically review and revise, as necessary, their General Plan.”

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the September 10, 2019 Regular Meeting of the Planning Commission of the City of Placentia was posted on September 5, 2019.



Joseph M. Lambert, Secretary

RESOLUTION NO. PC-2019-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING DEVELOPMENT PLAN REVIEW NO. 2019-01 AND A USE CONFORMITY DECISION FOR DETERMINATION OF PARKING AND, MAKING FINDINGS TO PERMIT THE DEVELOPMENT OF AN UNIMPROVED .37-ACRE LOT, RESULTING IN THE CONSTRUCTION OF A NEW INDUSTRIAL BUILDING MEASURING APPROXIMATELY 7,600 SQUARE FEET IN CONJUNCTION WITH VARIOUS ONSITE HARDSCAPE AND LANDSCAPE IMPROVEMENTS ON PROPERTY LOCATED WITHIN THE M (MANUFACTURING) ZONING DISTRICT, EAST OF STATE ROUTE 57 (SR-57) AND NORTH OF 721 MONROE (APN 339-102-21).

A. Recitals.

WHEREAS, Randy Orozco (“Applicant” hereinafter), filed an application for approval of Development Plan Review (DPR) 2019-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Development Plan Review request is referred to as the “Application”;

WHEREAS, the subject property is currently located within the M (Manufacturing) Zoning District;

WHEREAS, the subject site is designated as Industrial land use type by the City’s General Plan;

WHEREAS, pursuant to the Placentia Municipal Code (PMC) Section 23.75.010 zoning district, approval of a Development Plan Review by the Planning Commission is required for construction of new buildings in all zones;

WHEREAS, on July 9, 2019, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution; 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, DPR 2019-01 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon substantial 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 project meets or exceeds the criteria established in PMC Section 23.75.020; and

b. Conditions of Approval have been prepared as necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city, and;

c. The proposed development will be consistent with the latest adopted general plan; and

d. Conditions necessary to secure the purposes of PMC Section 23.75.020, including guarantees and evidence of compliance with conditions, are made part of the development approval.

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that DPR 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 § 15332 (Class 32 – Infill Development Projects) as the permit would be issued to an infill development project.

SECTION NO. 4: The Planning Commission approves a Use Conformity Decision pursuant to Placentia Municipal Code (PMC), § 23.78.035, and approves the use of adjusted gross floor area as a basis for the determination of required parking.

SECTION NO. 5: The Planning Commission hereby directs that, upon approval of DPR 2019-01, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 6: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves DPR 2019-01 as modified herein, and specifically subject to the conditions set forth in Attachments “A” and attached hereto and by this reference incorporated herein.

SECTION NO. 7: 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 9th day of July, 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 9th day of July, 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of July, 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
Development Plan Review (DPR) No. 2019-01
APN: 339-102-21

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 THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Development Plan Review (DPR) No. 2019-01 is valid for a period of twenty-four (24) months from the date of final determination, unless extended pursuant to Placentia Municipal Code (PMC) Section 23.75.080. If the development or use approved by this action is not established by obtaining Building Permits 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. 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.
3. The applicant shall, as a condition of project 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 issue 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.
4. Any significant modifications to the approved site plan, floor plans, and elevation plans, including any modifications which will change, expand or intensify the use(s)

shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the City of Placentia Planning Commission or may be approved administratively by City staff.

5. All applicable provisions of the Placentia Municipal Code (PMC) shall be met prior to issuance of Building Permits and shall be adhered to at all times.
6. Prior to issuance of building permits, except as otherwise noted, the project plans shall be submitted for the review and certification for inclusion into the entitlement file by the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of DPR 2019-01. Include any project revisions on the applicable sheets of the project plans. Additionally, include separate sheets with approved Special Conditions of Approval and Standard Development Requirements to be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - d. Location of transformers, meters and other aboveground appurtenances.
 - e. The developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction stage plan shall include measures such as, but not limited to the following:
 - i. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.
 - ii. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - iii. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and from the site.
 - iv. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.

- v. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.
 - vi. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
- f. Any easement(s) that are encumbered by the placement of the industrial buildings shall be revised to the satisfaction of the corresponding easement holder(s) and subsequently recorded on the subject property. A copy of said recordation shall be submitted to the City for inclusion in the entitlement file.
 - g. A solid decorative masonry walls or concrete walls incorporating architectural reveals consistent with the building's design shall be located along the full expanse of the property lines. Access gates into these areas shall be decorative in nature and fabricated of high gauge metal to withstand continual wear and tear. Furthermore, to deter graffiti creeping vines or similar shall be planted along portions of the walls along the west property line that faces the 57 freeway. All walls and gates shall be designed with colors, materials, and of a design satisfactory of the Development Services Director or his/her designee.
 - h. Each industrial site shall provide a minimum of two EV charging stations located within the publicly accessible portion of the parking lot.
 - i. All landscaping trees shall be minimum of 36-inch box specimens or greater.
- 7. All waste bins shall be kept within the fully secured and lockable trash enclosure so as not to be visible from the parking lot and adjacent street.
 - 8. Prior to any modification of the floor plans that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
 - 9. All at-grade and roof mounted mechanical equipment shall be screened from public view to the satisfaction of the Development Services Director and/or their designee.
 - 10. The applicant and/or property owner(s) shall be responsible for maintaining their respective properties, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner(s) within 72 hours of defacement and/or upon notification by the City.
 - 11. Prior to issuance of building permits, the applicant must follow the procedure for approval under the MWELo for all proposed landscaping on the subject site. A MWELo procedure and approval package is available from the front counter in the Development Services Department.

12. At the request of the Director of Development Services, applicant and/or property owner will provide a Parking Management Plan at their own expense to be reviewed by the Director of Development Services to remedy any parking concerns that may arise with the project. The staff review of the parking management plan will be at the expense of the property owner/property management company.
13. Developer shall pay in full to the City of Placentia, all applicable citywide Development Impact Fees required pursuant to Title 5 of the Placentia Municipal Code, prior to issuance of the first building permit.
14. Developer and/or property owner agrees to approve the incorporation of the project into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into LMD No. 1992-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
15. Developer and/or property owner agrees to approve the incorporation of the project into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into SLD No. 1981-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
16. Developer and/or property owner agrees that the City may, at its sole election, require that, instead annexing into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which, and the initial amount of the taxes and assessments thereunder, will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District.
17. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting (photometric) plan showing location, type of fixtures and-areas of illumination shall be submitted and reviewed for compliance with City standards and the PMC. Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. Landscape and irrigation plans.
18. The applicant and/or property owner(s) shall provide a title report or similar instrument documenting a recorded reciprocal access easement for uninhibited use of the driveway that begins at Monroe Way and leads to the entrance of the parcel in which the proposed building is located.
19. The building cannot be occupied, the final Certificate of Occupancy cannot be

approved, and utilities cannot be released until the following is completed for each respective portion of the property:

- a. The property owner(s) and/or their successor(s) willfully agree to annex into those district(s) for the project area identified by Condition Nos. 14-16 above. If any of the subject properties are sold prior to annexation into the two districts, the future property owner(s) must complete the annexation process and no Certificate of Occupancy shall be issued prior to completion of annexation.
- b. The property owner(s) shall pay in full all applicable impact fees associated with the development project.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

20. Building plans (architectural and structural) shall be designed and prepared by a licensed California architect or civil/structural engineer.
21. Grading plans (rough and precise) shall be designed and prepared by a licensed California civil engineer. Grading plans shall include erosion control, perimeter walls, utility, sewer and water, power poles (overhead to underground), street improvement plans.
22. Entire building shall be equipped with automatic fire-sprinkler plans throughout. Fire sprinkler plans shall be reviewed and approved by the O.C. Fire Authority prior to the installations.
23. Total actual floor area shall not exceed allowable floor area set by the 2016 California Building Code.
24. Landscape plans shall be designed and prepared by a licensed California landscape architect; all related plumbing fixtures shall be in compliance with the 2016 California Plumbing and Green Building Codes.

PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION:

25. All public works improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required. See attached Templates provided by the City.
26. Prior to issuance of Certificate of Occupancy or building final, all existing and new utilities including electric power, telephone, telecommunication fiber and/or cable TV in the street adjacent to and on-site shall be placed underground in accordance with the City of Placentia standards and ordinances.
27. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project plans on an AutoCAD DWG and DFX formatted

Compact Disc (CD) to the Public Works Department.

Demolition

28. Provide a full set of plans for demolition of the existing facilities and utilities, including above ground and underground structures, footings, utilities, vaults, fences, walls, sewer lines, storm drain pipes, waterlines, etc., Plans shall address conditions and procedures, as are necessary, to show that the demolition work will be conducted without creating a hazardous condition, when excavating next to other existing footings, walls and slopes. A separate demolition permit is required from the Building Department, prior to performing any kind of demolition on site.
29. A copy of the Grant deed and owner's permission on the application for demolition is required at the time of issuance of the permit.
30. The existing sanitary sewer line has to be removed and capped at the property line. The sewer cap shall be inspected, and shall not be covered until an inspection has been made by the Department of Public Works Inspector. This inspection shall be requested at least 24 hours before the inspection is needed.
31. Provide AQMD Rule 1403 permit number, prior to starting any demolition work.
32. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and removal of the existing utilities, vaults and meters. It is also the applicant's responsibility to insure applicant notifies the Building Inspection Division that these utilities have been properly disconnected.
33. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post demolition and excavation activities.

Grading

34. Prior to the issuance of a grading permit, the applicant shall prepare a Low Impact Development (LID) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and/or non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP) and LID Implementation Guideline. Website available at (<http://ocwatersheds.com/publiced/residents/qltd>) Particular attention should be addressed to the appendix section "Best Management Practices for priority redevelopment." The LID shall clearly show the locations of structural or Nonstructural BMP's, and assignment of long-term maintenance responsibilities. The plan shall be prepared to the general form and content and submitted to the Director of Public Works/City Engineer for review and approval.
35. Prior to the issuance of a grading permit, the applicant shall prepare and submit a Water Quality Management Plan (WQMP) specifically identifying the Best

Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP). Particular attention should be addressed to the appendix section "Best Management Practices for Development." The WQMP shall clearly show the locations of structural BMP's, and assignment of long-term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the City of Placentia's WQMP Template and shall be submitted to the City Engineer for review and approval. Website available at (<http://www.placentia.org/index.aspx?nid=262>)

36. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City Engineer that coverage has been obtained under the California's General Permit for Discharge of Storm Water Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the City Engineer. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. Prior to the issuance of a grading permit, the applicant shall submit to the City Engineer for review a Storm Water Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.
37. Prior to the issuance of grading permits, the applicant shall prepare and submit a precise grading plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope easements, structural best management practices (BMPs) conforming to the approved water quality management plan, and other pertinent information. The project development shall accept and make provisions for the existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.
38. Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures. The recommendations shall be implemented by the Applicant.
39. Prior to the issuance of a grading permit, erosion control plans and notes shall be submitted and approved by the Engineering Division of Public Works Department.
40. All private slopes of 4 feet or more in vertical height and of 4:1 or greater slope,

but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.

41. The development site shall be graded to drain surface water to the existing City storm drain system with no cross-lot drainage permitted. Drainage shall be indicated on the precise grading plans.
42. Surety and agreement guaranteeing completion of all on-site grading improvements including drainage, structural BMPs, erosion control, grading operations shall be posted and executed to the satisfaction of the City Engineer prior to the issuance of grading permits.
43. The final grading plan for this parcel shall be substantially the same, specifically with regard to pad elevations, size, and configuration; as the proposed grading illustrated on the approved site plan.
44. All parking, common, and storage areas shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo censored cell.
45. The site grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia.
46. The applicant shall provide a quitclaim or provide new easements for any existing easement that may be in conflict with the proposed improvements prior to issuance of grading permit.
47. Provide and identify all pavement and driveway paving materials used inside the development areas.
48. Identify all storm drain structures, types, sizes and specifications on the plans.
49. Preliminary WQMP shall include a feasibility check to ensure the proposed infiltration BMPs are not proposed to be within 100 feet horizontally of a water supply well and/or non-potable well for the protection of groundwater quality per Orange County TGD. Golden State Water Company currently operates a water well pump at the northwest corner of Bradford Avenue and Crowther Avenue.

Public Improvements and Construction

50. All public improvements shown on the plans shall be constructed to City of Placentia standards, ordinances, policies and/or reasonably determined by the City Engineer to be applicable to the project.

Storm Drain Improvements and Construction

51. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the Public Works Director.
52. Drainage easements, when required, shall be shown on the grading plans and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments are allowed."
53. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval by City Engineer. The hydraulics and hydrology report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, BMP treatment and LID, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood per the Orange County Hydrology Manual. The project development shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.
54. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed. All analysis shall comply with the Orange County Hydrology Manual and County Local Drainage Manual.
55. The post development peak flow rate generated from the project site shall be less than or equal to the pre-development peak flow rate from the site for all frequency storms up to and including 100-year return.
56. Drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency flow bypass shall also be provided as approved by City Engineer.

Sewer line Improvements and Construction

57. Sewer flow calculations justifying pipe line design and connection to the main shall be prepared by a registered civil engineer and submitted as a part of an improvement plan for approval by the City Engineer. Provide sewer capacity analysis to evaluate the proposed sewer flow rates into the City sewer system using current flow rate and for pipeline capacity availability. See attached for Sewer Capacity Guidelines.
58. Prior to issuance of building permit, the developer's engineer shall analyze and

mitigate any sewer system deficiencies for all phases of the proposed development. Results of the system analysis may require special construction such as booster pumps, upsize the downstream pipes and backwater valves. The engineering analysis and special construction requirements shall be subject to review and approval of City Engineer.

59. Onsite water improvement and fire protection plans shall be approved by the Fire Marshal, the local water district, and City Engineer. The water distribution lines and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Golden State Water Company.
60. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Orange County Fire Authority and satisfaction to the City Engineer.
61. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.

FIRE AUTHORITY:

62. All building plans shall be submitted to the City's Fire Department (or contracted Fire Department/Fire Code plan checker) for review and approval. Approval of building plans by the City's Fire Department (or contracted Fire Department/Fire Code plan checker) shall be obtained prior to issuance of any building or demolition permits.

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

May 14, 2019

The regular meeting of the Placentia Planning Commission on May 14, 2019 was called to order at 6:37 p.m. in the City Council Chambers by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Francine, Keller, Tomazic, Lee, Perez, Schaefer

ABSENT: None

OTHERS PRESENT: Tom Duarte, 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 Lee

ORAL COMMUNICATIONS: None

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:

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.

Director of Public Works Luis Estevez presented the Staff Report regarding the Capital Improvement Program (CIP). He began by stating that the City adopted a seven-year CIP, which is funded on an annual basis. The Planning Commission is tasked with determining if the projects funded by the CIP conform with the General Plan.

Director Estevez presented a matrix which outlined the projects that would receive funding in Fiscal Year 2019-2020. The total amount to be spent on the CIP in the Fiscal Year is proposed to be \$5.7 million.

Director Estevez detailed the scope of each project and spoke about the respective sources of financing.

Commissioner Tomazic asked Director Estevez who decides what projects should be funded.

Director Estevez replied that city staff compile cost estimates for projects and present them to the City Council to get final approval and direction regarding funding.

Vice Chair Perez noted that the backstops at Tuffree Park need replacement, and asked about financing for a SWAT van project proposal, to which Director Estevez clarified details.

Chair Schaefer asked which projects Director Estevez predicts will be completed in the 2019-2020 Fiscal Year.

Director Estevez replied that all the projects will be started, and that many will be completed within the Fiscal Year.

Director of Development Services Joseph Lambert added that the City Council adopted a revenue policy when local ballot Measure U was enacted. This revenue policy was specific in detailing which CIP projects would receive primary funding using Measure U funds.

Commissioner Tomazic stated into the record that he disagreed with the proposed list of CIP projects and did not endorse all of the FY 19-20 projects.

Motion by Schaefer, second by Keller carried on a (6-0-0-0) vote to approve the recommended actions.

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

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).

Senior Planner Andrew Gonzales presented the Staff Report. He stated that Planning Commission consideration of adoption of a Mitigated Negative Declaration (MND) is the next step in the process in moving forward with the Packing House TOD District infrastructure. He stated that adoption of the MND would allow for the current sewer pipeline to be upsized to accommodate future projects within the TOD Zone.

Mr. Gonzales stated that the Sewer Master Plan identified deficiencies within the city's wastewater collection system, including it being undersized in certain areas. He continued by stating that circulation of the Notice of Intent occurred at least 20 days prior, and all interested parties were given notice to comment. He ended his presentation by stating that staff recommends adoption and certification of the MND.

Chair Schaefer asked if the City of Fullerton would provide funding the support the portion of the pipeline which leads into their city.

Mr. Gonzales replied that the City of Placentia would carry the full cost of the project, as we are the agency creating the burden on the sewer system.

Motion by Francine, second by Tomazic carried on a (6-0-0-0) vote to approve the recommended actions.

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

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.

Senior Planner Andrew Gonzales presented the Staff Report. He stated that California state law requires that any land acquisition by a City requires a General Plan Conformance finding by the Planning Commission. Mr. Gonzales stated that the City intends to purchase the property at 731 S. Melrose to establish a regional navigation center.

Mr. Gonzales noted that the use would be consistent with the Manufacturing (M) Zoning designation of the property, and presented photos of the site.

Chair Schaefer clarified to the Commissioners that the role of the Planning Commission is to decide if the proposed purchase of the property conforms with the goals of the General Plan.

Motion by Keller, second by Lee carried on a (6-0-0-0) vote to approve the recommended actions.

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

PUBLIC HEARINGS:

Commissioner Francine recused herself from Public Hearing Item 1 and exited the meeting.

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.

Planning Technician Arlen Beck presented the Staff Report. He stated that the applicant, San Sushi Japanese Restaurant, Inc., located at 161 W. Santa Fe Avenue, was requesting a Use Permit for an ABC Type 41 License. This license would allow the business to serve beer and wine in conjunction with restaurant services.

Mr. Beck noted that the business staffs two full-time and nine part-time employees. He proceeded by showing photos of the proposed project site and discussed what other restaurants are in the vicinity. He also discussed which restaurants within a half-mile of the area have ABC licenses to serve or sell alcohol.

Motion by Lee, second by Keller carried on a (5-0-0-1) vote to approve the recommended actions.

Ayes: Lee, Keller, Tomazic, Perez, Schaefer

Noes: None
Absent: None
Abstain: Francine

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.

Planning Technician Arlen Beck presented the Staff Report. He stated that the Public Hearing regarding DPR 2019-01 for 721 Monroe Way is recommended for continuation to the next regularly scheduled Planning Commission meeting. He stated that the applicant is working through significant plan revisions before action should be considered.

Motion by Schaefer, second Tomazic by carried on a (5-0-1-0) vote to approve the recommended actions.

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

Director Joseph Lambert presented the Director's Report. Referring to copies of the pending development list, he discussed the status of each listed project briefly.

Commissioner Tomazic thanked staff for providing the comprehensive report.

Chair Schaefer asked about the status of the construction at 431 Palm, to which Director

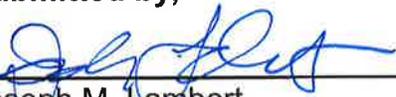
Lambert replied that the City had issued a partial demolition permit. He continued by noting that it would be rebuilt as a real estate office, and stated that full street improvements will also be constructed.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Meeting at 7:03 p.m. to the regular meeting of Tuesday, June 11, 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

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

June 11, 2019

The regular meeting of the Placentia Planning Commission on June 11, 2019 was called to order at 6:34 p.m. in the City Council Chambers by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Francine, Keller, Tomazic, Lee, Perez, Schaefer

ABSENT: None

OTHERS PRESENT: Tom Duarte, Assistant City Attorney
Carrie Raven, Deputy 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 Keller

ORAL COMMUNICATIONS:

Melanie Schlotterbeck, Chair of the City of Brea Planning Commission, introduced herself and invited the Planning Commission to attend a July 18, 2019 training hosted by OCPOLI-C (Orange County Planning Officials Initiative Collaborative).

CONSENT CALENDAR: None

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Robert Adams
Project Location: 900 Golden Avenue

Tentative Parcel Map (TPM) 2018-201: To request the subdivision of an approximately 1.58 acre (67,350 square feet) lot into three (3) parcels, and a remainder lot (Lot "A"), located at 900 Golden Avenue at the southeast corner of Golden Avenue and California Street (Assessor's Parcel Number 336-281-01). The requested subdivision will allow for the future sales and conveyance of individual properties.

Recommended Actions: It is recommended that the Planning Commission take

the following actions:

1. Open the public hearing concerning TPM 2018-201; and
2. Receive the Staff Report, consider all public testimony, ask any questions of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2019-12, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2018-201 to permit the subdivision of an approximately 1.58 acre (67,350 square feet) parcel into three (3) parcels and a remainder lot (Lot "A") for a property within the R-1 (Single-Family Residential) Zoning District located at 900 Golden Avenue at the southeast corner of Golden Avenue and California Street (Assessor's Parcel Number 336-281-01) and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

Planning Technician Arlen Beck presented the Staff Report. Mr. Beck stated that the applicant, Robert Adams representing 900 Golden Avenue, is requesting to subdivide an approximately 1.58 acre parcel into three parcels with one remainder lot. The requested subdivision would allow for future sales and conveyance.

Mr. Beck spoke about the current condition of the vacant parcel. He also noted that the subdivision would conform to the surroundings, as the subdivided parcels would become single family homes like the homes in the area.

Mr. Beck stated that correspondence has been received regarding the maintenance of the proposed Lot A. He stated that the proposed Conditions of Approval require that the three occupied parcels form an HOA and maintain remaining Lot A, or the owner of Lot A will be responsible for it's maintenance, as an alternative. The applicant has stated that they intend to give the remainder lot, Lot A, to the Orange County Flood Control District. In that case, the Flood Control District will be responsible for the maintenance.

Mr. Beck then asked the Planning Commission to consider changes to the proposed Conditions of Approval. He asked that Condition 8 regarding grading be amended to state that drainage will lead to Golden Avenue and California Avenue. He also asked that Condition 11 be stricken entirely. He concluded by stating that staff recommends approval with the amended Conditions of Approval.

Commissioner Tomazic asked when the Golden Avenue bridge project was scheduled to be completed.

Director of Development Services Joseph Lambert stated that the project was approved by the City Council and will be funded in a forthcoming CIP (Capital Improvement Program) budget. He continued by replying that the Public Works Department anticipates construction to begin in March of 2020.

Chair Schaefer added that the project involves many agencies which can cause project delays.

The applicant, Robert Adams of 900 Golden Avenue, came forward to speak. He stated that the intent of the subdivision is to allow three single-family homes to be built on their own respective parcels. He stated that he will give the remainder parcel, Lot A, to the County of Orange to use as a bike path and for Flood Control access. Mr. Adams stated that he agrees to comply with the altered Conditions of Approval.

Chair Schaefer asked Mr. Adams if he is aware of the correspondence from the public. He replied that he is aware and has been dealing with maintenance of the property for years.

Chair Schaefer asked if the property is a fire hazard, to which Mr. Adams stated that he did not disagree with the statement. Mr. Adams stated further that he will hire a tree service to remove all debris.

Joanne Sprit came forward to make a public comment regarding the project. She stated that she is concerned about the overgrown vegetation on the proposed Lot A and said that the lot cannot be accessed due to a padlocked fence. She asked that the vegetation be cleared if the entitlement is approved.

Tom Duarte, Assistant City Attorney, stated that the complaint is a Code Enforcement matter, and not a matter for the Planning Commission to discuss.

Chair Schaefer added that the Conditions of Approval provide satisfactory answers to the concerns voiced.

Felix Armendariz of 950 Brooklyn Avenue came forward to make a public comment regarding the project. He stated that the lot has rarely been maintained, and noted that tree trimming on the property in 2018 resulted in debris being left behind.

Chair Schaefer asked staff if the Conditions of Approval will require maintenance of the property.

Director Lambert stated that some entity will own Lot A, and that the three owners of the subdivided parcels will have responsibility for maintaining the lot. Furthermore, the Conditions of Approval will require ongoing property maintenance. Alternatively, if deeded to the County, the County will be responsible for maintenance of Lot A.

Commissioner Lee added that there were any eminent and specific concerns relating to the Municipal Code, the public was welcome to report them to Code Enforcement.

Chair Schaefer added that the role of the Planning Commission in reviewing a Tentative Parcel Map is to recommend action to the City Council.

Motion by Lee, second by Keller carried on a (6-0-0-0) vote to approve the recommended actions, with the amended Conditions of Approval as detailed by staff.

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

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

Zone Change Amendment (ZCA) 2019-02: To request a new ordinance recommending City Council adoption of an Ordinance amending the City of Placentia Municipal Code (PMC), by adding Chapter 23.71 (Short-Term Residential Rentals – Licensed Use) and Chapter 6.45 (Short-Term Residential Rentals) relating to Short-Term Residential Rentals and making conforming changes to Chapters 23.10 (“R-A” – Residential Agricultural District), 23.12 (“R-1” – Single Family Residential District), 23.15 (“R-2” – Low-Medium Density Multiple-Family District), 23.18 (“R-G” – Medium Density Multiple-Family), 23.21 (“R-3” – High Density Multiple-Family), 23.25 (“RPC” – Residential Planned Community District), 23.72 (“PUD” – Planned Unit Development District), 23.106 (“SP-6” – Specific Plan 6), 23.107 (“SP-7” – Specific Plan 7), 23.108 (“SP-8” – Specific Plan 8), and 23.110 (“SP-10” – Specific Plan 10, 23.111 (“TOD” – Transit Oriented Development Packing House District), and 23.112 (“OT” – Old Town Placentia Revitalization Plan).

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

1. Open the Public Hearing, Concerning ZCA 2019-02, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution PC-2019-13, a Resolution of the Planning Commission of the City of Placentia, recommending the City Council adoption of an Ordinance amending the PMC, by adding Chapter 23.71 (Short-Term Residential Rentals – Licensed Use) and Chapter 6.45 (Short-Term Residential Rentals) relating to Short-Term Residential Rentals and making conforming changes to Chapters

23.10 (“R-A” – Residential Agricultural District), 23.12 (“R-1” – Single Family Residential District), 23.15 (“R-2” – Low-Medium Density Multiple-Family District), 23.18 (“R-G” – Medium Density Multiple-Family), 23.21 (“R-3” – High Density Multiple-Family), 23.25 (“RPC” – Residential Planned Community District), 23.72 (“PUD” – Planned Unit Development District), 23.106 (“SP-6” – Specific Plan 6), 23.107 (“SP-7” – Specific Plan 7), 23.108 (“SP-8” – Specific Plan 8), and 23.110 (“SP-10” – Specific Plan 10, 23.111 (“TOD” – Transit Oriented Development Packing House District), and 23.112 (“OT” – Old Town Placentia Revitalization Plan); and

3. Recommend that the Planning Commission find that adoption of ZCA 2019-02 is categorically exempt from environmental review pursuant to Section 15061 (b)(3) in that the proposed code amendments are not expected to create a negative impact on the physical environment, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Therefore, staff is recommending that the Planning Commission recommend that the City Council find that adoption of the ordinance is exempt from environmental review.

Director of Development Services Joseph Lambert introduced Deputy City Attorney Carrie Raven, who aided in drafting the ordinance, and Planning Technician Arlen Beck presented the Staff Report for ZCA 2019-02.

Mr. Beck began by stating that in recent years, the City has seen an increase in popularity of short-term rentals, such as AirBnb and VRBO. In response to this change, staff was directed by the Housing, Economic Development, and Planning Ad Hoc Committee to draft an ordinance regulating short-term rentals. While short-term rentals are currently prohibited in the City, the ordinance would allow their existence through a regulatory permitting process.

Mr. Beck noted that some cities who have allowed short-term rentals have had problems regulating them, therefore staff recommends hiring a third-party company to monitor and regulate them. He continued by stating that while the short-term rental owners will pay a fee for their permit, the intent is that the fee will cover the expense of the third-party company and staff time.

Director Lambert discussed the repercussions property owners would face if they choose to violate the terms of the ordinance.

Commissioner Tomazic asked why the Planning Commission was evaluating this entitlement.

Director Lambert replied that since it is not allowed in the current Municipal Code, it would be prudent for the City to take action on allowing and regulating them or to recommend a

prohibition. The Planning Commission is charged with making a recommendation to the City Council.

Deputy City Attorney Carrie Raven stated that if proper regulations are not in place, it can be difficult to enforce any rules regarding short-term rentals.

Commissioner Tomazic stated that he believes the ZCA is overkill and will vote to not approve the recommended actions.

Commissioner Keller asked if currently operating short-terms rentals will need a permit to operate.

Ms. Raven stated that those currently operating are currently doing so illegally, and will need to obtain a business license and obtain a permit to operate in the City if the proposed ordinance is adopted.

Commissioner Lee asked if the management of the short-term rental oversight will be outsourced.

Director Lambert responded that a third-party will be responsible for the permitting and oversight.

Discussion ensued about how other cities are handling short-term rentals.

Commissioner Keller commented that she is glad the City is looking to the future and solving problems before they arise.

Motion by Francine, second by Tomazic carried on a (5-1-0-0) vote to approve the recommended actions.

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

- 3. **Applicant:** Brian Chuchua
- Project Location:** 600 S. Placentia Avenue, 620 S. Placentia Avenue, 640 S. Placentia Avenue, 721 W. Kimberly Avenue, 781 W. Kimberly Avenue, 711 W. Kimberly Avenue, 701 W. Kimberly Avenue, 750 S. Placentia Avenue, 770 S. Placentia Avenue, 710 W. Kimberly Avenue, 700 W. Kimberly Avenue, 774 S. Placentia Avenue, 776 S. Placentia Avenue, 777 W. Orangethorpe Avenue, 797 W. Orangethorpe Avenue, 735 W. Orangethorpe Avenue.

Zone Change Amendment (ZCA) 2019-01 and Specific Plan Amendment (SPA) 2018-01: To request approval of a Zoning Code and Specific Plan Amendment to amend the PMC Chapter 23.105 entitled "Specific Plan 5" (SP-5) to add hospitality uses to the permitted uses for all parcels (including Parcels 9 and 11) and to modify the maximum allowable height to be seventy-five (75) feet within the Specific Plan under Zoning Code Amendment 2019-01. The project would also have a corresponding Specific Plan Amendment 2018-01 for SP-5 to amend the permitted uses within the Specific Plan to add the hospitality uses as permitted uses on all parcels and to modify the maximum height permitted within the Specific Plan from fifty (50) to seventy-five (75) feet.

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

1. Open Public Hearing, concerning ZCA 2019-01 and SPA 2018-01; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2019-14, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve ZCA 2019-01 and SPA 2018-01 of the PMC Chapter 23.105 entitled SP-5 to add hospitality uses to the permitted uses for all parcels (including Parcels 9 and 11) and to modify the maximum allowable height to be seventy-five (75) feet within the Specific Plan under ZCA 2019-01. The project will have a corresponding SPA 2018-01 for SP-5 to amend the permitted uses within the Specific Plan to add the hospitality uses as permitted uses on all parcels and to modify the maximum height permitted within the Specific Plan from fifty (50) to seventy-five (75) feet; and recommending the adoption of Negative Declaration (ND) No. 2019-02 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

Director of Development Services Joseph Lambert presented the Staff Report. He stated that the applicant, Brian Chuchua, is requesting to amend Specific Plan 5 (SP-5) to add hospitality uses to the list of permitted uses among other uses and to modify the maximum allowable height to be 75-feet. SP-5 encompasses Mr. Chuchua's property at 777 W. Orangethorpe.

Director Lambert continued his report by giving an overview of the history of SP-5.

The applicant, Brian Chuchua of 777 W. Orangethorpe, came forward to speak. He stated that the property is the former site of Premier Chrysler Jeep, and that currently, the only permitted use is auto sales. He would like to amend SP-5 to attract more opportunities for development.

The applicant's representative, commercial real estate agent Joe Miller of CBRE, came forward to speak. He said he sees many possible uses for the property and would like to see it more fully developed.

Mr. Chuchua stated that he agrees with the staff recommendation.

Motion by Perez, second by Keller carried on a (6-0-0-0) vote to approve the recommended actions.

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

**4. 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 July 9, 2019.

Planning Technician Arlen Beck presented the Staff Report. He stated that the Public Hearing regarding DPR 2019-01 for 721 Monroe Way is recommended for continuation to the next regularly scheduled Planning meeting. He stated that the applicant is working through significant revisions before action should be considered.

Motion by Francine, second Tomazic by carried on a (6-0-0-0) vote to approve the recommended actions.

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert presented the Development Report. He stated that Veterans Village has footings being poured and a block wall being built. In addition, the 7-11 convenience store on 818 W. Orangethorpe is now open. He continued by talking about the status of The Herald luxury apartments, SC Development on the southeast corner of Rose Drive and Alta Vista Street, and potential development at 455 S. Van Buren.

Director Lambert continued by stating that the Grocery Outlet store is now open, and that a Dollar Tree will be in the unit next to it. In addition, the Crunch Fitness in the same center will be undergoing expansion in the near future. Director Lambert concluded by giving updates on other projects previously approved by the Planning Commission.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Meeting at 8:39 p.m. to the regular meeting of Tuesday, July 9, 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

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

July 9, 2019

The regular meeting of the Placentia Planning Commission on July 9, 2019 was called to order at 6:30 p.m. in the Front Community Meeting Room #51 by Vice Chair Perez.

ROLL CALL:

PRESENT: Commissioners Francine, Keller, Tomazic, Lee, Perez

ABSENT: Chair Schaefer

OTHERS PRESENT: Tom Duarte, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Arlen Beck, Assistant Planner
Alana Spector, Administrative Assistant

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – April 9, 2019

Recommended Actions: Approve

Motion by Francine, second by Keller carried on a (4-0-1-1) vote to approve the recommended actions.

Ayes: Keller, Francine, Lee, Tomazic

Noes: None

Absent: Schaefer

Abstain: Perez

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. Applicant: Chipotle Mexican Grill

Project Location: 1474 N. Kraemer Boulevard

Use Permit (UP) 2019-02: To request to permit the onsite sale, dispensing and consumption of alcoholic beverages (ABC Type 47 License) at a proposed 2,052 square foot, 46 seat, Chipotle restaurant, located at 1474 N. Kraemer Boulevard within the T-C (Town Center) Zoning District.

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

1. Open the public hearing concerning Use Permit (UP) 2019-02;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2019-14, (Clerical error – actual Resolution 2019-15) a Resolution of the Planning Commission of the City of Placentia, approving Use Permit 2019-02 and making findings to permit the onsite sale, dispensing, and consumption of alcoholic beverages (ABC Type 47 License) within a proposed 2,052 square-foot, 46 seat, bona fide restaurant located at 1474 N. Kraemer Boulevard, in the T-C (Town Center) Zoning District 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.

Senior Planner Andrew Gonzales presented the Staff Report. He stated that the applicant, Chipotle Mexican Grill of 1474 N. Kraemer Boulevard, is asking for a Use Permit to allow for the sale and on-site consumption of alcohol. He stated that the applicant is obtaining a Type 47 ABC License, which will allow the sale and consumption of beer, wine, and distilled spirits within the restaurant.

Mr. Gonzales continued by describing the hours of operation and noted that alcohol will only be allowed to be consumed within the restaurant, not on the outside patio. He stated that many Chipotle Mexican Grill locations have obtained Type 47 ABC Licenses, and that this Use Permit would align with what other restaurants within the chain are doing.

Following, Mr. Gonzales presented photos of the site in it's current state, and showed photos of the proposed finished product. He noted that no comments have been received regarding the request.

Commissioner Francine asked how many restaurants within the shopping center have ABC Licenses to serve or sell alcohol.

Mr. Gonzales replied that two others within the center do.

The applicant did not attend the Public Hearing.

Vice Chair Perez closed the Public Hearing.

Motion by Tomazic, second by Lee carried on a (5-0-1-0) vote to approve the recommended actions.

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

2. **Applicant:** Randy Orozco
Project Location: 719 ½ Monroe Way, APN 339-102-21

Development Plan Review (DPR) 2019-01 (continued from June 11, 2019): To request approval of a Development Plan Review (DPR) to allow for the development of an unimproved .37-acre lot, resulting in the construction of a new industrial building measuring approximately 7,600 square feet in conjunction with various onsite hardscape and landscape improvements within the M (Manufacturing) Zoning District east of State Route 57 (SR-57) and north of 721 Monroe Way.

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

1. Open Public Hearing, concerning Development Plan Review (DPR) No. 2019-01, receive the Staff Report and consider all Public Testimony, close the Public Hearing; and
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution No. PC-2019-06, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2019-01 and making findings to permit the development of an unimproved .37-acre lot and a Use Conformity Decision for determination of parking, resulting in the construction of a new industrial building measuring approximately 7,600 square feet in conjunction with various onsite hardscape and landscape improvements on property located within the M (Manufacturing) Zoning District, east of State Route 57 (SR-57) and north of 721 Monroe Way; 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.

Assistant Planner Arlen Beck presented the Staff Report. Mr. Beck stated that DPR 2019-01 is a request to approve the development of a proposed industrial building on APN 339-102-21. He noted that the building would be issued an official address once construction permits are issued.

Mr. Beck stated that the proposal includes a 7,600 square-foot industrial building to be

built on the .37 acre lot. The proposed construction would include hardscape and landscape improvements on the property. Further improvements would include a new trash enclosure, wrought iron gates, and a new asphalt parking lot.

Mr. Beck proceeded by showing a photo of the site plan and explained the building placement in reference to the awkward shape of the lot. Mr. Beck noted that the applicant was also asking for a Use Conformity Decision (UCD) regarding the amount of parking spaces needed. He stated that per the Placentia Municipal Code, the Planning Commission can consider and approve the parking requirement on the adjusted floor area rather than gross floor area. If the Planning Commission allows the adjusted floor area to be the basis, then the parking requirement would be 16 parking spaces rather than 18.

Following, the Planning Commission viewed renderings of the proposed building and learned more about the proposed business. Mr. Beck stated that the applicant is requesting that the Planning Commission consider changing Condition of Approval 6, subsection H. The applicant requests that they stub out electric charging stations rather than install two electric vehicle chargers.

Commissioner Keller asked what type of business is proposed to occupy the building.

Randy Orozco, the applicant's representative, stated that it will house a general contractor's business. He continued by thanking staff and by voicing his excitement for how nice the building's aesthetic will be.

Before the close of the Public Hearing, Mr. Beck clarified that the Planning Commission will be voting on the recommendations of both the UCD and the DPR.

Motion by Francine, second by Tomazic carried on a (5-0-1-0) vote to approve the recommended actions.

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert presented the Development Report. Director Lambert stated that the project list has remained generally the same since

presented in June. He continued by stating that The Herald will hold a groundbreaking on July 10, 2019. In addition, the restaurant pad building at 1474 N. Kraemer Boulevard is nearly finished, with phase two to begin in the near future.

Commission Francine asked if the Kentucky Fried Chicken business located within the center will be part of the façade improvement during phase two.

Director Lambert stated that it would. He continued by noting that JPI, the TOD project developer constructing a 418-unit apartment building, will demo the existing structures on site in the near future. Director Lambert also confirmed that the Regional Navigation Center will be housed at 731 Melrose Street.

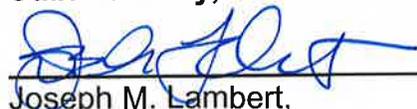
DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Meeting at 7:12 p.m. to the regular meeting of Tuesday, August 13, 2019 at 6:30 p.m. in the Front Community Meeting Room at 401 East Chapman Avenue, Placentia, CA

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

VIA: DIRECTOR OF DEVELOPMENT SERVICES

FROM: JOSEPH LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: SEPTEMBER 10, 2019

SUBJECT: **GENERAL PLAN AMENDMENT (GPA) 2018-02: RICH HERITAGE, BRIGHT FUTURE: PLACENTIA GENERAL PLAN (GENERAL PLAN UPDATE) AND RELATED DRAFT ENVIRONMENTAL IMPACT REPORT (EIR 2019-01)**

RECOMMENDATION:

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

1. Open the Public Hearing, concerning the General Plan Update;
2. Receive the staff report and consider all public testimony;
3. Consider the additional changes to the Proposed General Plan Land Use Map as recommended by the General Plan Advisory Committee (GPAC): Re-designate 550 Richfield Rd., 527 Fee Ana St., 507 Fee Ana St., 506 Fee Ana St. (APNs 346-015-13, 346-015-07, 346-015-14, 346-241-13) from High Density Residential to Industrial; and
4. Close the public hearing; and
5. Adopt Resolution PC-2019-16, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council adopt Resolution CC 2019-16, recommending that the City Council certify the Final Environmental Impact Report (EIR 2019-01), State Clearinghouse No. 2018101031 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines, and approve and adopt the proposed General Plan Update entitled Rich Heritage, Bright Future - Placentia General Plan, a General Plan Amendment (GPA 2018-02).

PROJECT SUMMARY

In accordance with California Government Code Section 65103(a), each city in California "must periodically review and revise, as necessary, their General Plan." Although it is not embodied in State law, most General Plans, including Placentia's, are designed to remain in place for twenty years. The City of Placentia's first General Plan was adopted in 1973. Although several of the general plan elements (or chapters) have been amended since that time, several have not, and the existing general plan contains elements that are between twenty-seven and forty-six years old. Needless to say, these elements no longer reflect the vision of the current population of the City.

Several attempts to revise the General Plan have occurred over the last twenty years, with this latest effort beginning in 2014. Staff is excited to be presenting this General Plan Update, which represents the new and current perspectives for residents and business owners of Placentia.

After seeking and incorporating comments from the community, commissions, and City Council, staff is now ready to present this new Plan to Planning Commission and City Council for adoption.

DISCUSSION:

Each community is afforded a considerable degree of flexibility in how it prepares its General Plan, and as long as the Plan addresses the seven (7) mandatory Elements, contains the necessary maps, and it is internally consistent, there are really no constraints on how a General Plan is formatted or prepared. This update contains the seven mandatory elements, as well as an Economic Development Element, a Sustainability Element, and a Health, Wellness and Environmental Justice Element, bringing the total to ten. The section below briefly summarizes the key items that have been addressed for each Element in accordance with Council's previous directions, sorted by Element name.

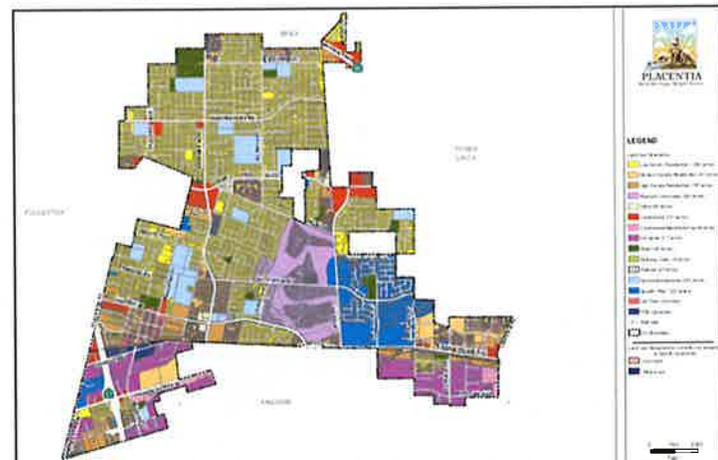
LAND USE

This element, arguably one of the most important elements of a general plan because it guides land use and development, was last updated in 1989, and its corresponding Land Use Map in 1977. More than any other element, the Land Use Element sets the City's vision in motion, as it will shape the way our community evolves over the next twenty years. This Element serves as the long-range planning guide for development in the City. It determines where people live, work, shop, play and socialize; and our quality of life depends on how each of these fit together in a coherent pattern to create a sense of place that fosters health and well-being. This Element focuses on:

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

The Land Use map provides a graphic representation of the goals and policies expressed by all of the General Plan's elements and is a tool that is used often as city staff reviews proposed private and public projects. The Map indicates the location of the land use "designations" within the city and these designations must be consistent with the City's Zoning Ordinance and Map.

The General Plan Advisory Committee reviewed the General Plan on various occasions and held a final meeting on August 28, 2019. At that meeting, the



GPAC unanimously voted to recommend to City Council adoption of the General Plan with a minor change to the Introduction section regarding Parks and Recreation. Regarding Land Use, the GPAC voted 4-1 to recommend to City Council adoption of the Proposed Land Use Map with minor changes as follows: Re-designate 550 Richfield Rd., 527 Fee Ana St., 507 Fee Ana St., 506 Fee Ana St. (APNs 346-015-13, 346-015-07, 346-015-14, 346-241-13) from High Density Residential to Industrial. These changes to the Land Use Map will not result in any significant environmental impacts.

MOBILITY

In the previous General Plan, this element was called the Circulation Element and was last updated in 1982. Now called the "Mobility" Element, it represents the City's overall management of the entire transportation system. Many things have changed since 1982: we now have autonomous cars, ridesharing, a new train station, and a focus on other ways of getting around other than the automobile. This Element addresses the connectedness of transit and pedestrians, cyclists, and bikeshare programs. It is also the Element where the goals and policies attempt to meet state and federal transportation goals, such as Senate Bill 375, with a goal to reducing greenhouse gases. Transportation is regional and this Element helps to address how Placentia fits into the larger area, connecting to its surrounding cities across minor and major arterials, bike systems, and train routes. This Element generally focuses on the following:

- promoting bicycle travel as a primary mode of transportation;
- supporting the new Metro station as part of transportation system;
- promoting transit and active transportation modes, including public transportation, ridesharing, and walking; and
- preparing for autonomous vehicles and future mobility technologies.

HOUSING

The Housing Element was updated and adopted in 2014 and is valid until 2021. The Housing Element is not being considered for review or comment in this General Plan effort but will be reviewed and updated again in 2021 or earlier in conformance with State law.

CONSERVATION

Air quality, water resources, biological resources and historic resources are all covered in the Element and it provides direction regarding the conservation, development and utilization of natural and historic resources. This Element contains goals and policies which:

- protect and conserve water sources;
- manage wastewater stormwater;
- reduce solid waste;

- promote improved air quality;
- reduce climate change impacts (greenhouse gases) and
- promote source reduction and recycling.

It also provides a delightful history of Placentia edited by Historical Committee members and contains policies with protect historic resources and promote historic preservation through education, events, improved procedures.



OPEN SPACE & RECREATION

This Element was once two elements, Open Space (1973) and Parks and Recreation (1988), but now has been combined into one. This Element is concerned with managing, improving and preserving all open space areas, including undeveloped lands and outdoor recreation areas. Placentia has parkettes (small parks), neighborhood parks, community parks, sub regional parks, a golf course, use of school facilities, and special use facilities such as Tuffree Park and the sports complex, and all of these provide residents with ample places for relaxation and recreation. This Element also promotes the programs that the City sponsors in the parks, seeking to expand this to provide more and more opportunities for all ages to recreate. Goals and polices focus on:

- providing safe and well-maintained open space and recreation facilities and increasing access to facilities and programs;
- coordinating with citizen groups, businesses, private developers and service organizations to improve recreational programs; and
- creating new open spaces, on private and public lands.

This Element also has an Implementation Plan, as required by the State, with specific actions to ensure that the policies will be implemented.



SAFETY

Previously known as the Seismic Safety Element (1975), this element has gotten much attention in the last few years given the increase in wildfires and flooding. It addresses urban fires, earthquakes, pipelines and wells, liquefaction, flooding and dam inundation, hazardous materials, and those safety impacts brought on by climate change. A “vulnerability assessment” was conducted to determine where to focus efforts on those impacts caused by global warming. These impacts include:

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

The Safety Element also contains an Action Plan to ensure that the goals and policies are implemented.

NOISE

The Noise Element was last adopted in 1974, although the tenets of protecting the community from loud and intrusive noise sources remains the same. Noise associated with traffic is perhaps the largest source of noise in the City and future projected traffic noise was taken into account. The goals and policies focus reducing this transportation noise, minimizing commercial spillover noise with a goal towards developing further noise reduction measures and considering potential noise impacts in development approvals.

ECONOMIC DEVELOPMENT

This optional element was included because the economic vitality of the City is crucial to providing high quality services to our residents and business community. This element promotes a proactive approach to attracting and retaining business and to attracting development opportunities to the City. The goals and policies focus on:

- maintaining a balanced and diverse budget;
- attracting and retaining key businesses;
- revitalizing targeted areas, especially Old Town and the TOD area;
- creating a business-friendly environment;
- attracting new jobs and workforce; and
- marketing the city.

HEALTH, WELLNESS & ENVIRONMENTAL JUSTICE

While it would be the hope that all persons are given equal access to healthy environments, healthy foods, parks and recreational facilities, and medical assistance, this is not always the case. Those in neighborhoods of lower income are more likely to be at a disadvantage when it comes to this equal access to programs and places that make and keep us healthy. This disadvantage gave way to the notion of environmental justice, which arose out of the social and environmental movements of the 1960s and 1970s based on the fact that polluting facilities were being located in neighborhoods that were mostly minority or low income. According to the literature describing Senate Bill 1000, adopted in 2016, low-income residents, communities of color, tribal nations, and immigrant communities have disproportionately experienced some of the greatest environmental burdens and related health problems throughout the history of the United States. This inequity is the result of many factors: inappropriate zoning and negligent land use planning, structural inequities, failure to enforce proper zoning, discriminatory housing and lending practices, limited political and economic power, the prioritization of business interests over public health and development patterns that tend to concentrate pollution, and environmental hazards, in certain communities. These factors can lead to communities having a less healthy environment, with the balance of economic and environmental benefits based outside of these communities. Environmental justice seeks to remedy this imbalance, based on the democratic values of fairness and equity.

This General Plan Element, in an effort to balance the scales of environmental justice, sets out general health and wellness goals for the city at large, but pays particular attention, and sets particular policies for, those in disadvantaged communities. The state requires any City with a disadvantaged community (DAC) to incorporate environmental justice policies that help those communities improve their environments. A DAC is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” According to California Environmental Protection Agency, the City of Placentia has two disadvantaged areas: the La Jolla neighborhood and a portion of the Old Town area. Because the City has two such areas, it is required to adopt environmental justice policies that focus reducing health risks and pollution exposure; improving air quality, and promoting public facilities, access to healthy food, physical activity, and safe and sanitary homes. Another important topic is improving access for those in DACs to civil engagement and public decision-making. The Health, Wellness and Environmental Justice Element provides goals and policies around these important issues with a focus on those living in these disadvantaged communities.



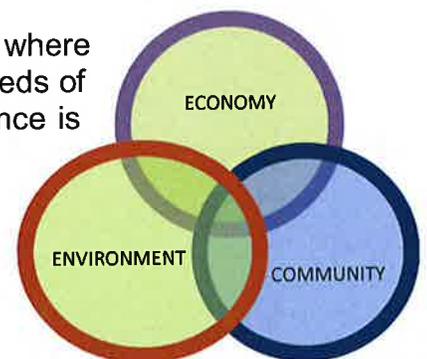
Goals and policies in this Element focus on promoting overall healthy living for all residents by:

- improving physical activity, nutrition and weight status (obesity);
- promoting healthy food choices;
- 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; and
- placing special focus on the disadvantaged communities, including higher health risks, improving physical spaces and services and improving access to decision-making

SUSTAINABILITY

This optional element addresses the City’s sustainable practices, where sustainability is often viewed as a three-legged chair, balancing the needs of the natural environment, the economy and the community. This balance is achieved through a focus on:

- ensuring a diverse economic base;
- maintaining a balanced budget;
- encouraging local buying and tourism;
- following placemaking design principles;
- reducing single-occupancy private vehicles;
- providing equal opportunity in decision-making processes;
- minimizing environmental impacts and natural resource consumption; and



- permitting higher-density, compact, residential development and mixed-uses near the Metrolink station.

OFFICIAL GENERAL PLAN MAPS: There are several official maps and figures that are associated with the updated General Plan, and they are spread throughout the Elements. These maps (such as the Proposed Land Use Map, will become Official Maps and Exhibits of the City once adopted by City Council as part of the General plan Update.

COMMUNITY INPUT

Virtually every City commission and committee reviewed and commented on the document. There were many comments and corrections made to the historical section, after a careful review by the Historic Commission. Other commissions commented on safety issues such as homelessness, more bicycle opportunities (dedicated bike lanes), health and wellness issues (especially healthy food options) in the disadvantaged parts of the community, improving access to parks, and improving the overall quality of life citywide. Below is a list of the City Commissions and officials who were involved in the review and update of the General Plan:

- Veterans Advisory Committee
- Traffic Committee
- Historic Commission
- Recreations/Parks Commission
- Senior Advisory Committee
- Cultural Arts Commission
- Housing, Planning and Economic Development Ad Hoc Committee
- General Plan Action Committee

The community was quite involved as well. Because there are disadvantaged communities within the City, a dedicated community meeting was set up to hear from residents there. The community organization, Lot318, helped to organize and increase attendance at this very fruitful meeting. Staff from Development Services, Community Services and Public Safety joined in the conversation to listen to and gain input from this part of the community who is often not heard from. The Health, Wellness and Environmental Justice Chapter was informed greatly by this connection.

An Environmental Impact Report (EIR) Scoping meeting and two formal community meetings were conducted as well. Other community groups were equally involved, including the following community groups and organizations:

- Placita Santa Fe Merchants Association (representing the Old Town area)
- Placentia Rotary Club
- Placentia Chamber of Commerce
- Kiwanis Club
- Placentia Collaborative

CEQA:

An initial study and draft Environmental Impact Report were prepared by Tom Dodson Associates, a professional environmental firm. This document evaluated all CEQA issues contained in the latest CEQA Initial Study Checklist form. A Notice of Preparation was published on October 15, 2018 and the DEIR was circulated for public comment for a period of 45 days. These comments, and their responses, are available at <http://www.placentia.org/DocumentCenter/View/8349/Response-to-Draft-EIR-Comments?bidId=> There were no unavoidable impacts identified and the required mitigation measures reduce impacts for these issues to a less than significant impact. These mitigation measures will be adopted by the City Council.

CONCLUSION:

It is with great pleasure and pride that staff is recommending that the Planning Commission recommend approving the General Plan Update for the City of Placentia.

Prepared, approved and submitted by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2019-16
 - a. Environmental Impact Report (EIR 2019-01) State Clearinghouse No. 2018101031
 - b. Responses to Comments received regarding the Environmental Impact Report public comment period beginning Friday, July 12, 2019 and ending, Monday, August 26, 2019
 - c. General Plan Update

Under Separate Cover:

1. Draft General Plan (previously delivered)
2. The Draft General Plan, Environmental Impact Report, Response to Comments and supporting documents are available at the following link:
<http://www.placentia.org/166/General-Plan-Update>

RESOLUTION NO. PC-2019-16

AN RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR 2019-01) STATE CLEARINGHOUSE NO. 2018101031, AND APPROVE AND ADOPT THE PROPOSED GENERAL PLAN UPDATE ENTITLED RICH HERITAGE, BRIGHT FUTURE - PLACENTIA GENERAL PLAN, A GENERAL PLAN AMENDMENT (GPA 2018-02)

A. Recitals.

Whereas, on September 10, 2019, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, to review and make a recommendation to the City Council regarding the Final Environmental Impact Report (EIR 2019-01) and General Plan Amendment (GPA 2018-02): Rich Heritage, Bright Future - Placentia General Plan, an update to the City of Placentia General Plan; and

Whereas, the City has been operating under a General Plan with Elements having been adopted during various times between 1973 and 2013 consisting of General Plan text and maps; and

Whereas, the City Council initiated a comprehensive update to the City's General Plan to revise the plan to bring it into conformance with State law and to make all the elements internally consistent; and

Whereas, the updated General Plan will supersede the existing General Plan text and maps; and

Whereas, the City Council adopted the 2013-2021 Housing Element of the General Plan on January 7, 2014, which shall remain in full force and effect; and

Whereas, the City Council created the General Plan Advisory Committee (GPAC) and appointed its members to oversee the preparation of the General Plan and provide recommendations to the City Council; and

Whereas, the City has sought to proactively engage the public in the update to the General Plan, including community outreach workshops and meetings, Scoping Meeting, GPAC meetings, numerous public outreach meetings conducted at various City Commissions and Committees, providing presentations and outreach to various community service organizations, conducting a study session before the Planning Commission, and by giving regular updates to the Planning Commission and City Council; and

Whereas, the City as Lead Agency determined that the proposed General Plan is a “Project” under the California Environmental Quality Act and that preparation of an Environmental Impact Report (EIR) was warranted; and

Whereas, the City issued a Notice of Preparation on October 15, 2018 and received comments from other agencies and members of the public; and

Whereas, the City issued a Notice of Availability of a Draft Environmental Impact Report (EIR) on July 12, 2019 with a public comment period beginning Friday, July 12, 2019 and ending, Monday, August 26, 2019, and received comments from the public regarding the Draft EIR and Draft General Plan during and after the comment period; and

Whereas, City staff is recommending changes to the Draft General Plan as a result of the public input and comments that were received; and

Whereas, the Planning Commission is responsible for reviewing updates to the General Plan and forwarding a recommendation to the City Council on the adoption; and

Whereas, the Commission has reviewed and considered information from a variety of sources, including, but not limited to, City staff, outside agencies, the Draft Environmental Impact Report, and the recommendations of the GPAC, and members of the public; and

Whereas, the City of Placentia provided notice of public hearing in accordance with California Government Code Section 65090 and the City of Placentia Municipal Code by 1/8-page display ad publication in a local newspaper at least 10 days prior to the public hearing; and

Whereas, all other legal prerequisites to the adoption of this Ordinance have occurred.

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia makes the following findings and recommendations to the City Council:

SECTION 1. The recitals set forth above are true and correct and adopts those recitals as though fully set forth herein.

SECTION 2. Certify the Final Environmental Impact Report (EIR 2019-01) which was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq, as described in Exhibit “A” of this Resolution and by this reference incorporated as though fully set forth herein, including the response to EIR comments as described in Exhibit “B” and by this reference incorporated as though fully set forth herein.

SECTION 3. Adopt the proposed General Plan Update as described in Exhibit “C” of this Resolution and by this reference incorporated as though fully set forth herein, which contains a thorough and adequate treatment of land use, economic, environmental, and development issues within the realm of the planning period. The General Plan contains Land Use, Mobility, Conservation, Open Space & Recreation, Safety, Noise, Economic Development, Health Wellness & Environmental Justice, and Sustainability Elements which together make up six of the required seven elements in State Law. The existing Housing Element, the remaining required element, remains in full effect, having been adopted by the City Council in 2014.

SECTION 4. The proposed General plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the city.

SECTION 5. The proposed General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 6. The proposed General Plan includes a wide variety of objectives, policies, and implementing programs designed to enhance the public health, safety, and welfare, including the Safety Element which addresses soil limitations, flood hazard, potable water supplies, emergency preparedness, fire protection, and police protection.

SECTION 7. The proposed General Plan addresses the issue of climate change and contains numerous policies designed to reduce the impact of future development on climate change.

SECTION 8. The proposed General Plan has been prepared in accordance with the California Government Code, and the City has prepared an Environmental Impact Report in accordance with the provisions of the California Environmental Quality Act.

SECTION 9. Prior to taking this action, the Planning Commission reviewed, considered and has exercised its independent judgment based on substantial evidence regarding the Environmental Impact Report and all of the information and data in the administrative record, all oral and written testimony received and finds that the Environmental Impact Report was prepared in full compliance with the California Environmental Quality Act.

SECTION 10. If any section, subsection, sentence, clause, or phrase of this resolution and/or the documents in support of this resolution is/are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

SECTION 11. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

PASSED and ADOPTED this 10th day of September, 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 10th day of September, 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10th day of September, 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

Exhibit A: Environmental Impact Report (EIR 2019-01) State Clearinghouse No. 2018101031

Exhibit B: Responses to Comments received regarding the Environmental Impact Report public comment period beginning Friday, July 12, 2019 and ending, Monday, August 26, 2019

Exhibit C: General Plan Update

EXHIBIT A

Environmental Impact Report (EIR 2019-01) State Clearinghouse No. 2018101031:

<http://www.placentia.org/DocumentCenter/View/8284/1Placentia-GP-Draft-EIR-Vol-1?bidId=>

All supporting EIR documents are found here:

<http://www.placentia.org/166/General-Plan-Update>

EXHIBIT B

Responses to Comments received regarding the Environmental Impact Report public comment period beginning Friday, July 12, 2019 and ending, Monday, August 26, 2019:

<http://www.placentia.org/DocumentCenter/View/8349/Response-to-Draft-EIR-Comments?bidId=>

EXHIBIT C

Draft General Plan Update:

<http://www.placentia.org/166/General-Plan-Update>