



Placentia Planning Commission Agenda

Regular Meeting
October 8, 2019

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

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

CALL TO ORDER:

ROLL CALL: Commissioner Keller
Commissioner Francine A
Commissioner Lee A
Commissioner Tomazic
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR: None

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Brandywine Homes, c/o Angela Meyer

Project Location: 1049 Golden Avenue (northside of Golden Avenue, west of Imperial Highway) APN 341-021-12

Development Plan Review (DPR) NO. 2019-02, Use Permit (UP) NO. 2019-03, and Tentative Tract Map (TTM) NO. 19014: To permit the development of six, three-story townhome buildings consisting of 26 condominium units in total and associated landscape and hardscape improvements on a 1.3-acre unimproved, vacant lot. UP: To permit the development of townhome condominium units within the High Density Residential (R-3) Zoning District requested via DPR 2019-02. TTM: To permit the subdivision of 26 townhome units for residential condominium purposes.

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

1. Open Public Hearing, concerning Development Plan Review (DPR) No. 2019-02, Use Permit (UP) No. 2019-03, and Tentative Tract Map (TTM) No. 19014; and

2. Receive the staff report and consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2019-17, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2019-02 and UP 2019-03, and making findings to permit the development of an unimproved approximately 1.3-gross acre lot for the construction of six, three-story, multi-family buildings consisting of 26 residential townhome units and associated hardscape and landscape improvements within the High Density Residential (R-3) Zoning District on property located at the northside of Golden Avenue, west of Imperial Highway; 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; and
5. Adopt Resolution No. PC-2019-18, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Tentative Tract Map 19014 to permit the subdivision of 26 townhome units for residential condominium purposes requested via DPR No. 2019-02 and CUP No. 2019-03 subject to the Conditions of Approval and Standard Development Requirements; 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.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

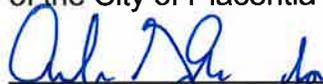
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on November 12, 2019 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the October 8, 2019 Regular Meeting of the Planning Commission of the City of Placentia was posted on October 3, 2019.



Joseph M. Lambert, Secretary