

**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