



Placentia Planning Commission Agenda

Regular Meeting
January 14, 2020

Front Community Meeting Room No. 51
401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Matthew Roche
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 Lee
Commissioner Polichetti
Commissioner Rocke
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. **Planning Commission Meeting Minutes – November 12, 2019**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – December 10, 2019**
Recommended Actions: Approve

REGULAR AGENDA: **None**

PUBLIC HEARINGS:

1. **Applicant:** **Elliot Barker**

Project Location: **1600 Block of La Paloma Avenue (APN 346-172-24)**

Tentative Parcel Map (TPM) 2019-175: To permit the subdivision of an approximately 0.26 acre (11,520 square feet) parcel into three (3) parcels for a property within the R-1 (O) (Single-Family Residential – Oil Combining District) Zoning District located on the 1600 block of La Paloma Avenue (Assessor’s Parcel Number 346-172-24) and to make 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.

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

1. Open the public hearing concerning TPM 2019-175;
2. Receive the Staff Report, consider all public testimony, ask any question of Staff;
3. Close the public hearing; and
4. Adopt Resolution PC-2020-02, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2019-175 to permit the subdivision of an approximately 0.26 acre (11,520 square feet) parcel into three (3) parcels for a property within the R-1 (O) (Single-Family Residential – Oil Combining District) Zoning District located on the 1600 block of La Paloma Avenue (Assessor's Parcel Number 346-172-24) and to make 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.

2. **Applicant:** **Hui Lu, dba CT Progressive USA, Inc.**

Project Location: **895 E. Yorba Linda Blvd., Suite #201**

Use Permit (UP) 2019-06: To establish and operate an approximately 1,572 square foot tutoring facility within an existing multi-tenant commercial office center located at 895 E. Yorba Linda Blvd. Suite #201, within the C-O zoning district. The requested Use Permit (UP) will allow the establishment and operation of a tutoring center for students in the first to eighth grade at an existing office space.

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

1. Open the Public Hearing concerning Use Permit 2019-06;
2. Receive the Staff Report and consider all public testimony;
3. Close the Public Hearing; and
4. Adopt Resolution PC-2020-01, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2019-06 and making findings to permit the establishment and operation of a tutoring facility located within a multi-tenant commercial office center within the C-O (Commercial Office) Zoning District on property located at 895 E. Yorba Linda Blvd. #201, and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14

CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

3. **Applicant:** **Francisco Vazquez**

Project Location: **954 Vista Avenue (APN 344-144-04)**

Use Permit (UP) 2019-09: To allow for the rebuilding of an existing, 938 square-foot, legal nonconforming house on the same building footprint, located within the Low-Medium Density Multiple-Family (R-2) Zoning District and generally located north of W. La Jolla Street, on the eastside of Vista Avenue. Staff is recommending a categorical exemption pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15302 (Class 2 – Replacement or Reconstruction).

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 February 11, 2020.

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

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 February 11, 2020 at 6:30 p.m. in the Front Community Meeting Room 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 January 14, 2020 Regular Meeting of the Planning Commission of the City of Placentia was posted on January 9, 2020.



Joseph M. Lambert, Secretary