

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

November 12, 2019

The regular meeting of the Placentia Planning Commission of November 12, 2019 was called to order at 6:31 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

**ROLL CALL:**

**PRESENT:** Commissioners Lee, Polichetti, Rocke, Perez, Schaefer

**ABSENT:** Commissioner Keller

**OTHERS PRESENT:** Tom Duarte, Assistant City Attorney  
Joseph M. Lambert, Director of Development Services  
Andrew Gonzales, Senior Planner  
Karen O'Leary, Deputy City Clerk

**PLEDGE OF ALLEGIANCE:** Commissioner Polichetti

**ORAL COMMUNICATIONS:**

**CONSENT CALENDAR:**

**REGULAR AGENDA:**

**PUBLIC HEARINGS:**

1. **Applicant:** Brandywine Homes, c/o Angela Meyer  
**Project Location:** 1049 Golden Avenue  
**Development Plan Review (DPR) NO. 2019-02, Use Permit (UP) NO. 2019-03, and Tentative Tract Map (TTM) NO. 19014:** DPR: 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.

Senior Planner Andrew Gonzales provided commissioners with additional documentation regarding condition number 47, relating to overhead utility undergrounding, and written communication submitted by Yes In My Back Yard, which is a non-profit organization.

Mr. Gonzales presented the staff report and an overview of the proposed project.

Mr. Gonzales confirmed for Commissioner Rocke that this project meets the lot coverage requirement. Mr. Gonzales stated that the guardrail will be addressed through the Golden Avenue bridge replacement project.

Mr. Gonzales confirmed for Commissioner Polichetti that there will be no changes to street parking.

In response to Chair Schaefer's question regarding the proximity of development to the channel, Mr. Gonzales stated that due to easements adjacent to the wash, the project retaining walls are far enough from the channel that they will not impact the channel. He also noted that there would be no impact to the future bridge project.

Mr. Gonzales responded to Chair Schaefer's inquiry by stating that the street will wider, with one traffic lane on each side. It will accommodate a bike lane on each side, as well as adequate sidewalks.

Mr. Gonzales addressed Chair Schaefer's environmental concerns by stating that this project fully qualifies for a CEQA exemption.

Chair Schaefer asked if staff considered requiring more than one handicap space. Mr. Gonzales stated that ADA federal requirements pertaining to parking are being met. Director of Development Services Joseph Lambert added that a closer review during plan check might require additional spaces, but the number of ADA spaces required is based upon the total number of parking spaces onsite.

In response to Chair Schaefer's inquiry as to whether Brandywine Homes had worked in the Cities of Placentia or Yorba Linda before, the applicant, Angela Meyer, Project Manager for Brandywine Homes, responded that they had previously developed in Yorba Linda.

The Applicant responded to Chair Schaefer's question by stating that she was unaware of the existence of Yes In My Back Yard until Mr. Gonzales brought them to her attention.

Responding to Chair Schaefer's question, Ms. Meyer expressed no concerns regarding the channel related to safety. She stated that the buildings are setback far enough away from the channel slope, and that a soils engineer had examined the slope and surrounding soil.

The Applicant confirmed for Commissioner Lee that there will be wrought iron fencing separating the channel from the development.

Mr. Shine Lin, 2345 Navigation Circle, Placentia, CA, expressed concerns with the oil well being sealed, privacy to neighbors, traffic and earthquake safety.

Mr. Bernardo Flores, 4012 Winterhaven Street, Yorba Linda, CA, expressed his concerns regarding the construction happening near his backyard and pool area, property values, and traffic getting worse.

Ms. Anna Lenard, 2324 California Street, Placentia, CA, expressed her concerns with privacy and safety due to increased traffic over the bridge.

At the request of Chair Schaefer, Mr. Gonzales returned to the podium and stated that the Applicant will go through various agencies for review and approval for capping the oil wells appropriately.

Responding to Chair Schaefer's question, Mr. Gonzales stated that most of the recent multifamily projects in Placentia have been three story. Mr. Lambert added that the allowable height limit in the R-3 Zone is 35 feet.

Mr. Gonzales confirmed for Chair Schaefer that increased traffic may be due to the location of the bridge.

Responding to Chair Schaefer's question, Mr. Gonzales stated that the buildings would be located more than 150 feet away from adjacent residential properties and that the direct lines of sight are situated as to not be a burden from a privacy aspect.

Mr. Gonzales replied to Chair Schaefer's inquiry by stating that each of the buildings will be built compliant with seismic standards. Mr. Lambert added that the requirements would not differ between two- and three-story construction.

Mr. Gonzales replied to Commission Lee's question by stating that construction of the

Golden Avenue bridge is scheduled to begin in the second quarter of 2020 and will be approximately a six to eight month build.

In response to Chair Schaefer's question, Mr. Gonzales stated that the cost of undergrounding would be paid by the Applicant.

At the request of Chair Schaefer, the Applicant returned to the podium and addressed privacy concerns by stating that trees and landscaping will provide screening.

Ms. Meyer replied to Chair Schaefer's questions, by stating that there is one oil well on the site, which had been capped in 2016 to current standards. She also stated that a vapor barrier will be added under the foundation as extra protection. She stated buildings will be built up to code for earthquake safety.

Ms. Meyer addressed Chair Schaefer's concerns, by stating that the parking stalls are designated for guests and will be monitored by the Home Owners Association. Mr. Gonzales added that a standard Condition of Approval has been added to address any potential parking issues.

In response to questions from Chair Schaefer, the Applicant stated their understanding and acceptance of the Conditions of Approval for their Use Permit.

Chair Schaefer closed the public hearing and referred back to the Commission for further discussion, questions or motions for action.

Mr. Lambert responded to Commissioner Rocke's question by explaining the details of a parking management plan. He described that the intent is to place the responsibility on the Home Owners Association to ensure that residents and guests understand the parking requirements.

In response to Chair Schaefer's inquiry, Mr. Lambert stated that it was his opinion that the new bridge construction will improve the street and make the situation safer.

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

Ayes: Lee, Polichetti, Rocke, Perez, Schaefer  
Noes: None  
Absent: Keller  
Abstain: None

**OLD BUSINESS:**

**NEW BUSINESS:**

**DEVELOPMENT REPORT:**

**DIRECTOR'S REPORT:**

Mr. Lambert informed the Commission that City Council adopted the General Plan, effective October 1st.

Mr. Lambert welcomed the new Commissioners and invited them to the Commissioner Appreciation Event being held on November 26<sup>th</sup>.

Mr. Lambert provided updates regarding the Herald development, Veterans Village, Springhill Suites by Marriott and Village Plaza.

Mr. Lambert will address Commissioner Polichetti's concerns regarding the slope at the Springhill Suites site with the Public Works inspector.

Mr. Lambert responded to Chair Schaefer's inquiry by updating the progress and plans for the 777 West Orangethorpe site.

**PLANNING COMMISSION REQUESTS:**

Chair Schaefer requested a report, from the City Attorney's office on statistics regarding the various facets of the marijuana industry.

**ADJOURNMENT:**

Chair Schaefer closed the Planning Commission Regular Meeting at 7:50 p.m. to the regular meeting of Tuesday, December 10, 2019 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**



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Joseph M. Lambert,  
Secretary to the Planning Commission