

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

September 10, 2019

The regular meeting of the Placentia Planning Commission of September 10, 2019 was called to order at 6:30 p.m. in the Front Community Meeting Room, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

**ROLL CALL:**

**PRESENT:** Commissioners Keller, Tomazic, Perez, Schaefer

**ABSENT:** Commissioners Francine, Lee

**OTHERS PRESENT:** Tom Duarte, Assistant City Attorney  
Joseph M. Lambert, Director of Development Services  
Andrew Gonzales, Senior Planner  
Lesley Whittaker, Associate Planner  
Alana Spector, Administrative Assistant  
Tom Dodson, Tom Dodson and Associates  
Jennifer Davis, High Peaks Planning

**PLEDGE OF ALLEGIANCE:** Assistant City Attorney Tom Duarte

**ORAL COMMUNICATIONS:**

**CONSENT CALENDAR:**

**1. Resolution PC 2019-06**

**Recommended Actions:** Approve

Director of Development Services Joseph Lambert provided a verbal update. Mr. Lambert stated that this Resolution was previously adopted by the Commission in July. The Planning Commission acted on the Use Conformity Decision, but Staff failed to properly include it in the Resolution. Mr. Lambert noted the amended language underlined in Section 4 of the Resolution for Planning Commission consideration.

**Motion by Schaefer, second by Keller carried on a (4-0-2-0) vote to approve the recommended actions.**

**Ayes:** Keller, Tomazic, Perez, Schaefer

**Noes:** None

**Absent:** Francine, Lee

**Abstain:** None

**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

**Motion by Schaefer, second by Keller carried on a (4-0-2-0) vote to approve the recommended actions.**

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

**REGULAR AGENDA:**

**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." This proposed 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 existing Housing Element, the remaining required element, remains in full effect, having been previously adopted by the City Council in 2014.

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

1. Open the Public Hearing, concerning the General Plan Update; and
2. Receive the staff report and consider all public testimony; and
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).

Director of Development Services Joseph Lambert presented the staff report. Mr. Lambert stated that the General Plan amendment would update the General Plan in its entirety except for the Housing Element, adopted in 2014.

Mr. Lambert discussed the recommendations of GPAC and discussed the proposed new elements of the General Plan, noting that many of the elements have not been updated for decades. Mr. Lambert also provided a brief description and goals for each element.

Mr. Lambert provided the Commissioners with a proposed Land Use Map and a summary of the proposed amendments. Mr. Lambert noted that General Plan land use amendments are limited to four per year, and Placentia is in compliance with these limitations.

Mr. Lambert, Jennifer Davis and Tom Dodson responded to Commissioner Keller's question by describing various state requirements in a General Plan, and how the action plans of certain elements are monitored by staff.

Mr. Lambert responded to the Commissioners' questions and clarified points regarding housing requirements, disadvantaged communities, and affordable housing.

Ms. Davis answered Chair Schaefer's question regarding the proposed Land Use Map.

**Motion by Keller, second by Tomazic carried on a (4-0-2-0) vote to approve the recommended actions, including additional changes to the proposed Land Use Map as recommended by the GPAC.**

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

**OLD BUSINESS:**

**NEW BUSINESS:**

**DEVELOPMENT REPORT:**

Director of Development Services Joseph Lambert informed the Commission that Commissioner Francine is resigning from the Commission and that Alana Spector is leaving to take a position in another city.

Mr. Lambert and Senior Planner Andrew Gonzales notified the Commissioners regarding ribbon cutting ceremonies at the new Chipotle, the Placentia Library and Springhill Suites by Marriott.

**DIRECTOR'S REPORT:**

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Schaefer closed the Planning Commission Regular Meeting at 7:51 p.m. to the regular meeting of Tuesday, October 8, 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