

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

January 14, 2020

The regular meeting of the Placentia Planning Commission of January 14, 2020 was called to order at 6:34 p.m. in the Front Community Meeting Room, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

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

ABSENT: None

OTHERS PRESENT: Tom Duarte, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Arlen Beck, Assistant Planner
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Keller

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – November 12, 2019**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – December 10, 2019**
Recommended Actions: Approve

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

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

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **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; and
2. Receive the Staff Report and consider all public testimony; and
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.

Assistant Planner Arlen Beck presented the staff report and an overview of the proposed project to the Commission.

Mr. Beck briefly described the proposed business and stated the proposed hours of operation, noting that there would be no negative impacts to adjacent businesses. Mr. Beck also provided the Commission with a site plan, floor plan, zoning and parking requirements.

The Applicant, Hui Lu, 895 E. Yorba Linda Blvd., Suite #201, Placentia CA provided an overview of the tutoring center's mission.

The Applicant responded to Chair Schaefer's questions by stating that although this is a new business, she does have prior experience. The property owner, Jim Schreder, spoke on the Applicant's behalf and stated that state certifications are not required to operate a tutoring business. Ms. Lu also stated that optional transportation service will be provided to students living within 3 to 5 miles.

Staff confirmed for Chair Schaefer that other tutoring businesses are located in the City of Placentia.

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

Motion by Perez, second by Rocke carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer

Noes: None
Absent: None
Abstain: None

2. **Applicant:** Elliot Barker

Project Location: 1600 Block of La Paloma Avenue

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; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
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.

Assistant Planner Arlen Beck provided the staff report and an overview of the proposed project, clarifying that the resulting properties will receive new City addresses once developed.

Mr. Beck provided an overview of the project, site plan, and zoning standards. Mr. Beck also noted that the surrounding uses are single-family residential. Director of Development Services Joseph Lambert added that, if approved by the Planning Commission, the TPM would go to City Council for final approval.

Staff responded to the Commissioners’ questions regarding garage and parking requirements, zoning code setbacks and potential home prices.

The Applicant, Elliot Barker, 5383 Stillwater Drive, Los Angeles, CA stated that he is representing the property owner, his aunt Ann Barker. Mr. Barker described the previous and current plans for the property, also noting the he is the Architect for the proposed project.

Mr. Lambert answered questions from the Commission by stating that approval from the Commission is not necessary in order to build on the properties, building homes on each property requires only non-discretionary approvals. The property owner is responsible for meeting the Conditions of Approval and other construction requirements and nuisance laws apply if the property becomes an attractive nuisance. Mr. Lambert also stated that a Final Map is required to be recorded within two years or the TPM approval becomes invalid.

In response to questions from Chair Schaefer, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Tentative Parcel Map.

Motion by Polichetti, second by Keller carried on a (6-0-0-0) vote to approve the recommended actions.

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

3. Applicant: Francisco Vazquez

Project Location: 954 Vista Avenue

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.

Director of Development Services Joseph Lambert provided the staff report, noting that the public hearing notice was posted in the newspaper, but notices mailed to property owners were returned due to inadequate postage.

Motion by Lee, second by Perez carried on a (6-0-0-0) vote to approve the recommended actions.

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

Absent: None
Abstain: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding the Herald development, JPI Properties, the Navigation Center, Audi development, Village Plaza and Sierra Vista Plaza.

Mr. Lambert reported on the homeless encampment conditions and the Navigation Center future bed availability, noting that surrounding businesses and residents are supportive of this project. City Attorney Tom Duarte added that the purpose of the Navigation Center is to transition individuals into a home and that there are requirements and rules that patrons of the Navigation Center must follow to stay there.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:34 p.m. to the regular meeting of Tuesday, February 11, 2020 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission