



Placentia Planning Commission Agenda

Regular Meeting

March 10, 2020

City Council Chambers

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. – City Council Chambers

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 – December 13, 2016**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – May 9, 2017**
Recommended Actions: Approve
3. **Planning Commission Meeting Minutes – June 13, 2017**
Recommended Actions: Approve
4. **Planning Commission Meeting Minutes – July 11, 2017**
Recommended Actions: Approve
5. **Planning Commission Meeting Minutes – February 11, 2020**
Recommended Actions: Approve

REGULAR AGENDA:

1. **Introduction of new Fire Chief Van Gieson**

PUBLIC HEARINGS:

1. **Applicant:** Pie Squared LLC
Project Location: 1474 N. Kraemer Blvd., Suite A2

Use Permit (UP) 2020-02: A request to permit the onsite sale, dispensing and consumption of beer and wine (ABC Type 41 License) at a proposed 2,203 square foot, 64 seat, Pizza Rev restaurant, located at 1474 N. Kraemer Boulevard within the T-C (Town Center) Zoning District. All alcohol sales, dispensing, and consumption activities will be confined within the interior of the restaurant.

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

1. Open the public hearing concerning UP 2020-02; and
2. Receive the Staff Report, consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-07, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit 2020-02 and making findings to permit the onsite sale, dispensing, and consumption of alcoholic beverages (ABC Type 41 License – beer and wine sales) within a proposed 2,203 square-foot, 64 seat, bona fide restaurant located at 1474 N. Kraemer Boulevard. Suite A2, 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.

2. **Applicant:** Mark Raber representing Del Taco, LLC

Project Location: 1851 E. Orangethorpe Ave.

Use Permit Modification (MOD) 87-15 and Variance (VAR) 2020-01: A request for approval of a Use Permit Modification and Variance to allow for an exterior façade upgrade and interior remodel of the existing restaurant located at 1851 E. Orangethorpe Avenue (Del Taco), and as part of the façade upgrade, a variance request to permit a zero lot line easterly side yard setback in lieu of the required ten foot side yard setback to enclose a 345 square foot portion of the restaurant building creating a hallway corridor which will allow for ADA compliant bathrooms.

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

1. Open the public hearing concerning Use Permit Modification (MOD) No. 87-15 and Variance (VAR) No. 2020-01; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the Public Hearing; and

4. Adopt Resolution PC-2020-03, a resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification (MOD) No. 87-15 and Variance (VAR) No. 2020-01 and making findings to permit an exterior and interior remodel of an existing 1,875 square foot, drive-through restaurant (Del Taco) and to permit a zero lot line easterly side yard setback in lieu of the required ten foot setback to enclose a 345 square foot portion of the restaurant building to create a hallway corridor, located at 1851 E. Orangethorpe Avenue, in the Neighborhood Commercial (C-1) 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 § 15305 (Class 5 – Minor Alterations in Land Use Limitations) and the City of Placentia Environmental Guidelines.

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 April 14, 2020 at 6:30 p.m. in the City Council Chambers 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 March 10, 2020 Regular Meeting of the Planning Commission of the City of Placentia was posted on March 5, 2020.



Joseph M. Lambert, Secretary