

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

September 12, 2017

The regular meeting of the Placentia Planning Commission on September 12, 2017 was called to order at 6:30 p.m. in the Placentia Front Community Room, 401 East Chapman Avenue, Placentia, CA by Chair Schaefer.

**ROLL CALL:**

PRESENT: Keller, Tomazic, Lee, Perez, Schaefer

ABSENT: Schenck, Francine

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney  
Joseph M. Lambert, Director of Development Services  
Andrew Gonzales, Senior Planner  
Elsa Villagrana, Senior Administrative Assistant

PLEDGE OF ALLEGIANCE: Commissioner Perez

ORAL COMMUNICATIONS: None

CONSENT CALENDAR: None

**PUBLIC HEARINGS:**

1. **Applicant:** Kwang Sook Lee – Groom & Board  
**Project Location:** 1158 E. Yorba Linda Boulevard (south of Yorba Linda Boulevard, west of Rose Drive)  
APN 341-281-10

**Use Permit (UP) 2017-05 (Groom & Board)**

To permit the establishment and operation of 24-hour dog boarding in conjunction with an existing dog grooming business at a multi-tenant commercial shopping center on property within the C-1 (Neighborhood Commercial) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

**Recommended Actions:** It is recommended that the Planning Commission:

- a. Open the public hearing concerning Use Permit (UP) 2017-05;

- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing; and
- d. Adopt Resolution PC-2017-20, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-05 and making findings to permit the establishment and operation of 24-hour dog boarding service in conjunction with an existing dog grooming business located within an existing multi-tenant commercial shopping center within the C-1 (Neighborhood Commercial) Zoning District on property located at 1158 E. Yorba Linda Boulevard; 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.

Chair Schaefer opened the Public Hearing at 6:33 p.m.

Senior Planner Gonzales presented the staff report on UP 2017-05. He provided the Commission an overview of the proposed boarding establishment and its operational characteristics including the hours of operation, staffing levels and surrounding land uses.

He noted that the Applicant is requesting a Use Permit to operate 24-hour dog boarding services in conjunction with an existing dog grooming business.

He stated that no changes in the hours of operation are proposed as part of the request to add boarding services and no staff members will remain overnight to monitor the dogs as the applicant can observe all activity remotely through a camera surveillance system.

Commissioner Tomazic commented that the business appears to be ready to commence boarding services.

Mr. Kwang Sook Lee, the Applicant, provided testimony to the Commission. The application commented that their goal with this business is to create a nice place for dog grooming and boarding in the City.

Chair Schaefer asked if the Applicant knew how close their nearest competitors are.

The Applicant stated that there is a grooming business located across from their existing location. He noted that the only available nearby boarding business is Placentia Veterinary Clinic.

Chair Schaefer asked how long a normal stay is.

The Applicant stated typically from two to five days but the boarding intake and stays can be higher during holidays.

Commissioner Keller asked if its common practice to monitor the dogs remotely.

The Applicant stated she believes it is a common practice among the industry.

Chair Schaefer asked the Applicant if they understood and accept the Conditions of Approval for their Use Permit.

The Applicant stated that they understood the Conditions of Approval and will comply with them.

**Motion by Perez, seconded by Tomazic carried on a (5-0-0-2) vote to approve the recommended actions.**

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

2. **Applicant:** Maria Viviana Garcia, owner of Fit Zumba  
**Project Location:** 322 W. Santa Fe Avenue  
APN's 339-392-09, 339-392-10

**Use Permit (UP) 2017-07**

To permit the establishment and operation of an approximately 1,825-square foot Zumba fitness dance studio, within the Village subarea of the Old Town Zoning District.

**Recommended Actions:** It is recommended that the Planning Commission:

- a. Open the public hearing concerning Use Permit 2017-07;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing;

Adopt Resolution PC-2017-18, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-07 and making findings to permit the establishment and operation of an approximately 1,825-square foot, Zumba Fitness Studio, within the Village subarea of the Old Town Zoning District on property located at 322 W. Santa Fe Avenue; 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.

Chair Schaefer opened the Public Hearing at 6:49 p.m.

Senior Planner Gonzales presented the staff report on UP 2017-07. He provided the Commission an overview of the fitness dance studio and operational characteristics including the hours of operations and number of classes.

Chair Schaefer asked the Applicant to provide testimony.

The Applicant, Maria Viviana Garcia, addressed the Commission. She stated that she is opening the fitness center to help others stay fit. She commented that she achieved physical transformation by Zumba and as a result, started teaching others. She asked the Commission to approve the Use Permit to allow her to continue to assist her clients and transform their lives.

Chair Schaefer asked if there were any members from the Public who wish to speak on this item.

Ms. Gabriela Meza stated she suffers from Hyperthyroid Disease and attempted to lose weight for many years, but was unsuccessful until she attended Zumba with Maria.

Lucia Roa Vasquez addressed the Commission and commented that attending Zumba classes taught by Maria helped her lose 40 pounds. She noted that most of the regular attendees have lost an average of 50 pounds.

**Motion by Lee, seconded by Keller carried on a (5-0-0-2) vote to approve the recommended actions.**

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

**Regular Agenda:**

1. **Update on UP 2015-04 (Modification) – 950 S. Via Rodeo**  
**Recommended Actions:** It is recommended that the Planning Commission:
  - a. Receive and file.

Senior Planner Gonzales informed the Commission that the Development Services Director approved an Administrative Approval for a modification to UP 2015-04 to modify the Saturday hours of operation. The Applicant submitted a letter to staff requesting the modification.

Staff reviewed the Conditions of Approval for the Use Permit and found that there was a clerical error. Condition of Approval No. 5 restricted the Saturday operating hours for "Beer Tasting/Sampling" and "Retail Sales" from 10:00 a.m. to 12:00 p.m. the intent of

the Condition was to allow sampling and tasting to occur until 12:00 a.m. Per Condition of Approval No. 6 of UP 2015-04, the Development Services Director is provided the authority to permit modifications to business operating hours so long as the modification does not expand or intensify the use. Therefore, the Development Services Director approved a modification to fix a clerical error regarding the Saturday operating hours since it will not expand or intensify the use.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**DEVELOPMENT REPORT:** None

**DIRECTOR'S REPORT:**

Director Lambert provided the Development Report. He introduced Arlen Beck, who has been hired as a Planning Technician. He also stated that Senior Administrative Assistant Elsa Villagrana has been promoted to Management Analyst for the Public Works Department.

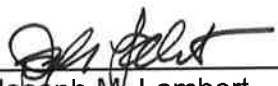
**PLANNING COMMISSION REQUESTS:**

Vice Chair Perez requested that he be more informed regarding future Planner's Institute conferences and regarding other training opportunities available to Planning Commissioners.

**ADJOURNMENT**

Chair Schaefer adjourned the Planning Commission meeting at 7:42 p.m. to a regular meeting on Tuesday, October 10, 2017 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