

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

November 10, 2020

The regular meeting of the Placentia Planning Commission of November 10, 2020 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 (TELEPHONICALLY):** Commissioners Keller, Lee, Polichetti, Rocke, Perez,  
Schaefer

**ABSENT:** None

**OTHERS PRESENT:** Tom Duarte, Deputy City Attorney  
Joseph M. Lambert, Director of Development Services  
Andrew Gonzales, Senior Planner  
Lesley Whittaker, Associate Planner  
Arlen Beck, Assistant Planner  
Sylvia Minjares, Office Assistant

**PLEDGE OF ALLEGIANCE:** Vice Chair Perez

**ORAL COMMUNICATIONS:**

**CONSENT CALENDAR:**

**1. Planning Commission Meeting Minutes – October 13, 2020**

**Recommended Actions:** Approve

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

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

**Noes:** None

**Absent:** None

**Abstain:** None

**REGULAR AGENDA:**

**PUBLIC HEARINGS:**

- 1. Applicant: La Bibilioteca Cigar Lounge  
Project Location: 128 W. Santa Fe Ave. Unit B  
Use Permit (UP) 2020-09: A request to permit the establishment and operation of a 1,454 square foot retail cigar lounge of high-end cigars, spirits and accessories (Type 48 ABC license) with 80 member lockers, and 42 seats (34 seats inside and**

8 seats within an outdoor patio) located at 128 W. Santa Fe Ave. Unit B in the Old Town Revitalization Plan (O-T) Zoning District.

**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 December 8, 2020.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck presented the staff report and provided a brief overview of the proposal to the Commission.

Mr. Beck stated that although this public hearing item was posted and published as required, Staff requests a continuance to allow additional time to review the project before making a recommendation to the Commission.

Mr. Beck confirmed for Chair Schaefer that this is a new business.

No public comments were received.

Chair Schaefer closed the public hearing.

**Motion by Keller, 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

2. **Applicant:** City of Placentia  
**Project Location:** 1314 N. Angelina Drive  
**General Plan Amendment (GPA) 2020-01, Zone Change (ZC) 2020-01 and Development Plan Review (DPR) 2020-01:** A request to implement a series of discretionary actions that would ultimately allow for the development of 65 senior apartment homes in two, two-story residential buildings. 64 units are proposed as affordable housing units to households earning less than 60% of the Area Median Income and the remaining unit would be the manager's unit. The project proposes an additional 45 parking spaces for a total of 130 parking spaces onsite. The existing parish hall will be demolished and replaced with a new parish hall that will measure approximately 3,974 square feet with a 544-square-foot covered porch. A new children's picnic/lunch area is proposed. The project also proposes: a courtyard gathering space west of the Parish Hall, a gathering lawn with benches fronting North Angelina Drive, an outdoor terrace fronting North Angelina Drive, and a memorial garden with accent trees between the existing church building and the proposed new Parish Hall. The project requires the processing of a GPA to change the existing General Plan Land Use designation from "Low Density Residential" to "High Density Residential" and a ZC to change the existing Zoning

District of the project site from R-1 (Single-Family Residential) to R-3 (High Density Multiple-Family). The project applicant is also requesting a DPR to permit the construction of the two, two-story residential buildings and expansion of the Parish Hall building.

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

1. Open the public hearing concerning General Plan Amendment (GPA) No. 2020-01, Zoning Change (ZC) No. 2020-01, and Development Plan Review (DPR) No. 2020-01; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2020-16, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve GPA 2020-01 modifying the existing Land Use designation of the project area from "Low Density Residential" to "High Density Residential"; recommending approval of ZC 2020-01 modifying the existing Zoning District designation of the project area from "Single Family Residential (R-1)" to "High Density Residential (R-3)"; and recommending approval of DPR 2020-01 for the construction of an affordable senior housing development consisting of an approximately 24,631-square foot, 32-unit, two-story building ("Building 1") and an approximately 30,316-square foot, 33-unit, two-story building ("Building 2"), including the partial demolition and approximately 3,974-square foot addition to an existing parish hall on an existing 3.85-acre site, currently developed with a church sanctuary and daycare facility; and recommending the adoption of Mitigated Negative Declaration 2020-02 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the public hearing.

Senior Planner Andrew Gonzales presented the staff report and provided an overview of the proposed project to the Commission. Mr. Gonzales also noted that if approval is recommended by the Planning Commission, this proposal will be presented to the City Council at a public hearing on December 1, 2020 for final action.

Mr. Gonzales confirmed that the Commissioners had received the public comments included in the agenda packet and also those that were forwarded to Staff electronically prior to the meeting.

Mr. Gonzales provided the Commissioners with the proposed site plan, floor plan, zoning requirements, elevations, landscaping plan, and architectural design.

Mr. Gonzales answered the Commissioners' questions regarding parking requirements,

landscaping, solar panels, outdoor lighting, ADA compliance, amenities, and the developer's previous projects in other jurisdictions.

Public comments that were received during the public hearing were read to the Commission.

Mr. Gonzales and Mr. Lambert addressed the public's concerns regarding the balconies and building height. Development Services Director Joseph Lambert added information regarding the building setbacks and distances from buildings to property lines.

Mr. Gonzales and Mr. Lambert answered the Commission's questions and clarified points regarding the balconies, privacy concerns, current procedures for public comments, legal posting requirements, and the community meetings held prior to the public hearing.

Deputy City Attorney Tom Duarte confirmed for the Commission that it is not a requirement that public comments include a name and address, they may be submitted anonymously.

Chair Schaefer closed the public hearing.

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

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

3. **Applicant:** Tacos Way  
**Project Location:** 1390 N. Kraemer Blvd.  
**Use Permit (UP) Modification 93-01:** A request to permit an approximately 306-square foot expansion to an outdoor dining area located along the easterly side of the existing restaurant building. There is a small existing outdoor seating area on the westerly side along Kraemer and one on the easterly side by the front entrance and parking area. The existing easterly outdoor patio is located on the southern side of the front door, which seats 16 patrons. The request is to expand the patio on the easterly side, to the northern side of the front door, for the purpose of adding another 16 seats. The request is also to permit the service of beer, wine, and spirits (Type 47) on the patio to complement existing Type 47 service that exists inside the restaurant. Offering more outdoor seating will help business and add to the casual eating ambiance to complement the existing Type 47 service inside the restaurant.

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

1. Open the public hearing concerning Use Permit (UP) Modification 93-01; and
2. Receive the staff report and consider all public testimony; and

3. Close the public hearing; and
4. Adopt Resolution PC-2020-15, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 93-01 and making findings to permit an approximately 306-square foot expansion to an outdoor dining area located along the easterly side of the existing building, permit the addition of a canopy over the existing outdoor seating area on the westerly side of the building, and permit the service of beer, wine, and spirits (Type 47) on the patio located on the easterly side of the building, at 1390 N. Kraemer Blvd., 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. All alcohol sales, dispensing, and consumption activities will be confined within the interior and outdoor seating areas of the restaurant.

Associate Planner Lesley Whittaker presented the staff report and provided an overview of the proposed project to the Commission.

Ms. Whittaker provided a site plan, floor plan, project photos, surrounding uses, and hours of operation. Ms. Whittaker also noted that this project application resulted from a case initiated by our Code Enforcement Division, therefore, the easterly outdoor dining area has already been installed.

Ms. Whittaker and Development Services Director Joseph Lambert answered the Commissioner's questions regarding outdoor seating and the existing canopy. Mr. Lambert clarified that Staff is supportive of the canopy that has been installed.

No public comments were received.

Chair Schaefer closed the public hearing.

**Motion by Polichetti, second by Lee 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, JPI, Shea Homes, Audi Dealership and Brandywine Homes.

**DIRECTOR'S REPORT:**

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Schaefer closed the Planning Commission Regular Meeting at 8:04 p.m. to the regular meeting of Tuesday, December 8, 2020 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