

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

December 8, 2020

The regular meeting of the Placentia Planning Commission of December 8, 2020 was called to order at 6:36 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
Arlen Beck, Assistant Planner
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Chair Schaefer

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – November 10, 2020**
Recommended Actions: Approve

Motion by Perez, second by Keller 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 Biblioteca Cigar Lounge**
Project Location: 128 W. Santa Fe Ave. Unit B
Use Permit (UP) 2020-09 (continued from the meeting of November 10, 2020:
A request to permit the establishment and operation of a 1,454 square foot retail cigar lounge of high-end cigars, with 80 member lockers, and 42 seats (34 seats inside and eight seats on the outside patio) located at 128 W. Santa Fe Ave., Unit B, in the Main Street Subarea of the Old Town Placentia Revitalization Plan (O-T) Zoning District.

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

1. Open the public hearing concerning Use Permit (UP) No. 2020-09; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-18, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit 2020-09 and making findings to permit the establishment and operation of a 1,454 square foot retail cigar lounge consisting of high-end cigars, with 80 member lockers, and 42 seats (34 seats inside and eight seats on the outside patio) located at 128 W. Santa Fe Ave., Unit B, in the Main Street Subarea of the Old Town Placentia Revitalization Plan (O-T) 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.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck presented the staff report and provided an overview of the proposed project to the Commission. Mr. Beck noted that this item was continued from the November 10, 2020 Planning Commission meeting.

Mr. Beck provided zoning standards, the number of employees, and hours of operation. Mr. Beck also noted that food and alcohol will not be served at this establishment.

Mr. Beck discussed the type of ventilation system that is being proposed.

Mr. Beck stated that no public comments were received for or against the proposed project.

Mr. Beck answered the Commissioner's questions regarding the hours of operation, outdoor seating, and other cigar lounges in the surrounding cities.

Mr. Beck also informed the Commissioners that Condition of Approval #28 had a minor typographical error, which would be corrected by Staff.

Mr. Beck and Director of Development Services Joseph Lambert addressed Commissioner Rocke's concerns and clarified points regarding the proposed ventilation system. Staff agreed to amend Condition of Approval #32 to include additional language regarding the ventilation system requirements.

Chair Schaefer closed the public hearing.

Motion by Rocke, second by Perez carried on a (6-0-0-0) vote to approve the recommended actions, with amendment to Condition of Approval #32 and with a typographical correction to Condition of Approval #28.

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

2. **Applicant:** B & C Burgers
Project Location: 1868 N. Placentia Ave.

Use Permit Modification 15-16: A request to permit an existing 1,783-square foot restaurant (B&C Burgers) to expand business operations into an adjacent tenant space measuring approximately 575 square feet and adding the service of beer and wine for on-site consumption in the adjacent space (Type 41). All alcohol sales, dispensing, and consumption activities will be confined to the interior and outdoor seating areas designated for the restaurant.

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

1. Open the public hearing concerning Use Permit No. (UP) Modification 05-16; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-17, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 05-16 and making findings to permit an existing 1,783-square foot restaurant (B&C Burgers) to expand business operations into an adjacent tenant space measuring approximately 575 square feet and adding the service of beer and wine for onsite consumption in the adjacent space (Type 41), on property located at 1868 N. Placentia Avenue, within 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 § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck presented the staff report and provided an overview of the proposed project to the Commission, noting that a letter in favor of the proposed project was received and emailed to the Commissioners.

Mr. Beck provided the surrounding uses, hours of operation, and number of employees.

Mr. Beck also discussed zoning standards and similar ABC licenses issued to businesses within the surrounding area.

No questions were asked by the Commission.

Chair Schaefer closed the public hearing.

Motion by Schaefer, 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

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding Shea Homes, Brandywine Homes, Audi Dealership, JPI, Santa Angelina Senior Housing Development, and Springhill Suites.

Mr. Lambert answered Chair Schaefer's question regarding outdoor dining on the 100 West Block of Santa Fe Avenue.

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, January 12, 2021 at 6:30 p.m. in the Front Community Meeting Room at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission