

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

January 12, 2021

The regular meeting of the Placentia Planning Commission of January 12, 2021 was called to order at 6:33 p.m. in the Front Community Meeting Room, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT (VIDEO CONFERENCE): Commissioners Keller, Lee, Polichetti, Rocke, Perez, Schaefer

ABSENT: None

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Arlen Beck, Assistant Planner
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Vice Chair Perez

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – December 8, 2020

Recommended Actions: Approve

Motion by Polichetti, second by Rocke 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: How Chin (Andy) Te, dba Te Family Investment LLC**
Project Location: South side of Vincente Avenue between Van Buren Street and Maria Avenue (APN 346-172-07)

Tentative Parcel Map (TPM) 2013-147: A request to permit the subdivision of an approximately 0.42-acre (18,400 square feet) lot into three (3) parcels and a remainder parcel located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (APN 346-172-07). The requested subdivision will

allow for future sales and conveyance. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a parcel map for all subdivisions of four or fewer parcels and Section 22.80.060 (c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the public hearing concerning Tentative Parcel Map (TPM) No. 2013-147; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-04, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2013-147 to permit the subdivision of an approximately 0.42 acre (18,400 square feet) lot into three (3) lots and a remainder parcel for a property within the R-1 (O) (Single-Family Residential - Combining Oil District) that is located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (Assessor's Parcel Number 346-172-07) 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.

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 the Commission and City Council had previously reviewed and approved this TPM however, the applicant was unable to record a final map within the two-year time limit prescribed by the Placentia Municipal Code.

Mr. Beck provided a site plan and zoning standards, noting that the site is currently vacant. Mr. Beck added that, if approved by the Planning Commission, the TPM would go to City Council for final approval.

Mr. Beck also informed the Commissioners that Condition #17 would be updated by Staff to indicate the current Fire Department information.

Mr. Beck answered the Commissioner's questions regarding street and vehicular access to the project site.

No public comments were received for or against the proposed project.

The Applicant, Andy Te, described his plans for the subdivision and discussed the reasons why the project had been delayed.

The Applicant answered the Commissioner's questions regarding the sale of the adjacent

lots and the area of the TPM that is suitable for development.

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

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, with amendment to Condition of Approval #17.

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

2. Applicant: Sham-Paws Self-Serve Dog Wash

Project Location: 909 E. Yorba Linda Blvd. Suite J

Use Permit (UP) 2020-10: A request to permit a 545-square foot self-service pet washing/grooming business within an existing one-story, multi-tenant commercial shopping center located at 909 E. Yorba Linda Boulevard, Suite J, within the C-1 (Neighborhood Commercial) Zoning District.

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

1. Open the public hearing concerning Use Permit No. (UP) 2020-10; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-03, a resolution of the Planning Commission of the City of Placentia, approving UP 2020-10 and making findings to permit the establishment and operation of a self-service pet washing/grooming business in an existing 545-square foot tenant space, located at 909 E. Yorba Linda Blvd, Suite J.; 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.

Senior Planner Andrew Gonzales presented the staff report and provided an overview of the proposed project to the Commission.

Mr. Gonzales provided a site plan, floor plan, site zoning standards, hours of operation, and surrounding uses.

Mr. Gonzales noted that no comments had been received for or against the proposed

project.

The Applicant, Kim Novak, answered the Commissioner's questions regarding the proposed business operations, whether service would be available for cats, cleanup and sanitation, number of employees, hours of operation, cost for services, and how aggressive pets would be handled.

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

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
Abstain: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert informed the Commission regarding the joint meeting that is scheduled with the Streetscape and Transportation Advisory Commission on January 19, 2021 at 6:30 p.m.

Mr. Lambert provided updates regarding the Audi Dealership, JPI, Shea Homes, Brandywine Homes, and Springhill Suites.

Mr. Lambert answered Commissioner Keller's question regarding the Navigation Center and any possible Covid-19 outbreaks.

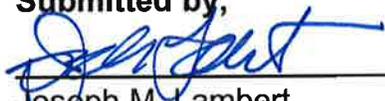
DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:32 p.m. to the special joint meeting of the Planning Commission and Streetscape and Transportation Advisory Commission of Tuesday, January 19, 2021 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