



# Placentia Planning Commission Agenda

Regular Meeting  
April 13, 2021  
City Council Chambers  
401 E. Chapman Avenue, Placentia, CA 92870

## SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing Planning Commission Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Planning Commission.

Given the health risks associated with COVID-19, please be advised that the City Council Chambers are closed to the public and some, or all, of the Placentia Planning Commission Members may attend this meeting telephonically. Those locations are not listed on the agenda and are not accessible to the public.

### **How to Observe the Meeting**

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/87926902388?pwd=RIVZb1RpclhCOE9GMWFzZXN2bGR6dz09>

Meeting ID: 879 2690 2388 Passcode: 529988

or dial +16699006833, 87926902388#

### **How to Submit Public Comment**

Members of the public may provide public comment by sending comments for Planning Commission consideration by email to Sylvia Minjares at [sminjares@placentia.org](mailto:sminjares@placentia.org). Please limit to 200 words or less. Comments received before a Planning Commission meeting may be read into the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the Development Services Department for assistance at 714-993-8124 or [sminjares@placentia.org](mailto:sminjares@placentia.org). Verbal comments may be submitted during the meeting, see "How to Observe the Meeting".

### **Americans with Disabilities Act Accommodation**

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 [cityclerk@placentia.org](mailto:cityclerk@placentia.org) or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health in regards to social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal Planning Commission meeting procedures as soon as the emergency has ended.



# Placentia Planning Commission Agenda

Regular Meeting

April 13, 2021

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

**Christine J. Schaefer**  
Chair

**Frank Perez**  
Vice Chair

**Brandon Evans**  
Commissioner

**Claudia Keller**  
Commissioner

**Dennis Lee**  
Commissioner

**Nick Polichetti**  
Commissioner

**Matthew Roche**  
Commissioner

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://www.placentia.org)**

## 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.

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

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(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](http://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.

**REGULAR MEETING**  
6:30 p.m. – City Council Chambers

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**CALL TO ORDER:**

**ROLL CALL:** Commissioner Evans  
Commissioner Keller  
Commissioner Lee  
Commissioner Polichetti  
Commissioner Rocke  
Vice Chair Perez  
Chair Schaefer

**PLEDGE OF ALLEGIANCE:**

**ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)**

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.

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**CONSENT CALENDAR:**

1. **Planning Commission Meeting Minutes – March 9, 2021**  
**Recommended Actions:** Approve

**REGULAR AGENDA:**

**PUBLIC HEARINGS:**

1. **Applicant:** Kevin Coleman, representing Net Development Co.

**Project Location:** 736 Richfield Road

**Development Plan Review (DPR) 2021-01:** A request for approval of a Development Plan Review to allow for the development of an improved 1.57-acre lot, resulting in the demolition of an existing 3,175-square foot building on the lot and the construction of a new two-story industrial building measuring approximately 36,966 square feet, in conjunction with various onsite hardscape and landscape improvements on property located within the M (Manufacturing) Zoning District, at 736 Richfield Road.

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

1. Open the public hearing concerning Development Plan Review (DPR) 2021-01; and
2. Receive the staff report and consider all public testimony **(PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)**; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2021-07, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2021-01 and making findings to permit the development of an improved 1.57-acre lot, resulting in the demolition of an existing 3,175-square foot building and construction of a new two-story industrial building measuring approximately 36,966 square feet in conjunction with various onsite hardscape and landscape improvements on property located within the M (Manufacturing) Zoning District, at 736 Richfield Road; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

**2. Applicant:                      Toffoli Investments**

**Project Location:    443 & 455 S. Van Buren Street**

**Zone Change (ZC) 2018-01, Development Plan Review (DPR) 2018-01, and Tentative Tract Map (TTM) 19104:** A request for approval of a Zone Change, Development Plan Review, and Tentative Tract Map to develop a partially improved 5.6-gross acre lot for the construction of 22, three-story, multi-family buildings consisting of 139 for-sale residential town home units and associated hardscape and landscaping improvements that will be utilized for a private internal street system, outdoor parking, and pedestrian walkways, including landscaping for the property perimeter and passive and non-passive open space areas. The property is bordered by a 100-foot wide Burlington Northern and Santa Fe Railway (BNSF) right-of-way to the north, 70-foot wide Atwood Channel to the south, and S. Van Buren Street and four existing single family residences to the east. Access to the site will be provided from S. Van Buren Street and said access will be directly across the street from the western terminus of Oak Street.

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

1. Open the public hearing concerning Zone Change No. ZC 2018-01, Development Plan Review No. DPR 2018-01, and Tentative Tract Map No. TTM 19104; and
2. Receive the Staff Report and consider all public testimony **(PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)**; and

3. Close the public hearing; and
4. Adopt Resolution No. PC-2021-09, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve ZC 2018-01, DPR 2018-01, and TTM 19104, and making findings to change the existing Zoning District of the project site from Manufacturing (M) District and Oil Combining (O) Zoning District to High Density Residential (R-3) Zoning District to bring the zoning of the site into alignment with the updated General Plan High Density Residential land use designation, and permit the development of an approximately 5.6-gross acre lot for the construction of 22, three-story, multi-family buildings consisting of 139 for-sale residential townhome units and associated hardscape and landscape improvements within the proposed High Density Residential (R-3) Zoning District on property located at 443 and 455 S. Van Buren Street and recommending the adoption of Mitigated Negative Declaration No. MND 2020-01 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

**3. Applicant: City of Placentia**

**Project Location: 1) 946, 950, 954, 958 Vista Avenue, 503 W. La Jolla Street, 2) 106 E. Santa Fe Court, 3) 1470 S. Placentia Avenue, 4) 1952, 1958 E. Veterans Way, 2006, 2018 E. Lakeview Loop, 601, 613, 625 S. Lakeview Avenue, 5) 735 W. Orangethorpe Avenue, 6) 132-150 E. Crowther Avenue, and 7) 431, 437, 455, 503, 513 S. Van Buren Street**

**General Plan Amendment (GPA) 2021-01 and Zone Change (ZC) 2021-01:** A request for approval of a General Plan Amendment to change the existing land use designation of project areas 1,3, and 6 above in order to “clean-up” inconsistencies found on the General Plan Land Use map that were not captured or were mistakenly mislabeled during the 2019 General Plan Update. The City also proposes a ZC to change the zoning district of project areas 2,3,4,5, and 7 above in order to make the zoning designation of the project areas consistent with the 2019 General Plan Land Use designation.

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

1. Open the public hearing concerning General Plan Amendment (GPA) 2021-01 and Zone Change (ZC) 2021-01; and
2. Receive the Staff Report and consider all public testimony **(PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)**; and
3. Close the public hearing; and

4. Adopt Resolution No. PC-2021-08, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve GPA 2021-01 and ZC 2021-01; and recommending the adoption of a “finding of consistency” regarding project area location Nos. 1, 2, 4, 5, 6, 7 identified above pursuant to Sections 15168 and 15162 of the State CEQA Guidelines, and recommending adoption of a “Common Sense” Statutory Exemption regarding project area location No. 3, identified above pursuant to the “Common Sense” exemption under Section 15061 (b) (3) of the State CEQA Guidelines 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.

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**ADJOURNMENT**

The Planning Commissioners CLOSE to the regular Planning Commission meeting on May 11, 2021 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 April 13, 2021 Regular Meeting of the Planning Commission of the City of Placentia was posted on April 8, 2021.

  
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Joseph M. Lambert, Secretary