

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

March 9, 2021

The regular meeting of the Placentia Planning Commission of March 9, 2021 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

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

ABSENT: Schaefer

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

Vice Chair Perez excused Chair Schaefer for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Rocke

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Joint Planning Commission and Streetscape and Transportation Advisory Commission Meeting Minutes – January 19, 2021**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – February 9, 2021**
Recommended Actions: Approve
3. **Receive and File Staff memorandum Regarding Use Permit (UP) 2020-02**
Recommended Actions: Receive and file

Motion by Lee, second by Keller carried on a (6-0-1-0) vote to approve the recommended actions.

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

REGULAR AGENDA:

1. **Applicant:** The Herald-Placentia Owner, LLC
Project Location: 140 and 150 E. Crowther Avenue
Sign Plan Review (SPR) 2021-01: A request to permit five (5) Creative Signs consisting of two (2) building identification wall signs, one (1) building identification blade sign, one (1) raised letter canopy sign, and two (2) building address wall signs, located at 140 and 150 E. Crowther Avenue within the TOD (Transit-Oriented Development Packing House) Zoning District.

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

1. Receive the staff report; and
2. Review project proposal and consider staff input; and
3. Approve Sign Plan Review No. SPR 2021-01 for the proposed installation of two (2) building identification wall signs, one (1) building identification blade sign, one (1) raised letter canopy sign, and one (1) building address wall sign for the "The Herald" residential development project pursuant to Placentia (PMC) 23.111.050.

Senior Planner Andrew Gonzales presented an overview of the proposed project to the Commission.

Mr. Gonzales described the requirements of a creative sign pursuant to the TOD standards and provided a slide presentation that included a description of the design for each proposed sign, renderings, sign location, size, and architectural style.

Mr. Gonzales answered Commissioner Rocke's question regarding whether the signs will be color changing or will include flashing lights.

Motion by Polichetti, second by Keller carried on a (6-0-1-0) vote to approve the recommended actions.

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

PUBLIC HEARINGS:

1. **Applicant:** Donna Mischner and Greg Malkin, dba Juniper and Morgan Brewing Company
Project Location: 350 E. Orangethorpe Avenue, Unit #4
Use Permit (UP) 2021-01: A request to permit the establishment and operation of a microbrewery with a tasting room that sells specialty beers for both onsite and

offsite consumption, in conjunction with a Type 23 ABC License. The project site is located within a 1,756 square-foot unit at 350 E. Orangethorpe Avenue, Unit #4, within the Commercial Manufacturing (C-M) 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. 2021-01; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-06, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit 2021-01 and making findings to permit the establishment and operation of a microbrewery with a tasting room that sells specialty beers, pursuant to a Type 23 ABC License, located within a 1,756 square-foot unit, at 350 E. Orangethorpe Avenue, Unit #4, in the Commercial Manufacturing (C-M) 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.

Vice Chair Perez 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 provided the proposed hours of operation, number of employees, proposed project site plan, current site photos, floor plan, and existing ABC licenses within the surrounding area.

Mr. Beck answered the Commissioners' questions regarding patron parking, maximum occupancy in the tasting room, the number of employees that will be working during tasting events, and after-hours parking restrictions. Development Services Director Joseph Lambert clarified points regarding parking signage and parking enforcement.

Letters from Dr. Harold Cozen and Steven Morasse were received and forwarded to the Commissioners prior to the meeting. The content of the correspondence was summarized for the Commission.

The Applicant, Greg Malkin, addressed concerns regarding parking and the number of employees and customers that will be at the establishment during operating hours.

Steven Morasse, with Morasse, Collins & Clark, spoke on behalf of his client Dr. Harold Cozen. Dr. Cozen owns the property at 300-320 E. Orangethorpe Avenue. Mr. Morasse discussed his client's concerns regarding parking and trespassing.

Mr. Lambert answered the Commissioners' questions regarding parking signage, towing, and existing draft Conditions addressing parking. Mr. Lambert and Deputy City Attorney

Tom Duarte discussed and made verbal clarifications regarding draft Condition #6.

Dr. Harold Cozen answered the Commissioners' questions regarding any existing parking issues at his property.

The Applicant answered Commissioner Lee's question regarding future plans for signage, noting that he would pay for the proper signage on the property his business is located on, if needed. The Applicant also stated that he desires to maintain a good relationship with his neighbors.

Mr. Beck and Mr. Lambert answered the Commissioners' questions regarding any parking issues associated with other breweries located in Placentia and how to identify the correct wording for informational parking signage if the applicant elects to install it.

Mr. Morasse requested that his firm be given the opportunity to view the proposed signage before it is finalized.

Vice Chair Perez closed the public hearing.

Motion by Keller, second by Rocke carried on a (6-0-1-0) vote to approve the recommended actions.

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

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Mr. Lambert provided updates regarding the Audi Dealership, The Herald, JPI, Shea Homes, and Pizza Rev UP 2020-02.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:49 p.m. to the regular meeting of Tuesday, April 13, 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