

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

May 11, 2021

The regular meeting of the Placentia Planning Commission of May 11, 2021 was called to order at 6:34 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Perez.

ROLL CALL:

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

ABSENT: Rocke, Schaefer

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney
Luis Estevez, Deputy City Administrator
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 Polichetti

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – April 13, 2021**
Recommended Actions: Approve

Motion by Polichetti, second by Keller carried on a (5-0-2-0) vote to approve the recommended actions.

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

REGULAR AGENDA:

1. **Applicant:** City of Placentia
Project Location: Citywide
General Plan Conformance Finding for Fiscal Year 2021-22 Capital Improvement Program

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

1. Adopt Resolution No. PC-2021-13, a Resolution of the Planning Commission of the City of Placentia, finding that the Fiscal Year 2021-22 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

Deputy City Administrator Luis Estevez presented the staff report and an overview of the agenda item to the Commission.

Mr. Estevez provided the Commissioners with a Capital Improvement Program (CIP) matrix. Mr. Estevez described the current and next Fiscal Year's CIP projects and expenditures, noting how each project will be funded.

Mr. Estevez answered the Commissioners' questions and clarified points regarding federal government funds and playground surfacing.

Motion by Polichetti, second by Lee carried on a (5-0-2-0) vote to approve the recommended actions.

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

PUBLIC HEARINGS:

1. **Applicant: Francisco Miranda, dba El Cantarito Restaurant**
Project Location: 120 W. Santa Fe Ave.

Use Permit Modification (MOD) 92-09: A request to permit the modification of an existing Use Permit from the onsite sale and consumption of beer and wine (Type 41 ABC License – On-Sale Beer & Wine - Eating Place) to the proposed onsite sale and consumption of beer, wine, and distilled spirits (Type 47 – On-Sale General – Eating Place), at an existing 1,886-square foot restaurant located at 120 W. Santa Fe Avenue within 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 Modification (MOD) No. 92-09; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and

4. Adopt Resolution PC-2021-12, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification (MOD) 92-09 and making findings to permit the modification of an existing Use Permit from the onsite sale and consumption of beer and wine (Type 41 ABC License – On-Sale Beer & Wine - Eating Place) to the proposed onsite sale and consumption of beer, wine, and distilled spirits (Type 47 – On-Sale General – Eating Place), at an existing 1,886-square foot restaurant (El Cantarito Restaurant) on property within the Old Town Placentia Revitalization Plan (OT-Main Street Subarea) Zoning District, located at 120 W. Santa Fe Avenue; 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 hours of operation, number of employees, and surrounding uses.

Mr. Beck also provided a project site plan, floor plan, current site condition photos, and existing ABC licenses within the surrounding area. Mr. Beck noted that there have been no disciplinary actions on this Use Permit.

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

Mr. Beck answered Vice Chair Perez' questions regarding the hours of operation and whether live entertainment would be permitted.

The Applicant, Francisco Miranda, provided an overview of the current business operations. Mr. Miranda also stated that the proposed ABC License would revitalize and help his business recover from the State Covid-19 closures.

In response to questions from Vice Chair Perez, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Use Permit Modification.

Vice Chair Perez closed the public hearing.

Motion by Keller, second by Lee carried on a (5-0-2-0) vote to approve the recommended actions.

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

2. **Applicant: Lee Smith, dba Vitality OC**
Project Location: 1211 E. Imperial Highway
Use Permit (UP) 2021-02: A request for a Use Permit for a personal training fitness center in a 2,100 square-foot commercial space at a multi-tenant

commercial shopping center located at 1211 E. Imperial Highway, 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) 2021-02; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-10, a Resolution of the Planning Commission of the City of Placentia, approving UP 2021-02 and making findings to permit the establishment and operation of a personal training fitness center in an existing 2,100 square-foot commercial office located at a multi-tenant commercial shopping center within the C-1 (Neighborhood Commercial) Zoning District on property located at 1211 E. Imperial Highway; 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.

Mr. Beck provided the hours of operation, number of employees, project site plan, floor plan, and surrounding uses.

Mr. Beck also noted that no tenant improvements have been proposed.

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

Mr. Beck answered Commissioner Evan's questions regarding the type of gym and restrictions for workouts outside of the establishment.

The Applicant, Lee Smith, provided an overview of the proposed business operations.

The Applicant clarified for Commissioner Evans that workouts will not be permitted outside of the proposed establishment.

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

Vice Chair Perez closed the public hearing.

Motion by Evans, second by Polichetti carried on a (5-0-2-0) vote to approve the recommended actions.

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

3. **Applicant:** USA Properties Fund, Inc.
Project Location: 207 & 209 W. Crowther Avenue
Development Plan Review (DPR) 2020-03 and Development Agreement (DA) 2020-01: A request for approval of a Development Plan Review, Development Agreement, Ground Lease Agreement, and Addendum to a Mitigated Negative Declaration, to allow for the construction of a five-story, mixed use development featuring 189 affordable housing units with associated amenities for residents, 1,500 square feet of retail space, 1,500 square feet of leasing office space, and a two-level semi-subterranean parking structure on property located at 207 and 209 W. Crowther Avenue. This project, if approved, would be the third development entitled in the Transit Oriented Development (TOD) Zoning District near Placentia's Old Town. The 2.13-gross acres city-owned site is situated on the north side of Crowther Avenue between Melrose Street and Cameron Street, which abuts the BNSF tracks and the future south platform for Placentia's anticipated Metrolink station. In keeping with the goals of the new TOD zone, this will be the third TOD type of development approved in the City. It will likely be an additional catalyst to more development within the TOD zone and in the nearby Old Town District, thus implementing the City's vision as an area that encourages high quality, transit-oriented development and to create a compact pattern of development that is conducive to walking, bicycling, and using public transportation.

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

1. Open the public hearing concerning Development Plan Review (DPR) 2020-03 and Development Agreement (DA) 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-2021-11, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve DPR 2020-03 and DA 2020-01, and making findings to permit the development of a five-story, mixed-use building consisting of 189 affordable housing units, 1,500 square feet of ground floor retail space, a 1,500-square foot leasing office, and a two-level semi-subterranean parking structure consisting of a total of 272 onsite parking spaces located on a 2.13-gross acre City-owned vacant property within the Transit Oriented Development Packing House District (TOD) Zone; and Consideration of an Ordinance approving a Development Agreement and long term Lease Agreement between the City of Placentia and USA Properties Fund, Inc., for the subject project and property, granting certain vested rights, leasing terms and rates related to the property, and memorializing the amount of the development fees owed and/or deferred in exchange for a community benefit pursuant to the procedures described in California Government Code § 65867

on property located at 207 and 209 W. Crowther Avenue and recommending the adoption of an Addendum to Mitigated Negative Declaration No. MND 2017-01 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

Vice Chair Perez opened the public hearing.

Senior Planner Andrew Gonzales presented the staff report and provided an overview of the proposed project to the Commission, noting that this item will also go before City Council for final approval at a noticed Public Hearing on May 18, 2021.

Mr. Gonzales provided a project site plan, floor plans, site zoning standards, architectural design, elevations, renderings, amenities, and CEQA determination.

Mr. Gonzales summarized the public comments received via email in support of the proposed project.

Director of Development Services Joseph Lambert answered Commissioner Evan's question regarding the correlation between the fair market value of the subject property and determined rate for the ground lease agreement.

The Applicant, Milo Terzich, and the Architect, Jirair Garabedian, presented a slide presentation of the proposed project, their other developments in Orange County, proposed engineering concept, community highlights, architectural elements, amenities, elevations, and parking provided.

Mr. Lambert answered Commissioner Evan's questions regarding street parking.

Elizabeth Hansburg spoke regarding her support of the proposed project.

Kimberly Adams spoke regarding her support of the proposed project.

In response to questions from Vice Chair Perez, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Development Plan Review, Development Agreement and related Ground Lease Agreement.

Vice Chair Perez closed the public hearing.

Motion by Keller, second by Evans carried on a (5-0-2-0) vote to approve the recommended actions.

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

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding JPI, The Herald, Shea Homes, Brandywine Homes, and Village Plaza Phase 2. Mr. Lambert also provided an update on the Housing Element of the General Plan.

Mr. Lambert answered Commissioner Polichetti's question regarding Village Plaza Phase 2 and Pizza Rev.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Vice Chair Perez closed the Planning Commission Regular Meeting at 8:22 p.m. to the regular meeting of Tuesday, June 8, 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