



Placentia Planning Commission Agenda

Regular Meeting
March 8, 2022
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 while the City Council Chambers are open to the public, some or all of the Placentia Planning Commission Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public. Seating in the Council Chambers will be limited.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access in addition to being open to the public, all Planning Commission meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

Join Zoom Meeting

<https://us02web.zoom.us/j/82472498384?pwd=NmppsK3hXeJvJvdHVuNUZpZnRGZEhvUT09>

Meeting ID: 824 7249 8384 Passcode: 193287

or dial +16699006833, 82472498384#

How to Submit Public Comment

Members of the public may provide public comment in person in a safe and socially distanced manner. Comments may also be sent for Planning Commission consideration by email to Sylvia Minjares at sminjares@placentia.org. Please limit submitted comments to 200 words or less. Comments received before or during a Planning Commission meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the Planning Commission meeting but will be summarized in 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.

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 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

March 8, 2022

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Matthew Rocke
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: 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.

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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 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

CALL TO ORDER:

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

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.

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – January 11, 2022**
Recommended Actions: Approve

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Applicant:** City of Placentia

Project Location: Citywide

CONTINUED PUBLIC HEARING REGARDING GENERAL PLAN AMENDMENT NO. GPA 2021-02, 2021-2029 HOUSING ELEMENT UPDATE (previously incorrectly referred to as GPA 2021-01)

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

1. Open the public hearing concerning General Plan Amendment (GPA) 2021-02; and

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

January 11, 2022

The regular meeting of the Placentia Planning Commission of January 11, 2022 was called to order at 6:33 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Perez.

ROLL CALL:

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

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Lesley Whittaker, Associate Planner
Sylvia Minjares, Office Assistant
John Douglas, City Consultant (Video Conference)

Vice Chair Perez excused Chair Schaefer for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Lee

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – October 12, 2021**
Recommended Actions: Approve

Motion by Rocke, second by Polichetti carried on a (5-0-1-1) vote to approve the recommended actions.

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

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Applicant:** Paul Romero, dba Wolf Pack Sports Therapy
Project Location: 620 N. Rose Drive, Suite 134

Use Permit (UP) 2021-06: A request to permit a massage therapy studio in an existing 105 square-foot unit (Suite 134) within the 6,148-square foot Phenix Salon, at a multi-tenant commercial shopping center located at 620 N. Rose Drive, within the SP-7 (Specific Plan 7) Zoning District.

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

1. Open the public hearing concerning Use Permit (UP) 2021-06; and
2. Receive the staff report and consider all public testimony and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-01, a resolution of the Planning Commission of the City of Placentia, approving UP 2021-06 and making findings to permit the establishment and operation of a massage therapy studio in an 105 square-foot unit located inside the existing 6,148-square foot Phenix Salon Suites which is located in a multi-tenant commercial shopping center within the SP-7 (Specific Plan 7) Zoning District at 620 N. Rose Drive; 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.

Associate Planner Lesley Whittaker presented the staff report and provided an overview of the proposed project to the Commission, noting that a correction had been made on the posted agenda, changing the suite number from 132 to the correct Suite 134.

Ms. Whittaker provided the proposed hours of operation, and surrounding uses. Ms. Whittaker also noted that there would not be any additional employees at the subject business.

Ms. Whittaker also provided a project site plan, floor plan, and zoning map of the site.

Ms. Whittaker answered the Commissioners' questions regarding job growth opportunities as part of this application and whether there were other massage therapists within the Phenix Salon.

Director of Development Services, Joseph Lambert, clarified for the Commissioners that the proposed business is consistent with the Economic Development Element relating to increased economic opportunities.

The Applicant, Paul Romero, dba Wolf Pack Sports Therapy, provided a brief overview of the proposed business operations, his experience, and his desire to assist individuals with the recovery process from muscular injuries.

In response to questions from Vice Chair Perez, the Applicant stated his understanding

and acceptance of the Conditions of Approval for the Use Permit.

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

Vice Chair Perez closed the public hearing.

Motion by Evans, second by Keller carried on a (5-0-1-1) vote to approve the recommended actions.

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

2. **Applicant:** City of Placentia
Project Location: Citywide

General Plan Amendment No. GPA 2021-01, 2021-2029 Housing Element Update

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
2. Receive the staff report and consider all public testimony; and
3. Provide direction to staff and recommendations to City Council regarding strategies for creating additional housing capacity to accommodate the RHNA over the next 8 years.
4. Continue the public hearing regarding General Plan Amendment No. GPA 2021-01 to March 8, 2022

Vice Chair Perez opened the public hearing.

Director of Development Services Joseph Lambert introduced the agenda item, noting that the public hearing is recommended to be continued to a date certain, after tonight's discussion.

John Douglas, the City's Consultant, provided a slide presentation covering the purpose of the meeting, the status of the Housing Element update, dates of previous public meetings, Regional Housing Needs Assessment (RHNA) allocation, and RHNA key points.

Mr. Lambert presented a slide presentation detailing four potential areas for rezoning to meet the current RHNA shortfall. Mr. Lambert provided maps and current zoning for the

Chapman Corridor, the area adjacent to Old Town Placentia, the expansion of the “TOD” Zone, and expansion of a higher density area adjacent to the Atwood Neighborhood.

Mr. Lambert and Mr. Douglas responded to the Commissioners’ questions and made clarifications regarding properties currently owned by the City that could potentially be rezoned, the definition of height overlay, whether the presented conceptual ideas would impact schools and fire stations, how rezoning would impact existing businesses, how residents would be addressed or notified regarding rezoning, unpermitted accessory dwelling units, displaced residents, and affordable housing in the “TOD” zone.

Vice Chair Perez excused Commissioner Keller to leave early for due cause.

The Commissioners provided their input and preference regarding the presented areas for potential rezoning, prioritizing a rezoning of 1. the Chapman Corridor, 2. Creating a higher density area adjacent to Old Town, 3. expansion of the TOD Zone. The Commission recommended that rezoning a portion of the Atwood neighborhood be omitted unless absolutely necessary to achieve a certified Housing Element.

No public comments were received on this item.

Motion by Roche, second by Perez carried on a (5-0-2-0) vote to approve the recommended actions, including continuing the public hearing until March 8, 2022.

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Mr. Lambert provided updates regarding The Herald, JPI Development, Shea Homes, Brandywine Homes, Village Plaza Phase 2, the North Orange County Audi Dealership, and HQT Townhomes.

DIRECTOR’S REPORT:

Mr. Lambert announced that Chair Schaefer has submitted her official resignation from the Commission and that she will be honored at the January 18, 2022 Council Meeting.

PLANNING COMMISSION REQUESTS:

Commissioner Roche requested that a traffic plan be submitted if traffic becomes an issue once Clyde’s Hot Chicken opens for business at Village Plaza.

ADJOURNMENT:

Vice Chair Perez adjourned the Planning Commission Regular Meeting at 8:25 p.m. to the regular meeting of Tuesday, February 8, 2022 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



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: MARCH 8, 2022

SUBJECT: **CONTINUED PUBLIC HEARING REGARDING GENERAL PLAN AMENDMENT NO. GPA 2021-02, 2021-2029 HOUSING ELEMENT UPDATE (previously incorrectly referred to as GPA 2021-01)**

RECOMMENDATION:

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

1. Reopen the continued public hearing concerning General Plan Amendment No. GPA 2021-02; and
2. Receive the staff report, staff presentation, and consider all public testimony; and
3. Provide comments to staff regarding the draft Housing Element; and
4. Adopt Resolution PC 2022-02 (Attachment 1) recommending that City Council find that adoption of the Housing Element update is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and recommending that City Council approve the 2021-2029 Housing Element.

BACKGROUND:

Every 8 years, each city within the Southern California Association of Governments ("SCAG") region is required to prepare an update to the Housing Element of the City's General Plan. The current update is referred to as the "6th planning cycle" which spans the 2021-2029 period. The City commenced the 6th cycle Housing Element update effort last year, and the following public meetings have been conducted to review Housing Element requirements and issues in Placentia:

- June 8, 2021 Planning Commission meeting
- August 24, 2021 Public workshop
- September 14, 2021 Planning Commission meeting
- September 16, 2021 Public workshop
- September 21, 2021 City Council meeting
- October 12, 2021 Planning Commission meeting
- October 19, 2021 City Council meeting
- January 11, 2022 Planning Commission public hearing
- January 18, 2022 City Council public hearing
- March 8, 2022 Planning Commission public hearing

An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. Under California law, land use and development is generally within the authority of cities through the adoption of policies and regulations in General Plans and municipal codes. However, State law establishes many specific limitations and requirements on city land use authority with regard to housing.

The State legislature has also declared an adequate supply of housing to be a matter of statewide importance and has delegated authority to the California Department of Housing and Community Development (“HCD”) to review local government Housing Elements and issue opinions regarding their compliance with State law. Cities must submit Housing Elements to HCD for review both prior to and after final adoption by the City Council. A finding of Housing Element compliance by HCD is referred to as “certification” of the Housing Element. Certification is important to enhance cities’ eligibility for grant funds and also to support local land use authority. Recent amendments to State law allow HCD and the California Attorney General to file litigation against cities on the grounds of Housing Element non-compliance, and courts are also authorized to impose fines on non-compliant cities and order land use changes or limit the issuance of building permits.

On October 21, 2021 the City’s draft Housing Element was submitted to HCD for review, and on December 20, 2021 HCD issued its review letter (Attachment 3) finding that the draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law.

In January of this year the Planning Commission and City Council conducted public hearings to review HCD’s comments, receive public testimony, and discuss potential strategies to address HCD’s comments. The focus of those meetings was on identifying appropriate land use strategies for creating additional capacity for housing development to accommodate the City’s assigned share of regional housing need. Since then, staff have prepared a revised draft Housing Element (Attachment 2) incorporating Planning Commission comments and City Council direction.

The purpose of this public hearing is to provide the Planning Commission and community stakeholders an opportunity to review the revised draft Housing Element and identify any further revisions to address HCD’s comments. Additional background information and the staff reports for previous meetings are posted on the City’s Housing Element website at: <https://placentia.org/943/2021-2029-Housing-Element-Update>.

HCD COMMENTS AND PROPOSED RESPONSES

All cities are receiving lengthy Housing Element comment letters from HCD, reflecting the high level of State concern related to the “housing crisis.” At this time, only 6 of the 197 jurisdictions in the SCAG region (3%) have received State Housing Element certification. No Orange County jurisdiction currently has a certified Housing Element.

The revised draft Housing Element shows changes to the draft that was submitted to HCD in ~~strikeout~~/underline format. In addition, a summary of HCD comments and the proposed revisions to the Housing Element addressing those comments is provided in Attachment 4.

Many of HCD’s comments required only clerical or technical revisions to the data and analysis in the Housing Element, while other comments involve more substantive policy issues. A new appendix has been added with extensive analysis of fair housing issues (Appendix D). Some of the most significant comments from HCD also involve how the City will accommodate future housing needs as assigned through the RHNA process. Because of the exceptionally high RHNA allocations in this Housing Element cycle, many Orange County cities including Placentia do not currently have sufficient land zoned for housing to fully accommodate the RHNA. As noted in previous meetings, Placentia’s 6th cycle RHNA allocation is 4,398 units compared to 492 units in the prior cycle. Under State law, if a city’s land use plans and zoning do not demonstrate adequate capacity to accommodate the RHNA, zoning must be amended to create additional capacity.

LAND USE POLICY OPTIONS

The revised draft Housing Element (see Table B-1, below) estimates that there is currently a shortfall of approximately 1,137 potential housing units as compared to the RHNA based upon current zoning. The Housing Element must identify land use strategies and potential sites that could be rezoned to bridge this shortfall.

Table B-1: Residential Sites Summary

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Approved Projects (Table B-2)	-	252	-	774	1,026
Vacant Sites (Table B-3)	-	-	394	65	459
Underutilized Sites (Table B-4)	698	404	371	247	1,720
ADUs	14	24	17	1	56
Total Capacity	712	680	782	1,087	3,196
RHNA	1,243	680	782	1,693	4,398
Surplus (Shortfall)	(531)	-	-	(606)	(1,137)

Source: City of Placentia, 2021

A key policy question considered by the Planning Commission and City Council at previous meetings was the most appropriate land use strategies for increasing potential housing capacity. Based on that discussion, the draft Housing Element has been revised to include the following rezoning strategies:

Strategy	Description
1. TOD Zone Expansion	The TOD zoning district currently allows up to 95 units/acre in some subareas. This strategy would expand the boundaries of the TOD district.
2. Increase R3 density	The current R-3 maximum density is 25 units/acre. Under State law, a density of 30 units/acre is considered sufficient to accommodate lower-income housing. Increasing the allowable density from 25 to at least 30 units/acre would accomplish 2 things: 1) create additional housing capacity; and 2) allow R3 properties to accommodate lower-income housing for RHNA purposes.

In addition to identifying areas where additional housing could be accommodated through rezoning, State law requires the rezoning of those properties by October 15, 2021. General Plan and zoning amendments to implement the TOD expansion and the increased allowable R-3 density are relatively straightforward and staff believes they can be completed by October.

However, another zoning strategy discussed at previous meetings regarding the Chapman Avenue corridor would be much more complex and involve different standards and regulations for different areas within the corridor (e.g., allowable uses, densities, height limits, design criteria). Preparation of a specific plan or similar zoning document and CEQA analysis for this kind of project typically requires more than a year. Therefore, staff recommends that the Housing Element rezoning commitments focus on the TOD area and R-3 district at this time. Concurrent with HCD review of the revised Housing Element, staff will commence the preliminary planning studies needed to prepare a new specific plan for the Chapman Avenue corridor.

In addition to these land use amendments, the following Zoning Code amendments are necessary to address HCD comments and comply with changes in State law:

Emergency Shelters: Program 1.4 has been revised to include an amendment to emergency shelter parking requirements consistent with AB 139 (Government Code sec 65583(a)(4)(A)).

Employee housing: Program 1.4 has been revised to include a Code amendment consistent with current law regarding agricultural employee housing.

Permanent supportive housing: Program 1.4 has been revised to demonstrate consistency with Government Code section 65651 regarding supportive housing.

Off-street parking: Program 1.17 has been revised to include a Code amendment to reduce required parking for studio and 1-bedroom units in the R-3 district to 1 space in either a garage or a carport.

CEQA COMPLIANCE:

Adoption of the Housing Element update would not approve any development project, zoning amendment, or any other physical change to the environment; therefore, it is covered by the “common sense” exemption (CEQA Guidelines Sec. 15061(b)(3)) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Subsequent to adoption of the Housing Element, amendments to the Zoning Ordinance will be necessary in order to implement Housing Element programs, and appropriate CEQA analysis will be prepared in connection with those amendments.

NEXT STEPS:

Staff recommends that the Planning Commission review the revised draft Housing Element, consider public comments, and adopt a resolution recommending City Council adoption of the revised Housing Element. A City Council public hearing on this item is tentatively scheduled for March 15. If approved by the City Council, the adopted Housing Element must be submitted to HCD for review.

Zoning amendments to implement Housing Element programs will be subject to additional public review, CEQA analysis, and public hearings conducted by the Planning Commission and City

Council. No land use or zoning amendments would be approved by the adoption of the Housing Element.

Prepared and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Draft Planning Commission Resolution PC 2022-02
2. Revised Draft 2021-2029 Housing Element (tracked changes)
3. HCD review letter dated December 20, 2021
4. Summary of HCD comments and proposed responses