

**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: Roche

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 Rocke, 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, Rocke
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.

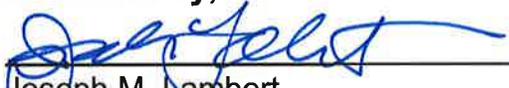
PLANNING COMMISSION REQUESTS:

Commissioner Rocke 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