

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

June 14, 2022

The regular meeting of the Placentia Planning Commission of June 14, 2022 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

**ROLL CALL:**

**PRESENT:** Commissioners Evans, Keller, Polichetti,  
Perez, Rocke  
**PRESENT (VIDEO CONFERENCE):** Lee  
**ABSENT:** None

**OTHERS PRESENT:** Keith Collins, Deputy City Attorney  
Luis Estevez, Deputy City Administrator  
Joseph M. Lambert, Director of Development Services  
Andrew Gonzales, Senior Planner  
Lesley Whittaker, Associate Planner  
Kathrine Kuo, Planning Technician  
Sylvia Minjares, Office Assistant

**PLEDGE OF ALLEGIANCE:** Commissioner Polichetti

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Planning Commission Meeting Minutes – May 10, 2022**  
**Recommended Actions:** Approve

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

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

**REGULAR AGENDA:**

1. **Applicant:** City of Placentia  
**Project Location:** Citywide  
**General Plan Conformance Finding for Fiscal Year 2022-23 Capital Improvement Program**

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

1. It is recommended that the Planning Commission adopt Resolution No. PC-2022-09, a Resolution of the Planning Commission of the City of Placentia, California finding that the subject Finding of General Plan Conformity is not a project pursuant to §15061(b)(3) of the CEQA Guidelines; and, finding that the Fiscal Year 2022-23 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

Chair Perez opened the public hearing.

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, and identified which General Plan Element(s) each project is consistent with.

Mr. Estevez and Director of Development Services Joseph Lambert answered the Commissioners questions and clarified points regarding funding for the Golden Avenue Bridge project and projected start date. They also clarified CIP Project #8302 and how work vehicles are ordered. Mr. Lambert also noted that each project is consistent with the General Plan, some are consistent with multiple Elements.

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

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

#### **PUBLIC HEARINGS:**

1. **Applicant:** Lisa Silva, representing The Art of Dance & Ballet Academy  
**Project Location:** 1840 N. Placentia Avenue  
**Use Permit (UP) 2022-02:** A request to permit a 9,900-square foot dance studio within an existing one-story, multitenant commercial retail center located in the Sierra Vista Plaza Retail Center at 1840 N. Placentia Avenue, 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 (UP) 2022-02; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-06, a resolution of the Planning Commission of the City of Placentia, approving UP 2022-02 and making findings to permit the establishment and operation of a 9,900-square foot dance studio located within an existing multi-tenant commercial office center within the C-1 (Neighborhood Commercial) Zoning District on property located at 1840 N. Placentia Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR S 15301 (Class 1 - Existing Facilities) and the City of Placentia Environmental Guidelines.

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.

Ms. Whittaker provided a project site plan, floor plan, current site photos, the hours of operation, number of employees, and zoning standards.

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

No questions were asked by the Commission.

The Applicant, Lisa Silva, provided an overview of the current business operations, the various dance programs that are offered, and discussed her desire to continue to do business within the City of Placentia.

Ms. Silva also noted that she would like to amend the hours of operation to include Sunday hours from 10:00 am to 2:00 pm.

Terry Parker, the property manager for Sierra Vista Plaza, spoke regarding his interest in the addition of this business to the shopping center.

Katie Elmore, a dance studio student, spoke regarding her support of the proposed project.

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

Chair Perez closed the public hearing.

**Motion by Rocke, second by Evans carried on a (6-0-0-0) vote to approve the recommended actions with the amendment to the hours of operation.**

Ayes: Evans, Keller, Lee, Perez, Polichetti, Rocke

Noes: None  
Absent: None  
Abstain: None

2. **Applicant:** Ivan D. Seguel, representing Fearless Taekwondo and Martial Arts

**Project Location:** 1876 N. Placentia Avenue

**Use Permit (UP) 2022-03:** A request for a martial arts studio in an existing 2,615 sq. ft. commercial retail building located at 1876 N. Placentia Avenue, 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) 2022-03; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-07, a resolution of the Planning Commission of the City of Placentia, approving UP 2022-03 and making findings to permit the establishment and operation of a martial arts studio in an existing 2,615 sq. ft. commercial retail building located at a multi-tenant commercial shopping center within the C-1 (Neighborhood Commercial) Zoning District on property located at 1876 N. Placentia Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR S 15301 (Class 1 - Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Perez opened the public hearing.

Planning Technician Kathrine Kuo presented the staff report and provided an overview of the proposed project to the Commission.

Ms. Kuo provided a project site plan, floor plan, current site photos, the hours of operation, number of employees, and zoning standards.

Ms. Kuo also noted that alcohol would not be served at the proposed juice bar.

Public comments were received in favor of the proposed project and were submitted to the Commission prior to the meeting.

Ms. Kuo answered Commissioner Evan's question regarding the amount of studio space that will be allocated for the proposed juice bar and who will operate it.

The Applicant, Ivan Daniel Seguel, provided an overview of the current business operations and the number of years he has been in business in Placentia at another location. Mr. Seguel also shared a testimonial written by one of his students and stated that most of his students reside in the City of Placentia.

The Applicant answered Commissioner Roche's question regarding whether the back door would be closed during business hours.

Terry Parker, the property manager for Sierra Vista Plaza, spoke in favor of adding this business to the subject shopping center.

The mother of a martial arts student spoke regarding her support of the proposed project.

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

Chair Perez closed the public hearing.

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

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

**3. Applicant: City of Placentia**

**Project Location: Citywide**

**Zone Code Amendment (ZCA) 2022-03**

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

1. Open the Public Hearing Concerning Zone Code Amendment (ZCA) 2022-03, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution No. PC-2022-08, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council find that adoption of the Zoning Code Amendment related to updating development standards and regulatory requirements regarding SB 9 is not a "project" under the California Environmental Quality Act pursuant to SB 9 as adopted by the State of California; and, recommending that City Council approve Zoning Code Amendment No. 2022-03, whereby development standards and regulatory requirements in Title 22 ("Subdivisions") and Title 23 ("Zoning") of the Placentia Municipal Code would be amended to refine the city's development standards in compliance with Senate Bill 9 (SB 9) as enacted by the State of California.

Chair Perez opened the public hearing.

Director of Development Services Joseph Lambert presented the staff report and provided a brief background on the proposed item.

Mr. Lambert summarized the proposed changes to the draft ordinance, as prepared by Staff and the City Attorney's office.

Mr. Lambert answered the Commissioners' questions regarding the existing residential zoning regulations related to trees, landscaping plans, fire sprinkler requirements, fire inspections, and City building inspector training specific to the new requirements being adopted and in place already.

Chair Perez closed the public hearing.

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

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

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**DEVELOPMENT REPORT:**

Director of Development Services Joseph Lambert provided updates regarding Village Plaza Phase 2, Shea Homes, Clyde's Hot Chicken, and North Orange County Audi.

**DIRECTOR'S REPORT:** Director of Development Services Joseph Lambert informed the Commissioners of the passing of the Commission's previous Chair, Christine Schaefer.

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Perez closed the Planning Commission Regular Meeting at 8:00 p.m. to the regular meeting of Tuesday, July 12, 2022, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

  
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Joseph M. Lambert,  
Secretary to the Planning Commission