



# Placentia Planning Commission Agenda

Regular Meeting  
October 11, 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](http://www.placentia.org/pctv).

### **Join Zoom Meeting**

<https://us02web.zoom.us/j/82910240531?pwd=Qjd1RkMwWGdwODlzc3Q1SzdlcG5Sdz09>

Meeting ID: 829 1024 0531 Passcode: 946414

or dial +16699006833, 82910240531#

### **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](mailto: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](mailto: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

October 11, 2022

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

**Frank Perez**  
Chair

**Matthew Roche**  
Vice Chair

**Brandon Evans**  
Commissioner

**Claudia Keller**  
Commissioner

**Dennis Lee**  
Commissioner

**Nick Polichetti**  
Commissioner

**Susan Silvestri**  
Commissioner

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://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.**

## Special Accommodations

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 (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.  
(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](http://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

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**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE:**

**OATH OF OFFICE ADMINISTERED:** Commission Chair Administers the Oath of Office to Newly Appointed Commissioner Silvestri.

**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.

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**CONSENT CALENDAR:**

- 1. Planning Commission Meeting Minutes – September 13, 2022**  
**Recommended Actions:** Approve

**REGULAR AGENDA:** None

**PUBLIC HEARING:**

- 1. Applicant: Blain Meith**

**Project Location: 502 N. Gerhold Lane**

**Tentative Parcel Map (TPM) 2022-124:** A request to permit the subdivision of an approximately 0.41-acre (17,860 square feet) parcel into two (2) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 502 N. Gerhold Lane (Assessor's Parcel Number 341-421-33). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the public hearing concerning TPM 2022-124; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-16, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-124 to permit the subdivision of an approximately 0.41-acre (17,860 square feet) parcel into two (2) parcels for a property within SP-7 (Specific Plan 7) located at 502 N. Gerhold Lane (Assessor's Parcel Number 341-421-33) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

**2. Applicant:                      Blain Meith**

**Project Location:    406 N. Nevin Lane**

**Tentative Parcel Map (TPM) 2022-125 (continued from September 13, 2022):** A request to permit the subdivision of an approximately 0.48-acre (20,908 square feet) parcel into three (3) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 406 N. Nevin Lane (Assessor's Parcel Number (APN) 341-433-23). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the continued public hearing concerning TPM 2022-125; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-14, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-125 to permit the subdivision of an approximately 0.48-acre (20,908 square feet) parcel into three (3) parcels for a property within SP-7 (Specific Plan 7) located at 406 N. Nevin Lane (Assessor's Parcel Number 341-433-23) and to make findings that the project is categorically exempt pursuant

to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

**3. Applicant:                   Blain Meith**

**Project Location:   1421 Cisneros Lane**

**Tentative Parcel Map (TPM) 2022-127 (continued from September 13, 2022):** A request to permit the subdivision of an approximately 0.40-acre (17,424 square feet) parcel into two (2) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 1421 Cisneros Lane (Assessor’s Parcel Number (APN) 341-431-01). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the continued public hearing concerning TPM 2022-127; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-15, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2022-127 to permit the subdivision of an approximately 0.40-acre (17,424 square feet) parcel into two (2) parcels for a property within SP-7 (Specific Plan 7) located at 1421 Cisneros Lane (Assessor’s Parcel Number 341-433-48) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

**OLD BUSINESS:                   None**

**NEW BUSINESS:                 None**

**DEVELOPMENT REPORT:**

**DIRECTOR’S REPORT:         None**

**PLANNING COMMISSION REQUESTS**

Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

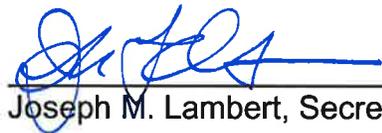
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**ADJOURNMENT**

The Planning Commissioners CLOSE to the regular Planning Commission meeting on November 8, 2022 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

**CERTIFICATION OF POSTING**

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the October 11, 2022 Regular Meeting of the Planning Commission of the City of Placentia was posted on October 6, 2022.

  
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Joseph M. Lambert, Secretary