

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

October 11, 2022

The regular meeting of the Placentia Planning Commission of October 11, 2022 was called to order at 6:35 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

**ROLL CALL:**

**PRESENT:** Commissioners Evans, Perez, Polichetti,  
Silvestri

**PRESENT (VIDEO CONFERENCE):** Roche

**ABSENT:** Keller, Lee

**OTHERS PRESENT:** Kathya Firlik, Assistant City Attorney  
Joseph M. Lambert, Director of Development Services  
Andrew Gonzales, Senior Planner  
Lesley Whittaker, Associate Planner  
Sylvia Minjares, Administrative Assistant

Chair Perez excused Commissioners Keller and Lee for due cause.

**PLEDGE OF ALLEGIANCE:** Commissioner Polichetti

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

**1. Planning Commission Meeting Minutes – September 13, 2022**

**Recommended Actions:** Approve

**Motion by Polichetti, second by Evans carried on a (4-0-0-3) vote to approve the recommended actions.**

**Ayes:** Evans, Perez, Polichetti, Roche

**Noes:** None

**Absent:** Keller, Lee, Silvestri (absent for Consent Calendar)

**Abstain:** None

Commissioner Silvestri arrived at the meeting at 6:40 pm.

**REGULAR AGENDA:** None

**PUBLIC HEARINGS:**

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.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposed project to the Commission.

Ms. Whittaker provided a project site plan, proposed parcel map, zoning standards, and site photos.

Ms. Whittaker answered Commissioner Polichetti's question regarding the lot frontage requirements.

The Applicant, Blain Meith, stated that there is an active well on this site and that there are no plans or timeframe for the sale or development of this site in the near future.

David Mader, 508 Gerhold Lane, Placentia, CA had a question regarding the timeframe for future development of this site. Mr. Mader stated that the Applicant had already answered his question as part of the Applicant's comments.

Ken Head, 1538 Evans Lane, Placentia, CA had a question regarding the timeframe for future development of this site. Mr. Head stated that the Applicant had already answered his question.

Anthony DeRosa, 1401 Evans Lane, Placentia, CA had a question regarding the timeframe for the sale and development of the future lots.

Daren Wallach, 501 Mykkanen Circle, Placentia had questions regarding the separation between the properties, the parcel map recording process, and the process for capping a well.

Director of Development Services Joseph Lambert, Ms. Whittaker, and the Applicant addressed the residents' questions and concerns regarding the timeframe for a tentative parcel map to be recorded, oil well impacts as they relate to development, the CalGEM process for capping a well, and the site plan review process as it relates to building new structures.

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

Chair Perez closed the public hearing.

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

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

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.

Chair Perez opened the continued public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposed project to the Commission.

Ms. Whittaker provided a project site plan, proposed parcel map, zoning standards, and site photos.

Ms. Whittaker, Director of Development Services Joseph Lambert, and Senior Planner Andrew Gonzales answered the Commissioners' questions regarding what street the proposed lots would have frontage on, vehicular access, curb cuts, how the proposed lots would assist with meeting the Regional Housing Needs Allocation (RHNA) numbers, how lots would be developed around the existing oil well on lot #2, parking requirements, landscaping ratios required, the possibility of a pedestrian gate, and existing block wall height vs. proposed heights.

Director Lambert recommended amending the language in Condition of Approval #13 to eliminate pedestrian access to the secondary street frontage and, that the curb cut will be removed and replaced with new curb prior to recordation of the Final Parcel Map, if the Commission wishes to address those topics.

The Applicant, Blain Meith, stated that the oil well on this lot is active.

Robert Werbick, 400 Nevin Lane, Placentia, CA spoke regarding the favorable interactions he has had in the past with the Applicant. Mr. Werbick expressed concerns regarding parking requirements.

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

Chair Perez closed the public hearing.

**Motion by Evans, second by Silvestri carried on a (5-0-0-2) vote to approve the recommended actions, with the amendment to Condition of Approval No. 13.**

Ayes: Evans, Perez, Polichetti, Rocke, Silvestri

Noes: None

Absent: Keller, Lee

Abstain: None

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.

Chair Perez opened the continued public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposed project to the Commission.

Ms. Whittaker provided a project site plan, proposed parcel map, zoning standards, and site photos.

Commissioner Evans recommended amending the language in Condition of Approval #13 to add that language stating that pedestrian access to secondary street frontage be prohibited, and that the curb cut will be removed and replaced with new curb prior to recordation of the Final Parcel Map.

The Applicant, Blain Meith, stated that the oil well on this lot is active and that there are

no plans for development in the near future. Mr. Meith also answered the residents' questions regarding the reason an oil well would be abandoned.

Ms. Whittaker, Director of Development Services Joseph Lambert, and Senior Planner Andrew Gonzales addressed the residents' concerns regarding driveways and block wall height requirements.

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

Chair Perez closed the public hearing.

Chair Perez excused Commissioner Rocke to leave the meeting early for due cause.

**Motion by Evans, second by Polichetti carried on a (4-0-0-3) vote to approve the recommended actions, with the amendment to Condition of Approval No. 13.**

Ayes: Evans, Perez, Polichetti, Silvestri  
Noes: None  
Absent: Keller, Lee, Rocke (left meeting early prior to the vote on this item)  
Abstain: None

**NEW BUSINESS:** None

**DEVELOPMENT REPORT:**

Director of Development Services Joseph Lambert provided updates regarding JPI Development, The Herald, Shea Homes, Santa Angelina Senior Housing, Village Plaza Phase 2, HQT Homes, and Hudson.

**DIRECTOR'S REPORT:** None

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Perez closed the Planning Commission Regular Meeting at 7:50 p.m. to the regular meeting of Tuesday, November 8, 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