

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

November 8, 2022

The regular meeting of the Placentia Planning Commission of November 8, 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, Rocke, Silvestri

**ABSENT:** Perez

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

Vice Chair Rocke excused Chair Perez 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 Keller carried on a (5-0-1-0) vote to approve the recommended actions.**

**Ayes:** Evans, Keller, Polichetti, Rocke, Silvestri

**Noes:** None

**Absent:** Perez

**Abstain:** None

**REGULAR AGENDA:** None

## **PUBLIC HEARINGS:**

1. **Applicant:** Kent Dahlberg  
**Project Location:** 719-1/2 Monroe Way (generally located 200 feet Northwest of the terminus of Monroe Way). APN: 339-102-21

**Development Plan Review (DPR) 2022-02:** A request to allow for the proposed development of an unimproved .37-acre lot, resulting in the construction of a new industrial building measuring approximately 7,117 square feet in conjunction with various onsite hardscape and landscape improvements within the M (Manufacturing) Zoning District east of State Route 57 (SR-57) and north of 721 Monroe Way.

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

1. Open the public hearing concerning DPR 2022-02; 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 No. PC-2022-17, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2022-02 and making findings to permit the development of an unimproved .37-acre lot, to accommodate for the construction of a new industrial building measuring approximately 7,117 square feet in conjunction with various onsite hardscape and landscape improvements on property located within the M (Manufacturing) Zoning District, east of State Route 57 (SR-57) and north of 721 Monroe Way; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

Vice Chair Rocke 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 stated that this project was previously approved by the Planning Commission on July 9, 2019 however, the property owner was unable to proceed with construction prior to the entitlement expiration date. Ms. Whittaker also noted that the applicant has amended the previous design, which is more consistent with the Community, Economic Development and Housing Ad Hoc Committee's recommendations.

Ms. Whittaker provided a project site plan, vicinity map, site photos, zoning standards, landscaping plans, floor plans, parking requirements, and elevations.

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

Ms. Whittaker and Director of Development Services Joseph Lambert answered the Commissioners' questions and made clarifications regarding whether or not this is a multi-tenant building, easement access to the property, the roll up door, fire truck access, the Community, Economic Development and Housing Ad Hoc Committee's recommendations, the setbacks along the west side of the property, and graffiti removal requirements.

In response to questions from Vice Chair Rocke, the Applicant, Kent Dahlberg, stated his understanding and acceptance of the Conditions of Approval for the Development Plan Review.

Vice Chair Rocke closed the public hearing.

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

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

2. **Applicant:** City of Placentia  
**Project Location:** Citywide  
**Zone Code Amendment (ZCA) 2022-04**

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

1. Open Public Hearing, concerning Zoning Code Amendment (ZCA) No. 2022-04; and
2. Receive the Staff Report, consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2022-18, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve ZCA No. 2022-04; and recommending the adoption of a "Common Sense" Statutory Exemption under Section 15061 (b)(3) of the State CEQA Guidelines and City of Placentia Environmental Guidelines.

Vice Chair Rocke opened the continued public hearing.

Director of Development Services Joseph Lambert presented the staff report and provided a brief overview of the proposed item to the Commission.

Mr. Lambert provided a slide presentation covering the areas of the Administrative Use Permit Modification intent, applicability, criteria, application process, and review

procedure. Mr. Lambert also provided examples of proposed outdoor seating area site plans, design guidelines, and standards.

Mr. Lambert responded to the Commissioners' questions regarding the number of temporary outdoor dining permits issued, the length of time needed and cost for a use permit, whether there is an expiration date, alcohol limitations, whether other cities have implemented this type of use permit modification, noise nuisance process, the public right of way, fees for existing businesses to apply, and parking impacts on neighboring businesses.

The Commission recommended that future new Use Permit applications should include a condition that states they are ineligible to apply for an Administrative Use Permit Modification for a period of two years from the approval of the original Use Permit.

Vice Chair Rocke closed the public hearing.

**Motion by Polichetti, second by Keller carried on a (5-0-1-0) vote to approve the recommended actions, with an amendment to the contemplated Code language as stated, limiting the eligibility for newly established uses to apply for an Administrative Use Permit Modification for two years from the date of original approval.**

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

3. **Applicant:** City of Placentia  
**Project Location:** **Project Area No.1 - The former "Hamer Island" which was a 76-acre unincorporated County Island now located entirely within the incorporated boundaries of the City of Placentia; Project Area No. 2 - Citywide**

**Zoning Code Amendment/Zone Change (ZCA) 2022-05 and General Plan Amendment (GPA) 2022-02**

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

1. Open Public Hearing, concerning Zoning Code Amendment/Zone Change (ZCA) No. 2022-05, General Plan Amendment (GPA) No. 2022-02; and
2. Receive the Staff Report, consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2022-19, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve ZCA No. 2022-05 and GPA No. 2022-02; and

recommending the adoption of a “Common Sense” Statutory Exemption under Section 15061 (b)(3) of the State CEQA Guidelines and City of Placentia Environmental Guidelines for both Project Area Nos. 1 and 2, identified above in the subject of this report.

Vice Chair Rocke opened the public hearing.

Director of Development Services Joseph Lambert presented the staff report and provided a brief overview of the item to the Commission.

Mr. Lambert noted that the Hamer Island address numbers and Orange County RV parking standards would remain the same as they were prior to annexation, as previously requested by the residents.

Mr. Lambert responded to the Commissioners’ questions regarding the difference between the Orange County RV standards and the City’s recently approved RV standards, the residents’ benefits and disadvantages relating to the Hamer Island annexation, and whether the Hamer Island annexation will help with the RHNA numbers relating to the Housing Element.

Vice Chair Rocke closed the public hearing.

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

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

**NEW BUSINESS:** None

**DEVELOPMENT REPORT:**

Director of Development Services Joseph Lambert provided updates regarding JPI Development, Shea Homes, Santa Angelina Senior Housing, Hudson, Chapman Corridor, and the Metrolink train station.

**DIRECTOR’S REPORT:** None

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Vice Chair Rocke closed the Planning Commission Regular Meeting at 8:22 p.m. to the regular meeting of Tuesday, December 13, 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