

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

December 13, 2022

The regular meeting of the Placentia Planning Commission of December 13, 2022 was called to order at 6:45 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

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

PRESENT (VIDEO CONFERENCE): Rocke

ABSENT: None

OTHERS PRESENT: Keith Collins, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Lesley Whittaker, Associate Planner
Masoud Sepahi, City Engineer
Kyra Tao, Transportation Manager
Sylvia Minjares, Administrative Assistant

PLEDGE OF ALLEGIANCE: Commissioner Keller

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – November 8, 2022

Recommended Actions: Approve

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

Ayes: Evans, Keller, Polichetti, Rocke, Silvestri

Noes: None

Absent: None

Abstain: Perez

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Toffoli Investments
Project Location: 503 & 513 S. Van Buren Street
Development Plan Review (DPR) 2022-03, Use Permit (UP) 2022-04, and Tentative Tract Map (TTM) 19251: A request to permit the development of two residential condominium buildings with a total of 12 units. The site is 0.40 gross acres, and the townhome development proposes a density of 30 units per acre. Entitlements for the project include a Development Plan Review, as required for construction of new buildings; Use Permit for the development of condominiums, as required by the R-3 Zoning District and a Tentative Tract Map to combine two parcels and subdivide the resulting property for residential condominium purposes.

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

1. Open Public Hearing, concerning Development Plan Review No. DPR 2022-03, Use Permit No. UP 2022-04, Tentative Tract Map No. TTM 19251; 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-2022-20, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2022-03 and UP 2022-04 and making findings to permit the development of an approximately 0.40-gross acre lot for the construction of two, three-story, multi-family buildings consisting of 12 for-sale residential townhome units and associated hardscape and landscape improvements within the proposed High Density Residential (R-3) Zoning District on property located at 502 and 513 S. Van Buren Street 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; and
5. Adopt Resolution No. PC-2022-21, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Tentative Tract Map 19251 to permit the subdivision of 12 townhome units for residential condominium purposes requested via DPR No. 2022-03 and UP No. 2022-04 subject to the Conditions of Approval and Standard Development Requirements; 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.

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, noting that this tract will be conditioned to function as an integrated part of the current Hudson development.

Ms. Whittaker provided a project site plan, vicinity map, site photos, zoning standards, landscaping plans, floor plans, parking requirements, and elevations. Ms. Whittaker noted that the applicant would provide updated floor plans during his slide presentation.

One public comment was received in support of the proposed project, which was forwarded to the Commissioners prior to the meeting.

Ms. Whittaker and Director of Development Services Joseph Lambert answered the Commissioners' questions and made clarifications regarding how the proposed project would be integrated with the current Hudson development, vehicular access, and whether this project would be owned by the same owner of the Hudson development.

The Applicant, Alan Toffoli, provided a slide presentation that included the corrected floor plans. Mr. Toffoli also addressed the Commissioners' concerns regarding ownership.

The Applicant answered the Commissioners' questions regarding the projected unit price range, HOA dues, residential trash pickup location, and fencing.

Mr. Lambert noted that Ms. Whittaker had distributed an updated copy of the draft Conditions of Approval to the Commissioners prior to the start of the meeting.

In response to questions from Vice Chair Rocke, the Applicant, stated his understanding and acceptance of the Conditions of Approval for the Development Plan Review, Use Permit, and Tentative Tract Map.

Chair Perez closed the public hearing.

Motion by Polichetti, second by Keller carried on a (5-0-0-1) vote to approve the recommended actions, with amendments to Resolution PC 2022-20; amending Conditions of Approval #27, #51, #75, #97, and the omission of Conditions of Approval #39, #76, #77, #78, and #79.

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

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding Shea Homes, Village Plaza, and Hudson.

Mr. Lambert informed the Commissioners that he anticipated having a January 10, 2023 Planning Commission meeting and that it would be held in the Front Community Meeting

Room at Placentia City Hall.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 7:22 p.m. to the regular meeting of Tuesday, January 10, 2023, at 6:30 p.m. in the Front Community Meeting Room at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission