

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

February 14, 2023

The regular meeting of the Placentia Planning Commission of February 14, 2023 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
Lesley Whittaker, Associate Planner
Sylvia Minjares, Administrative Assistant

Vice Chair Rocke excused Chair Perez for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Rocke invited his daughter to lead the pledge.

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

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

Motion by Keller, 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

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Toffoli Investments

Project Location: 1952 & 1958 E. Veterans Way
Development Plan Review (DPR) 2022-01, Use Permit (UP) 2022-01, and
Tentative Tract Map (TTM) 19183: A request to permit the development of a 1.3-acre vacant lot for the construction of four, three story, multi-family buildings consisting of 39 for-sale residential townhome units and associated hardscape and landscaping improvements.

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

1. Open Public Hearing, concerning Development Plan Review No. DPR 2022-01, Use Permit No. UP 2022-01, Tentative Tract Map No. TTM 19183; 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-2023-01, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2022-01 and UP 2022-01 and making findings to permit the development of an approximately 1.3-net acre lot for the construction of four, three-story, multi-family buildings consisting of 39 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 1952 and 1958 Veterans 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; and
5. Adopt Resolution No. PC-2023-02, 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 No. 19183 to permit the subdivision of 39 townhome units for residential condominium purposes requested via DPR No. 2022-01 and UP No. 2022-01 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.

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, noting that the subject property is currently vacant.

Ms. Whittaker provided a project site plan, vicinity map, current site photo, 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 the elevation plans, parking requirements, whether converting the one bedroom with a loft to a two-bedroom option would alter the amount of parking spaces required, and the residents' responsibility relating to the parking requirements.

The Applicant, Alan Toffoli, provided a brief description of the proposed project and a slide presentation. Mr. Toffoli also addressed the Commissioners' questions regarding the parking requirements relating to the conversion of a one bedroom with a loft to a two-bedroom option, and how the parking rules will be enforced by the Homeowners Association (HOA), and the cost for HOA fees.

Director of Development Services Joseph Lambert, Ms. Whittaker, and the Applicant answered the Commissioners' questions regarding the process of converting a one bedroom with a loft to the two-bedroom option, how parking requirements are calculated, and explained the optional one-bedroom floor plan.

Ms. Whittaker noted that she had distributed a revised 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.

The Planning Commission and Staff discussed several draft conditions of approval and proposed amendments to certain conditions.

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, with amendments to Resolution PC 2023-01; amending Conditions of Approval #4, #14, #20, #23, #26, #27, #28, #35, #52, #68, #70, and #71.

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 Hudson, Shea Homes, Craft Burger, Red Flame Restaurant, and JPI Development.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 7:19 p.m. to the regular meeting of Tuesday, March 14, 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