



Placentia Planning Commission Agenda

Regular Meeting

May 9, 2023

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Matthew Rocke
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Nick Polichetti
Commissioner

Susan Silvestri
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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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 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

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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.

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – April 11, 2023

Recommended Action: Approve

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. Applicant: Vickie Nguyen, representing Red Flame

Project Location: 1804 N. Placentia Ave., Unit A

Use Permit No. UP 2023-02: A request to permit the onsite sale and consumption of beer and wine (Type 41 ABC License) in conjunction with the operation of an existing 2,585 square-foot dine-in restaurant. The subject location is within the Neighborhood Commercial (C-1) Zoning District, at 1804 N. Placentia Avenue, Unit A.

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

1. Open the public hearing concerning Use Permit No. UP 2023-02; and,
2. Receive the staff report and consider all public testimony; and,
3. Close the public hearing; and,

4. Adopt Resolution PC-2023-05, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. UP 2023-02 and making findings to permit the onsite sale of beer and wine (ABC Type 41 License) in conjunction with the operation of an existing 2,585 square-foot dine-in restaurant, located at 1804 N. Placentia Ave., Unit A in the Neighborhood Commercial (C-1) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

2. Applicant: Heide Mahnke, representing Broken Timbers Brewing Company

Project Location: 116 W. Santa Fe Avenue

Use Permit No. UP 2023-04: A request to permit the establishment and operation of a 1,555-square foot craft beer tap room, along with the onsite sale and consumption of alcohol (Type 23 ABC License), at 116 W. Santa Fe Ave. (Broken Timbers Brewing Company), within the Main Street (Two-Story) Subdistrict of the Old Town Zoning District.

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

1. Open the public hearing concerning Use Permit No. UP 2023-04; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2023-06, a Resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-04 and making findings to permit UP 2023-04 allowing the establishment and operation of a 1,555-square foot craft beer tap room located at 116 W. Santa Fe Avenue in the Old Town (OT) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

3. Applicant: Eric Everhart, representing Toll Brothers

Project Location: 17.02 acres on the north side of Alta Vista Street, between Rose Drive and Jefferson Street; APNs: 341-501-01 through 341-501-65

Specific Plan Amendment No. SPA 2022-01, Development Plan Review No. DPR 2022-04, and Vesting Tentative Tract Map No. VTTM 19250: a request to permit the development of an approximately 17.02-gross acre site with 100 single-family, detached two-story dwelling units located along Alta Vista Street, between Rose Drive and Jefferson Street (APNs 341-501-01 through 341-501-65).

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the May 9, 2023 Regular Meeting of the Planning Commission of the City of Placentia was posted on May 4, 2023.



Joseph M. Lambert, Secretary