



Placentia Planning Commission Agenda

Regular Meeting

June 13, 2023

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Nick Polichetti
Commissioner

Susan Silvestri
Commissioner

Juan Navarro
Commissioner

City of Placentia
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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, 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
Commissioner Navarro
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 – May 9, 2023

Recommended Action: Approve

REGULAR AGENDA:

1. Applicant: City of Placentia

Project Location: Citywide

General Plan Conformance Finding for Fiscal Year 2023-24 Capital Improvement Program

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

1. It is recommended that the Planning Commission adopt Resolution No. PC-2023-10, a Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2023-24 Capital Improvement Program Is Exempt From The California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines Section 15061 (B)(3), and finding that the Fiscal Year 2023-24 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

PUBLIC HEARINGS:

1. Applicant: Westlake Ace Hardware

Project Location: 1257 E. Yorba Linda Boulevard

Use Permit No. UP 2023-03: A request to permit the establishment and operation of a 24,000-square foot retail hardware store, with onsite improvements that include a façade remodel and installation of a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District property at 1257 E. Yorba Linda Boulevard.

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

1. Open the public hearing concerning Use Permit No. UP 2023-03; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-08, a resolution of the Planning Commission of the City of Placentia, approving UP 2023-03 and making findings to permit the establishment and operation of a 24,000-square foot retail hardware store, with onsite improvements that include a façade remodel and installation of a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District property at 1257 E. Yorba Linda Boulevard; 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: Blain Meith, representing Realm California, LLC

Project Location: 424 N. Nevin Lane

Tentative Tract Map No. TTM 19233: A request to subdivide a 1.76-acre lot into six parcels located at 424 N. Nevin Lane within SP-7 (Specific Plan 7) Zoning District for the purpose of future single-family home development on each resulting lot.

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

1. Open the public hearing concerning TTM 19233; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and

