



Placentia Planning Commission Agenda

Regular Meeting
September 12, 2023
City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Matthew Rocke
Vice Chair

Brandon Evans
Commissioner

Thomas Ingalls
Commissioner

Juan Navarro
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, 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 with 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 Front Community Meeting Room.

REGULAR MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

OATH OF OFFICE: Thomas Ingalls

ROLL CALL: Commissioner Evans
Commissioner Ingalls
Commissioner Navarro
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 – July 11, 2023**
Recommended Actions: Approve

REGULAR AGENDA:

1. **Applicant:** City of Placentia

Project Location: Atwood Multipurpose Trail Project adjacent to the Atwood Channel approximately 600 feet east of Jefferson Street to Lakeview Avenue

Mitigated Negative Declaration No. 2023-01 (Atwood Multipurpose Trail Project): The City of Placentia, in cooperation with Orange County Flood Control District and the California Department of Transportation, is proposing to construct the Atwood Multipurpose Trail to increase the number of pedestrians and bicyclists using public transportation. The proposed trail would be a 1.0-mile-long trail along the Atwood Channel starting from the BNSF/Metrolink railroad tracks, approximately 600 feet from Jefferson Street, to Lakeview Avenue.

RECOMMENDATION:

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

1. Receive the staff report concerning Mitigated Negative Declaration (MND) No. 2023-01; and
2. Adopt Resolution No. PC-2023-14, a Resolution of the Planning Commission of the City of Placentia approving the adoption of MND 2023-01 for construction of the Atwood Multipurpose Trail Project adjacent to the Atwood Channel approximately 600 feet east of Jefferson Street to Lakeview Avenue, and finding that the Mitigated Negative Declaration, adopted with respect to the project was prepared in compliance with the California Environmental Quality Act (“CEQA”), California Public Resources Code § 21000, *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, *et seq.*, and the Environmental Guidelines of the City of Placentia; and
3. Direct staff to file a Notice of Determination (NOD).

PUBLIC HEARING:

1. **Applicant:** Circle of Friends Veterinary Hospital
Project Location: 1251 E. Yorba Linda Blvd.

Use Permit (UP) 2023-06

To allow the establishment and operation of a veterinary hospital at an existing, 3,000-square-foot commercial space located within a multi-tenant commercial shopping center at 1251 E. Yorba Linda Blvd, in the Neighborhood Commercial 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.

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. UP 2023-06; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2023-12, a resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-06 and making findings to permit UP 2023-06 allowing the establishment and operation of an veterinary hospital at an existing, 3,000-square-foot commercial space located within a multi-tenant

