

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

July 11, 2023

The regular meeting of the Placentia Planning Commission of July 11, 2023 was called to order at 6:32 p.m. in the Front Community Room at City Hall, 401 East Chapman Avenue, Placentia, by Chair Perez.

**ROLL CALL:**

**PRESENT:** Commissioners Evans, Navarro, Polichetti, Silvestri, Vice Chair Rocke,  
Chair Perez

**ABSENT:** Commissioner Keller

**OTHERS PRESENT:** Scott Porter, Deputy City Attorney  
Joe Lambert, Director of Development Services  
Lesley Whittaker, Associate Planner  
Devan Wells, Planning Technician  
Daniela Escobedo, Administrative Assistant

Chair Perez excused Commissioner Keller for due cause.

**PLEDGE OF ALLEGIANCE:** Commissioner Navarro

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

**1. Planning Commission Meeting Minutes – June 13, 2023**

**Recommended Actions:** Approve amended minutes

**Motion by Evans, second by Silvestri carried on a (4-0-1-2) vote to approve the recommended actions.**

**Ayes:** Evans, Navarro, Perez, Silvestri

**Noes:** None

**Absent:** Keller

**Abstain:** Rocke, Polichetti

**REGULAR AGENDA:** None

**PUBLIC HEARINGS:**

**1. Applicant: David Renton**

**Project Location: Property immediately east of 1278 Vina Del Mar Avenue  
(APN:341-022-10)**

**Tentative Parcel Map No. TPM 2023-113:** A request to subdivide a 0.47-acre lot located immediately east of 1278 Vina Del Mar Avenue into two parcels within the R-1 (Single-Family Residential) Zoning District.

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

1. Open the Public Hearing concerning TPM 2023-113; and
2. Receive the staff report and consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution PC-2023-13, a Resolution of the Planning Commission of the City of Placentia, recommending to the City Council approval of TPM 2023-113 to permit the subdivision of an approximately 0.47-acre parcel into two (2) parcels for a property within R-1 (Single-Family Residential) located immediately east of 1278 Vina Del Mar Avenue (Assessor's Parcel Number 341-022-10) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15-Minor Land Divisions) 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 proposed Tentative Parcel Map No. TPM 2023-113.

Ms. Whittaker provided a project overview, site plan, current site photos, zoning standards, floor plans, and described the tentative parcel map exhibit.

Applicant was not present during the meeting but was represented by Engineer Tom King. Ms. Whittaker advised the Commission that Mr. Renton will comply with all conditions of approval.

There was discussion regarding the process of capping oil wells and construction of homes with vapor barriers pursuant to code requirements.

Chair Perez closed the public hearing.

**Motion by Rocke, second by Evans carried on a (6-0-1-0) vote to approve the recommended actions.**

Ayes: Evans, Polichetti, Silvestri, Navarro, Rocke, Perez

Noes: None

Absent: Keller

Abstain: None

2 **Applicant:** Diane Bainbridge representing The Australian Swim School

**Project Location:** 860 N. Rose Drive

**Use Permit No. UP 2023-05:** A request to establishment and operate a children's swim school at an existing, 13,007-square foot vacant space, formerly occupied by a women's gym, within a multi-tenant commercial shopping center at 860 N. Rose Drive, within the Commercial Subdistrict of the East Placentia Specific Plan 7 (SP-7).

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

1. Open the Public Hearing concerning UP 2023-05; 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 PC 2023-11, a Resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-05 and making findings to permit UP 2023-05 allowing the establishment and operation of an existing, 13,007-square foot former women's gym and spa into a children's swim school at an existing retail space located within a multi-tenant commercial shopping center at 860 N. Rose Drive in the Specific Plan 7 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.

Chair Perez opened the public hearing.

Planning Technician Devan Wells presented the staff report and provided a brief overview of proposed Use Permit No. UP 2023-05.

Mr. Wells provided a project overview, site plan, current site photos, zoning standards, floor plan, parking and site layout.

The Applicant, Diane Bainbridge answered the Commissioners' questions regarding the parking situation at the site, pool chemical storage room, operating sessions, and class sizes.

Discussion ensued regarding first aid training, venting and regarding potential traffic impacts.

Chair Perez closed the public hearing.

**Motion by Rocke, second by Evans carried on a (6-0-1-0) vote to approve the recommended actions.**

Ayes: Evans, Polichetti, Silvestri, Navarro, Rocke, Perez

Noes: None

Absent: Keller

Abstain: None

**NEW BUSINESS: None**

**OLD BUSINESS: None**

**DEVELOPMENT REPORT:**

Director of Development Services Joe Lambert provided an update regarding Toll Brothers, JPI Development on Crowther, Santa Angelina housing, the Hudson, and HQT Homes. Also, he advised the commission for the month of August they will go dark regarding the Planning Commission meeting due to lack of business.

**DIRECTOR'S REPORT: None**

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Perez closed the Planning Commission Regular Meeting at 7:34 p.m. to the regular meeting of Tuesday, September 12<sup>th</sup>, 2023, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**



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Joseph M. Lambert,  
Secretary to the Planning Commission