

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

May 9, 2023

The regular meeting of the Placentia Planning Commission of May 9, 2023 was called to order at 6:33 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

**ROLL CALL:**

PRESENT: Commissioners Evans, Perez, Silvestri, Roche, Keller

ABSENT: Polichetti

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

Chair Perez excused Commissioner Polichetti for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Silvestri

ORAL COMMUNICATIONS: None

**CONSENT CALENDAR:**

1. **Planning Commission Meeting Minutes – April 11, 2023**  
**Recommended Actions:** Approve

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

Ayes: Evans, Perez, Silvestri, Roche  
Noes: None  
Absent: Polichetti  
Abstain: Keller

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.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposed Use Permit No. UP 2023-02.

Ms. Whittaker provided a project overview, floor plan, current site photos, zoning standards, floor plans, and surrounding uses. Ms. Whittaker mentioned that the ABC license will likely increase sales for the restaurant as well, augmenting the dining experience, and generating more revenue.

No public comments were received for or against the proposed project.

The applicant was not present during the presentation due to a family emergency, Ms. Whittaker advised the applicant is aware of and will comply with all the conditions of approval.

**Motion by Silvestri, second by Keller carried on a (5-0-1-0) vote to approve the recommended actions.**

Ayes:            Evans, Perez, Rocke, Keller, Silvestri  
Noes:            None  
Absent:          Polichetti  
Abstain:        None

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.

Chair Perez opened the public hearing.

Devan Wells, Planning Technician, presented the staff report and provided a brief overview of Use Permit No. UP 2023-04.

Mr. Wells provided a project background, site plan, vicinity map, current site photos, zoning standards, floor plans, subject site, parking, and surrounding uses. Mr. Wells also advised the applicant proposes to offer the consumption of alcohol in the outdoor seating area.

Heidi Mahnke, co-owner of Broken Timbers Brewing Company, has been in business for 3 years. The applicant shared the area is wonderful and looks to expand their business in the Old Town area.

Lawrence Wright, co-owner of Broken Timbers Brewery Company shared they would like to put a tasting room in the City of Placentia. They find the city to be very friendly, as they worked closely with the Chamber of Commerce at some of their events. He mentioned

the brewery is very community focused and loves to give back any chance they get.

Chair Perez asked Ms. Mahnke if they will fully comply with all the listed conditions of approval.

In response to questions from Chair Perez, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Use Permit.

Walt Lynch, President of Chamber of Commerce, spoke regarding his support of Broken Timbers.

Kenny Binnings, Placentia Resident, Vice President of Chamber of Commerce, owner of the building Broken Timbers is looking forward to moving in. He spoke in support of the brewery coming to the city and community.

Chair Perez closed the public hearing.

**Motion by Rocke, second by Evans carried on a (5-0-1-0) vote to approve the recommended actions.**

Ayes: Evans, Perez, Rocke, Keller, Silvestri

Noes: None

Absent: Polichetti

Abstain: None

**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).

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

1. Open Public Hearing, concerning Specific Plan Amendment No. SPA 2022-01, Development Plan Review No. DPR 2022-04, and Vesting Tentative Tract Map No. VTTM 19250; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and

4. Adopt Resolution No. PC-2023-07, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve SPA 2022-01, DPR 2022-04, and VTTM 19250, and making findings to modify Specific Plan No. 7 to change the subarea land use designation of the subject property from Low Density Residential (LDR) to Medium Density Residential (MDR), including modifications to the MDR development standards, and permit the subdivision and development of an unimproved approximately 17.02-gross acre site to allow the construction of 100 single-family, detached two-story dwelling units, and associated hardscape and landscape improvements, each located on a separate parcel for a total of 100 residential lots, and recommending adoption of an Addendum to an Adopted Mitigated Negative Declaration for previously approved Tentative Tract Map 15700 prepared in full compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, *et seq.*, and the Environmental Guidelines of the City of Placentia on property located along the north side of Alta Vista Street, between Rose Drive and Jefferson Street (APNs 341-501-01 through 341-501-65).

Chair Perez opened the public hearing.

Director of Development Services Joe Lambert presented the staff report and provided information regarding the project site plan, vicinity map, current site photos, zoning standards, floor plans, and surrounding uses.

Director Lambert answered the Commissioners' questions regarding the land use changes, the development, and impact fees. One Resolution with several attachments would record the action of the Commission. Total impact fees would be approximately 2.1 million with an agreement that would go to council for a one-time community benefits payment of \$600,000.

The Applicant, Eric Everhart, Project Manager from Toll Brothers, provided a brief overview of the proposed land development, and presented renderings of the proposed homes.

Mark McKinney, representing a Placentia business, iKids Preschool, spoke of his support regarding the proposed project. It would be a benefit to his business in the long run.

Carl Turner, Placentia Resident, provided his support for the Toll Brother's development.

We did receive a public comment via email from resident Craig Green, former City Councilmember, and he is in support of the Toll Brothers project.

Nathan, owner of Placentia business Pho Noodle House, expressed his gratitude for the City of Placentia and is in support of the Toll Brothers project. He mentioned this proposal will bring more clientele to his business.

There was some discussion regarding the proposed block walls surrounding the project, regarding the adjacent oil site, and regarding the proposed lot sizes and setbacks.

Chair Perez closed the public hearing.

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

Ayes: Evans, Perez, Keller, Silvestri

Noes: Roche

Absent: Polichetti

Abstain: None

**NEW BUSINESS: None**

**OLD BUSINESS: None**

**DEVELOPMENT REPORT: None**

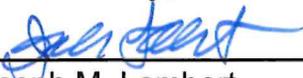
**DIRECTOR'S REPORT: None**

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Perez closed the Planning Commission Regular Meeting at 8:30 p.m. to the regular meeting of Tuesday, June 13, 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