



# Placentia Planning Commission Agenda

Regular Meeting

May 14, 2024

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA

**Frank Perez**  
Chair

**Nick Polichetti**  
Vice Chair

**Brandon Evans**  
Commissioner

**Thomas Ingalls**  
Commissioner

**Juan Navarro**  
Commissioner

**Matthew Roche**  
Commissioner

**Susan Silvestri**  
Commissioner

## 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](http://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 Community Room.

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://www.placentia.org)**

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

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**CALL TO ORDER:**

**ROLL CALL:** Commissioner Evans  
Commissioner Ingalls  
Commissioner Navarro  
Commissioner Rocke  
Commissioner Silvestri  
Vice Chair Polichetti  
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.

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**CONSENT CALENDAR:**

1. **Planning Commission Meeting Minutes – April 9, 2024**

**RECOMMENDATION:** Approve

**REGULAR AGENDA:**

1. **Applicant: City of Placentia**

**Project Location: Citywide**

**GENERAL PLAN CONFORMANCE FINDING FOR FISCAL YEAR 2024-25  
CAPITAL IMPROVEMENT PROGRAM**

**RECOMMENDATION:**

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

1. Adopt Resolution No. PC-2024-08, A Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2024-25 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

**PUBLIC HEARING:**

1. **Applicant:** Jojo Lu dba Playink Tattoo Studio Inc.

**Project Location:** 1350 N. Kraemer Blvd.

**Request:** USE PERMIT NO. UP 2024-01; 1350 N. KRAEMER BLVD (PLAYINK TATTOO STUDIO INC.) FOR THE ESTABLISHMENT AND OPERATION OF A TATTOO STUDIO IN A 856-SQUARE FOOT EXISTING COMMERCIAL TENANT SPACE LOCATED AT 1350 N. KRAEMER BLVD.

**RECOMMENDATION:**

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

1. Open the public hearing concerning Use Permit No. UP 2024-01; and
2. Receive the staff report and consider all public testimony; and ask any questions of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2024-07, a resolution of the Planning Commission of the City of Placentia, approving UP 2024-01 and making findings to permit the establishment and operation of a tattoo studio in a 856-square foot existing commercial tenant space within the Town Center (T-C) Zoning District, located at 1350 N. Kraemer Blvd.; 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:** Kwanwoo Chong

**Project Location:** 1216 E. Yorba Linda Blvd.

**Request:** USE PERMIT NO. UP 2024-02; A REQUEST TO PERMIT THE ESTABLISHMENT AND OPERATION OF A MARTIAL ARTS (TAEKWONDO) STUDIO AT A PRESENTLY VACANT 1,770-SQUARE-FOOT RETAIL SPACE, LOCATED AT 1216 E. YORBA LINDA BLVD, IN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT.

## **RECOMMENDATION:**

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

1. Open the public hearing concerning Use Permit No. UP 2024-02; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2024-06, a resolution of the Planning Commission of the City of Placentia approving and making findings to permit UP 2024-02 allowing the establishment and operation of the One For All taekwondo studio at 1216 E. Yorba Linda Blvd; 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.

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**DEVELOPMENT REPORT:**

**DIRECTOR'S REPORT: None**

### **PLANNING COMMISSION REQUESTS**

Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

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### **ADJOURNMENT**

The Planning Commissioners CLOSE to the next regular meeting on June 11, 2024, at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

### **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 14, 2024, Regular Meeting of the Planning Commission of the City of Placentia was posted on May 9, 2024.

  
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Joseph M. Lambert, Secretary