



Placentia Planning Commission Agenda

Regular Meeting
September 10, 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 Rocke
Commissioner

Susan Silvestri
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, Placentia Library Reference Desk 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 Community Room.

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

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.

CONSENT CALENDAR:

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

RECOMMENDATION: Approve

REGULAR AGENDA: NONE

PUBLIC HEARINGS:

1. **Applicant:** Wanjiao Tan

Project Location: 895 E. Yorba Linda Blvd., Suite 201

Request: USE PERMIT NO. UP 2024-03; A REQUEST TO PERMIT THE ESTABLISHMENT AND OPERATION OF A DAY SPA AND MASSAGE STUDIO AT A 1,727-SQUARE-FOOT COMMERCIAL RETAIL SPACE, LOCATED AT 895 E. YORBA LINDA BLVD, SUITE 201, IN THE COMMERCIAL OFFICE (C-O) ZONING DISTRICT.

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. UP 2024-03; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2024-11, a resolution of the Planning Commission of the City of Placentia 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, and approving Use Permit No; UP 2024-03 to permit the establishment and operation of a day spa and massage studio at 1,727-square-foot professional office space, located at 895 E. Yorba Linda Blvd, Suite 201, within the Commercial Office (C-O) zoning district.

2. **Applicant:** William Stanton, Representing Tony’s Deli

Project Location: 132 S. Bradford Avenue

Request: USE PERMIT NO. UP 2024-04; 132 S. BRADFORD AVENUE (TONY’S DELI) FOR THE ONSITE SALE AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS (TYPE 47 ABC LICENSE) IN CONJUNCTION WITH THE ESTABLISHMENT AND OPERATION OF A 2,581 SQUARE FOOT DELI RESTAURANT AND BAR. THE SUBJECT LOCATION IS WITHIN THE VILLAGE SUBSECTION OF THE OLD TOWN (OT) ZONING DISTRICT.

RECOMMENDATION:

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

5. Open the public hearing concerning Use Permit No. UP 2024-04; and,
6. Receive the staff report and consider all public testimony; and ask any questions of Staff; and
7. Close the public hearing; and,
8. Adopt Resolution PC-2024-12, a resolution of the Planning Commission of the City of Placentia, 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, and approving UP 2024-04 to permit the onsite sale of beer, wine, and distilled spirits (ABC Type 47 License) in conjunction with the establishment and operation of a 2,581 square-foot deli-style restaurant and bar, located at 132 S. Bradford Ave., in the Old Town (OT) Zoning District, within the Village Subsection.

OLD BUSINESS: None

NEW BUSINESS:

1. Selection of Commission Chair and Vice Chair

Recommended Action:

- 1) Nominate and elect one (1) Chair and one (1) Vice Chair for the Planning Commission

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

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.

ADJOURNMENT

The Planning Commissioners CLOSE to the next regular meeting on October 8, 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 September 10, 2024, Regular Meeting of the Planning Commission of the City of Placentia was posted on September 5, 2024.



Joseph M. Lambert, Secretary