

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
June 10, 2025
6:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Commissioner/Chair Perez called the meeting to order at 6:36 p.m.

ROLL CALL:

PRESENT: Commissioner Guerrero, Navarro, Smith, Perez

ABSENT: Commissioner Evans, Ingalls, Rocke

STAFF PRESENT:

Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Associate Planner Lesley Whittaker, Planning Technician Sen Liyanage, Administrative Interns Gilberto Cabrera, Boshra Abdulhadi, Administrative Assistant Margie McCoy

PLEDGE OF ALLEGIANCE: Commissioner Smith

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Regular Meeting of:
May 13, 2025**

Recommended Action: Approve
(Approved 3-0-1-3 as recommended)

Motion by Navarro second by Smith and carried on a (3-0-1-3) vote to approve the Consent Calendar.

Ayes: Navarro, Smith, Perez

Noes: None

Abstain: Guerrero

Absent: Evans, Ingalls, Rocke

PUBLIC HEARINGS:

1. **Applicant: Tae Jin Lee (Scholar Athlete Black Belt Center)**

Project Location: 608 W. Chapman Avenue, APN: 339-371-07

USE PERMIT NO. UP 2025-01: A REQUEST TO PERMIT THE ESTABLISHMENT AND OPERATION OF A 1,400-SQUARE FOOT MARTIAL ARTS TEACHING STUDIO LOCATED AT 628 W. CHAPMAN AVENUE, IN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT.

Recommended Action: Adopt Resolution approving the project as recommended by staff

Chair Perez opened the Public Hearing at 6:38 p.m.

Director Joseph Lambert introduced former Intern and current Planning Technician Sen Liyanage to present the Staff Report. Planning Technician Liyanage stated that the proposed use is a martial arts teaching studio in a commercial tenant space at 628 West Chapman Avenue, located in the Placentia Plaza Shopping Center, primarily surrounded by residential areas. The tenant space is approximately 1,400 square feet with one primary entrance, one office space, one unisex restroom and one emergency exit. The studio will have two employees and will conduct classes Monday through Saturday. Parking requirements are met with the existing 268 spaces in the shopping center.

Commissioner Navarro asked about the applicant's previous location and any past code violations, of which there were none. Commissioner Guerrero inquired about the seating area for parents and the number of students expected per session.

Applicant Tae Jin Lee was present to answer any questions from Commissioners, including martial arts style, which the applicant states focuses on physical & mental, fitness, respect & general foundational principles.

Chair Perez commends the applicant for expanding their business and asks about compliance with Conditions of Approval.

There were no public comments made during the Public Hearing.

Chair Perez closed the Public Hearing at 6:48 p.m.

Motion by Smith, second by Guerrero and carried on a (4-0-0-3) vote to adopt Resolution No. PC-2025-06 and approve Use Permit No. 2025-01 as recommended by Staff

Ayes: Guerrero, Navarro, Smith, Perez
Noes: None
Abstain: None
Absent: Evans, Ingalls, Roche

2. Applicant: City of Placentia

Project Location: Citywide

ZONING CODE AMENDMENT NO. ZCA 2025-01 REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN ACCORDANCE WITH STATE LAW.

Recommended Action: Adopt resolution approving the project as recommended by staff

Chair Perez opened the Public Hearing at 6:49 p.m.

Director Lambert gave a brief history of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) regulations and introduced the amendment regarding updates to the City's compliance with State laws. Director Lambert gave a brief history of ADU's, including permits, updates to regulations and the adoption of Ordinance No. 2019-01, overhauling the City's ADU regulations at that time. The Ordinance was updated in February of 2020, in

response to 2019 State updates and legislative actions, loosening the requirements, in favor of property owners.

Questions from Commissioners included the City's setback requirements for ADUs, location of ADUs and JDUs on the property, garage conversions, requirements, if any, for ADUs and JDUs built before this Ordinance, Building Code Standards, and number of occupants per room.

There were no public comments made during the Public Hearing.

Chair Perez closed the Public Hearing at 6:59 p.m.

Motion by Navarro, second by Smith and carried on a (4-0-0-3) vote to adopt Resolution No. PC-2025-04 recommending approval of Zoning Code Amendment No. 2025-01 as recommended by Staff

Ayes: Guerrero, Navarro, Smith, Perez
Noes: None
Abstain: None
Absent: Evans, Ingalls, Rocke

3. Applicant: City of Placentia

Project Location: Citywide

ZONING CODE AMENDMENT NO. ZCA 2025-02 REGARDING URBAN LOT SPLITS, TWO-UNIT HOUSING, GENERAL REGULATIONS, AND EXCEPTIONS OF THE PLACENTIA MUNICIPAL CODE IN ACCORDANCE WITH STATE LAW.

Recommended Action: Adopt resolution approving the project as recommended by Staff

Chair Perez opened the Public Hearing at 7:00 p.m.

Director Lambert introduced the amendment related to updates regarding the City's two-unit housing developments and urban lot splits and briefly explained the background pertaining to SB-9 legislation from 2020 and the purpose of the Zoning Code Amendment. The amendment updates the City's regulations to comply with State legislation on urban lot splits and two-unit housing developments.

Commissioner comments included the updated Fire Hazard map, meeting of the City's setback requirements and code violations. Assistant City Attorney Smith clarified the new regulations and their implications for existing and new developments.

There were no public comments made during the Public Hearing

Chair Perez closed the Public Hearing at 7:08 p.m.

Motion by Smith, second by Guerrero and carried on a (4-0-0-3) vote to adopt Resolution No. PC-2025-05 recommending approval of Zoning Code Amendment No. 2025-02 as recommended by Staff

Ayes: Guerrero, Navarro, Smith, Perez

Noes: None
Abstain: None
Absent: Evans, Ingalls, Rocke

REGULAR AGENDA:

1. Applicant: City of Placentia

Project Location: Citywide

GUIDELINES AND PROCEDURES FOR IMPLEMENTING THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR PROJECTS IN THE CITY OF PLACENTIA

Recommended Action: Adopt Resolution approving the project as recommended by Staff

Director Lambert explained the purpose and importance of updating the City's local California Environmental Quality Act (CEQA) Guidelines. The updated Guidelines will replace the 1991 guidelines and incorporate recent changes to the State CEQA Guidelines. The California Environmental Quality Act is our state's comprehensive environmental law, and in general, what it does is it requires public agencies to evaluate the environmental effects of their actions before they are taken.

Commissioner Navarro asked about the City's approach to updating the Guidelines. Assistant City Attorney Smith stated that we will incorporate CEQA Guidelines on an annual basis as they are amended.

Motion by Guerrero, second by Smith and carried on a (4-0-0-3) vote to adopt Resolution No. PC-2025-07 as recommended by Staff

Ayes: Guerrero, Navarro, Smith, Perez
Noes: None
Abstain: None
Absent: Evans, Ingalls, Rocke

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Chick-fil-A should be completed by the end of July. Commissioners will be invited to Grand Opening, when scheduled. Toll Brothers have just been issued the last of 100 building permits and should be under construction for the next year. Jaxon Townhomes have begun grading. Better Buzz coffee will occupy the former Carl's Jr. on Imperial east of Rose.

Councilmember Hummer, Planning Manager Gonzales, and Director Lambert attended the ICSC Conference in Las Vegas in May with a mission of trying to fill retail vacancies, especially the vacant CVS on Bastanchury and Kraemer as well as the former CVS on Yorba Linda and Rose. Goal will be to get as many sales tax producing or revenue producing businesses as possible.

DIRECTOR'S REPORT:

Director Lambert congratulated Planning Technician Liyanage for his presentation at tonight's Planning Commission Meeting and stated that the city will be upgrading the part-time Planning Technician position to a full-time position and that position will be open soon. Also attending tonight's meeting are Gilberto Cabrera and Boshra Abdulhadi, both Interns in the Development Services Department.

Director Lambert thanked Commissioner Ingalls for his work on the Planning Commission and is sorry to have received his resignation from Planning Commission, however he may be expanding in his role at the City of Loma Linda and attending meetings on the same night as our meetings. City Council will receive the resignation and then appoint a new Planning Commissioner.

PLANNING COMMISSION REQUESTS:

Chair Perez asked if there was any progress on the project at Placentia and Orangethorpe, the former Jeep dealership. Director Lambert stated that the project has been entitled and approved.

ADJOURNMENT:

Chair Perez adjourned the Regular Meeting of the Planning Commission at 7:40 p.m. to the regular meeting of Tuesday, July 8, 2025, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission