

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

April 10, 2012

The regular meeting of the Placentia Planning Commission of April 10, 2012 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chairman Ebenhoch.

**ROLL CALL:** Present: Michael Ebenhoch, Chairman  
Vic Tomazic, Vice Chairman  
Christine Schaefer, Commissioner  
John Scull, Commissioner  
Tom Solomonson, Commissioner

Absent: Floyd Farano, Commissioner (excused)  
Frank Perez, Commissioner

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Schaefer

Others Present: Ken Domer, Assistant City Administrator  
Andrew V. Arczynski, City Attorney  
Sara Salazar, Administrative Assistant  
Monique Schwartz, Associate Planner

**ORAL COMMUNICATIONS:** The Chair invited the public to make oral comments on matters not scheduled for public hearing but none were offered.

**Motion by Commissioner Schaefer, seconded by Vice Chairman Tomazic to APPROVE THE MINUTES of March 13, 2012. Passed by a 5-0 vote.**

**Public Hearings:**

1. **Applicant:** Alison Aicard and William Carpenter

**Location:** 310 E. Orangethorpe Avenue, Units G, H and J

**Use Permit (UP) 2012-04:**

To permit the operation of a social dance instruction studio (Allegro Ballroom) within +/- 5,400 square foot commercial- industrial space, located at 310 E. Orangethorpe Avenue, Suites G, H and J in the Commercial – Manufacturing (C-M) District.

Commissioner Solomonson recused himself from the remainder of the meeting due to a conflict of interest concerning the location of the Use Permit and the location of his personal business.

Ms. Schwartz gave the staff report and power point presentation.

Commissioner Schaefer asked what would be involved for an amendment to the General Plan and zoning to occur, who bears the cost and how long is the process. Ms. Schwartz replied that it would require a first reading by the Planning Commission, a first and second reading by the City Council and a 30 day period for the Ordinance to be adopted. This would accomplish both the zone change and the General Plan Amendment. Mr. Arczynski interjected that the General Plan Amendment would require a Resolution, not an Ordinance. Ms. Schwartz added that the applicant would bear the cost of approximately \$10,000 - \$15,000.

Commissioner Schaefer asked what the applicant's response was to this information. Ms. Schwartz responded that the matter was only discussed with the property owner, who has previously considered re-zoning of the area. Ms. Schwartz expressed that it would benefit not only the property owner and the center, but also the City, to make the area available to higher utilization. Mr. Domer added that the entire area along Orangethorpe Avenue from the 57 Freeway east to Kraemer Boulevard would benefit from re-zoning, however the process could take two (2) years.

Chairman Ebenhoch asked if the process could be expedited if the property owner paid the associated costs. Mr. Domer responded that it would help; however, it makes more sense for the City to handle it.

Commissioner Schaefer stated that in reading the CEQA Statement, she did not understand how this use would cause a negative environmental impact and asked for clarification. Ms. Schwartz replied that she was referring to future commercial manufacturing uses in the center negatively affecting adjacent businesses, even though they are permitted by right to occupy the center.

Commissioner Schaefer asked if previous dance studios were approved because they were located in Manufacturing Zones not Commercial Manufacturing Zones and stated that negative impacts were not found in the CEQA Statements. Ms. Schwartz responded that in the Manufacturing District, a trade school is a similar allowed use to allow a dance instruction studio. The adjacent uses of other studios were reviewed to make sure business hours were offset to ensure parking, and to ensure that adjacent uses would not negatively affect the dance studios.

Commissioner Scull asked for clarification that previous similar uses were allowed in manufacturing zones because of a loophole. Ms. Schwartz responded, yes. He also asked if in the case that an amendment is made to the General Plan, if the City would have concerns since the amendment would affect all Commercial Manufactured zoned properties. Mr. Domer responded that it is a valid concern and that all areas will be reviewed before amendments are made.

Vice Chairman Tomazic asked if the official zoning change process takes one (1) year. Mr. Domer responded that once the General Plan Update is complete in approximately ten (10) months, he hopes a zoning code review could be complete in a year.

Commissioner Scull asked what the most cost and time effective path for the applicant to take would be, in order to pursue the site. Mr. Domer stated he would need to bring back findings to the next meeting.

Chairman Ebenhoch opened the public hearing.

The applicant, Mr. William Carpenter of 200 Chinook Circle, Placentia introduced himself to the Commission. He asked why a trade school is an allowable use in a Manufacturing District but not in a Commercial Manufacturing District. He also gave a brief description of his dance experience and the types of dance he hopes to offer.

Chairman Ebenhoch asked if he has considered other locations. Mr. Carpenter stated that he has been interested in this space for five (5) years now and for him, it is the perfect location as it is located on a busy street and the space fits the needs of his studio.

Vice Chairman Tomazic asked about the applicants experience in running a dance studio. Mr. Carpenter stated he has worked for 11 different studios in Orange County, four (4) of which he managed for one (1) year each.

Commissioner Schaefer asked if the social dances will exceed 60 people including staff and security and if alcohol will be allowed. Mr. Carpenter responded that they will not exceed 60 people and neither alcohol nor persons who have consumed alcohol will be permitted on the premises. The intention is not to turn the facility into a night club.

Commissioner Schaefer asked who would be likely to attend a social dance. The applicant indicated that current students as well as students of surrounding studios. Commissioner Schaefer asked the applicant about the age ranges of his students. He indicated the current clientele consists of 25 adults (over 18), 14 teens (13-17) and four (4) who are younger. However he desires to expand on all age groups.

Chairman Ebenhoch asked if there will be competitions with local studios. Mr. Carpenter stated that there could be.

Nancy Stephens, (nitenanc@sbcglobal.net) a nearby resident of Placentia, expressed support for the studio.

Frank Rodriguez, 161 Orangethorpe Avenue space 29, Placentia, expressed support for the studio.

Roland Harper, a supporter of the dance studio, indicated he had recently attended one of their social dances and it was an extremely wholesome environment that he supports for the community.

Brenda Palazzo, a resident of Mission Viejo whose daughter is a student of Mr. Carpenter, expressed her support for the proposed use.

General discussion was held regarding similarities of various uses in the C-M zone and the proposed social dance studio.

Chairman Ebenhoch closed the public hearing.

Commissioner Scull expressed that Placentia is very business friendly and that staff works hard to give applicants a business opportunity within the City. He recommended that staff find the necessary findings to recommend approval. The recommendation was supported by Commissioner Schaefer and Vice Chairman Tomazic as well.

Chairman Ebenhoch added that the Commission would like to approve the use but as it stands they cannot do that. He then echoed what Commissioner Scull, Schaefer and Vice Chairman Tomazic expressed.

Mr. Domer asked for clarification that staff is being directed to do two (2) things; one (1), find a way to make the proposed use work within the Commercial Manufacturing District and two (2), continue the item and provide findings at the May 8 meeting. Chairman Ebenhoch confirmed the Commissions directives and requested the applicant be temporarily approved to begin business operations. Mr. Domer indicated the City cannot allow that. He stated that staff will bring findings to the next meeting, based on discussions held during the Public Hearing, to support the proposed use in the Commercial Manufacturing District.

**Motion by Commissioner Scull, seconded by Commissioner Schaefer TO CONTINUE THE ITEM TO MAY 8, 2012 WITH THE DIRECTION TO COME BACK WITH FINDINGS THAT SUPPORT RECOMMENDATION OF A USE PERMIT APPROVAL. Passed by a 4-0 vote.**

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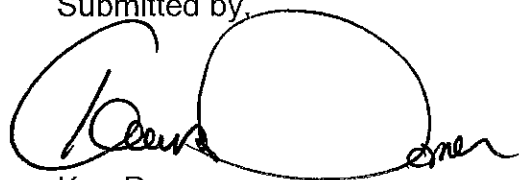
**DEVELOPMENT REPORT**

Mr. Domer advised the Commission that the City is working on a signage policy to mandate that signage on businesses clearly states the nature of their business in English. This is to ensure that no offensive language or unallowable types of business are advertised. Chairman Ebenhoch asked if the City can require the use of English on business signage. Mr. Arczynski responded that no, the City cannot require English, but signage will require certified translation and a small portion to be legible in English.

**PLANNING COMMISSION REQUESTS:**

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:26 p.m. to the next regularly scheduled meeting on May 8, 2012 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Ken Domer  
Assistant City Administrator