

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

February 12, 2013

The regular meeting of the Placentia Planning Commission of February 12, 2013 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
Christine Schaefer, Vice Chair
Dana Hill, Commissioner
Absent Excused: Frank Perez, Commissioner
Vic Tomazic, Commissioner
Absent Excused: Tom Solomonson, Commissioner
Absent Excused: John Scull, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Tomazic

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Cathy Carranza, Clerical Aide

Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic to APPROVE THE MINUTES of December 11, 2012. Passed by a 4-0-3-0 vote. Perez, Solomonson, Scull Absent Excused.

Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic to APPROVE THE MINUTES of January 08, 2013. Passed by a 4-0-3-0 vote. Perez, Solomonson, Scull Absent Excused.

ORAL COMMUNICATIONS: The Chair invited the public to make oral comments on matters not on the agenda and none were offered.

Public Hearings:

1. **Applicant:** Daniel Flores (Golden State Water Company)
Location: 202 Wilson Avenue

Development Plan Review 2012-03:

To permit the construction of a +/- 256 square foot pump house structure to enclose a new Golden State Water Company domestic water well and a detached +/- 720 square foot equipment shelter with other related on site improvements on a +/- 9,100 square

foot site at 202 Wilson Avenue in the Single Family Residential (R-1) District.

Ms. Schwartz presented the staff report.

Vice Chair Schaefer asked if there are any renderings of the new proposal. Ms. Schwartz stated yes. Vice Chair Schaefer asked if the primary difference is four block walls, no gated entry and the look will be more similar to a house. Ms. Schwartz stated yes.

Commissioner Hill asked for clarification of other pump house locations in Placentia. Ms. Schwartz stated the other locations are at 917 Vista, 619 Diamond, 1315 Orangethorpe and 315 Bradford Avenue.

Commissioner Tomazic stated that he visited the proposed site on Wilson Avenue and in his opinion is acceptable.

Chairman Ebenhoch asked for confirmation of noise levels in the City being (45) forty five. Ms. Schwartz replied that it is (45) forty five and is usually elevated during construction. Chairman Ebenhoch asked if staff will be able to view a final layout. Ms. Schwartz stated, once the project is approved a consultant will be hired to finalize and put in the finishing details and staff will be able to take it to the next level.

Chairman Ebenhoch opened the public hearing.

The applicant, Robert Hanford of Golden State Water Company at 1920 W. Corporate Way, Anaheim introduced himself.

Commissioner Ebenhoch asked for clarification, if the well is not a successful drill will the property then be sold. Mr. Hanford responded yes, the property would be sold. Mr. Hanford also stated that their consultants Slate and Associates are hired experts and believe that this is a good well, but there are no guarantees.

Commissioner Ebenhoch asked how soon they would know if the drill is successful. Mr. Hanford responded they would know within days.

Commissioner Tomazic asked how deep the well is drilled. Mr. Hanford stated it could be from 900 to 1200 feet.

Vice Chair Schaefer asked for clarification of the fencing that is used during the initial drilling. Mr. Hanford stated that temporary sound absorbed panels and a sound curtain are installed during construction.

Chairman Ebenhoch asked for clarification of pile driving. Mr. Hanford stated that the contractor would decide and comply with the special conditions.

Vice Chair Schaefer asked what the reaction of the residents was and the second community meeting. Mr. Hanford stated that there is still a concern of noise. He added that the construction will comply with the Cities noise ordinance.

Chairman Ebenhoch opened the public hearing.

Mr. Bob Silva a new resident currently in escrow introduced himself to the Commission. Mr. Silva asked who would be responsible for landscape maintenance. Chairman Ebenhoch stated that the property owner is responsible. Mr. Silva asked what the hours of construction and pump maintenance would be. Chairman Ebenhoch replied the hours will be within the Cities construction hours.

Mr. Silva expressed concern with chlorination tanks, existing pump house readings, piping location, time frame for completion of project, construction traffic control and if the drill is not successful what condition the site would be left in.

The applicant Mr. Hanford returned to address the concerns from Mr. Silva. Mr. Hanford stated that the tanks will have double walls and the solution will be 12%. Mr. Hanford stated that other wells in Placentia were drilled 50 to 60 years ago and don't have a similar building around them. Mr. Hanford stated that Golden State Water will comply as any other property owner on the landscape maintenance. Mr. Hanford stated the storm drain will tie into the existing on Chapman Avenue and Walnut. He also added that there will be a new main 800 – 900 feet located on North Melrose. Mr. Hanford indicated that the time frame for the building construction phase will be between 2– 2 ½ months. Mr. Hanford indicated that if the drill is not a success the well would be back filled and the site would be a flat lot. Mr. Hanford stated that there will be two separate activities of construction traffic. Traffic crossing will be on Wilson and pipeline will be extended only on Melrose.

Vice Chair Schaefer asked if the noise level at the Wilson site will be the same or louder than other Placentia sites. Mr. Hanford stated the noise level will be quieter in the residential area.

Mr. Domer stated that landscape plans are required. He also added that there are (2) two conditions referring to maintenance of property and graffiti. Mr. Domer stated that there are requirements for vacant lots should the well not be a good drill.

Commissioner Ebenhoch closed the public hearing.

Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic TO ADOPT RESOLUTION NO. PC-2013-01 APPROVING DEVELOPMENT PLAN REVIEW 2012-03, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN AND APPROVAL OF MITIGATED NEGATIVE DECLARATION 2012-02 INCLUDING MITIGATING MEASURES PREPARED BY RBF CONSULTING AND REVIEWED BY TIERRA WEST ADVISORS. Passed by a 4-0-3-0 vote. Perez, Solomonson, Scull Absent Excused.

- 2. Applicant: Martin Vallejo
Location: 102 E. Yorba Linda Boulevard**

Use Permit (UP) 2013-01:

To Permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/-1,600 square foot convenience store, located at 102 E. Yorba Linda Boulevard in the Town Center (T-C) District.

Mr. Domer presented the staff report.

Commissioner Tomazic asked if the construction phase will be similar to the site on Tustin and Rose Drive. Mr. Domer replied that this location is under different ownership, and may stay open during the renovation.

Vice Chair Schaefer asked if automotive services other than gasoline will be offered at this location. Mr. Domer replied, no there will not be automotive services. Vice Chair Schaefer asked if the finding of necessity for ABC will be a separate action, or is it included in the resolution. Mr. Domer replied that it is included in the resolution.

Chairman Ebenhoch opened the public hearing.

The applicant Martin Vallejo of 102 E. Yorba Linda Boulevard introduced himself to the Commission.

Commissioner Hill asked for clarification of the hours of operation. Mr. Vallejo replied that they are open 24 hours a day 7 days a week.

Commissioner Tomazic asked if the location will be shut down during the renovation. Mr. Vallejo replied that they will remain open during the renovation.

Chairman Ebenhoch asked if the company doing the renovation is out of Texas. Mr. Vallejo replied no, it is a company out of Los Angeles.

Chairman Ebenhoch invited any questions or comments from the public however there were none.

Chairman Ebenhoch closed the public hearing.

Motion by Commissioner Tomazic, seconded by Chairman Ebenhoch to Adopt Resolution No. PC-2013-02 approving Use Permit (UP) 2013-01, subject to all Special Conditions of Approval and Standard Development Requirements. Passed by a 4-0-3-0 vote. Perez, Solomonson, Scull Absent Excused.

NEW BUSINESS

3. Proposed Temporary Accessory Retail Sales in the Manufacturing District Pilot Program:

Planning Commission review for recommendation to the City Council the allowance of accessory retail sales in manufacturing districts on a pilot basis through the implementation of a temporary Accessory Retail Sales in the Manufacturing District program.

Mr. Domer presented the staff report.

Commissioner Hill questioned why it would be limited to one year. Mr. Domer stated that we could present to Council a request for a 2 year Pilot Program.

Commission Ebenhoch asked if there is a limit to retail sales. Mr. Domer stated there is an initial provision not to exceed 40%.

Vice Chair Schaefer asked if non manufacturing companies would be able to take advantage of this program. Mr. Domer stated yes, they will write in a special condition.

Commissioner Tomazic asked how many companies we expect will take advantage of this program. Mr. Domer replied that a letter campaign will be sent out to all the businesses and we believe that a good percentage will take advantage.

Vice Chair Schaefer asked if this will increase business license fees. Mr. Domer stated that may be reviewed by the Economic Development Committee.

A roll call vote and recommendation for approval to the City Council a Temporary Accessory Retail Sales in the Manufacturing District Pilot Program. Passed by a 4-0-3-0 vote. Perez, Solomonson, Scull Absent Excused.

DEVELOPMENT REPORT

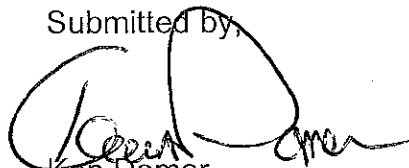
Development Project List

Mr. Domer stated items on the March 12th meeting will include Certification on Housing Element, General Plan Update and Senate Bill 2 requirements on transitional and emergency housing issues.

PLANNING COMMISSION REQUESTS:

Chairman Ebenhoch, seconded by Commissioner Hill adjourned the Planning Commission meeting at 7:35 p.m. to the next regularly scheduled meeting on March 12, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Ken Domer

Assistant City Administrator