

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

September 24, 2013

The regular meeting of the Placentia Planning Commission of September 24, 2013 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Schaefer.

ROLL CALL: Present: Christine Schaefer, Vice Chair
Vic Tomazic, Commissioner
Frank Perez, Commissioner
Tom Solomonson, Commissioner
James Schenck, Commissioner

Absent Michael Ebenhoch, Chairman
Dana Hill, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Schenck

Others Present: Ken Domer, Assistant City Administrator
Monique Schwartz, Associate Planner
Cathy Carranza, Clerical Aide

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

1. **Motion by Vice Chair Schaefer, seconded by Commissioner Hill, subject to amending page 4, paragraph 5 to read: Commissioner Hill also expressed concern with putting up 5 signs as depicted in the Lamar Proposal, to APPROVE THE MINUTES of July 09, 2013. Passed by a 3-0-2-2 vote. Chairman Ebenhoch and Commissioner Schenck abstained.**

Public Hearings:

2. **Applicant: City of Placentia**

GENERAL PLAN AMENDMENT 2013-01:

An amendment to the Placentia General Plan, which updates the Housing Element for the 2013-2021 time period as required by State law.

Mr. Domer introduced John Douglas, Housing Element consultant. Mr. Douglas presented a slide show and presentation to the Commission.

Commissioner Tomazic asked if the City re-zones an area, does this mean that high density units have to be built there. Mr. Douglas stated yes. Mr. Douglas also stated that the units do not have to be affordable or low income.

Commissioner Perez asked during 2013-2021, can a developer choose not to build affordable housing. Mr. Douglas stated that there is no mandate for developing affordable housing on a re-zoned high density area.

Commissioner Schenck asked for clarification on the time period that is being voted on. Mr. Douglas stated the period is 2013-2021. Mr. Schenck asked what the benefits are of having a certified Housing Element. Mr. Douglas stated there is no firm penalty for not being certified. Mr. Douglas also stated that there are grant programs available for being in compliance. Mr. Douglas stated that it needs to be adopted by early February 2014.

Vice Chair Schaefer asked if there are penalties in the new Housing Element for a City who ignores the previous law. Mr. Douglas stated no, none that he is aware of.

Mr. Domer stated by not having a certified Housing Element we cut ourselves out of a future funding stream from the State.

Vice Chair Schaefer asked if our RHNA numbers are would be adjusted if the proposed Metrolink station does not take place. Mr. Douglas stated the RHNA numbers are renewed every 8 years. Mr. Douglas also stated the next growth forecast that leads to the RHNA numbers would be in 2018-2019.

Commissioner Schenck asked what Placentia lost when the redevelopment agency was lost. Mr. Douglas deferred the question to Mr. Domer Assistant City Administrator. Mr. Domer stated that the tax increment was lost. Commissioner Schenck asked if there are other non dedicated sources for us to use. Mr. Domer stated the tax increment is completely gone. Mr. Domer stated there are additional fees available from housing units being built now and that a new development will bring additional fees to the City. Mr. Douglas stated that the Federal Department of Housing and Urban Development HUD will have a new source of funds available to the City. Commissioner Schenck asked if the City has a certified housing element. Mr. Douglas stated yes. Commissioner Schenck asked if we were able to benefit from the past housing element. Mr. Domer stated at that time we were not certified and the general plan was not updated.

Vice Chair Schaefer asked if we will be able to achieve the 38 carryover by 2014. Mr. Domer stated yes. Vice Chair Schaefer asked if RHNA numbers are cast in stone. Mr. Douglas replied yes. Vice Chair Schaefer asked if the Planning Commission is being asked to adopt a resolution that recommends that the draft Housing Element meets the requirements of State Law. Mr. Douglas stated yes.

Vice Chair Schaefer opened the public hearing.

Jacqui Kerze of the Regional Center of Orange County introduced herself to the Commission. Ms. Kerze represents kids with special needs. Ms. Kerze asked that the number of people that they serve in Placentia be corrected from 125 to 302. Ms. Kerze stated that without Affordable Housing, it would be difficult for these individuals to find

housing. Ms. Kerze asked that the City always consider projects where Affordable Housing can be built.

Vice Chair Schaefer asked if there are group homes in Placentia. Ms. Kerze stated that they do have group homes and that a majority of individuals who live with their families. Vice Chair Schaefer asked if having a special needs group home in any neighborhood is protected by State Law. Ms. Kerze said she is not sure. Mr. Douglas stated that a State licensed group home of 6 or less is protected and regulated by State Law. Vice Chair Schaefer asked if a community can deny a group home in their neighborhood. Mr. Douglas said yes.

Dianne Adams of 602 Sherwood introduced herself to the Commission. Ms. Adams asked for the source of information on the number of disabled persons living in Placentia. Mr. Douglas stated that the information came from the Regional Center and may have been updated since his report. Vice Chair Schaefer asked if the RHNA numbers would be affected by the numbers presented tonight. Mr. Douglas stated that City Policy or the RHNA numbers would not be affected.

Commissioner Schenck asked if the document is amendable. Mr. Douglas stated yes.

Vice Chair Schaefer closed the public hearing.

Motion by Commissioner Tomazic, seconded by Commissioner Perez TO ADOPT RESOLUTION NO. PC 2013-16 finding that the Draft 2013-2021 Housing Element and corresponding Addendum to Mitigated Negative Declaration 2010-01 comply with State law, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN and recommending their adoption to the City Council. Passed by a 4-0-2-1 vote. Commissioner Schenck abstained.

NEW BUSINESS

DEVELOPMENT REPORT

Ms. Schwartz stated on the October 08, 2013 meeting there will be a use permit application for beer and wine for the Circle K convenience store, located at 600 N. Rose. Ms. Schwartz also stated that Planning Commission elections will be held on October 08.

PLANNING COMMISSION REQUESTS:

Vice Chair Schaefer adjourned the Planning Commission meeting at 8:20 p.m. to the next regularly scheduled meeting on Tuesday, October 08, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Maryam B. Schwab (for Ken Domer)

Kenneth A. Domer
Assistant City Administrator