

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

December 10, 2013

The regular meeting of the Placentia Planning Commission of December 10, 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  
Tom Solomonson, Commissioner  
Vic Tomazic, Commissioner  
James Schenck, Commissioner  
Absent: Michael Ebenhoch, Chairman  
Dana Hill, Commissioner  
Frank Perez, Commissioner

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

Others Present: Andrew V. Arczynski, City Attorney  
Monique Schwartz, Associate Planner  
Cathy Carranza, Clerical Aide  
Robyn Uptegraff, Interim Assistant City Administrator  
Troy Butzlaff, City Administrator

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

**CONSENT CALENDAR:**

**Consideration of the minutes of the meeting of November 12, 2013 was deferred until the next meeting.**

**Public Hearings:**

1. No items

**OLD BUSINESS**

2. Applicant: 5150 Armory & Ammo Surplus, LLC

Use Conformity Determination 2013-01: Adoption of findings of fact for Use Conformity Determination 2013-01 for an unlisted use within the C-1 (Neighborhood Commercial) zoning district.

Ms. Uptegraff presented the staff report.

**Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic, to approve Resolution PC-2013-19. Passed by a 4-0-3-0 vote. Chairman Ebenhoch, Commissioners Hill and Perez, absent.**

## **NEW BUSINESS**

### **3. Applicant: City of Placentia**

#### **General Plan Conformity Finding – 235 S. Bradford Avenue:**

General Plan Conformity finding for the acquisition of property for use as a surface parking lot.

Ms. Uptegraff presented the staff report.

Commissioner Schenck asked what is currently located on the property. Ms. Uptegraff stated there are 2 structures that have been deemed unsafe for occupancy.

Vice Chair Schaefer asked if one of the structures is considered a historical building. Ms. Uptegraff stated no.

Commissioner Tomazic for clarification of the cost involved. Ms. Uptegraff stated that it is being proposed as a capital improvement program item.

Vice Chair Schaefer asked if this is related to the proposed Metro Link Station. Ms. Schwartz stated that parking for the Metro Link Station has been achieved. Ms. Uptegraff stated that the City has acquired this property to provide more parking for the Santa Fe and Bradford Avenue businesses.

Mr. Butzlaff, City Administrator stated the location will be a public parking lot used for patrons of the down-town businesses. Mr. Butzlaff stated the location will be purchased for less than the appraised value. Mr. Butzlaff stated that General funds will not be used for this project. Mr. Butzlaff stated that the current owner does not live on site and is prepared to sell the property.

**Motion by Commissioner Solomonson, seconded by Commissioner Schenck, to find that the proposed acquisition of property for use as surface parking lot is in conformance with the City of Placentia General Plan pursuant to California Government Code Section 65402(a). Passed by a 4-0-3-0 vote. Chairman Ebenhoch, Commissioners Hill and Perez, absent.**

## **DEVELOPMENT REPORT**

Vice Chair Schaefer asked for an update on the No Limits Learning Center. Mr. Butzlaff stated after further discussion with the Orange County Fire Authority it was determined to be an Institutional (I-4) use classification. Mr. Butzlaff stated with an I-4 classification sprinklers are

required. Mr. Butzlaff stated the matter has been referred to the State Fire Marshalls office for a final interpretation.

Mr. Butzlaff announced the departure of Ms. Schwartz for a position with the City of Buena Park. Mr. Butzlaff stated that we are bringing in a contract planner, Charles Rangel. Mr. Rangel has many years of planning experience.

Vice Chair Schaefer asked for an update on the outdoor advertising project. Mr. Butzlaff stated that site selection has not been determined.

Vice Chair Schaefer asked if the Planning Commission could receive an email notice from the City Clerk to include the Agenda for future City Council meetings. Mr. Butzlaff stated he will make the request with the City Clerk's office.

Commissioner Tomazic asked if the City has authority for hospital improvements. Ms. Schwartz stated the City has authority if the improvements are on the hospital grounds.


Vice Chair Schaefer, on behalf of the Planning Commission wants to thank Ms. Schwartz for her service with the City of Placentia Planning department.

## **PLANNING COMMISSION REQUESTS**

## **ADJOURNMENT**

Vice Chair Schaefer, seconded by Commissioner Hill adjourned the Planning Commission meeting at 7:25 p.m. to the next regularly scheduled meeting on Tuesday, January 14, 2014 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Charles L. Rangel  
Contract Planner