

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

January 14, 2014

The regular meeting of the Placentia Planning Commission of January 14, 2014 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
Tom Solomonson, Commissioner
Vic Tomazic, Commissioner
James Schenck, Commissioner
Dana Hill, Commissioner
Frank Perez, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Solomonson.

Others Present: Andrew V. Arczynski, City Attorney
Charles Rangel, Contract Planner
Cathy Carranza, Clerical Aide
Robyn Uptegraff, Interim Assistant City Administrator

ORAL COMMUNICATIONS: The Chair invited the public to make oral comments on matters not on the agenda.

Craig Green of 650 Nenno Avenue introduced himself. Mr. Green stated that HQT has held several meetings with the neighbors and been very professional in moving forward with the project. Mr. Green indicated that he supported the project.

Glenn Casterline of 330 Pinehurst introduced himself. Mr. Casterline stated the current plans from HQT are a positive improvement from the initial project plans. He indicated that the neighborhood has three primary issues: providing a safe route to school; the installation of a traffic signal and the project entrance; and adequate project parking. Based upon meetings with the developer and the City, Mr. Casterline stated that the first two issues have been deferred until project completion. Mr. Casterline remains concerned that there will only be 20 guests parking spaces available.

Jim Gardner of 1131 Cypress Point Drive introduced himself. Mr. Gardner stated the neighbors were concerned with the previous proposal in that it was not a single family detached neighborhood. Mr. Gardner also agrees that HQT has improved the proposal.

Chairman Ebenhoch closed the oral communication.

CONSENT CALENDAR:

1. A. Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic to APPROVE THE MINUTES of November 12, 2013. Passed by a 6-0-0-1 vote. Commissioner Schenck abstained.
- B. Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic to APPROVE THE MINUTES of December 10, 2013 Passed by a 3-0-0-4 vote. Chairman Ebenhoch, Commissioners Hill, Perez, Schenck abstained.

Public Hearings:

2. Applicant: That and Qui Dang

Development Plan Review (DPR) 2013-04 918 and 926 W. La Jolla Street: To permit the construction of a new three story, ten (10) unit apartment complex consisting of two buildings on a +/- 18,700 square foot lot and related on and offsite improvements, located at 918 & 926 W. La Jolla Street in the High Density Residential (R-3) District.

Charles Rangel presented the staff report.

Commissioner Schenck asked if a study for pedestrian traffic had been done for the area.

The project designer introduced himself and stated that the public sidewalk will remain the same.

The applicant That Dang introduced himself. Mr. Dang stated he and his wife want to improve this area and are asking the Planning Commission for approval of this project.

Vice Chair Schaefer asked Mr. Dang if he currently owns the proposed property. Mr. Dang said yes. Vice Chair Schaefer asked if the current residents will be considered as tenants. Mr. Dang stated they are working with the current tenants and will consider them as future renters. Vice Chair Schaefer asked if security is a concern for the area. Mr. Dang stated they will have locking gates and will meet the security requirements from the Fire Authority and the Police Department. Vice Chair Schaefer asked if graffiti will be controlled with paint or vines. Mr. Dang stated they will be submitting landscaping plans to the City.

Commissioner Schenck asked for clarification of the guest parking location. Mr. Dang stated guest parking is located next to the garage.

Chairman Ebenhoch opened the public hearing.

Lennice Aceves of 937 Anchorage Circle introduced herself. Ms. Aceves showed concern with the tenants who will be occupying the housing units. Ms. Aceves stated there have been issues with graffiti and theft as a result of other apartment developments in the neighborhood.

Chairman Ebenhoch closed the public hearing.

The applicant Mr. Dang approached the Commission. Mr. Dang stated they will meet all security requirements and monitor graffiti. Mr. Dang stated he will personally be screening applicants.

Motion by Commissioner Schenck, seconded by Vice Chair Schaefer, to approve Development Plan Review (DPR) 2013-04, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements Set Forth Therein. Passed by a 7-0-0-0 vote.

OLD BUSINESS

3. No Items

NEW BUSINESS

STUDY SESSION

4. Applicant: HQT Placentia, LLC

The applicant provided an overview of the proposed 78-unit single family residential development located on the east side of Kraemer Blvd between Chapman Ave. and Yorba Linda Blvd.

DEVELOPMENT REPORT

No Update

PLANNING COMMISSION REQUESTS

Commissioner Tomazic asked if the Development Project List will be continued. Ms. Uptegraff said yes.

Vice Chair Schaefer asked if right of way could be purchased from the Schaeners on Morse Avenue for installation of a sidewalk and if funds from Safe Routes to School could be used to fund this. Ms. Uptegraff stated it would be difficult to install a sidewalk given the location of the current structures. Ms. Uptegraff stated she will provide the Commission with more information at the next Planning Commission meeting.

Chairman Ebenhoch welcomed Charles Rangel, Contract Planner on behalf of the Planning Commission.

ADJOURNMENT

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:40 p.m. to a special meeting on Tuesday, January 28, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Charles L. Rangel
Contract Planner