

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

August 12, 2014

The regular meeting of the Placentia Planning Commission on August 12, 2014 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Schaefer, Hill, Perez, Solomonson,
Tomazic
ABSENT: Schenck

PLEDGE OF ALLEGIANCE: Vice Chair Perez

OTHERS PRESENT: Damien Arrula, Assistant City Administrator
Charles Rangel, Contact Planner
Cathy Carranza, Clerical Aide

ORAL COMMUNICATIONS:

Roxy Percy, resident, expressed that she was in favor of the Town & Country and Early Education Center opening up the facility near her home. Ms. Percy submitted documents to each of the Commissioners.

CONSENT CALENDER: None

PUBLIC HEARING:

1. **Applicant:** G & M Oil Co.
Location: 313 W. Orangethorpe Avenue

Use Permit (UP) 2014-01:

To permit the sale of alcoholic beverages (Type 20 Off-site Sale Beer and Wine) for off-site consumption, in conjunction with the operation of an existing +/- 2,056 square foot convenience store and gas station located at 313 W. Orangethorpe Avenue in the Community Commercial (C-2) zone.

Recommended Action:

1. Adopt Resolution No. PC-2014-10, and approve UP 2014-01
2. Find that the proposed Use Permit is categorically exempt in conjunction with the California Environmental Quality Act guidelines CEQA pursuant to State CEQA Guidelines § 15061(b)(3).

(Approved 5-0)

Contract Planner Rangel provided a brief overview on the Public Hearing item 1, regarding G & M. Oil Company UP 2014-01, located at 313 W. Orangethorpe Avenue, Placentia, California. He noted that the applicant has reviewed and accepted the Conditions of Approval. He noted that the applicant inquired about changes that can be made to the Healthy Food and Beverage list during the year due to vendor supply. He noted that the Planning Department would do a yearly annual review and it is subject to approval.

Commissioner Solomonson inquired about the healthy foods requested by the City.

Contract Planner Rangel noted that the City requested for the applicant to provide healthy food alternatives at the location. He noted that other surrounding agencies requests applicants to provide healthy food alternative. He noted that this is currently not a City Policy but the applicant voluntarily agreed to the City's request to offer healthy foods alternatives.

Chair Schaefer opened the Public Hearing at 6:51 p.m.

Karl Huy, applicant, noted that he was in agreement with the Conditionals of Approval including submitting a list for annual review by the Planning Department. He requested for the Planning Commission to approve the resolution PC-2014-10 and Use Permit 2014-01.

Commissioner Hill confirmed with the applicant that he was in agreement with condition #14 listed in the proposed conditions of approval.

Mr. Huy, applicant, stated that he is an agreement with submitting a list for an annual review by the Planning Department.

Chair Schaefer closed the Public Hearing at 6:56 p.m.

Motion by Vice Chair Perez seconded by Commissioner Tomazic to adopt Resolution PC-2014-10, and approve UP 2014-01; and find that the proposed Use Permit is categorically exempt in conjunction with the California Environmental Quality Act guidelines CEQA pursuant to State CEQA Guidelines § 15061(b)(3). Passed by a 5-0 vote (Commissioner Schenck absent).

OLD BUSINESS: None

NEW BUSINESS

- 1. Parking Finding pertaining to Business to be located at 212 W. Santa Fe Avenue.**

Applicant: Dennis Blake

Recommended Action:

1. Adopt Resolution of the Planning Commission of the City of Placentia making findings that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, and that public off-site

parking may be counted for some or all of the required parking pertaining to business to be located at 212 W. Santa Fe Avenue .

2. Find that the Parking Finding is categorically exempt in conjunction with of the California Environmental Quality Act guidelines CEQA pursuant to State CEQA Guidelines § 15061(b)(3).

(Approved 5-0, Commissioner Schenck absent)

Contract Planner Rangel provided a brief overview on New Business item No. 1 regarding Parking Finding pertaining to Business to be located at 212 W. Santa Fe Avenue. He noted that the applicant is seeking relief from the Placentia Municipal Code regarding the requirements on the number of parking spaces for commercial business. He noted that the requirement for the 1200 square foot retail store would require at least four (4) parking spaces. He noted proposed new development in the Santa Fe district including: MetroLink station and the development of a parking structure. He noted that the City is currently looking into establishing a parking fee in lieu program.

Contract Planner Rangel provided pictures to the Commission showing 212 W. Santa Fe Avenue and the limited amount of parking spaces surrounding the business. He requested that that Commission makes the finding that there are practical considerations presented and provides two (2) offsite parking spaces as indicated in the conditions of approval. He noted that if the business changes ownership the applicant will need to revisit the Commission for approval.

Chair Schaefer requested clarification on how the parking spaces would be identified in connection with the business.

Assistant City Administrator Arrula noted that two (2) offsite spaces have been identified to the business but the spaces would not be entitled specifically to them. He noted that the City is looking at the long term approach on parking in the Down Town area. He noted this will allow businesses to open in the Downtown area in lieu of establishing a parking and lieu program. He noted that there are currently two (2) proposals are being reviewed for a future parking and lieu program.

Commissioner Hill requested clarification on parking in the Downtown area.

Contract Planner Rangel noted that offsite parking is limited to two (2) hours.

Commissioner Hill inquired if the businesses could be issued a parking permit to allow for more than a two (2) hour parking.

Contract Planner Rangel noted that the City will conduct a parking study and will look at these issues.

Chair Schaefer inquired if the Planning Commission will be able to review the plan during the process.

Assistant City Administrator Arrula noted that plans can be submitted to the Planning Commission for review and recommendation to the City Council for approval.

Chair Schaefer requested for clarification regarding the City permitting businesses to continue without the required number of parking spaces.

Assistant City Administrator Arrula noted that there are currently businesses who do not meet our Municipal Code requirements for parking and this process is a way to allow them to continue to move forward until the parking and lieu program is established.

Motion by Commissioner Solomonson seconded by Commissioner Hill to adopt Resolution PC-2014-11 making findings that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, and that public off-site parking may be counted for some or all of the required parking pertaining to business to be located at 212 W. Santa Fe Avenue; and find that the Parking Finding is categorically exempt in conjunction with of the California Environmental Quality Act guidelines CEQA pursuant to State CEQA Guidelines § 15061(b)(3).

Passed by a 5-0 vote (Commissioner Schenck absent).

2. APPLICANT: BEAZER HOMES

Recommended Action:

1. Receive and file the memo from Staff reporting an administrative approval for a minor modification to Vesting Tentative Tract Map No. 17145 and Development Agreement No. 2013-01

Contract Planner Rangel provided a brief overview about item 2 related to the new development Beazer Homes. He noted that during the entitlement review process, a few issues were discussed including: privacy, and value of properties. He noted that included in the staff report is a condition of approval that notes that if minor modifications are submitted by the applicants, that Staff can review the modifications at Staff level. He noted that when Beazer Homes bought the development, there were minor changes to the floor plans and has been reviewed by Staff.

Chair Schaefer stated that a receive and file recommendation does not require a motion, therefore item 2 is considered received and filed.

DEVELOPMENT REPORT

Contract Planner noted that they are planning to schedule a study session at a future Planning Commission meeting regarding daycare zoning within the City.

DIRECTOR'S REPORT

Contract Planner Rangel provided a report on upcoming items that will be presented to the Planning Commissioner at a future meeting date. He noted the topic of regulating E-Cigarette and Vapors will be presented, and a General Plan update.

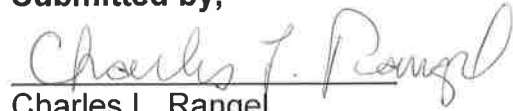
Assistant City Administrator Arrula noted that City Staff is working toward transitioning the Planning Commission agenda and agenda packets to an electronic file and making it available to view for the Planning Commissioners using the app. iLegistlate on an iPad. He noted that there will be training for the Commissioners during a Planning Commission meeting.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 7:40 p.m. to a regular meeting on Tuesday, September 09, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Charles L. Rangel
Contract Planner