

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

May 13, 2014

The regular meeting of the Placentia Planning Commission on May 13, 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: Commissioner Ebenhoch, Schaefer, Hill, Perez, Solomonson,
Schenck

ABSENT: Tomazic

PLEDGE OF ALLEGIANCE: Chairman Ebenhoch

OTHERS PRESENT: Andrew V. Arczynski, City Attorney
Damien Arrula, Assistant City Administrator
Charles Rangel, Contract Planner
Candice Martinez, City Clerk Specialist

ORAL COMMUNICATIONS:

Manuel Psilandis, resident and business owner, expressed his concerns regarding the current fees set for restoring power in commercial buildings in the City. He requested for the Commissioners to look into this matter.

Chair Ebenhoch directed City Staff to contact Mr. Psilandis regarding his concerns.

CONSENT CALENDAR: None

PUBLIC HEARINGS:

1. **General Plan Conformity Finding for the Fiscal Year 2014 to 2021 Seven Year Capital Improvement Program**

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution PC-2014-07 finding that:
That the Planning Commission make findings of conformity with the adopted General Plan for the Fiscal Year 2014-15 to 2020-21 Capital Improvement Program and submit those findings to the City Council for consideration and approval

Contract Planner Rangel provided a brief overview about item 1.a. regarding the General Plan Conformity for the Fiscal Year 2014 to 2021 for the Capital Improvement Program (CIP). He noted that the CIP's priority consist of safety with the City's right-of-ways, parks and facilities, including pavement rehabilitation projects for residential and arterial streets, as well as improvements at City facilities for accessibility and ADA improvements. He noted that the basis for making a conformity finding are determining

that each project fits into a goal as outlined in the adopted General Plan. He noted there are currently 144 projects that have been identified in the General Plan over the span of the next seven (7) years and 48 projects for Fiscal Year 2014-15 that is expected to continue, undertake and/or complete. He noted the City has formed a General Plan Advisory Committee to create the updated General Plan for Fiscal Year 2014 through 2021. He requested for the Commission to open the public hearing, receive testimony, close the public hearing, to approve and adopt resolution PC-2014-07, finding that the FY 2014-15 to 2020-21 Capital Improvement Program (CIP) is in the conformance with the City's existing General Plan, and recommend the CIP for consideration and approval by the City Council.

Chairman Ebonhock inquired if conformity findings are equivalent to a deferred maintenance long term plan. He noted that the conformity findings can be used as a guide/tool for implementation, and prioritize needs based. He noted that the General Plan is the overwriting document and amendments can be made to the CIP at any anytime, if funding is available.

Commissioner Schenck expressed his concerns regarding approving the CIP when there is no funding available listed for a project and inquired about the different funding sources available for the projects.

Contractor Rangel provided some examples of deferred maintenance plans and noted that applying for grants can to help fund projects listed in the CIP. He noted that the City is not able to indentify funding sources on all projects listed.

Assistant City Administrator Arrula, noted that the purview, as it relates to the Commission for the General Plan and the conformity findings in the CIP, is that the General Plan is not a policy making decision as it relates to funding. He noted that once approved by the Planning Commission, City Council will then look more in depth at the budget, i.e. restricted funds, for the projects listed.

Contract Planner Rangel noted that the State requires an update to the General Plan every twenty (20) years. He noted that the City currently has a General Plan but not an updated General Plan.

Vice Chair Schaefer noted that the priorities and key elements noted in the CIP will help prevent the start of other projects not listed on the plan. She noted that the projects listed on the CIP will already be reviewed and approved when funding becomes available.

Commissioner Hill inquired about the projects ranking order listed in the CIP.

Contract Planner Rangel suggested for the City's Engineering Division prepare a presentation for the next scheduled meeting with all the questions that maybe asked regarding the ranking order of project listed in the CIP.

Assistant City Administrator Arrula explained the process of prioritizing projects, and noted that safety is the upmost priority. He noted that even though a project is labeled

as a high priority, it may not be completed first due to the cost and the availability of funding for the project.

Commissioner Perez inquired about the estimated current costs of each project listed in the CIP and cost adjustments as time progresses.

Assistant City Administrator Arrula noted that funding listed for each of the projects may just include a portion of the cost and grants can be used to pay for the remaining balance. He noted that grants are not listed as a funding source in the CIP because it is not a secure funding source for the project.

Chair Ebenhoch opened Public Hearing at 7:02 p.m.

Chair Ebenhoch closed Public Hearing at 7:03 p.m.

Motion by Vice Chair Schaefer seconded by Commissioner Hall to adopt Resolution PC-2014-07 finding that the Fiscal Year 2014-15 to 2020-21 Capital Improvement Program (CIP) is in conformance with the City's existing General Plan; and recommend the CIP for consideration and approval by the City Council. Passed by 6-0 vote.

2. Zoning Code Amendment 2014-01:

Approve Proposed amendments to § 23.75.010 of Chapter 23.75 of Title 23 (Zoning Ordinance) of the Placentia Municipal Code pertaining to development plan review and revising the development review procedure for small projects, including additions and accessory buildings in all zones meeting all development standards.

Applicant: City

Recommended Actions: It is recommended that the Planning Commission:

- a. Approve Resolution No. 2014-06, recommending that the City Council approve Zoning Code Amendment 2014-01, an amendment to the zoning code of the City of Placentia pertaining to Development Plan Review.

Contract Planner Rangel provided a brief overview on item 2.a. zoning code amendment 2014-01, an amendment to the zoning code of the City of Placentia pertaining to the development plan review. He noted that the plan includes several activities related to streamlining development plan review, expediting permit process and facilitation of the overall development experience. He noted that the current development plan review code requires that all development projects be reviewed by the Planning Commission, which entails time and expense to notice the project in a public hearing. He noted that there are exceptions to the requirement and listed them to the Commissioners. He noted to further streamline the process, they recommend that the types of development projects exempt from the development plan review process be expanded by: Modifying the exemption for exterior additions in the commercial and industrial zones from less than 250 square feet to less than 10% of the total square footage of an existing building; exempt construction of commercial or industrial facilities on parcels of one acre or less; exempt construction of four or less dwellings units in a

residential zone; and modify the exempt for accessory buildings from less than 250 square feet to less than 500 square ft. He noted that proposed ordinance will not have a significant effect on the environment and not subject to CEQA.

Commissioner Schenck noted that he is not in favor with the proposed amendments to the zoning code regarding development plan review.

Assistant City Administrator Arrula noted that City Staff was looking at streamlining the process to help businesses that are looking to expand. He noted that these modifications are practiced in many cities.

Commissioner Solomonson inquired if surrounding cities followed this practice.

Assistant City Administrator Arrula and Contract Planner Rangel noted that other surrounding cities have similar exemptions that are being presented tonight.

Assistant City Administrator Arrula noted one important element for the proposed modifications is to allow businesses and resident to flourish with development with the limited hours of operations that is available through our planning and building department.

Discussion ensued between the Planning Commissioner and City Staff regarding costs associated with notice meetings permit system the City currently uses, creation of a survey to business owners, the overview and purpose of the Planning Commission and the listed modifications to the zoning code regarding development plan review.

Chair Ebenhoch opened public hearing at 7:43 p.m.

Manuel, Psilandis, resident and business owner, noted that he is in favor of item 2.a. relating to modifications to the zoning code regarding development plan review. He noted that this will help streamline and expand his commercial building he owns.

Commissioner Schneck inquired about the cost associated with noticing the project in a public hearing to the Planning Commission.

Chair Ebenhoch closed public hearing at 7:50 p.m.

Chair Ebenhoch and Commissioner Hill noted that there were in favor of item 2.a. relating to modifications to the zoning code regarding development plan review.

Commissioner Schneck inquired about an online permit process.

Assistant City Administrator Arrula noted that this is currently an item that they are evaluating.

Motion by Vice Chair Schaefer, seconded by Commissioner Hill, to adopt Resolution PC-2014-16, recommending that the City Council approve Zoning Code Amendment 2014-01, an amendment to the Zoning Code of the City of Placentia pertaining to Development Plan Review. Passed by a (5-1, Schenck voted no) vote.

OLD BUSINESS: None

NEW BUSINESS

DEVELOPMENT REPORT

Contract Planner Rangel noted that there is a public hearing item scheduled for June 10, regarding a use permit for a school. He noted that they have received a proposed tenant improvement from the Placentia Brewery, and a wireless communications facilities permit.

Chair Ebenhoch and Commissioner Schneck requested a list of all potential properties within the City.

Assistant City Administrator Arrula noted that the Kraemer Underpass grand opening will be June 6, 2014.

Contract Planner Rangel noted the City is currently notifying the surround property owners regarding the height of the wall located at Schaner Ranch.

Vice Chair Schaefer inquired if the Rose Drive project will be an overpass.

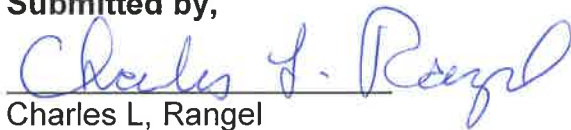
Contract Planner Rangel confirmed the Rose Drive project will be an overpass.

PLANNING COMMISSION COMMENTS

ADJOURNMENT

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:59 p.m. to a regular meeting on Tuesday, June 10, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Charles L, Rangel
Contract Planner