

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

May 12, 2015

The regular meeting of the Placentia Planning Commission on May 12, 2015 was called to order at 6:30 p.m. in the Placentia Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

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

Commissioner Schenck arrived at 6:37 p.m.

PLEDGE OF ALLEGIANCE: Commissioner Hill

OTHERS PRESENT: Andrew V. Arczynski, City Attorney
Charles Rangel, Contract Senior Planner
Michael McConaha, Public Works Manager
Candice Martinez, City Clerk Specialist

ORAL COMMUNICATIONS: None

CONSENT CALENDER: None

PUBLIC HEARING: None

1. General Plan Conformance Finding for Fiscal Year 2015-2022 Seven Year Capital Improvement Program

Capital Improvement Plan

The CIP serves as a single comprehensive plan of proposed capital improvement projects for the budget year FY 2015-16 and the six (6) years thereafter. In accordance with state law, the City must determine that the CIP conforms to the General Plan. The proposed CIP is not a project as defined by the California Environmental Quality Act (CEQA) and is therefore categorically exempt pursuant to Guideline 15061 (b)(3) for activities that have no potential for causing a significant effect on the environment. Furthermore, individual projects identified within the CIP will be reviewed in accordance with CEQA requirements prior to their implementation and when specific project details are available for analysis.

Recommended Actions: It is recommended that the Planning Commission:

- 1) Open the Public Hearing, receive Testimony, and Close the Public Hearing; and
- 2) Adopt Resolution No. PC-2015-06, A Resolution of the Planning Commission of the City of Placentia, California, finding that the Fiscal Year 2015-16 and 2021-22 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

(5-0, as recommended)

Chair Schaefer opened the public hearing.

Public Works Manger McConaha noted that this is an annual process, conducted by the City, to identify the number of projects in the Capital Improvement Program (CIP) for each fiscal year and present to the Planning Commission for approval. He noted the proposed CIP identifies a total of 141 projects over the span of seven (7) years. He noted the basis for

making a conformity finding is determining that each project fits in a goal/implementation policy as outlined in the adopted General Plan. He noted that the City is currently updating the General Plan and each of the projects outlined is in compliance with the General Plan.

Commissioner Hill inquired about budgeting for all 141 projects.

Public Works Manager McConaha noted that the City has identified 42 project for Fiscal Year 2015-16, and majority of projects are funded through grants.

Chair Schaefer closed the public hearing.

A motion was made by Commissioner Hill, seconded by Commissioner Solomonson and carried a (5-0) vote to approve the recommended actions.

OLD BUSINESS: None

NEW BUSINESS:

- 2. Applicant: Corey Vo, Lumino Studios**
Location: 300 E. Orangethorpe Avenue

Use Conformity Determination 2015-03: Use Conformity Determination 2015-01 for an unlisted use within the C-M (Commercial-Manufacturing) zoning district.

Recommended Actions: It is recommended that the Planning Commission:

- 1) Adopt Resolution PC-2015-07, A Resolution of the Planning Commission of the City of Placentia Approving Use Conformity Determination No. 2015-03- Corey Vo- Lumino Studios Located at 300 E. Orangethorpe Avenue; and
- 2) Find that the Application is Exempt Pursuant to the CEQA, the Guideline promulgated thereunder (14 CCR § 15061(b)(3)) and Placentia Environmental Guidelines.

(4-0-1, Approved)

Commissioner Solomonson recused himself from voting on this item due to his business is within 500 feet from the proposed item.

Contract Senior Planner Rangel noted that the applicant wishes to occupy a vacant suite located at 300 E. Orangethorpe Avenue and convert it into a photography studio, at which he will rent out to other photography vendors.

Chair Schaefer inquired if the Police Department has reviewed the request.

Contract Senior Planner Rangel noted that the Police Department will review the request once it approved by the Planning Commission.

Corey Vo, applicant, provided an overview on his plan to open a photograph studio and to allow photographers to rent out space for projects.

Chair Schaefer inquired if any time of filming and/or large commercial shoots would be allowed.

City Attorney Arczynski noted that if the applicant would like to engage in activities that are not discussed in their application, they would have to obtain a special permit and approval from the Police Department.

A motion was made by Vice Chair Perez, seconded by Commissioner Schenck, and carried a (4-0-1, Commissioner Solomonson recused) vote to approve the recommended actions.

DEVELOPMENT REPORT:

Contract Senior Planner Rangel noted an upcoming presentation from HQT on their 10 unit condominium project, and revised Ordinance on private schools and daycare facilities.


DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 7:02 p.m. to a regular meeting on Tuesday, June 9, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Charles L. Rangel
Contract Planner