

APPROVED

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING at the 1/11/2011 meeting
November 9, 2010

The regular meeting of the Placentia Planning Commission of November 9, 2010 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Green.

ROLL CALL: Present: Michael Ebenhoch, Commissioner
Floyd Farano, Commissioner
John Scull, Commissioner
Frank Perez, Commissioner
Vic Tomazic, Vice Chairman
Craig Green, Chairman

Absent: Commissioner Schaefer

PLEDGE OF ALLEGIANCE: Led by Commissioner Ebenhoch

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Sara Salazar, Administrative Assistant

Motion by Commissioner Farano, seconded by Commissioner Ebenhoch to APPROVE THE MINUTES of October 12, 2010. Passed by a 6-0-1 vote. (Schaefer Absent)

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

Public Hearings:

- Applicant: CEC Entertainment – Alice Winters**
Location: 2300 N. Rose Drive

Use Permit (UP) 2010-12:

Request to amend existing Use Permit 91/10 in order to include the expansion of an existing family-oriented restaurant (Chuck E. Cheese's) from 10,616 square feet to 11,624 square feet (+1,008 sq. ft.) to accommodate approximately 82 coin operated games and rides, animated robotic shows and the continued service of alcoholic beverages in conjunction with service of meals, located at 2300 N. Rose Drive in the Community Commercial (C-2) District.

Ms. Schwartz gave the staff report.

Chairman Green opened up the Public Hearing.

Ms. Debra Shannon of CEC Entertainment, 2300 N. Rose Drive Placentia, greeted the Commission and invited any questions.

Chairman Green asked if the amendment will implement any new restrictions against the Use Permit. Ms. Shannon responded that they will be able to meet the restrictions.

Vice Chairman Tomazic referred to Special Condition item 16 and asked about picking up and dropping off children at the restaurant. Ms. Shannon responded that when children are dropped off for a birthday party, they must be brought in by their parents. They are not permitted to be dropped off at the curb.

Chairman Green closed the Public Hearing.

Motion by Commissioner Farano, seconded by Vice Chairman Tomazic, TO ADOPT RESOLUTION NO. PC-2010-16 APPROVING USE PERMIT (UP) 2010-12, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0-1 vote. (Schaefer Absent)

**2. Applicant: Denise Scott (Sprint)
Location: 545 Porter Way**

Use Permit (UP) 05-11 Review:

Review of operation of an existing 54'-0' high "Monopine" and related ground mounted equipment located at 545 Porter Way in the Manufacturing [M(O)] District.

Mr. Domer gave the staff report.

Commissioner Ebenhoch asked if the purpose of Item 8b. on page 2 is to bypass the Planning Commission for minor changes. Mr. Domer responded that this allows staff the option to bring an item back for Planning Commission approval due to changes in Ordinances, etc.

Chairman Green opened the Public Hearing.

Chairman Green closed the Public Hearing.

Motion by Commissioner Ebenhoch, seconded by Vice Chairman Tomazic. Passed by a 6-0-1 vote. (Schaefer Absent)

Old Business:

None

New Business:

3. Use Conformity Determination (UCD) 2010-01:

To determine if a multi-use facility that offers instruction in fencing, dance, yoga and other types of fitness activities within a +/- 5,000 square foot industrial suite is a use permitted by right or with a Use Permit within the Manufacturing (M) District.

Mr. Domer gave the staff report.

Commissioner Farano expressed concern over a future manufacturing tenant which could emit fumes or otherwise be offensive, and its effect on a neighboring dance studio. Mr. Domer responded that regardless of the neighbor, the manufacturing code requires certain standards be met, including no obnoxious fumes, noise, etc., otherwise a Use Permit may be required.

Commissioner Farano asked if a health club would be allowed in the Manufacturing District. Mr. Domer responded that it would require a Use Permit. He added to Commissioner Farano's earlier concerns, that when this type of business goes into a manufacturing zone, there may be risks concerning neighboring businesses.

Chairman Green expressed gratitude towards staff for supporting a business friendly City and invited the applicant to address the Commission.

Eric Holmgren, 971 Via Rodeo Placentia, expressed thanks toward staff and the Commission for enabling him to establish his business in the City of Placentia. He commented that it would have been much easier to set up his business in a neighboring City, which would have only required a business license. He also shared examples of the equipment used in the sport of fencing and gave a brief history.

Motion by Commissioner Ebenhoch, seconded by Commissioner Farano. Passed by a 6-0-1 vote. (Schaefer Absent)

PLANNING COMMISSION REQUESTS:

Mr. Domer advised the Commission of upcoming holiday closures at City Hall. He also advised that there will not be a Planning Commission meeting in the month of December. Pending applications are not time sensitive and will be heard at the next regularly scheduled meeting on January 11, 2011.

Commissioner Ebenhoch commented that he felt it was unnecessary to bring Use Permit 2010-12 to the Commission, as the changes were minor and could have been reviewed by staff.

Chairman Green adjourned the Planning Commission meeting at 7:14 p.m. to the next regularly scheduled meeting on December 14, 2010 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Monique Schwartz
Associate Planner