

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

April 12, 2011

The regular meeting of the Placentia Planning Commission of April 12, 2011 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Ebenhoch.

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

Absent: Christine Schaefer, Commissioner
Frank Perez, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Scull

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

City Attorney, Andy Arczynski conducted the swearing in of a new Planning Commissioner, Thomas Solomonson.

Motion by Commissioner Farano, seconded by Vice Chairman Tomazic to APPROVE THE MINUTES of March 8, 2011. Passed by a 4-0-2-1 vote (Schaefer and Perez Absent. Solomonson Abstained)

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

Public Hearings:

OLD BUSINESS

- 1. Applicant: Mike Antimie
Location: 1921 Mira Loma Avenue**

Use Permit (UP) 2011-02:

Request to permit the operation of a church (New Hope Christian Ministries) within a +/- 5,435 square foot industrial suite, located within an existing industrial complex at 720 Monroe Way, Suite A in the Manufacturing (M) District.

Mr. Domer gave the staff report.

Chairman Ebenhoch asked if notifications were sent outside of the required 300 foot radius. Mr. Domer responded that no, they were not.

Chairman Ebenhoch invited the applicant to address the Commission.

Mr. Mike Antimie of 12861 Joy Street Suite J, Garden Grove 92840, thanked the Commission for their consideration of the church.

Commissioner Farano asked the length of and the number of members in the congregation. Mr. Antimie responded that the length is two (2) years and there are sixty-six (66) members.

Chairman Ebenhoch opened the Public Hearing.

Chairman Ebenhoch closed the Public Hearing.

Motion by Vice Chairman Tomazic, seconded by Commissioner Scull TO ADOPT RESOLUTION NO. PC-2011-08 APPROVING USE PERMIT (UP) 2011-02, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-2 vote (Schaefer and Perez Absent).

NEW BUSINESS

2. **Applicant:** Mr. Shesha Marvin
Location: 731 & 733 Dunn Way

Use Permit (UP) 2011-04:

To permit the operation of an existing social dance instruction studio (Atomic Ballroom) within a +/- 6,206 square foot industrial suite, located at 731 & 733 Dunn Way in the Manufacturing (M) District.

Mr. Domer introduced the item and recommended it's continuance at the next meeting when Associate Planner, Monique Schwartz, is available.

Chairman Ebenhoch opened the Public Hearing and continued it to the next meeting on May 10, 2011.

Motion by Commissioner Solomonson, seconded by Vice Chairman Tomazic TO CONTINUE THE ITEM AT THE MAY 10, 2011 MEETING. Passed by a 5-0-2 vote (Schaefer and Perez Absent).

3. **Applicant:** Kristin Priesand, Derra Design, Inc.
Location: 1117-1119 E. Imperial Highway

Use Permit (UP) 2011-05:

To permit the expansion of an existing rooftop AT&T wireless communication facility, located 1117-1119 E. Imperial Highway in the Community Commercial (C-2) District.

Mr. Domer gave the staff report.

Chairman Ebenhoch invited the applicant to address the Commission.

Ms. Kristin Priesand, 250 El Camino Real, Suite 216 Tustin, 92780 stated there are capacity and coverage issues at the site and upgrades are necessary.

Vice Chairman Tomazic asked if all the work will be conducted on top of the roof. Ms. Priesand responded that yes it will.

Chairman Ebenhoch asked what will happen when technology advances. Ms. Priesand responded that technology will always continue to advance and they will continue to improve their aesthetics.

Chairman Ebenhoch opened the Public Hearing. No member of the public offered testimony.

Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Scull, seconded by Vice Chairman Tomazic TO ADOPT RESOLUTION NO. PC-2011-06 APPROVING USE PERMIT (UP) 2011-05, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-2 vote (Schaefer and Perez Absent).

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS:

Vice Chairman Tomazic asked for an update on the Grade Separations. Mr. Domer responded that construction is slated to begin in the late summer of 2011.

Commissioner Scull asked for an update on the vacant gas station at the south east corner of Rose Drive and Yorba Linda Boulevard. Mr. Domer advised the Commission that Code Enforcement recently issued a citation for the clean-up of the property and that has since been resolved. The lot line adjustment has been completed and there are approximately 2 months left on the demolition permit.

Chairman Ebenhoch asked if the City will have the opportunity to clean up the property once the permits have expired. Mr. Domer referred to the City Attorney. Mr. Arczynski responded that the City may do some work on the right turn lane in front of the gas station.

Commissioner Farano expressed that he felt the owner of the gas station may purposely be delaying this whole process. Mr. Domer responded that he felt the delay was due to financial reasons.

Commissioner Farano if there is anything more the City can do to help the applicant. Mr. Domer responded that the City has done everything it can.

Commissioner Scull asked which permit is expiring. Mr. Domer responded that the Demolition Permit is expiring which in turn voids the Use Permit. Mr. Arczynski added that the applicant is required to do demolition work to extend the permit. Commissioner Scull encouraged the use of Code Enforcement to avoid any further blight on the property.

Chairman Ebenhoch adjourned the Planning Commission meeting to the next regularly scheduled meeting on May 10, 2011 at 7:10 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by



Ken Domer
Assistant City Administrator