

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

May 10, 2011

The regular meeting of the Placentia Planning Commission of May 10, 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
John Scull, Commissioner
Christine Schaefer, Commissioner
Frank Perez, Commissioner
Tom Solomonson, Commissioner

Absent: Floyd Farano, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Schaefer

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

Motion by Commissioner Scull, seconded by Vice Chairman Tomazic to APPROVE THE MINUTES of April 12, 2011. Passed by a 4-0-2 vote (Schaefer and Perez 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

- 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.

Ms. Schwartz gave the staff report.

Commissioner Schaefer asked if staff anticipates any conflict with Atomic Ballroom customers patronizing the Bruery (a brewery and tasting room) and then visiting Atomic Ballroom. Ms. Schwartz responded that those who are visibly inebriated will not be permitted into the Atomic Ballroom.

Chairman Ebenhoch opened the Public Hearing.

Ms. Joanne Harold of 543 Via Lido Soud, Newport Beach 92663 spoke on behalf of the applicant. She stated that she and her family have been customers at the Atomic Ballroom in Irvine for many years and it is a wonderful environment.

Chairman Ebenhoch invited the applicant to address the Commission.

The applicant, Mr. Shesha Marvin of 270 N. Orange Street, Orange Ca 92866 and Mike Easton of 1900 E. Warner Avenue Ste M Santa Ana, the applicant's planning consultant, addressed the commission. Mr. Marvin made a brief statement about his business. Mr. Easton stated that his firm will be working with Mr. Marvin to make improvements in the facility. He also expressed support for Atomic Ballroom.

Vice Chairman Tomazic referred to Special Condition number 23, and asked if the requirement to improve lighting in the parking lot is going to be part of the tenant improvements. Mr. Easton responded that all special conditions will be met.

Commissioner Schaefer asked how Atomic Ballroom intends to add eight hundred feet of additional space. Mr. Marvin responded that the 800 square feet will come from an area used for seating.

Commissioner Schaefer asked about the applicants increase in business hours. Mr. Marvin responded that his hope is to hold successful dances on Wednesday, Friday, Saturday and Sunday nights. When the time comes for additional business days, he will request them from the City.

Commissioner Schaefer asked if the applicant is satisfied with the requirements concerning minors and curfew. Mr. Marvin responded that he is comfortable with the requirement that guardians be present for underage patrons.

Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Scull, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2011-07 APPROVING USE PERMIT (UP) 2011-04, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0 vote.

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS:

Ms. Schwartz provided the Commission with an update on the gas station on the south east corner of Rose Drive and Yorba Linda Boulevard. She stated the owners are working on a loan as well as the property appraisal.

Commissioner Schaefer asked for an update on the Schaener property. Ms. Schwartz responded that preliminary discussions about the development have occurred. Specifically medium density residential with mixed use.

Commissioner Solomonson asked for an update on the south east corner of Rose Drive and Alta Vista Street. Mr. Domer responded there is nothing to update. However, staff hopes to find investors at an upcoming ICSC Conference.

Commissioner Scull asked if any apartment owners have expressed interest in the south east corner of Rose Drive and Alta Vista Street. Mr. Domer, responded that no, they have not.

Chairman Ebenhoch adjourned the Planning Commission meeting to the next regularly scheduled meeting on June 14, 2011 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by



Ken Domer
Assistant City Administrator