

PLACENTIA PLANNING COMMISSION
MINUTES OF THE ADJOURNED REGULAR MEETING

October 16, 2018

The adjourned regular meeting of the Placentia Planning Commission on October 16, 2018 was called to order at 6:30 p.m. in the Community Meeting Room 51, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Francine, Lee, Keller, Tomazic, Perez, Schaefer
ABSENT: Commissioners Schenck

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Arlen Beck, Planning Technician
Alana Spector, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Keller

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Minutes

- a. Planning Commission Meeting – July 10, 2018
Recommended Actions: Approve

Motion by Perez, second by Lee carried on a (6-0-1-0) vote to approve the recommended actions.

Ayes: Francine, Lee, Keller, Tomazic, Perez, Schaefer
Noes: None
Absent: Schenck
Abstain: None

PUBLIC HEARINGS:

- 1. **Applicant:** Erik Scott, dba Golden State Coffee Roasters
Project Location: 109 West Santa Fe Avenue

Use Permit (UP) 2018-08: To permit the establishment and operation of a coffee house that will encompass retail coffee sales, coffee bean roasting, and small-scale wholesale coffee distribution operations within a commercial space exceeding 5,000 square feet located at 109 W. Santa Fe Avenue within the Old Town Revitalization Plan (OT-Main Street Subarea) Zoning District.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit No. (UP) 2018-08; and
2. Receive the staff report and consider all public testimony;
3. Close the public hearing; and
4. Adopt Resolution PC-2018-22, a resolution of the Planning Commission of the City of Placentia, approving UP 2018-08 and making findings to permit the establishment and operation of a coffee house that will encompass retail coffee sales, coffee bean roasting, and small-scale wholesale coffee distribution operations within a commercial space located within the Old Town Revitalization Plan (OT-Main Street Subarea) Zoning District.; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Planning Technician Arlen Beck presented the Staff Report. Mr. Beck stated that the applicant, Erik Scott dba Golden State Coffee Roasters, is requesting that the Planning Commission permit the roasting, sale, and distribution of coffee within a commercial space exceeding 5,000 square feet in the Old Town area.

Mr. Beck continued his presentation by displaying photos of the building in its current state and photos of the proposed floor plan. He noted that there will be 50 seats in the restaurant portion of the building, with a separate portion of the building reserved for coffee roasting. Some of the coffee roasted on site will be distributed to outside vendors. He finished his presentation by noting that the proposed use is consistent with the General Plan, the Placentia Municipal Code, and surrounding land uses, and also stated that staff recommends approval of the proposed project.

Chair Schaefer asked for clarification on differentiating between the restaurant next door, Tlaquepaque, and the proposed business, Golden State Coffee Roasters.

Vice Chair Perez inquired about the number of employees they foresee hiring and how much parking is available.

Director of Development Services Joseph Lambert answered that ground floor businesses are not required to provide additional parking in the Old Town Main Street subarea, and that the public parking lot behind the building would be sufficient to meet Code requirements.

Chair Schaefer inquired if staff was concerned about the smell of coffee roasting outside of the business.

Director Lambert stated that the applicant currently roasts coffee on a larger scale in Anaheim. Staff evaluated concerns regarding the amount of deliveries, noise, and smell of the area and determined that with adequate Conditions of Approval, any potential impacts could be managed. Director Lambert added that this is the first new business in the area since the Old Town Zoning Code was adopted.

To address concerns regarding site circulation and potential smell in the area, Mr. Beck stated that deliveries are conditioned to only happen before 6:00 a.m., and that the applicant will install a thermal oxidizer to mitigate the smell of the roasted coffee.

Chair Schaefer called the applicant forward.

The applicant, Erik Scott of Beyond the Grind in Anaheim, came forward to speak. He stated that his current business in Anaheim services over 400 restaurants and coffee shops in southern California. At the proposed Placentia location, they will only roast 300 pounds of coffee beans daily. He explained that they purchased an AQMD compliant thermal oxidizer, which mitigates over 90% of the smell created by the roasting. He continued by noting that the roasting machine causes little noise and that the smell is not unpleasant.

Chair Schaefer asked Mr. Scott what food will be sold in the proposed restaurant.

Mr. Scott stated that there will be minimal cooking, but that the menu will feature muffins, bagels, and avocado toast. He highlighted that the main attraction of the restaurant will be the artisan coffee drinks.

Rosalina Davis, owner of Tlaquepaque restaurant in Placentia, spoke in support of the proposed restaurant. She believes it will be a great addition to Old Town Placentia.

Chair Schaefer asked Mr. Scott if he accepts the Conditions of Approval.

Mr. Scott asked if Condition 16 could be amended to allow one additional daily pick up prior to 4:00 p.m. if needed.

The Planning Commission and staff agreed with the alteration of this condition.

Motion by Perez, second by Tomazic carried on a (6-0-1-0) vote to approve the recommended actions with the amendment to Condition 16 to allow for one additional afternoon pick up prior to 4:00 p.m.

Ayes: Lee, Francine, Keller, Tomazic, Perez, Schaefer
Noes: None
Absent: Schenck
Abstain: None

2. **Applicant:** Eddie Vidales, dba Donco & Sons Inc.
Project Location: 313 West Orangethorpe Avenue

Development Plan Review (DPR) 2018-07: The applicant, Eddie Vidales, dba Donco & Sons Inc., is requesting to permit the addition of fuel pricing signage onto an existing freeway-oriented pole sign located adjacent to the State Route 57 (SR 57) freeway at 313 W. Orangethorpe Avenue within the C-2 (Community Commercial) Zoning District.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Development Plan Review (DPR) 2018-07; and
2. Receive the staff report and consider all public testimony;
3. Close the public hearing; and
4. Adopt Resolution No. PC-2018-23, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve DPR 2018-07 subject to Conditions of Approval and Standard Development Requirements and making findings to permit the addition of fuel pricing signage onto an existing freeway-oriented pole sign located adjacent to the State Route 57 (SR 57) freeway at 313 W. Orangethorpe Avenue within the C-2 (Community Commercial) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Planning Technician Arlen Beck presented the Staff Report. He stated that the applicant, Eddie Vidales dba Donco & Sons Inc., is requesting to add fuel pricing signage onto an existing freeway-oriented fuel sign. Mr. Beck presented photos of the existing Chevron sign and the proposed design options for the fuel pricing signage. He stated that the item is being presented to the Planning Commission because the Placentia Municipal Code requires that all freeway-oriented signs are evaluated by the City Council after receiving a Planning Commission recommendation.

Mr. Beck continued by stating that the proposed signage is meant to attract diesel trucks along the northbound 57 freeway, and that staff does not foresee traffic circulation problems as a result of the proposed signage.

Chair Schaefer asked staff if the height of the current sign is standard.

Director Lambert replied that since the sign is freeway-oriented, the Placentia Municipal Code allows for the sign to be taller than what would usually be permitted for service stations.

Chair Schaefer asked staff if further signage will be added later in addition to the proposed fuel sign, to which Director Lambert replied in the negative.

The applicant, Eddie Vidales dba Donco & Sons Inc., came forward to speak. He stated that the shape of the lot makes it easily accessible to trucks who use diesel fuel. He continued by discussing the three design options presented by Mr. Beck.

Chair Schaefer stated that she preferred the first design presented, which was more architecturally pleasing. The Planning Commissioners and staff agreed on their preference regarding the first design option.

Commissioner Keller asked Mr. Vidales what percentage of fuel sales were from diesel fuel.

Mr. Vidales replied that he was unsure, but that it would be increased by the addition of the diesel fuel pricing signage. Mr. Vidales stated that he would comply with the Conditions of Approval and with the Planning Commission's design request.

Motion by Tomazic, second by Keller carried on a (6-0-1-0) vote to approve the recommended actions.

Ayes: Lee, Francine, Keller, Tomazic, Perez, Schaefer
Noes: None
Absent: Schenck
Abstain: None

**3. Applicant: Luis Valdez Segura, dba Stress-less Therapy
Massage**

Project Location: 138 North Bradford Avenue

Use Permit (UP) 2018-07: The applicant, Luis Valdez Segura, dba Stress-less Therapy Massage, is requesting to permit the establishment and operation of a therapeutic massage business that will operate 7 days a week, located at 138 North Bradford Avenue, in the C-1 (Neighborhood Commercial) Zoning District.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit No. (UP) 2018-07; and
2. Receive the staff report and consider all public testimony;
3. Close the public hearing; and
4. Adopt Resolution PC-2018-21, a resolution of the Planning Commission of the City of Placentia, approving UP 2018-07 and making findings to permit the establishment and operation of a therapeutic massage business, that will operate 7 days a week, located in the C-1 (Neighborhood Commercial) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Planning Technician Arlen Beck presented the Staff Report. He stated that the applicant, Luis Valdez Segura dba Stress-less Therapy Massage, is requesting to permit the establishment of a therapeutic massage business. Mr. Beck gave a short history of the proposed location, which had previously been improved as a massage establishment, but was never permitted as such. Mr. Segura is not connected to the previous establishment or tenant.

Mr. Beck continued by presenting a floor plan of the proposed establishment and noting that the space would have two massage therapists and a receptionist working during business hours. He stated that Mr. Segura is an experienced massage therapist who is certified by the CAMTC and is now looking to open his own business after working for two well-known massage chains.

Commissioner Tomazic inquired how many massage establishments are currently permitted in Placentia.

Mr. Beck replied that there are 12, and Assistant City Attorney Yolanda Summerhill stated that this is average for surrounding cities.

Commissioner Keller asked why there are four massage rooms on the floor plan if two therapists are proposed to be working.

Mr. Beck replied that the previous tenant had the space set up that way, and that Mr. Segura was drawn to the space due to the minimal renovations that would be required.

The applicant, Luis Valdez Segura, came forward to speak. He stated that he has been a massage therapist for 18 years, and that he is excited to own his own business. He stated that he is a current employee of the Massage Envy in Placentia. He continued by noting that he will be both the owner and a massage therapist, and detailed ways in which he will design the space to make it open and inviting. Mr. Segura stated that all clients will be required to fill out an intake form, and provided an example to the Commissioners.

Chair Schaefer inquired about the cost of a massage.

Mr. Segura replied that each massage will be between \$55 and \$65 per hour with additional services, such as aromatherapy, available for an additional fee. Mr. Segura agreed to comply with all Conditions of Approval.

Motion by Schaefer, second by Lee carried on a (6-0-1-0) vote to approve the recommended actions.

Ayes: Lee, Francine, Keller, Tomazic, Perez, Schaefer
Noes: None
Absent: Schenck
Abstain: None

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT:

Director Joseph Lambert presented the Director's Report. He stated that the façade and

tenant improvements to the Sierra Vista Plaza were ongoing, and that the Grocery Outlet in the shopping center is scheduled to open in March of 2019. He continued by stating that Fine Hospitality Group is going through the entitlement process to open a hotel at 380 S. Placentia Avenue. He predicts that the item will be brought forward for the Commission's consideration at the November Planning Commission Meeting. Furthermore, Director Lambert stated that the City is working with USA Properties to create a new Transit Oriented Development housing development on a City-owned parcel. He continued by inviting the Commissioners to the Veterans Village ground breaking ceremony on November 1.

Senior Planner Andrew Gonzales stated that plans for the Village Plaza façade remodel are being prepared by the applicant.

Chair Schaefer asked Mr. Gonzales if he was concerned about the amount of parking once new tenants occupy the buildings.

Mr. Gonzales replied that he is confident parking will be sufficient, and that further evaluation will be completed regarding adequacy of parking.

PLANNING COMMISSION REQUESTS:

ADJOURNMENT

Chair Schaefer closed the Planning Commission Meeting at 7:49 p.m. to the regular meeting of Tuesday, November 13, 2018 at 6:30 p.m. in the Community Meeting Room 51 at 401 East Chapman Avenue, Placentia, CA

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission