

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

August 9, 2011

The regular meeting of the Placentia Planning Commission of August 9, 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
Christine Schaefer, Commissioner
John Scull, Commissioner
Frank Perez, Commissioner
Tom Solomonson, Commissioner

Absent: Floyd Farano, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Solomonson

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

City Attorney, Andy Arczynski conducted the swearing in of re-appointed Vice Chairman, Vic Tomazic, as well as Planning Commissioner, John Scull.

Motion by Commissioner Schaefer, seconded by Commissioner Scull to APPROVE THE MINUTES of July 12, 2011. Passed by a 6-0-1 vote (Farano Absent)

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

Public Hearings:

1. **Applicant: Polly and Sotirios Pelonis**

Location: 221 W. Orangethorpe Avenue

Use Permit (UP) 2011-08:

To permit the sale of alcoholic beverages (Type 41 On Sale Beer and Wine for Bona Fide Public Eating Place) for on-site consumption, in conjunction with an existing +/- 3,831 square foot restaurant (Tom's Place Restaurant), located at 221 W. Orangethorpe Avenue in the Manufacturing (M) District.

Ms. Schwartz presented the staff report.

Vice Chairman Tomazic referred to Special Condition number 50 and asked why Happy Hour is not allowed. Ms. Schwartz responded that it is a Police Department recommendation and it discourages the overconsumption of beverages at a reduced rate.

Commissioner Schaefer asked if beer and wine will be available for purchase during all open business hours. Ms. Schwartz replied yes, as some patrons who work the graveyard shift, enjoy a dinner meal and an alcoholic beverage early in the day.

Commissioner Schaefer asked if there is ingress and egress to the outdoor patio from the parking lot. Ms. Schwartz deferred the question to the applicant for response.

Commissioner Schaefer referred to Special Condition number 62 and asked if adequate lighting already exists.

Chairman Ebenhoch opened the Public Hearing and invited the applicant to address the Commission.

The applicant, Mr. Sotirios Pelonis, 221 W. Orangethorpe Avenue offered to answer Commissioner Schaeffer's questions. He stated that there is access from the patio to the parking lot, however, there will be no alcoholic beverages allowed in the patio area. He also commented on the lighting in the parking lot stating it is sufficient.

Commissioner Solomonson asked how many requests for alcohol were received. Mr. Pelonis responded that they have approximately 200. Commissioner Solomonson asked how many of those requests were from patrons who work the graveyard shift. Mr. Pelonis replied that most of the requests were from lunch and dinner patrons.

Chairman Ebenhoch asked the applicant if he has dealt with Alcoholic Beverage Control (ABC) before. Mr. Pelonis responded that his wife has had dealings with them at another restaurant, but he has not.

Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Schaefer, seconded by Commissioner Solomonson TO ADOPT RESOLUTION NO. PC-2011-15 APPROVING USE PERMIT 2011-08, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0-1 vote.

2. **Applicant:** Joe Minassian
Location: 710 Hundley Way

Use Permit (UP) 2011-09:

To permit the operation of an existing tow company (A-1 Auto Body and Towing) in conjunction with auto body repairs, and to permit small scale retail sales of pre-owned motor vehicles within a +/- 10,600 square foot industrial building, located at 710 Hundley Way in the Manufacturing (M) District.

Ms. Schwartz presented the staff report.

Commissioner Solomonson asked if there is a maximum number of vehicles that can be stored at the location. Mr. Domer responded that all the vehicles are stored inside the facility.

Commissioner Schaefer asked if the vehicle repairs will be done adjacent to the sales area. Ms. Schwartz replied yes.

Chairman Ebenhoch opened the Public Hearing and invited the applicant to address the Commission.

The applicant, Matt Minassian at 710 Hundley Way, Placentia introduced himself and gave a brief description of the business. He stated that there is no intention of storing a large numbers of vehicles at the facility. It should usually be ten (10) to fifteen (15) vehicles.

Vice Chairman Tomazic asked the applicant how long he has been in this type of business. The applicant replied that he has grown up around it, and has been in it full time since graduating from college.

Commissioner Schaefer asked the applicant for the origin of the vehicles for sale. Mr. Minassian responded that the vehicles will be purchased at auctions.

Chairman Ebenhoch closed the Public Hearing.

Motion by Vice Chairman Tomazic, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2011-17 APPROVING USE PERMIT (UP) 2011-09, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0-1 vote.

3. **Applicant:** Rich Wray
Location: 1280-1290 N. Kraemer Boulevard

Zone Change (ZC) 2011-01:

To change the zoning designation from the Town Center (T-C) District to Neighborhood Commercial (C-1) District, located at 1280-1290 N. Kraemer Boulevard.

Chairman Ebenhoch opened the Public Hearing.

Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Schaefer, seconded by Commissioner Scull TO CONTINUE TO THE SEPTEMBER 13, 2011 PLANNING COMMISSION MEETING. Passed by a 6-0-1 vote.

New Business:

4. **Applicant:** Sako Yakinian

Location: 980 Via Rodeo

Use Conformity Determination (UCD) 2011-03:

To determine if a personal training studio that specializes in athletic training and weight loss within a +/- 5,000 square foot industrial suite is a use permitted by right or with a Use Permit, located at 980 Via Rodeo within the Manufacturing (M) District.

Mr. Domer presented the staff report.

Chairman Ebenhoch asked if the 5:00 a.m. start time presents a conflict with nearby businesses. Mr. Domer responded that there is plenty of available parking.

Chairman Ebenhoch asked if non manufacturing uses are maxed out in this zone. Mr. Domer responded yes.

Commissioner Schaefer asked if the City identified the location to the applicant. Mr. Domer responded that the applicant found the site on their own. She also asked if the business has always been at this location. Mr. Domer responded that this will be a new location and that according to the applicant's website, he also has locations in Orange and Tustin.

Commissioner Scull asked if the applicant is present. Mr. Domer said responded that he is not, however, he was notified.

Motion by Commissioner Scull, seconded by Vice Chairman Tomazic TO ADOPT RESOLUTION NO. PC-2011-16, CONFIRMING USE CONFORMITY DETERMINATION (UCD) 2011-03 FOR NO LIMIT PERSONAL TRAINING, LOCATED AT 980 VIA RODEO. Passed by a 6-0-1 vote.

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS:

Mr. Domer updated the Commission regarding the Redevelopment Agency, which is reviewing whether to implement the State legislation (AB X1 26) which forces the elimination of the Agency or waiting for the Supreme Court to stay the ruling and proceed from that point.

Ms. Schwartz provided the Commission with an update on the gas station on the south east corner of Rose Drive and Yorba Linda Boulevard. Funding of the construction loan is scheduled for the end of the week.

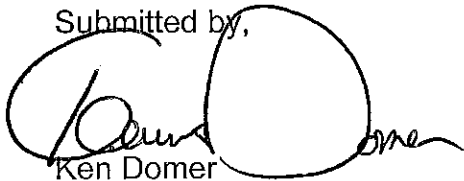
Commissioner Solomonson asked for an update of the Grade Separations Project. Mr. Domer responded that Placentia Avenue is scheduled for groundbreaking at the end of August or beginning of September and that he would obtain a date and forward it to the Commission via email.

Commissioner Schaefer asked how long the businesses along Orangethorpe Avenue would be affected by the Grade Separations. Mr. Domer responded that the construction schedule is 18-24 months.

Vice Chairman Tomazic asked approximately how many requests for manufacturing uses Staff receives that do not come before the Planning Commission. Mr. Domer indicated that the Planning Commission hears only the requests that are not permitted by right; therefore true manufacturing requests that meet standards do not need to come to the Commission.

Chairman Ebenhoch adjourned the Planning Commission meeting to the next regularly scheduled meeting on September 13, 2011 at 7:15 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

A handwritten signature in black ink, appearing to read "Ken Domer", written over a large, faint circular stamp or watermark.

Ken Domer
Assistant City Administrator