

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

December 13, 2011

The regular meeting of the Placentia Planning Commission of December 13, 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 Vice Chairman Tomazic

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

Motion by Commissioner Schaefer, seconded by Commissioner Solomonson to APPROVE THE MINUTES of November 8, 2011. Passed by a 5-0-1 vote (Perez Abstain).

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

Public Hearings:

1. **Applicant: Coastal Business Group, Inc: Terri Grisenti**

Location: 102 S. Bradford Avenue

Use Permit (UP) 2011-11:

To permit the construction of a new AT&T wireless communication facility at the Orange Central Korean Church, located at 102 S. Bradford Avenue in the Neighborhood Commercial (C-1) District. The proposed facility will be comprised of twelve (12) panel antennas, one (1) parabolic antenna and additional engineering related equipment, mounted completely inside of the Church's existing bell tower. The related equipment cabinets will be installed within a new in ground vault that will be located within a landscaped area on the north side of the church, facing Chapman Avenue.

Ms. Schwartz presented the staff report and noted an addition to the Special Conditions to read "The existing church bell shall remain operational."

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

Ms. Terri Grisenti, Coastal Business Group at 16150 Scientific Way Irvine, Ca 92618 introduced herself.

She stated that the church supports the project and offered to answer any questions the commission may have.

Commissioner Schaefer asked why the coverage area is small and if that is typical coverage area. Ms. Grisenti responded that the coverage is average, as multiple larger antennas would be required to provide a larger coverage area.

Chairman Ebenhoch closed the Public Hearing.

Motion by Vice Chairman Tomazic, seconded by Commissioner Scull TO ADOPT RESOLUTION NO. PC-2011-25 APPROVING OF USE PERMIT (UP) 2011-11, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0 vote.

**2. Applicant: David Pollitt
Location: 708 S. Van Buren Street, Unit C**

Use Conformity Determination (UCD) 2011-04:

To determine if a group fitness training facility that specializes in strength and cardiovascular training, flexibility and athletic training in a +/- 1,400 square foot industrial suite is a use permitted by right or with a Use Permit, located at 780 S. Van Buren Street, Unit C within the Manufacturing (M) District.

Mr. Domer presented the staff report.

Chairman Ebenhoch asked how the balance is being maintained between manufacturing and non-manufacturing uses in the manufacturing districts. Mr. Domer responded that it is a fine line. The City will need to determine if Use Conformity Determinations (UCD) are necessary.

Commissioner Solomonson asked if there is a time limit on a UCD. Mr. Domer responded there is no time limit.

Commissioner Schaefer asked about the business' outdoor activity and if neighboring businesses' affect on air quality would impact customers exercising outside. Mr. Domer stated that neighboring businesses are considered when UCD applications are submitted and that if complaints are received then the City can take action.

Chairman Ebenhoch invited the applicant to address the Commission.

Mr. Bryan Nick, 223 Turf Drive Placentia, introduced himself to the commission. He stated that the business will have some activities outside; however, he does not foresee a problem with air quality from neighboring businesses.

Commissioner Solomonson asked if the business will have any activities running along nearby streets during rush hours. Mr. Nick responded that no, they anticipate all training to occur inside the gym.

Vice Chairman Tomazic asked about the origins of the business name "Chalk Fitness". Mr. Nick responded it is from the chalk one uses on their hands while lifting weights.

Commissioner Schaefer asked about the term 'pre-hab'. Mr. David Pollitt, 5848 Kendrick Drive Riverside, 92507 introduced himself. He stated the meaning of pre-hab is to prevent future injuries by giving students education on stretching exercises to loosen stiff muscles.

Commissioner Scull asked if the business was previously in a different location. Mr. Nick responded that Mr. Pollitt previously had a business in another city, and although it has been closed for approximately one (1) year, he was able to retain many of his clients.

Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Solomonson, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2011-26, CONFIRMING USE CONFORMITY DETERMINATION (UCD) 2011-04, FOR CHALK FITNESS, LOCATED AT 780 S. VAN BUREN STREET, UNIT C. Passed by a 6-0 vote.

DEVELOPMENT REPORT

Ms. Schwartz updated the commission with the information that building permits have been pulled for the new gas station at the corner of Rose Drive and Yorba Linda Blvd.

Mr. Domer advised that at 738 La Jolla, the eight (8) unit building will be demolished over the next 20 days.

Mr. Domer stated that information concerning radio frequency will be posted to the City website to educate the public.

Commissioner Solomonson asked if there is an estimated completion date for the Rose Drive and Yorba Linda Blvd gas station. Mr. Domer responded the completion date is not known at this time.

Chairman Ebenhoch asked for an update on the Grade Separations Project. Mr. Domer referred any inquiries to the OCTA website for the most recent information.

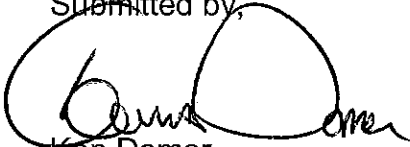
Commissioner Solomonson asked about the Schaener property. Mr. Domer responded that plans are being revised based on comments from the City and the builders should be submitting applications in January 2012.

Commissioner Schaefer asked if there was any progress on the southeast corner of Alta Vista Drive and Rose Drive. Mr. Domer stated the owner is considering different options, however nothing serious.

PLANNING COMMISSION REQUESTS:

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:08 p.m. to the next regularly scheduled meeting on January 10, 2012 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

A handwritten signature in black ink, appearing to read "Ken Domer", is written over a large, hand-drawn oval shape.

Ken Domer
Assistant City Administrator