

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

January 10, 2012

The regular meeting of the Placentia Planning Commission of January 10, 2012 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chairman Ebenhoch.

ROLL CALL: Present: Michael Ebenhoch, Chairman
Vic Tomazic, Vice Chairman
Floyd Farano, Commissioner
Christine Schaefer, Commissioner
John Scull, Commissioner
Frank Perez, Commissioner
Tom Solomonson, Commissioner

Absent: None

PLEDGE OF ALLEGIANCE: Led by Commissioner Scull

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

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:** Travis Companies, Inc; Mr. Karl Huy

Location: 313 W. Orangethorpe Avenue

Use Permit (UP) 2011-17:

To permit the installation of two (2) 1000 gallon above-ground, horizontally mounted propane fuel tanks with two (2) associated fuel dispenser units, located along the west property line, in an area measuring +/-328 square feet, at 313 W. Orangethorpe Avenue (Chevron Station) in the Community Commercial (C-2) District.

Mr. Domer gave the staff report.

Commissioner Solomonson asked if traffic patterns were reviewed in the case that the amount of traffic going in and out of the gas station increases. Mr. Domer indicated that traffic counts on Orangethorpe Avenue were reviewed and determined not to be an issue. Commissioner Solomonson asked if a signal could be installed to help direct traffic from the gas station. Mr. Domer responded that one of the special conditions states that a traffic study can be

performed if it is found to be warranted.

Vice Chairman Tomazic asked who regulates the propane tanks. Mr. Domer deferred the question to the applicant.

Chairman Ebenhoch opened the public hearing.

The applicant, Mr. Carl Huy of Travis Companies at 4430 E. Miraloma Street Suite F, Anaheim introduced himself. Mr. Huy stated that Travis Companies is in concurrence with all conditions of the approval. He responded to Vice Chairman Tomazic's question stating that the Orange County Fire Authority has reviewed and approved the plans.

Commissioner Schaefer asked what the demand is for propane and congratulated Mr. Huy and Travis Companies for proactively anticipating a demand for an alternative fuel source. Mr. Huy deferred the demand portion of her question to his business partner and gave information on propane as an alternative fuel source. The government has promoted incentives for alternative fuel and the goal is to create a network of alternative fueling stations.

Commissioner Perez asked if the propane would be self service or serviced by an attendant. Mr. Huy stated that both options would be available.

Commissioner Farano asked for clarification on the manner in which propane is dispensed to vehicles. Mr. Pete Lewis of Farrell Gas at 2151 17th Street, Santa Ana addressed the question. He indicated the process is similar to fueling a vehicle with gasoline where a nozzle clamps down and the propane is injected. He added that one of his customers asked for a site in this location to fuel a fleet of vans. Commissioner Farano asked if an attendant will be present at all times. Mr. Lewis responded that all sites will have an attendant present 24 hours as well as customers will be certified by Farrell Gas to dispense propane safely.

Commissioner Schaefer asked how many potential users would fuel at this location. Mr. Lewis responded that Farrell Gas currently has five (5) accounts that could use this location. Additionally, GM Motors and Ford Motors will be introducing propane vehicles this year.

Commissioner Solomonson asked what the demand will be from current clients on day one (1) of business operations. Mr. Lewis responded that he cannot predict the demand.

Commissioner Solomonson asked how many deliveries will be necessary to refuel the tanks each week. Mr. Lewis anticipated re-fueling would be necessary once or twice a week.

Commissioner Solomonson asked if there is any plan to add additional tanks at the site. Mr. Lewis responded that two (2) 1000 gallon tanks are sufficient for the site.

Chairman Ebenhoch closed the public hearing.

Motion by Commissioner Schaefer, seconded by Commissioner Solomonson TO ADOPT RESOLUTION NO. PC-2012-01 APPROVING USE PERMIT (UP) 2011-17, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 7-0 vote.

2. **Applicant: ORA Bradford Court 127 LLC: Mr. Sam Kashani**
Location: 1500 Cherry Street

Development Plan Review (DPR) 2012-01:

To permit the construction of a +/- 1,791 square foot clubhouse/gym facility to be located on the first and second floor of a five car garage structure between Buildings 8 and 9 of Tract 16839, located at 1500 Cherry Street in the Specific Plan 7 (SP-&) District.

Ms. Schwartz presented the staff report.

Commissioner Solomonson asked if any of the public notices mailed were returned. Ms. Schwartz responded that no, none were returned.

Chairman Ebenhoch asked how the parking spaces are in compliance with the removal of one to accommodate the gym facility. Ms. Schwartz responded that the space eliminated was surplus parking, therefore the project is still in compliance.

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

Mr. Afshin Atabar, ETCO Homes at 9952 Santa Monica Blvd. Beverly Hills, Ca 90212 greeted the Commission and welcomed any questions.

Commissioner Schaefer asked Mr. Afshin how sales are going at the development. Mr. Afshin responded that the units are currently being leased due to the market. Commissioner Schaefer asked if the fitness center was part of the original development plan. Mr. Afshin stated that it was originally undecided what the space would be used for.

Commissioner Scull asked if the units need to be processed through the California Department of Real Estate (D.R.E.). Mr. Afshin replied that the process was started but they will not be finishing it. The development is recorded as a Condo and is protected for future condo sales. Commissioner Scull asked if processing by the D.R.E. is only required for the sale of the units. Mr. Afshin replied that it is correct.

Chairman Ebenhoch closed the public hearing.

Motion by Commissioner Scull, seconded by Vice Chairman Tomazic TO ADOPT RESOLUTION NO. PC-2012-02, APPROVING DEVELOPMENT PLAN REVIEW (DPR 2012-01) SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 7-0 vote.

DEVELOPMENT REPORT

Mr. Domer advised the Commission of two (2) upcoming opportunities to complete the required Ethics Training both on the afternoon of January 25, 2012.

Form 700 must be received by the City Clerk by April 2, 2012.

A new part-time employee has joined the Development Services Department working up to 32 hours per week.

The Development Services Department will be getting a new permit software program to aid the department in going from paper permits to digital permits. Vice Chairman Tomazic asked if the program will allow the applicant to track their permit status. Mr. Domer responded that he hoped it would.

Commissioner Farano asked how often the Ethics Training is required. Mr. Domer responded that it is required every two (2) years.

Commissioner Schaefer asked who will lead the Ethic Training sessions. Mr. Arczynski responded that the training is lead by a contracted firm.

Commissioner Solomonson asked for an update on Rose Drive and Yorba Linda Blvd. Ms. Schwartz stated the project is still under construction and sign plans have been submitted.

PLANNING COMMISSION REQUESTS:

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:10 p.m. to the next regularly scheduled meeting on February 14, 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", written over a large, stylized circular flourish.

Ken Domer
Assistant City Administrator