

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

October 9, 2012

The regular meeting of the Placentia Planning Commission of October 9, 2012 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Commissioner Schaefer.

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

Absent Excused: Michael Ebenhoch, Chairman
Dana Hill, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Solomonson

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Cathy Carranza, Clerical Aide

Due to the absence of the Chair and request by Vice Chair, Commissioner Schaefer served as Acting Chair for this meeting.

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

Motion by Commissioner Solomonson, seconded by Commissioner Tomazic, to approve the minutes of September 11, 2012. Passed by a 4-0-2-1 vote. Chairman Ebenhoch and Commissioner Hill absent. Commissioner Scull abstained.

Public Hearings:

1. **Applicant:** Fresh & Easy Neighborhood Markets, Adam Mayfield

Location: 148 E. Yorba Linda Boulevard

Use Permit (UP) 2012-06 (Amendment No. 1):

To amend Use Permit 2012-06 to include a finding of Public Convenience and Necessity in order to permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption in conjunction with the operation of an approved +/- 12,000 square foot Fresh & Easy Neighborhood Market, located at 148 E. Yorba Linda Boulevard in the Town Center (T-C) District.

Mr. Domer presented the staff report to the Commission. Due to California Department of

Alcoholic Beverage Control request, a Finding of Public Convenience and Necessity is required due to over-concentration within the census tract. Mr. Domer commented that this location is not in a high crime area, therefore the Police Department has no concerns. Mr. Domer states that Planning Staff is in recommendation to approve the Public Convenience and Necessity subject to all Special Conditions of Approval and Standard Development Requirements as approved by the Planning Commission on August 14, 2012.

Commissioner Schaefer opened the public hearing and invited the applicant to address the Commission.

No comments were received.

Commissioner Schaefer closed the public hearing.

Motion by Commissioner Scull, seconded by Vice Chairman Tomazic TO ADOPT RESOLUTION NO. PC-2012-17 APPROVING AMENDMENT NO. 1 TO USE PERMIT 2012-06, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS AS APPROVED BY THE PLANNING COMMISSION ON AUGUST 14, 2012. Passed by a 5-0 vote.

2. Applicant: Gillian Clark
Location: 1450 N. Kraemer Boulevard

Use Permit (UP) 2012-10:

To permit the sale of alcoholic beverages for on-site consumption (Type 41 On Sale Beer and Wine for Bona Fide Public Eating Place), and to permit a +/- 290 square foot large outdoor seating area in conjunction with a +/- 3,000 square foot full service restaurant (Sue Ann's), located at 1450 N. Kraemer Boulevard in the Town Center (TC) District.

Ms. Schwartz presented the staff report and Power Point presentation to the Commission.

Vice Chairman Tomazic asked if the restaurant will be replacing the old Dario's Pizza location. Ms. Schwartz responded that yes it will.

Commissioner Schaefer asked for clarification of Special Conditions of Approval #46 on page 15. Ms. Schwartz responded that alcoholic beverages will be served in different containers than non-alcoholic beverages.

The applicant Gillian Clark, 531 N. Palm Street, La Habra introduced herself to the Commission.

Commissioner Scull asked if the applicant had a chance to review the Conditions of Approval. The applicant expressed concern of Special Conditions of Approval #17 item #3 on page 12. Ms. Schwartz stated that it is a code requirement not to cover more than 25% of the window area. Applicant Robin Smith, introduced herself to the Commission. The applicant stated that they will be using a see through decal that will not block the view. Ms. Schwartz stated that

she may be able to work with them to remedy their concerns.

Commissioner Scull asked when they will be opening for business. The applicant Gillian Clark replied that she is looking at opening before the end of this year.

Commissioner Schaefer opened the public hearing.

No comments were received.

Commissioner Schaefer closed the public hearing.

Motion by Commissioner Scull seconded by Vice Chairman Tomazic TO ADOPT RESOLUTION NO. PC-2012-18 APPROVING USE PERMIT (UP) 2012-10 SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0 vote.

NEW BUSINESS:

3. Proposed Temporary Commercial Signage Pilot Program:

Planning Commission review for City Council recommendation of the allowance of temporary portable business signs and other sign code modifications on a pilot basis through the implementation of a temporary commercial signage program.

Mr. Domer presented the staff report to the Commission.

Vice Chairman Tomazic asked if the signs would be in English or will they be allowed in a foreign language. Mr. Domer stated that referenced issue will be an amendment will be made at the November Planning Commission meeting.

Commissioner Solomonson asked for clarification on banners allowed. Mr. Domer responded that aside from the portable signs, the regular permit program will still be in place.

Commissioner Perez asked who will regulate signs left out overnight. Mr. Domer stated that the Police Department will have 20 hour a day, seven days a week Police Service Officer coverage who will be monitoring.

Commissioner Schaefer asked for clarification on bringing the signs in at night. Mr. Domer said that the A frame and Menu Board signs need to be brought in at the end of each business day.

Commissioner Scull asked for clarification of educating businesses on the new Signage program. Mr. Domer stated that there will be advertising available on the web as well as the P Town Informer newsletter.

Commissioner Schaefer asked if the Santa Fe area is aware of this new program. Mr. Domer responded that some may not be aware yet.

Commissioner Scull asked for clarification on sign spinners located at street corners.

Mr. Domer stated that they are not allowed now and will not be part of the new Pilot program.

Motion by Commissioner Solomonson seconded by Commissioner Scull to make a recommendation to the City Council of the allowance of temporary portable business signs and other sign code modifications on pilot basis through the implementation of a temporary commercial signage program. Passed by a 5-0 vote.

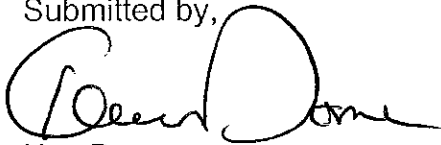
DEVELOPMENT REPORT:

Heritage Festival is October 13.
Marshalls is scheduled to open on October 18.

PLANNING COMMISSION REQUESTS:

Commissioner Solomonson, seconded by Commissioner Scull adjourned the Planning Commission meeting at 7:15 p.m. to the next regularly scheduled meeting on November 13, 2012 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Ken Domer
Assistant City Administrator