

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

December 11, 2012

The regular meeting of the Placentia Planning Commission of December 11, 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
Dana Hill, Commissioner
Frank Perez, Commissioner
Christine Schaefer, Commissioner
Tom Solomonson, Commissioner

Absent Excused: John Scull, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Hill

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

Motion by Commissioner Schaefer, seconded by Vice Chairman Tomazic, to approve the minutes of November 13, 2012. Passed by a 4-0-1-2 vote. Commissioner Scull was absent. Commissioner Hill and Commissioner Perez abstained.

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

ELECTION OF CHAIRMAN:

Mr. Domer opened the nominations for Chairman of the Planning Commission.

Vice Chairman Tomazic thanked Chairman Ebenhoch for his service to date and re-nominated him to assume his position as Chairman. Commissioner Solomonson seconded the nomination. Commissioner Ebenhoch accepted and having no other nominations, the vote was taken. **Passed by a 5-0-1-1 vote. Ebenhoch abstained**

ELECTION OF VICE CHAIRMAN:

Commissioner Solomonson nominated Commissioner Schaefer as Vice Chair. Chair Ebenhoch seconded the nomination. Having not other nominations, the vote was taken. **Passed 5-0-1-1 vote. Schaefer abstained**

Public Hearings:

Old Business:

1. **Applicant: Sprint C/O SAC Wireless: Mark Berlin**
Location: 506 S. Fee Ana Street

Use Permit (UP) 2012-11:

Request to modify a wireless communication facility of an existing +/- 65 foot high freestanding "monopine" and related ground equipment located at 506 S. Fee Ana Street in the Manufacturing (M) District.

Mr. Domer presented the staff report.

Chairman Ebenhoch asked for confirmation that this was the first monopine in the city and if the elevations shown in the slides will be to that level. Mr. Domer stated that we did not have exact renderings but will require such before issuing any building permits to either carrier.

Commissioner Hill asked if there is a way to keep kids from climbing the pole. Mr. Domer stated that the pole is 10 or 12 feet above ground level in a locked enclosed area and is located on a private property that is locked at night.

Chairman Ebenhoch opened the public hearing and invited the applicant to address the Commission.

The Applicant Mark Berlin, representing Sprint of 357 Rosemont St. La Jolla, CA introduced himself to the Commission. Mr. Berlin stated that it would be beneficial to enhance this tree due to the age. Sprint is willing to be responsible for the upgrades to their antennas and have the owner T-Mobile take care of the remaining. They have been corresponding with T-Mobile who owns the tree.

Vice Chair Schaefer asked for clarification that Sprint will provide the new socks for their 12 (twelve) antennas. Mr. Berlin stated that they will be using material that staff supports as per condition 17. The material will not degrade any signals.

Mr. Domer stated that condition 17 states that prior to issuing a building permit the applicant is required to provide a letter and plans with the work that is going to be done.

Thomas Mundl applicant for T-Mobile of 1576 Batavia, Orange introduced himself to the Commission. Mr. Mundl confirms that T-Mobile has been in communication with Sprint regarding the cost sharing.

Chairman Ebenhoch closed the Public Hearing.

Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic TO ADOPT RESOLUTION NO. PC-2012-19 APPROVING OF USE PERMIT (UP) 2012-11, SUBJECT TO ALL SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0-1 vote.

2. Applicant: T-Mobile C/O Reliant Land Services: Tom Mundl
Location: 506 S. Fee Ana Street

Use Permit (UP) 2012-12:

Request to modify a T-Mobile wireless communication facility on an existing +/-65 foot high freestanding "monopine" and related ground equipment located at 506 S. Fee Ana Street in the Manufacturing (M) District.

Ms. Schwartz presented the staff report.

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

Thomas Mundl applicant for T-Mobile of 1576 Batavia, Orange introduced himself to the Commission. Mr. Mundl asked that the Commission consider amending condition 17. In order to support this condition, we would have to replace to entire tower.

Chairman Ebenhoch asked what their maximum elevation is. Mr. Mundl stated that he has been told that they cannot drill into the existing pole. Therefore it is only designed to support the original number of branches. Chairman Ebenhoch asked if they are not able to comply with condition 17, that they would have to come up with a new engineered pole to meet the needs on the condition. Mr. Mundl confirmed that yes, they would have to come with a new current pole.

Vice Chair Schaeffer asked how many additional holes would be needed. Mr. Mundl stated that it has to do with the additional weight and the wind loading. Mr. Mundl added that he would have to get approval and cost from T-Mobile on a new tower.

Commissioner Hill asked for clarification the upgrades that other carriers are using. Mr. Mundl stated that this is to provide the enhanced data communications that the customers are demanding.

Commissioner Solomonson asked if Mr. Mundl knows what the price would be for a new pole. Mr. Mundl stated that he does not know and would have to confirm pricing.

Mr. Domer stated that if T-Mobile cannot meet the current conditions, they can come back with a new pole design, but that Condition 17 is a requirement the City will enforce.

Chairman Ebenhoch closed the Public Hearing.

Motion by Chairman Ebenhoch, seconded by Commissioner Tomazic TO ADOPT RESOLUTION NO. PC-2012-20 APPROVING OF USE PERMIT (UP) 2012-12, SUBJECT TO ALL SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0-1 vote.

3. **Applicant: Golden State Water Company: Daniel Flores**
Location: 202 Wilson Avenue

Development Plan Review 2012-03:

To permit the construction of a +/- 600 square foot pump house structure to enclose a new Golden State Water Company 1,500-2,500 gallon per minute domestic water well, +/- 900LF of 12 inch diameter distribution water line and +/-900 LF of 16 inch diameter drain line connecting to the public storm drain, as well as associated water well facilities for the purpose of improving fire flow and water quality in the existing Placentia water system and other related on site improvements on a +/-9,100 square foot site at 202 Wilson Avenue in the Single Family Residential (R-1) District.

Ms. Schwartz presented the staff report.

Chairman Ebenhoch asked if the applicant received a copy of the email received from Susan Fisher and Matt Wilkin. Ms. Schwartz was handed a copy of the letter and read it to the Commission. Ms. Schwartz added that a copy of the letter was forwarded to Golden State Water District.

Vice Chair Schaefer asked how the residential location was selected for the well site. Ms. Schwartz stated that the logistics determined by the Water Company of where it needed to be for their requirements. Vice Chair Schaefer asked if the other sites in the city have the same extent of equipment. Ms. Schwartz confirmed that she believes so.

Commissioner Tomazic asked for clarification of condition #11. Ms. Schwartz confirmed that irrigation is required to drain properly off their site.

Commissioner Hill asked who will be paying for this upgrade. Ms. Schwartz stated that it is Golden State Water.

Commissioner Perez if there is a plan in case of a chlorine spill. Ms. Schwartz suggested addressing this concern with the applicant.

Vice Chair Schaefer asked if the existing residential structure on this land has been occupied by the owners or if Golden State Water owns the land. Ms. Schwartz responded that it has been vacant and is owned by Golden State. Vice Chair Schaefer asked if it's possible to get a list of the other locations in the city for water wells. Ms. Schwartz responded that she will get the listing.

Commissioner Solomonson asked if the structure will have the appearance of a house. Ms. Schwartz stated that it will look like a simple structure with an A frame roof.

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

Robert Hanford Orange County District Manager for Golden State Water Company, 1920 West Corporate Way, Anaheim introduced himself to the Commission. Mr. Hanford stated that when the well in Stanton was built it met the noise requirements for that location. He added that the enclosure building is wood frame with spaces at the bottom to allow it to be rolled off the well. The location in Placentia will be block construction fully containing the pump and stated this construction will meet the city noise requirements.

Commissioner Solomonson asked for clarification of the sound rating. Mr. Hanford stated that it would be low frequency.

Commissioner Tomazic ask what would be done if the sound control became noisy issue. Mr. Domer stated that the city's noise zones are split into three noise zones, residential, commercial and industrial. The residential noise zone will have to be met at this location.

Commissioner Hill asked for clarification on the cost of this project. Mr. Hanford stated that the project is approved under the current capital program. This will have no impact on the existing rates.

Vice Chair Schaefer asked how this site location was chosen. Mr. Hanford stated that availability of a vacant parcel. Vice Chair Schaefer asked if this will improve the water pressure in the area. Mr. Hanford stated that it won't change the pressure but will change the water volume availability.

Chairman Ebenhoch asked when Golden State Water acquired this property. Mr. Hanford stated that it approximately in 2007. Chairman Ebenhoch asked for clarification on drilling operation. Mr. Hanford stated that initial drilling will determine if the well is viable. Chairman Ebenhoch asked staff to clarify drilling requirements. City Attorney Andrew Arczynski confirmed that construction requirements must be met. Mr. Hanford stated that initial drilling will be 24/7 for a period of a few days due to the need to maintain continuous drilling or the well walls could collapse on themselves. If needed, residents will be put up in temporary hotels during the initial drilling.

Chairman Ebenhoch opened the Public Hearing.

Charles Davis, regarding 208 Wilson Ave, of 23602 Avenida Topanga, Mission Viejo introduced himself to the Commission. Mr. Davis has concerns with the appearance and noise at the site. Mr. Davis says that he has addressed drainage issues with the City when the block wall was built along Kraemer Park. He states that his property drains to his back yard near Kraemer Park and that adequate drainage was not provided.

Susan Fisher of 148 Wilson Ave introduced herself to the Commission. Mrs. Fisher is concerned with the noise level and appearance of the new site. She visited a Golden State Pump House site in Stanton and is concerned with the noise level because her bedroom wall sides the proposed Pump House. Commissioner Hill asked if Mrs. Fisher could share the video that she recorded from the Stanton location. Vice Chairman Ebenhoch stated that this location is in a commercial area and the noise allowances are different from residential.

Brian Nears 143 Wilson Ave introduced himself to the Commission. Mr. Nears is concerned with the appearance in his residential neighborhood. He is also concerned about the big vehicles that will be making deliveries.

John Napoli of 215 Wilson introduced himself to the Commission. Mr. Napoli has concerns with night construction.

Cliff Rosen 211 Wilson introduced himself to the Commission. Mr. Rosen is concerned with the looks of the site. He would like to see the landscape remain in front of the block walls. He is also concerned with the noise.

Mr. Robert Hanford of Golden State Water states that the initial drilling may take 2 to 3 days. During this time work will be 24/7. Mr. Hanford states that the noise level will be different than the Stanton location. Mr. Hanford adds that the appearance is needed for maintaining the security of the site.

Vice Chair Schaefer asked for clarification on the drainage issues. Mr. Hanford stated that onsite drainage will be conveyed off the property per plans to a storm drain.

Commissioner Solomonson asked if the structure could look more like a house. Mr. Hanford stated that this would be their standard block wall construction with no windows.

Commissioner Hill asked if Golden State Water would be willing to work closer with the residents. Mr. Hanford stated that a second outreach meeting could be arranged.

Chairman Ebenhoch closed the Public Hearing.

Motion by Vice Chair Schaefer, seconded by Commissioner Hill TO CONTINUE, TO February 12, 2013 MEETING OF THE PLANNING COMMISSION. Passed by a 6-0-1 vote.

STUDY SESSION

**4. Applicant: The Olson Company
Location: 1049 Golden Avenue**

Study Session on a proposed 33 unit paired and detached small lot residential community on a 2.63 acre parcel for a net density not to exceed 12.5 dwelling units per acre. The City Council will consider the development through a Development Agreement to provide for flexibility in the City's R-3 high density zoning district related to development standards. When single family residences are developed in the R-3 district the Placentia Municipal Code requires R-1 development standards. The proposed development exceeds the R-1 standards for density and setback standards.

Ms. Schwartz presented the staff report.

John Reischl Director of Development for the Olson Company introduced himself to the Commission. Mr. Reischl stated that the site plan is for 33 paired and single family detached homes with 18 guest parking.

Commissioner Perez asked for clarification on the setbacks. Mr. Reischl stated that there are some 8 feet and some 10 feet separating some buildings. Commissioner Perez is concerned with the placing of trash cans.

Vice Chair Schaefer asked for square footage of the paired units. Mr. Reischl responded that there the same square footage as the single family units 1,747. Vice Chair Schaefer asked if this is a gated community. Mr. Reischl responded no it is not.

Chairman Ebenhoch asked what the market value would be. Mr. Reischl stated they would sell from the high 4's to the mid 5's.

Vice Chair Schaefer asked if this development would be similar to the Crescent Height development. Mr. Reischl stated that Crescent Height has a zero lot line and is very similar to this one but does not have shared walls.

Commissioner Hill asked if they would consider doing a study and increasing lot sizes. Mr. Reischl stated that they looked at what is in the market today and small lot single family is a popular product.

Commissioner Solomonson asked if there will be a swimming pool in the development. Mr. Reischl stated that for the price range there will not be a pool.

Commissioner Tomazic asked about their construction schedule. Mr. Reischl stated that they would like to start construction by spring and have closings at the end of 2013.

John Reekstin of the Olson Company introduced himself to the Commission.

Vice Chair Schaefer asked if there will be an affordable housing requirement. Mr. Reekstin stated yes there will be according to the development agreement. It will be based on 10% requirement. The developer plans on paying an in-lieu fee instead of providing the required units in the development.

DEVELOPMENT REPORT

Development Project List

Chairman Ebenhoch asked for an update on the Arco Station at 102 E. Yorba Linda Blvd. Ms. Schwartz advised that the smog station will become a convenience store.

Chairman Ebenhoch asked for clarification of the curb cut at the Arco Station on Rose and Yorba Linda. Ms. Schwartz stated that there will be a right turn lane installed and the Edison pole will be moved.

Ms. Schwartz updated the Commission on Mc Donald's at 164 Yorba Linda Blvd., they will be scraping their site and building in the same location to include a drive thru.

Mr. Domer updated the Commission on the Fresh & Easy Market. Plans are ready to be picked up. Tesco Corporation will be selling all stores that are up and running. The City has not had any contact from them but is not optimistic the project will go through.

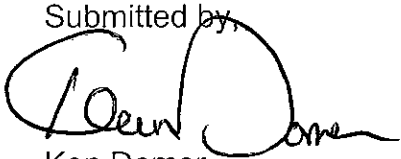
Mr. Domer updated the Commission on Crunch Fitness. They are almost done and will be open soon.

Ms. Schwartz commented on the number of Solar submissions received by the City.

PLANNING COMMISSION REQUESTS:

Chairman Ebenhoch adjourned the Planning Commission meeting at 9:04 p.m. to the next regularly scheduled meeting on January 08, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

A handwritten signature in black ink, appearing to read "Ken Domer". The signature is written in a cursive style with a large initial "K" and "D".

Ken Domer
Assistant City Administrator