

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

January 08, 2013

The regular meeting of the Placentia Planning Commission of January 08, 2013 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
Christine Schaefer, Vice Chair
Dana Hill, Commissioner
Frank Perez, Commissioner
Vic Tomazic, Commissioner
Tom Solomonson, Commissioner
John Scull, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Perez

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

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

Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic, to defer the approval of the minutes of December 11, 2012 to the February 12, 2013 Planning Commission Meeting. Passed by a 7-0 vote.

Public Hearings:

STUDY SESSION

No action may be taken by the Planning Commission at the Study Session.

1. **Applicant: HQT HOMES 2010 LLC**
Location: 1128 N. Kraemer Boulevard

The City of Placentia is considering a 112-unit residential and mixed use development. The residential component of the proposed project will include 50 townhome units, 50 duplex units (two units in a single building), and 12 units located above the ground floor commercial. The commercial component of the proposed project will consist of 5,550 square feet. The 7.98-acre project site is located on a lot with frontage along Kraemer Boulevard and Angelina Drive. The proposed project also proposes to incorporate an existing 4,563 square-foot commercial building located at the southeast corner of North Kraemer Boulevard and Morse Avenue into the project to facilitate improved design, vehicular access and circulation. The site is currently zoned R-1, low density residential and will be considered through a Development Agreement, in part to allow an

increase in density to 14 dwelling units per acre.

Ms. Schwartz presented Don Huennekens of HQT Homes to the Planning Commission.

The applicant Don Huennekens of HQT Homes introduced himself to the Planning Commission. Mr. Huennekens also introduced Duane Huennekens and Paul Feilberg of HQT Homes and Brian Sevy of KTG Y Architectural Firm. Mr. Huennekens reviewed HQT's history with the City of Placentia and offered to take the Planning Commission on a field trip of the Schaner Ranch or any of their other projects.

Brian Sevy of KTG Y Group introduced himself to the Planning Commission and gave a Power Point presentation. Mr. Sevy stated that there will be 3 housing types (paired homes, town homes and a mixed use building) and 2 active parks in the development.

Mr. Huennekens stated that they are working on getting a 7-11 store to occupy half of the existing commercial building on Kraemer and Morse St.

Vice Chair Schaefer asked if there is only 1(one) major entry. Mr. Huennekens stated that yes the one major entry is lined up with New Castle St.

Commercial Scull asked if there is a secondary emergency access. Mr. Huennekens replied that there is not and the fire department hasn't made a request.

Vice Chair Schaefer asked if the project is gated. Mr. Huennekens stated that it is not.

Commissioner Tomazic asked if they have gone through the Fire Department with the plans. Mr. Huennekens stated that the plans have been filed with the Fire Department.

Commissioner Scull asked if the Fire Department did a turning radius. Mr. Huennekens stated that this project meets the turning radius.

Chairman Ebenhoch asked for clarification of 1/2 guest parking per unit. Mr. Huennekens stated yes it is.

Commissioner Tomazic asked if there is a schedule for the project. Mr. Huennekens stated that they are looking to have City approval by March or April 2013 and start grading in July. They are hoping to start building by the end of 2013. Homes should be available to be delivered by mid-year 2014.

Vice Chair Schaefer asked if there are any other commercial tenants lined up. Mr. Huennekens stated that they have not looked into commitment from anyone yet. Vice Chair Schaefer asked if the other 3 Schaner homes on Kraemer will be cleaned up. Mr. Huennekens stated that they will have to clean up at least the back of their yards, but he can't commit to them cleaning the front yards. Mr. Huennekens also stated that there will be a 6 foot wall that goes around the property.

Commissioner Perez asked where the trash locations would be. Mr. Huennekens stated that locations would vary. The location for the paired homes would be on the side of the homes. The town homes would be located in the garage. The mixed use building will be a common use will be a trash bin.

Vice Chair Schaefer asked for square footage clarification on the five plex and the commercial area. Mr. Huennekens stated that the town style homes will be 1300-1500 sq. ft., the mixed use building 1200-1500 sq. ft. and the paired homes will be larger. Vice Chair Schaefer asked what the price range would be. Mr. Huennekens stated from the high \$200,000 to \$500,000.

Commissioner Perez asked if the project would have solar systems. Mr. Huennekens stated no.

Chairman Ebenhoch asked for clarification of the trash cans located in the garage area. Mr. Huennekens stated that the attached town homes would be in the garage.

Vice Chair Schaefer asked which elementary school residents would be going to. Mr. Huennekens stated, Morse Elementary which is located down the street.

Commissioner Scull asked if the streets will be private. Mr. Huennekens stated that all streets inside the entry will be private. Commissioner Scull asked if the sewer will be private. Mr. Huennekens stated that the water will be provided by Golden State Water Company and the sewer will be connected to the public sewer. Commissioner Scull asked if there will be different fire systems for the different product types. Mr. Huennekens stated yes they will. Commissioner Scull asked if the paired homes and the town homes are fee simple lots. Mr. Huennekens stated yes they are. Commissioner Scull asked what the homeowner obligations in terms of maintenance verses the HOA. Mr. Huennekens stated that the back yard of the paired homes will be the responsibility of the home owner, the common area including the end of the streets will be HOA maintained. Commissioner Scull asked if they have done a HOA budget. Mr. Huennekens stated no they haven't. Commissioner Scull asked if the CCR is going to limit the type of uses that go into the first floor commercial area. Mr. Huennekens stated yes.

Vice Chair Schaefer asked if there is a need for soil remediation. Mr. Huennekens stated no, the soil is clear. A phase 1 and 2 were done to be sure.

Commissioner Scull asked if the California rooms bring into any potential set back or building separation issues. Mr. Huennekens stated no, we are all within the setback rules.

Chairman Ebenhoch asked if there are other projects that are similar to this one for the Planning Commission to look at. Mr. Huennekens stated that there are similar townhomes in Lakewood and Bellflower. The Bellflower location is 3 to 4 months from completion.

Vice Chair Schaefer asked if the Bradford homes are all the same product. Mr. Huennekens stated there are 2 different products. All the homes were sold out in 2008, they were built in phases and were sold out as they were built.

Commissioner Solomonson asked the approximate square footage of the commercial/retail space. Mr. Huennekens stated that the total commercial square footage is 5,000 sq ft.

Commissioner Scull asked if there is a construction phase schedule put together. Mr. Huennekens stated no. Mr. Huennekens stated the construction will begin in the front and work back, so that the homeowners don't have to drive through the construction. Commissioner Scull asked if the commercial use building will trail the construction of the homes. Mr. Huennekens stated that the homes will start 2-3 months ahead. Commissioner Scull asked if they will consider a temporary access for construction. Mr. Huennekens stated yes.

Vice Chair Schaefer asked if there will be a swimming pool and jacuzzi in the Tot Lot area. Mr. Huennekens stated no there will not.

Commissioner Scull asked if they will be doing a CFD. Mr. Huennekens stated that they are working with City on a development agreement for a small CFD to pay for city services by the homeowners. Commissioner Scull asked for clarification of the tax rate. Mr. Huennekens stated less than \$100.00 per year in addition to the 1%.

Vice Chair Schaefer asked if there are different levels of quality in other projects and what the quality will be for our project. Mr. Huennekens stated the quality will be high.

Vice Chair Schaefer asked if location information can be provided to the staff on other completed projects. Mr. Huennekens stated yes, he will provide the information to Monique Schwartz.

DEVELOPMENT REPORT

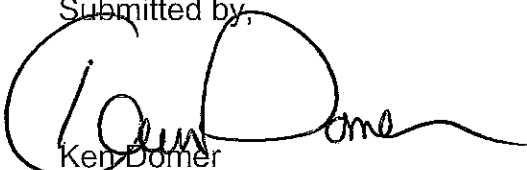
No development report.

PLANNING COMMISSION REQUESTS:

Commissioner Tomazic asked for clarification of a past discussion regarding consolidating Placentia Fire Departments. Mr. Domer stated that based on an OCFA report it would not work with response time issues that they have.

Commissioner Scull, seconded by Commissioner Tomazic adjourned the Planning Commission meeting at 7:35 p.m. to the next regularly scheduled meeting on February 12, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,


Ken Domer
Assistant City Administrator