



Placentia Planning Commission
Agenda

Regular Meeting
March 12, 2013
6:30 p.m.

Michael Ebenhoch
Chairman

Christine Schaefer
Vice Chair

Dana Hill
Commissioner

Frank Perez
Commissioner

John Scull
Commissioner

Thomas Solomonson
Commissioner

Vic Tomazic
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

**City of Placentia
Community Room
401 E. Chapman Avenue
March 12, 2013**

REGULAR MEETING
6:30 p.m. – City Council Chambers

MEETING CALLED TO ORDER

ROLL CALL: Chairman Ebenhoch
Vice Chairman Schaefer
Commissioner Hill
Commissioner Perez
Commissioner Solomonson
Commissioner Scull
Commissioner Tomazic

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time, the public is invited to address the Planning Commission concerning any items on the agenda, which are not public hearings, or other items under the jurisdiction of the Placentia Planning Commission

MINUTES:

February 12, 2013

PUBLIC HEARING

1. **Applicant: Michael Sherman**
Location: 1265 E. Imperial Highway

Use Permit (UP) 2013-02:

To permit an existing +/- 1,200 square foot sports bar (Group Therapy Pub) that currently has a Type 42 On-Sale Beer and Wine for Public Premises Alcoholic Beverages Control license to change to a Type 48 On-Sale General for Public Premises Alcoholic Beverage Control license, and continue to provide a pool table, four electronic games, karaoke and Jazz/Blues entertainment, located at 1265 E. Imperial Highway in the Neighborhood Commercial (C-1) District.

Recommended Action:

Adopt Resolution No. PC-2013-03 approving Use Permit (UP) 2013-02, subject to all Special Conditions of Approval and Standard Development Requirements.

2. **Applicant:** Bickel Underwood: Kelly Johnson
Location: 164 E. Yorba Linda Boulevard

Use Permit (UP) 2013-03:

To permit drive through service for a newly constructed McDonald's fast food restaurant that will be operating 7 days a week, 24 hours a day.

Variance (VAR) 2013-01:

A request to deviate from the development standards set forth in Section 23.27.150 Landscaping setbacks and Section 23.78.030(2) Parking of the Placentia Municipal Code to allow for the construction of a new McDonald's restaurant.

Development Plan Review (DPR) 2013-01:

To permit the demolition of an existing McDonald's fast food restaurant in order to construct a new +/- 3,131 square foot McDonald's Restaurant with drive through service, located on a +/- 12,917 square foot parcel within an integrated commercial/retail shopping center at 164 E. Yorba Linda Boulevard in the Town Center (T-C) District.

Recommended Actions:

- a. Adopt Resolution No. PC-2013-04 approving Use Permit (UP) 2013-03, subject to all Special Conditions of Approval and Standard Development Requirements set forth therein.
 - b. Adopt Resolution No. PC-2013-05 approving Variance (VAR) 2013-01, subject to all Special Conditions of Approval and Standard Development Requirements set forth therein.
 - c. Adopt Resolution No. PC-2013-06 approving Development Plan Review (DPR) 2013-01, subject to all Special Conditions of Approval and Standard Development Requirements set forth therein.
3. **Applicant:** City of Placentia

Zoning Code Amendment 2013-01:

To consider a recommendation to the City Council of an Ordinance amending Title 23 (Zoning Ordinance) of the Placentia Municipal Code pertaining to emergency shelters, supportive and transitional housing facilities, single room occupancies and provisions for reasonable accommodations for persons with disabilities, including standards and procedures.

Recommended Actions:

Adopt Resolution PC-2013-07 making the required findings; and recommend approval of Zoning Code Amendment 2013-01 to the City Council, and direct staff to prepare and transmit a report of the findings and recommendations of the Planning Commission to the City Council.

4. **Applicant: Olson Urban Housing, LLC**
Location: 1049 Golden Avenue

Tentative Tract Map (TTM) 17489:

To create a single lot subdivision to allow for the individual ownership of thirty-three (33) attached and detached residential condominium units.

Development Agreement 2012-01:

To permit the construction of a 33 unit residential subdivision on a 2.63 acre site, located at 1049 Golden Avenue in the High Density Multiple-Family Residential (R-3) District.

Recommended Actions:

- a. Adopt Resolution PC-2013-08, recommending approval of Tentative TTM Map (TTM) 17489 to City Council, subject to the attached Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations.
- b. Adopt Resolution No. PC-2013-09, recommending approval of Development Agreement 2012-01 to City Council, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations.

NEW BUSINESS

DEVELOPMENT REPORT

Development Project List

PLANNING COMMISSION REQUESTS

Commission members may make requests or ask questions of staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, April 9, 2013 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the March 12, 2013 Regular meeting of the Planning Commission of the City of Placentia was posted on March 7, 2013.

Kenneth A. Domer