



Placentia Planning Commission Agenda

Regular Meeting
February 25, 2014
6:30 p.m.

Michael Ebenhoch
Chairman

Christine Schaefer
Vice Chairman

Dana Hill
Commissioner

Frank Perez
Commissioner

Thomas Solomonson
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

City of Placentia
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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
City Council Chambers
401 E. Chapman Avenue
February 25, 2014**

**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 Tomazic
Commissioner Schenck

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

BUSINESS ITEMS:

- 1. General Plan Conformity Finding for the acquisition of two properties: 120 S. Bradford and A.P. 339-102-01**

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution PC-2014-04 finding that:
 - i. The acquisition of a parcel at 120 South Bradford to be used for commercial office purposes conforms with the City's General Plan
 - ii. The acquisition of A.P. 339-102-01 to be potentially used for outdoor advertising conforms with the City's General Plan

PUBLIC HEARINGS:

2. Development Plan Review (DPR) 2014-01:

To permit the construction of 22,094 sq. ft. three story, ten (10) unit apartment complex consisting of two buildings on a +/- 18,772 (gross) square foot lot and related on and off-site improvements, located at 738 W. La Jolla Street in the High Density Residential (R-3) District.

Applicant: Dwaine Dirk

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing and continue DPR 2014-01 to the March 11, 2014 Planning Commission meeting.

3. Vesting Tentative Tract Map (VTTM 17145), General Plan Amendment (GPA 2014-01), Development Agreement (DA 2013-01), Zone Change (ZC-2013-01), Zoning Code Amendment (ZCA2013-01), Mitigated Negative Declaration (MND 2014-01), and Mitigation Monitoring Program:

To permit the development of a 78-unit single-family residential neighborhood on a 7.82-acres site at 1128 Kraemer Boulevard in the Low Density Single-Family Residential (R-1) District.

Applicant: HQT Placentia, LLC: Paul Feilberg:

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC-2014-03 recommending that the City Council approve General Plan Amendment GPA-2014-01, Zoning Code Amendment ZCA-2013-01, Zone Change ZC-2013-01, Development Agreement DA-2013-01, Vesting Tentative Map No. 17145, and adopt Mitigated negative Declaration of Environmental Impact MND-2014-01.

DEVELOPMENT REPORT

PLANNING COMMISSION COMMENTS

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 adjourned meeting on Tuesday, March 11, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the February 25, 2014 regular meeting of the Planning Commission of the City of Placentia was posted on February 20, 2014.


Charles L. Rangel