

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

November 12, 2014

The adjourned regular meeting of the Placentia Planning Commission on November 12, 2014 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Hill, Schenck, Solomonson, Tomazic, Perez, Schaefer
ABSENT: None

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

OTHERS PRESENT: Andrew V. Arczynski, City Attorney
Damien Arrula, Assistant City Administrator
Charles Rangel, Senior Planner
Candice Martinez, City Clerk Specialist

ORAL COMMUNICATIONS: None

CONSENT CALENDER:

1. **Minutes**
Planning Commission Meetings- August 12, October 2, and October 14, 2014
Recommended Action: Approve

Motion by Commissioner Hill, seconded by Vice Chair Perez to approve the August 12, 2014 Planning Commission Minutes.
Passed by a 5-0-1 vote (Commissioner Schenck abstained).

Motion by Commissioner Hill, seconded by Vice Chair Perez to approve the October 2, 2014 Planning Commission Minutes.
Passed by a 5-0-1 vote (Commissioner Hill abstained).

Motion by Commissioner Solomonson, seconded by Commissioner Schenck to approve the October 14, 2014 Planning Commission Minutes.
Passed by a 6-0 vote.

PUBLIC HEARING:
(Continued item from October 14, 2014 meeting)

2. **Applicant: Verizon Wireless Communications**

Use Permit (UP) 2014-03

To permit the construction of a sixty (60) feet high monoecalyptus wireless communication facility with twelve (12) antenna panels, one (1) microwave dish, standby generator and related equipment located at 600 Loyola Drive in the Planned Unit Development (PUD-1) District. The proposed use is not expected to create a

negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Recommended Action: It is recommended that the Planning Commission:

- a. Adopt Resolution PC-2014-12, A Resolution of the Planning Commission of the City of Placentia, California, pertaining to construction of a Verizon wireless communication facility on property located at 600 Loyola Drive and making findings in support thereof; and
- b. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

(5-0-1, Commissioner Schenck abstained)

Senior Planner Rangel noted that the public hearing item is a continued item from the last Planning Commission meeting due to Staff needed additional time to review the lease agreement for the proposed cell site tower. He provided a brief overview on public hearing item noting that the Planning Commission does not fall under the jurisdiction to regulate the operation of the cell tower site.

Commissioner Schenck requested a map showing the locations of all cell tower sites in the City of Placentia and clarification on the Federal Communications Commission (FCC) regulations.

Senior Planner Rangel noted that FCC regulates all operational aspects of the cell tower facilities including location, construction, and frequency transmissions.

City Attorney Arczynski noted that the FCC does regulate the frequency transmissions, and the material portion of the Wireless Communication Act states that a City cannot deny a cell tower facility based on the location. He noted that when a wireless communications provider can demonstrate that a particular location is necessary in order to provide adequate coverage for their services, the City must approve their request. He noted that City has control of the aesthetics of the project.

Chair Schaefer inquired if funds received from the project is to be spent on Samp Park.

Senior Planner Rangel noted that it is up to the discretion of the City Council.

Chair Schaefer opened the public hearing at 7:02 p.m.

Ross Miletich, Verizon Wireless representative, provided a brief overview on the project noting the selection on the location, and their application for the use permit (UP).

Discussion ensued between Mr. Miletich and the Commission regarding the amount of cell tower site location in the City, the cell tower enclosure and noise, and ownership of the cell tower facility.

Mr. Miletich provided documentation to the Commission showing the radio frequencies in the City of Placentia.

Dr. Steve Valdez, President of Alta Vista Placentia homeowners association, inquired about the safety and health issues associated with the exposure of a cell tower site. He noted that values of homes will decrease when located near a cell tower facility.

Dr. John Penta, Yorba Linda resident, noted the health effects of a cell tower site with children. He requested for the Commission to not approve the item.

Justin Johnson, resident, provided documentation to the Commissioners on the decrease of property values with cell sites being constructed near homes.

Robert Mitchell, resident, inquired about the lease agreement between the City and Verizon Wireless and the process for approval of a location. He noted that the values of homes surrounding the cell tower site will decrease and recommended for the Planning Commission to not approve the item.

Mo Khooban, resident, noted that she is not in favor of a cell tower facility in Samp Park.

Mr. Miletich listed the requirements permitted to build a cell tower site and noted that Verizon Wireless has done their due diligence with the research.

Commissioner Perez inquired about the placement of the cell tower site in Samp Park.

Mr. Miletich noted that he can work with the City of moving the cell tower site within the Park, with the requirements still set forth.

Chair Schaefer closed the public hearing at 7:49 p.m.

Vice Chair Perez requested that the final plan for the cell tower site includes adequate space in the play area in the Park.

Chair Schaefer requested for Staff to conduct a Study Session meeting to discuss the process of approving cell tower sites. She requested for the applicant to review the design of the proposed cell tower site tree and recommended approval of the item.

Motion by Commissioner Hill, seconded by Commissioner Tomazic to adopt Resolution PC-2014-12, A Resolution of the Planning Commission of the City of Placentia, California, pertaining to construction of a Verizon wireless communication facility on property located at 600 Loyola Drive and making findings in support thereof; and Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

Passed by a 5-0-1 vote (Commissioner Schenck abstained).

3. Applicant: AT&T

Use Permit (UP) 2014-04

To permit the removal of an existing sixty (60) feet high Verizon wireless monopine and replace it with construction of a proposed eighty (80) feet high AT&T wireless monopine located at 201 Bradford Ave. at Kraemer Park in the R-1 District. The proposed use is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Continue this item to the next regularly scheduled meeting in order to allow the applicant and the Community Services Department more time to finalize additional site plan requirements and lease agreement details.
(6-0, Continued)

Senior Planner Rangel noted that that applicant had requested for the item to be continued to a future Planning Commission meeting to allow Staff more time to finalize additional site plan requirements and lease agreement details.

Chair Schaefer opened the public hearing at 8:04 p.m.

Motion by Commissioner Schenck, seconded by Commissioner Hill to continue Public Hearing item 3 to a future Planning Commission Meeting at a date to be determined.

Passed by a 6-0 vote

NEW BUSINESS: None

DEVELOPMENT REPORT

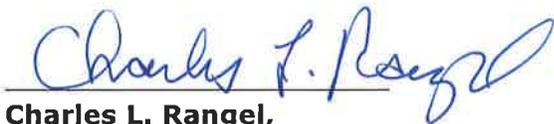
Assistant City Administrator Arrula provided an update on the General Plan and noted that the City will conduct two (2) community workshops; the first one will take place on November 19, 2014 at the Back's Community building to discuss the General Plan. He noted that a Request for Proposals (RFP) was sent out for Revitalization of Old Town Santa Fe, and the City received a total of five (5) proposals. He noted that there will be an upcoming Historical Property Ordinance at a future Planning Commission meeting for consideration and approval.

Chair Schaefer requested for the list of all historical sites in the City to be listed on the Staff Report.

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 8:11 p.m. to a regular meeting on Tuesday, December 9, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



**Charles L. Rangel,
Senior Planner**