



# Placentia Planning Commission Agenda

Special Meeting

July 1, 2015

6:30 p.m.

City Council Chambers  
401 E. Chapman Avenue

**Christine Schaefer**  
Chair

**Frank Perez**  
Vice Chair

**Vacant**  
Commissioner

**Dennis Lee**  
Commissioner

**James Schenck**  
Commissioner

**Thomas Solomonson**  
Commissioner

**Vic Tomazic**  
Commissioner

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://www.placentia.org)**

## 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](http://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.

**SPECIAL MEETING**

6:30 p.m. – City Council Chambers

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**MEETING CALLED TO ORDER**

**ROLL CALL:** Chair Schaefer  
Vice Chair Perez  
Commissioner Lee  
Commissioner Schenck  
Commissioner Solomonson  
Commissioner Tomazic

**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 Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

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**CONSENT CALENDAR:** None

**PUBLIC HEARING:**

1. **Applicant:** Villa Picae  
**Project Location:** 1548 Spruce Street

VTTM 1775: (DA-2015-01):

The applicant intends to develop 10 residential condominium units on 0.52 acres located at 1548 Spruce Street in the Specific Plan (SP-7) District. The Applicant has requested a Vesting Tract map, which, if approved by the City, shall expressly confer certain vested rights to proceed with the development in accordance with California Government Code § 66498. The City and Applicant have prepared a Development Agreement pursuant to the procedures described in California Government Code § 65867. This proposed Development Agreement is also consistent with the goals, policies, programs, and land uses of the City of Placentia General Plan and promotes implementation of the goals and policies set forth in the General Plan. An Initial Study of Environmental Impacts was completed and a Mitigated Negative Declaration was prepared for the project wherein it was found that, with implementation of Mitigation Measures, including a Mitigation Monitoring and Reporting Program (“MMRP”) the proposed project will not have a significant effect on the environment or the surrounding area.

**Recommended Actions:** It is recommended that the Planning Commission:

- 1) Open the Public Hearing, Receive Testimony, and Close the Public Hearing;  
and

- 2) Adopt Resolution PC-2015-08, recommending approval of Tentative Tract Map (TTM) 1775 to the City Council, subject to the attached Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations (Mitigated Negative Declaration 2015-01); and
- 3) Adopt Resolution No. PC-2015-09, recommending approval of Development Agreement 2015-01 to City Council, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein and related environmental determinations (Mitigated Negative Declaration 2015-01).

**OLD BUSINESS:** None

**NEW BUSINESS:** None

### **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.

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### **ADJOURNMENT**

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, July 14, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

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### **CERTIFICATION OF POSTING**

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the July 1, 2015 Special Meeting of the Planning Commission of the City of Placentia was posted on June 25, 2015.

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Charles L. Rangel, Secretary