

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

April 14, 2015

The regular meeting of the Placentia Planning Commission on April 14, 2015 was called to order at 6:33 p.m. in the Placentia Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

**ROLL CALL:**

PRESENT: Commissioner Hill, Lee, Solomonson, Tomazic, Perez, Schaefer  
ABSENT: Schenck (excused)

**PLEDGE OF ALLEGIANCE:** Commissioner Hill

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

**ORAL COMMUNICATIONS:**

Craig Green, Councilmember, introduced himself to the Planning Commission and thanked the Commissioners for all their hard work and dedication to the City of Placentia.

**CONSENT CALENDER:**

**1. Minutes**

Planning Commission Meetings- February 10, and March 10, 2015

**Recommended Action:** Approve

**A motion was made by Commissioner Tomazic, seconded by Vice Chair Perez and carried a (4-0-2, Commissioner Hill and Commissioner Lee abstained) vote to approve the February 10, 2015 Planning Commission Minutes.**

**A motion was made by Commissioner Tomazic, seconded by Chair Schaefer and carried a (4-0-2, Commissioner Hill and Vice Chair Perez abstained) vote to approve the March 10, 2015 Planning Commission Minutes.**

**PUBLIC HEARING:** None

**OLD BUSINESS:**

**2. Applicant: Dr. Rees Olson**

**Use Conformity Determination 2015-01:** Use Conformity Determination 2015-01 for an unlisted use within the T-C (Town Center) zoning district.

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

- a. Adopt Resolution No. PC-2015-04, A Resolution of the Planning Commission of the City of Placentia, California, approving Conformity Determination No. 2015-01- Dr. Olson family Dentistry Located at 1320 N. Kraemer Avenue; 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.

**(Approved, 5-0-1)**

Contract Senior Planner Rangel provided a brief overview on item 2 and noted the item was discussed at a previous Planning Commission meeting, and the Commission directed Staff to draft a resolution approving the use conformity and find that it is exempt from CEQA.

**A motion was made by Commissioner Solomonson, seconded by Vice Chair Perez and carried a (5-0-1, Commissioner Hill abstained) vote to approve the recommended actions.**

**3. Applicant: Sylvia Nye State Farm**

**Use Conformity Determination 2015-02:** Use Conformity Determination 2015-02 for an unlisted use within the T-C (Town Center) zoning district.

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

- a. Adopt Resolution No. PC-2015-05, A Resolution of the Planning Commission of the City of Placentia, California, approving Conformity Determination No. 2015-02 – Sylvia Nye & State Farm Insurance Located at 1280-1290 N. Kraemer Avenue; 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.  
**(Approved, 5-0-1)**

**A motion was made by Commissioner Solomonson, seconded by Commissioner Tomazic and carried a (5-0-1, Commissioner Hill abstained) vote to approve the recommended actions.**

**NEW BUSINESS:**

**STUDY SESSION:**

**4. Applicant: Villa Picae, LLC also known as HQT**

**Study Session for Tentative Tract Map 17775:** The project applicant, Villa Picae LLC, is proposing to redevelop the existing 0.52-acre site with ten (10) residential condominium dwelling units located north of Orangethorpe Avenue and west of Van Buren Street at 1548 Spruce Street within the SP-7 zoning district.

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

- a. Take no action but receive and file the presentation by the applicant.

Contract Senior Planner Rangel noted that the developer, HQT, requested to present their proposed project to the Planning Commission. He noted that the site plan will be introduced at the May 2015 meeting for approval.

Dwayne Huennkens, HQT, provided a brief overview on the proposed 10-unit condominium development noting that in 2006, the Planning Commission approved the project but due to unforeseen obstacles they never went through the next steps and the approvals expired. He presented the site plan and discussed the layout of the proposed development.

Discussion ensued between Commissioners, HQT, and City Staff regarding the number of parking spaces, ADA features, and the layout of the development.

Contract Senior Planner Rangel noted in the guidelines listed for the Home Owners Association (HOA) for the development, garage areas are to remain clear and an inspection

will be done annually. He noted with this implantation, he does not see an issue with parking.

Scott Brady, property owner, noted that he is in favor of the development and that HQT has done great business for the community.

No Action was taken, but to receive and file the presentation by the applicant.

**DEVELOPMENT REPORT:**

Commissioner Solomonson inquired about the packing house property located in the Placentia downtown area.

Acting City Administrator Arrula noted that at the last City Council meeting, Council approved a Purchase and Sale agreement with Newport Equities contingent upon the pricing results of the Request For Proposal (RFP) for the construction of the parking structure.

**DIRECTOR'S REPORT**

Assistant City Administrator Arrula informed the Commission that there will be a Study Session at a future Planning Commission meeting to review and discuss the General Plan Update.

**PLANNING COMMISSION REQUESTS:**

Chair Schaefer inquired about the setbacks for the current Beazer project, and if there have been any updates on the project.

Contract Senior Planner Rangel noted that the front yard set backs are twenty (20) feet, and fifteen (15) feet to the garage door. He noted that units are selling and due to the popularity to unit plans 3 and 4, and Beazer would like to modify some of the units to include a second story balcony.

**ADJOURNMENT**

Chair Schaefer adjourned the Planning Commission meeting at 7:19 p.m. to a regular meeting on Tuesday, May 12, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

**Submitted by,**



Charles L. Rangel  
Contract Planner