



# Placentia Planning Commission Agenda

Regular Meeting  
January 12, 2016  
6:30 p.m.

City Hall Community Room  
401 E. Chapman Avenue

**Christine Schaefer**  
Chair

**Frank Perez**  
Vice Chair

**Dennis Lee**  
Commissioner

**James Schenck**  
Commissioner

**Thomas Solomonson**  
Commissioner

**Vic Tomazic**  
Commissioner

**Vacant**  
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.

**REGULAR MEETING**  
6:30 p.m. – City Hall Community Room

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**CALL TO ORDER:**

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

**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:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**1. UCD 2015-07: USE CONFORMITY DETERMINATION FOR SPA SALES, INSTALLATION AND SERVICE USE**

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

- a. Adopt Resolution PC-2015-22, A Resolution of the Planning Commission of the City of Placentia, Approving Use Conformity Determination 2015-07 for Spa Sales and Service Use, located at 735 W. Orangethorpe Ave. and Making Findings in Support Thereof

**2. Zoning Code Amendment (Z-C) 2015-08**

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

- a. Remove this item from the Agenda

**DEVELOPMENT REPORT:**

**DIRECTOR'S REPORT:**

### **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.

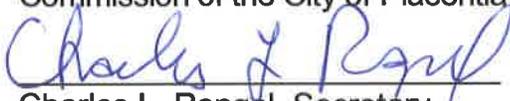
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### **ADJOURNMENT**

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, February 9, 2016 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 January 12, 2016 Regular Meeting of the Planning Commission of the City of Placentia was posted on January 7, 2016.

  
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Charles L. Rangel, Secretary



# Placentia Planning Commission

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## Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: January 12, 2016

SUBJECT: **UCD 2015-07: USE CONFORMITY DETERMINATION FOR SPA SALES, INSTALLATION AND SERVICE USE**

### **RECOMMENDATION:**

It is recommended that the Planning Commission take the following action:

1. Adopt Resolution PC-2015-22, A Resolution of the Planning Commission of the City of Placentia, Approving Use Conformity Determination 2015-07 for Spa Sales and Service use located at 735 West Orangethorpe Avenue and Making Findings in Support Thereof

### **REQUEST:**

The applicant/property owner, Betty Valles is requesting a Use Conformity Determination for an unlisted use within the SP-5 zoning district

### **LOCATION**

The entire specific plan area encompasses 19.13 +/- net acres at the northeast corner of Placentia Avenue and Orangethorpe Avenue, 727 +/- feet south of Crowther Avenue and lying west of Placentia Storm Drain Channel. The parcel in question is located on the northwest corner of Hundley Way and W. Orangethorpe Avenue at 735 W. Orangethorpe Avenue.

## **DISCUSSION:**

### **Use Conformity Determination authority granted to the Planning Commission**

The Use Conformity Determination (UCD) process was adopted to address businesses desiring to locate in a commercial or manufacturing zone where the proposed use is not specifically called out as either permitted or allowed with a use permit. Per the City's Municipal Code, in instances where this situation occurs, the Planning Commission has the authority to determine if the use is in accord with the purpose of the zoning district and having characteristics similar to those uses listed in the zoning district. Based upon this review, the Planning Commission may find that the use is allowed by right, that the use may be allowed subject to the approval of a use permit, or that the use is not allowed within the zoning district.

### **Background**

Specific 5 was originally adopted in 1986. The primary purpose of the Specific Plan was to "provide a site for retailers and businesses, which through the characteristics of their respective services offered, cater to the entire community" (see Attachment 1 - Original Exhibit A). The Plan envisioned hotel, retail and office uses and this was largely achieved, due, in part to its proximity to the 57 Orangethorpe off ramp. In the subsequent amendment No. 3, (see attached Specific Plan Amendment No. 3 Exhibit A adopted in 1995) more acreage was added which brought about the following uses:

- Jack-in-the-Box
- Don-A-Vee Jeep Dealership
- Don-A-Vee Chrysler-Plymouth Dealership

Other major uses within the Specific Plan area are:

- Residence Inn
- Quality Inn

For several years the property owner/applicant, Betty Valles leased the property in question to the adjacent dealership to accommodate the expanded volume of sales. Recently, however, the dealership has consolidated the storage of its vehicles elsewhere and is no longer in need of this site for additional storage and for this reason; the Applicant has recruited for another long term tenant.

### **Proposed Use/Business**

The proposed spa business, (known as Coastal Hot Springs Spas) consists of two showrooms to display the finished product, a storage/warehouse area, a spa repair area and the upstairs portion of the building used for administration file storage and shipping. The outside storage area will be used for their trucks and related equipment.

Occasionally, they would also conduct special events in the front portion where the parking and loading is fronting Orangethorpe Avenue.

Currently, the business has the main showroom and point of sales in the City of Anaheim and two warehouse facilities in Placentia. The relocation would allow the business to consolidate the operations under one roof.

**Subject Site and Surrounding Land Uses:**

The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation and zoning

	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Existing</b>	16,457 square foot commercial building on .72 acre site and related parking area and landscape improvements used for a car dealership	Industrial	SP-5
<b>Proposed</b>	16,457 square foot commercial building on .72 acre site and related parking area and landscape improvements used for a spa manufacturing, sales, and service	Industrial"	SP-5
<b>North</b>	"Kalifornia Cars" industrial building	industrial	M Manufacturing
<b>South</b>	Single Family Residential and Mobile Home Park on south side of W. Orangethorpe Ave.	Single Family Residential	R-1 Single Family Residential and MPH Mobile Home Park
<b>East</b>	Auto Network group	Commercial	C-2
<b>West</b>	Premier Chrysler Jeep of Placentia dealership	Commercial	SP-5

**Analysis**

The proposed use is similar in land use characteristics and land use intensity to several other uses listed in SP-5 such as:

- (2) Appliance stores;
- (8) Home improvement centers;
- (14) Sales and service operations with or without light assembly and storage;
- 23.105.050 motor vehicle dealerships

The proposed use is similar in characteristics and land use intensity in that, the spa use sells and installs spas which is a type of home improvement. The operation will also entail sales and service business activities with light assembly; and lastly, the proposed spa use will utilize a showroom similar to an auto dealership.

**CEQA:**

Staff recommends that the Planning Commission exercise its independent judgment and find that Use Conformity Determination UCD 2015-07 was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia and that the Planning Commission exercised its independent judgment and finds that Specific Plan Amendment 2015-01 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 as it pertains to an Existing Facility and State CEQA Guidelines § 15032 as this categorical exemption consist of projects characterized as urban in-fill development.

**Prepared and submitted by:**



Charles L. Rangel  
Contract Senior Planner

**Review and approved by:**



Damien R. Arrula  
Interim City Administrator

**ATTACHMENTS:**

1. Original Exhibit A adopted in 1986
2. Specific Plan Amendment No. 3 Exhibit A adopted in 1995
3. Letter from Applicant representative
4. Resolution 2015-22

# EXHIBIT A

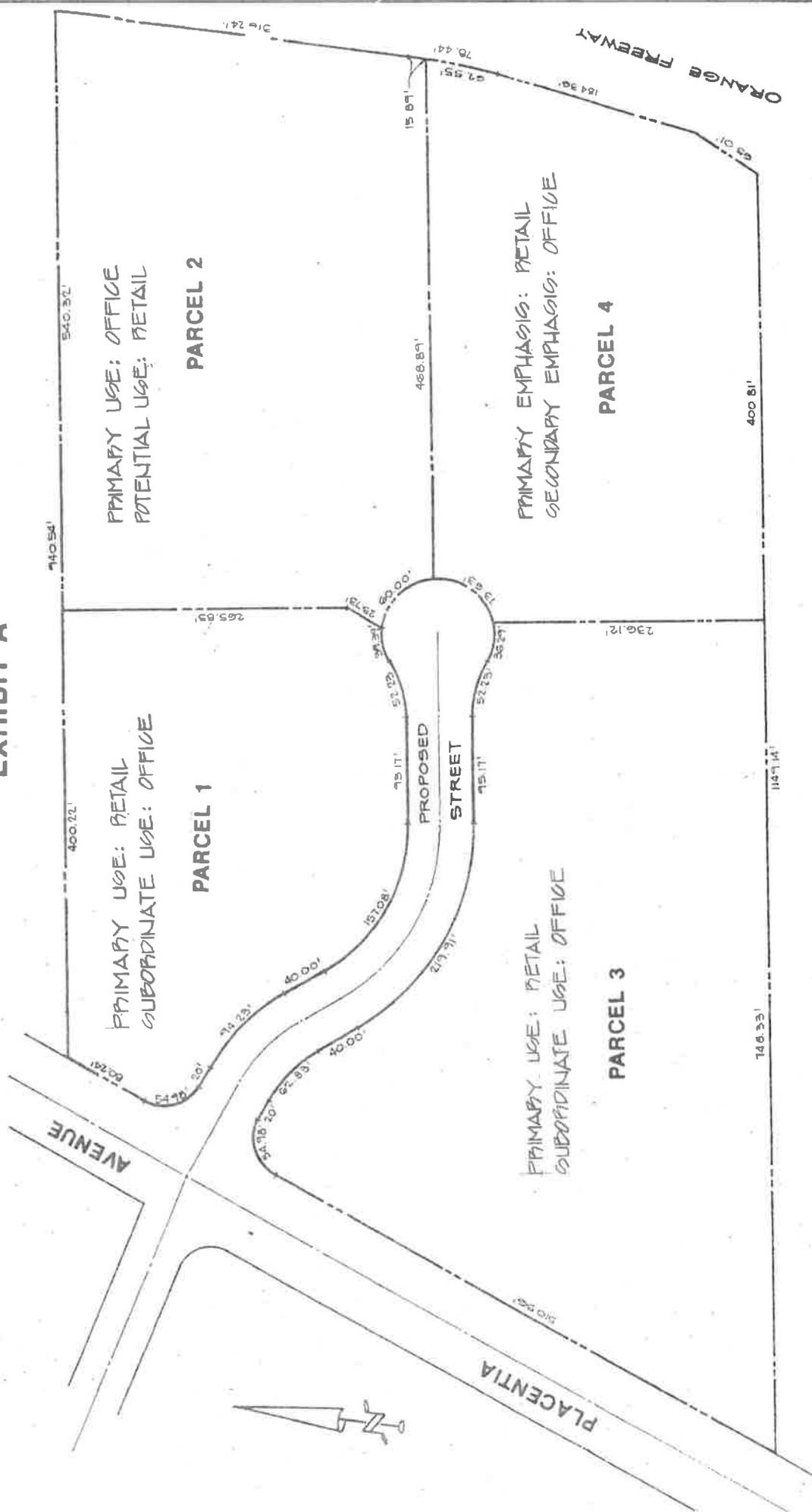


Exhibit A



ORANGE  
ROUTE 57

December 9, 2015

Charles Rangel, Contract Sr. Planner

City Hall

401 E. Chapman Ave.

Placentia, CA 92870

**RE: Amendment to Specific Plan 5, Chapter 23.105.050**

Dear Mr. Rangel:

This firm represents the owner of a vacant building at 735 W. Orangethorpe. This building is located on lot #11 of the Chapter 23.105. Specific Plan 5.

The vacant building was originally utilized by the adjacent automotive sales and service facilities (lots 8, 9 & 10) and designated with uses appropriately when the Specific Plan was adopted. In the intervening years, subsequent to the adoption of the Specific Plan, the automotive business changed dramatically and no longer can utilize the building on lot #11 for their combined operation.

The existing Specific Plan places a restrictive set of use designations on lot #11 that produce excessive limits on the reutilization of the vacant building for some other compatible commercial or industrial use. Therefore, the owner wishes to amend and update the Specific Plan.

We respectfully request the City of Placentia amend the Specific Plan 5, Section 23.105.050 for lot # 11 by adding the identical list of additional permitted uses as noted for lots 1, 2, 3, 4, 5 and 6 within Section 23.105.030 of the Specific Plan.

Attached please find the appropriate form and fees.

Sincerely,

**The PRS Group**

Phillip R. Schwartze

President

**RESOLUTION NO.PC 2015-22**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF PLACENTIA APPROVING USE  
CONFORMITY DETERMINATION 2015-07 FOR SPA  
SALES AND SERVICE USE LOCATED AT 735 WEST  
ORANGETHORPE AVENUE AND MAKING FINDINGS IN  
SUPPORT THEREOF**

**A. Recitals.**

(i) In accordance with City of Placentia Municipal Code Section 23.105.030, the Planning commission may review and determine whether a proposed use, not otherwise specified in Section 23.105.030, 23.105.040, or 23.105.050, conforms to the intent and purpose of this chapter with regard to permitted uses or uses authorized pursuant to a use permit and has characteristics similar to those uses listed in said Section.

(ii) On January 12, 2016, this Planning Commission conducted a duly noticed meeting, as required by law, and at such meeting considered an application for a Use Conformity Determination for a proposed Spa sales and service use located at 735 West Orangethorpe Avenue in the Specific Plan - 5 District . The consideration for said application was concluded prior to adoption of this Resolution.

(iii) This Planning Commission has reviewed the staff report, and facts in consideration of this Use Conformity Determination.

(iv) All legal prerequisites to the adoption of this Resolution have occurred.

**B. Resolution.**

NOW, THEREFORE, the Planning Commission of the City of Placentia does hereby find, determine, and resolve as follows:

1. This Commission hereby specifically finds that all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct.

2. This Commission finds that the proposed use is not specifically identified in Sections 23.105.030, 23.105.040, or 23.105.050

The uses in the Specific Plan - 5 that bears closest resemblance to the Spa sales and service use include Appliance stores, Home improvement centers, Sales and service operations with or without light assembly, Motor vehicle dealership. The Use Conformity Determination application 2015-07 conforms to the intent of Specific Plan -5 and is in conformance with the General Plan.

3. This Commission finds that Spa sales and service bears similarities to Appliance stores, Home improvement centers, Sales and service operations with or without light assembly, Motor vehicle dealership and, as such, is an outright permitted use as identified.

4. The Planning Commission of the City of Placentia finds that the proposed Use Conformity Determination UCD 2015-07 was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia and that the Planning Commission exercised its independent judgment and finds that Use Conformity Determination UCD 2015-07 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 as it pertains to an Existing Facility and State CEQA Guidelines § 15032 as this categorical exemption consist of projects characterized as urban in-fill development.

5. This Commission finds that the facts supporting the above specified findings are contained in the staff report and exhibits, and information provided to this Planning Commission during the new business conducted with respect to consideration of Use Conformity Determination UCD 2015-07.

6. The Secretary of this Commission shall:  
a. Certify to the adoption of this Resolution; and,  
b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Property Owner and Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 12th of January, 2016.

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CHRISTINE SCHAEFER, CHAIRMAN

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 10th day of November, 2015 and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the, 12th day of January, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

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CHARLES RANGEL,  
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

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YOLANDA M. SUMMERHILL,  
ASSISTANT CITY ATTORNEY