

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

August 11, 2015

The regular meeting of the Placentia Planning Commission on August 11, 2015 was called to order at 6:30 p.m. in the Placentia Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Solomonson, Tomazic, Perez, Schaefer
ABSENT: Lee, Schenck

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

OTHERS PRESENT: Yolanda Summerhill, City Attorney
Charles Rangel, Contract Senior Planner
Candice Martinez, City Clerk Specialist

ORAL COMMUNICATIONS: None

CONSENT CALENDER:

1. **Minutes**
Planning Commission Meeting- April 14, and May 12, 2015
Recommended Action: Approve
(4-0, as recommended)

Motion by Commissioner Solomonson, seconded by Vice Chair Perez and carried a (4-0) vote to approve the recommended action.

PUBLIC HEARING:

2. **Applicant: Martha Walswick**
Project Location: 334 Morse Avenue

Second Unit Permit (SUP) 2015-01

To permit the construction of a +/- 401 square foot second unit, +/-668 square foot garage and +/-115 square foot second story balcony. The balcony is proposed to be on the south side of a new second unit located over a proposed garage. 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. Open Public Hearing, Receive Testimony, and Close Public Hearing; and
- b. Adopt Resolution PC-2015-12, A Resolution of the Planning Commission of the City of Placentia, Approving Second Unit Permit SUP 2015-01 Pertaining to the Construction of a +/- 401 Square Foot Second Unit, +/-668 Square Foot Garage and +/-115 Square Foot Second Story Balcony. The Balcony is Proposed to be on the South Side of the New Second Unit Installed Over a Proposed Garage Located at 334 Morse Avenue and Making Finding in Support Thereof; and

- c. 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.

Senior Planner Rangel provided a brief overview on the proposed development of a second story unit and balcony on an existing structure on property located at 334 Morse Avenue. He noted that they meet the municipal unit parking requirements, and listed the dedications and improvements in the conditions of approval.

Commissioner Tomazic expressed his concerns regarding the construction of a second unit on top of an existing structure.

Senior Planner Rangel noted that the Planning Department ensures that the project will be uniform with the building codes.

Chair Schaefer opened the public hearing at 6:44 p.m.

Martha Walswick, applicant, provided a brief overview on the proposed development and requested for the Commission to remove language listed in the conditionals of approval for the construction of a partial sidewalk on their property.

Senior Planner Rangel noted that he has been in discussion with the Public Works Department for the complete right of way on Morse Avenue, but is not sure where the item is placed in the City's Capital Improvement Program (CIP). He noted that there have been previous projects that have requested a hold on a dedication, and the City placed a lien on the property until the dedication was complete.

Bob Carfield, resident, expressed his concerns regarding the safety of the construction of a partial sidewalk, and requested for the dedication to be removed as an item on the conditions of approval.

Chair Schaefer closed the public hearing at 7:00 p.m.

A motion was made by Commissioner Solomonson, seconded by Vice Chair Perez and carried a (4-0) vote to approve the recommended actions.

3. **Applicant: Rick Smets**
Project Location: 950 S. Via Rodeo

Use Permit (UP) 2015-04:

To permit the sale of alcoholic beverages for on and off-site consumption (Type 23 Small Beer Manufacturer Alcoholic Beverage Control License) in conjunction with the operation of a small craft brewery that manufactures specialty beers, conducts guided tours of their facility and offers beer and wine sampling within their tasting room, located in a +/- 5,120 square foot industrial tenant space located at 950 S. Via Rodeo in the Manufacturing (M) District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open Public Hearing, Receive Testimony, and Close Public Hearing; and
- b. Adopt Resolution PC-2015-13, A Resolution of the Planning Commission of the City of Placentia, California, Approving Use Permit No. 2015-04 Pertaining to Property Located at 950 S. Via Rodeo, and Making Findings in Support Thereof; and

- c. Find that the Applicant is Categorically Exempt Pursuant to the California Environmental Quality Act of 1970, as amended, the Guideline promulgates thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

Senior Planner Rangel provided an overview on the proposed business noting they have applied for a Use Permit (UP) to permit the sale of alcohol at their facility.

Chair Schaefer opened the public hearing at 7:11 p.m.

Rick Smets, applicant, provided this history on his business, and noted that the owner of The Brewery had recommended for him to open up his brewery in the City of Placentia. He thanked City Staff for all their assistance.

Chair Schaefer asked if the applicant accepts all the items listed in the conditions of approval.

Mr. Smets accepted all items listed in the conditions of approval.

Chair Schaefer closed the public hearing at 7:19 p.m.

Motion by Vice Chair Perez, seconded by Commission Solomonsen and carried a (4-0) vote to approve the recommended action.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Contract Senior Planner Rangel noted upcoming items that will be presented to the Planning Commission, including: Massage Parlor Ordinance, and Private School Re-Zoning. He announced that the City Council has approved, by first reading only, the 10-Unit development on Spruce Street.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 7:33 p.m. to a regular meeting on Tuesday, September 8, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Charles L. Rangel
Contract Planner