



# Placentia Planning Commission Agenda

Regular Meeting

July 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

**Heather Francine**  
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 Council Chambers

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**CALL TO ORDER:**

**ROLL CALL:** Commissioner Francine  
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:**

1. **Minutes**  
Planning Commission Meeting – December 8, 2015 and January 12, 2016  
**Recommended Action:** Approve

**PUBLIC HEARING:**

2. **Applicant:** Brian Johnson, DBA as Featured Horizons  
**Project Location:** 1633 La Paloma Avenue

**Tentative Parcel Map 2015-181:**

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

- a. Open the Public Hearing, concerning Tentative Parcel Map 2015-181, Receive the staff report and consider all Public Testimony; and
- b. Adopt Resolution PC-2016-09, A Resolution of the Planning Commission of the City of Placentia, Approving Tentative Map 2015-181 Thereby Approving a Subdivision of the Lot and the Construction of the 2 Residential Units Located at 1633 La Paloma and Making Findings in Support Thereof; and
- c. Close the Public Hearing; and
- d. Find that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15332 and the City of Placentia Environmental Guidelines.

3. **Applicant:** RJE Motorcars  
**Project Location:** 1940 Petra Lane

**Use Permit 2016-06:**

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

- a. Open the Public Hearing, concerning UP 2016-06, Receive the staff report and consider all Public Testimony; and
- b. Making Findings and Approving Resolution 2016-06 and Making Findings in Support Thereof; and
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2016-06, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-06 and Making Findings to Permit the Operation of a Retail Automotive Sales with a +/- 4,869 Square Foot Commercial Industrial Suite, Located at 1940 Petra Lane, Suite C in "M" Manufacturing Zoning District; and Making Findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

4. **Applicant:** Haipeng Xu DBA Palm Massage  
**Project Location:** 1154 E. Imperial Highway

**Use Permit 2016-06**

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

- a. Open the Public Hearing, concerning Use Permit 2016-06, Receive the staff report and consider all Public Testimony; and
- b. Adopt Resolution PC-2016-10, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-06 for a massage establishment on the property located at 1154 E Imperial Highway and Making Findings in Support Thereof; and
- c. Close the Public Hearing; and
- d. Find that that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**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 the next regular meeting on Tuesday, August 9, 2016 at 6:30 p.m. in the Placentia City Hall City Council Chambers located at 401 East Chapman Avenue, Placentia CA 92870.

## **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 12, 2016 Regular Meeting of the Planning Commission of the City of Placentia was posted on June 30, 2016.

  
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Charles L. Rangel, Secretary