

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

January 11, 2011

APPROVED
BY PLANNING COMMISSION
at the Feb 08, 2011 meeting

The regular meeting of the Placentia Planning Commission of January 11, 2011 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Green.

ROLL CALL: Present: Michael Ebenhoch, Commissioner
Christine Schaefer, Commissioner
Frank Perez, Commissioner
Vic Tomazic, Vice Chairman
Craig Green, Chairman

Absent: Commissioner Farano
Commissioner Scull

PLEDGE OF ALLEGIANCE: Led by Commissioner Ebenhoch

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Sara Salazar, Administrative Assistant

Motion by Commissioner Ebenhoch, seconded by Commissioner Tomazic to APPROVE THE MINUTES of November 9, 2010. Passed by a 4-0-2-1 vote. (Farano and Scull Absent Excused, Schaefer Abstained)

ORAL COMMUNICATIONS: The Chair invited the public to make oral comments on matters not on the agenda, but none were offered.

Public Hearings:

- Applicant: Mr. Dale Roach**
Location: 1150 E. Yorba Linda Boulevard

Use Permit (UP) 2011-01:

Request to permit the operation of a pawn shop that will buy and write collateral loans on jewelry, gold, watches, guitars, laptops and other miscellaneous items, located within a +/- 1,200 square foot commercial/retail suite at 1150 E. Yorba Linda Boulevard in the Neighborhood Commercial (C-1) District.

Ms. Schwartz gave the staff report.

Commissioner Schaefer referenced the diagram that was provided by Ms. Schwartz and

commented that some of the businesses in the complex are not easily visible from the street which may contribute to the pre-existing loitering problem.

Commissioner Ebenhoch asked for the source of the document titled "Chapter 6.64, Pawnbrokers and Secondhand Dealers". Ms. Schwartz responded it is from the Placentia Municipal Code.

Chairman Green opened the Public Hearing.

The applicant, Dale Roach of 1150 E. Yorba Linda Boulevard, Placentia addressed the Commission. He stated he currently owns two (2) other pawn shops and neither have a problem with loitering. He stated his businesses use a 'short form police report' to document all items, regardless of price. Additionally a thumbprint and copy of the drivers license is taken for each transaction.

Commissioner Ebenhoch greeted the applicant and asked for clarification on his Sunday business hours, specifically what is meant by appointment only. Mr. Roach, explained that he does not take Sunday appointments, and would only be open for business on a Sunday if there were an upcoming holiday.

Commissioner Schaefer asked if the applicant holds parties in his business. Mr. Roach responded that he does not hold 'Gold Parties'.

Commissioner Ebenhoch asked the applicant about the intention of window displays in this new location. Mr. Roach responded that he will be using a different approach at this location as he intends to make it a more upscale location selling mostly jewelry.

Commissioner Ebenhoch asked about the allowance of Mexican Consulate Cards versus Canadian Consulate Cards or other countries. Mr. Roach responded that he does a lot of business with the Hispanic community and that as of January, 2011 the law changes and he is allowed to accept these cards versus others.

Chairman Green asked staff about the City's window signage limitations. Ms. Schwartz responded that there is a 25% window signage limitation. Mr. Domer added that the City's window signage code is different from other cities and the applicant will be required to comply with the City standards.

Commissioner Schaefer asked the applicant why he has chosen to come to Placentia. Mr. Roach responded that it is local to his home in Villa Park. She asked him to confirm that he will not be selling firearms to which he responded that he will not, and has not since 1996.

Chairman Green invited Captain Ward Smith to address the commission. Capt. Smith approached the podium.

Commissioner Schaefer referred to the opposition letter received, and asked if the Police have had a loitering problem in this area. Capt. Smith responded that officers frequent this complex due to the presence of an alcohol establishment as well as a liquor store. As for loitering, he indicated he would need to research what calls for service have been made to dispatch but that it is not known to him as it being a high loitering area. For current loitering

problems, he would have the area patrolled more frequently.

Commissioner Schaefer asked about the history of enforcement at the other two (2) pawn shops in Placentia. Capt. Smith responded that one of the locations is actually a second hand shop, and not a pawn shop. The only existing pawn shop in the city has been around for more than 30 years and the Police Department has a great working relationship with them. He added that it has been more than 20 years since the shop was burglarized.

Chairman Green opened the Public Hearing.

Ms. Sue Ellen Crider of the Cralow Company, 17910 Skypark Circle, Irvine addressed the commission and introduced herself as the property manager. She stated that they recently allowed a pawn shop to occupy a space in a complex they manage in the City of Brea and they are very pleased with them. She added that the shops in the back of the subject complex were designed as garden offices and not for retail use. She addressed the current loitering issue by stating that she believes it is in part due to the law which prevents smoking in bars so patrons are forced to go outside.

Ms. Vicky Ingall, introduced herself as co-owner of Ken Carr's Martial Arts School at 1146 Yorba Linda Boulevard, Placentia. She stated that she has been able to speak with the Police Department as well as Mr. Roach and feels that most of her opposition concerns have been addressed. She requested a review by the Planning Commission be changed from three (3) years to one (1) year.

Ms. Schwartz added that Special Condition number 17 already states that the initial review shall occur at one (1) year and thereafter every three (3) years.

Motion by Vice Chairman Tomazic, seconded by Commissioner Ebenhoch, TO ADOPT RESOLUTION NO. PC-2011-01 APPROVING USE PERMIT (UP) 2011-01, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-2 vote. (Farano and Scull Absent)

**2. Applicant: Western Realco, LLC
Mr. Vance Mape
Location: 200 Boysenberry Lane**

Use Permit (UP) 2010-13:

Request to permit the operation of various industrial related uses within an existing +/- 198,275 square foot industrial building located on a 11.6 acre site at 200 Boysenberry Lane in the Manufacturing (M) District.

Mr. Domer gave the staff report and made a change to Special Condition number 5. Verbiage was added to the last sentence reading, 'unless amended by the Director of Development Services'.

Commissioner Ebenhoch asked how long ago the structure was built. Mr. Domer responded that it was built in 1985. Commissioner Ebenhoch asked when the mobile home

park was built. Mr. Domer responded that it was built prior to the structure. Commissioner Ebenhoch asked if the applicant has secured a tenant. Mr. Domer said the applicant will confirm, but it was his understanding that the applicant is doing tenant improvement to make the structure more desirable for manufacturing tenants. Commissioner Ebenhoch if any noise complaints were made concerning the prior tenant. Mr. Domer responded that no complaints were made to the City. Commissioner Ebenhoch asked if there is any anticipation that the railway will be used by a new tenant. Mr. Domer responded that it would be up to the new tenant. Commissioner Ebenhoch asked if we changing the verbiage of Special Condition number 5 based on one opposition letter. Mr. Domer responded it was requested by the applicant and that it is an effort to address the potential for noise issues.

Commissioner Schaefer asked if the City was aware of noise complaints being made to someone other than the City. Mr. Domer responded that the City spoke with the prior owners, who did not make the City aware of noise complaints they had received.

Commissioner Ebenhoch asked if the current owners had met with the mobile home park. Mr. Domer stated that the applicant could address that question.

Commissioner Perez suggested that a tenant could potentially load and unload on the North or East sides to reduce noise.

Chairman Green opened the Public Hearing.

The applicant, Vance Mape of Western Realco, 200 Boysenberry Lane addressed the commission. He stated that in order to market this structure, they need to be able to respond to inquiries about use with confidence. In response to using the North or East sides for loading and unloading, he stated it would not ideal due to their exposure to the elements and reduced space.

Commissioner Ebenhoch asked Mr. Mape if his firm had made contact with the Hacienda Mobile Estates. Mr. Mape responded that only took ownership in the last two (2) months and have not done that. He also stated that in speaking with the prior property manager, he was told that in 25 years there was never a noise issue raised from the mobile home park.

Commissioner Schaefer expressed that she was pleased that the building has changed ownership and asked if Mr. Mape has received any interest. Mr. Mape indicated that they had just begun to advertise.

Mr. Domer added that Special Condition number two (2) was amended to allow the Director of Development Services to grant a one (1) year extension before the use permit lapsed between occupancies, if requested.

Chairman Green closed the Public Hearing.

Mr. Arczynski amended language on Special Condition number five (5) to read 'the Director of Development Services hereby is authorized to modify, delivery hours upon written request of the applicant, any such modification may be changed at any time by the Director of Development Services'. Mr. Domer added that such change would be related to excess noise complaints.

Motion by Commissioner Ebenhoch, seconded by Vice Chairman Tomazic TO ADOPT RESOLUTION NO. PC-2011-02 APPROVING USE PERMIT (UP) 2010-13, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-2 vote. (Farano and Scull Absent)

Old Business:

None

New Business:

PLANNING COMMISSION REQUESTS:

Mr. Domer advised the Commission that Chairman Green was appointed City Treasurer and will be sworn in on January 18, 2011. At that time he will resign from the Planning Commission. Elections will be held at the next meeting. Mr. Domer thanked Chairman Green for his work with the Planning Commission and congratulated him on his selection to City Treasurer.

Chairman Green adjourned the Planning Commission meeting in memory of Commissioner Farano's wife, Alice Farano, at 7:25 p.m. to the next regularly scheduled meeting on February 8, 2011 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Monique Schwartz
Associate Planner