

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

March 14, 2017

The regular meeting of the Placentia Planning Commission on March 14, 2017 was called to order at 6:34 p.m. in the Placentia Council Chambers, 401 East Chapman Avenue, Placentia, CA by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Keller, Francine, Lee, Schenck, Tomazic, Perez, Schaefer
ABSENT: None

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Luis Estevez, Director of Public Works
Andrew Gonzales, Senior Planner
Elsa Villagrana, Senior Administrative Assistant

INTRODUCTION AND SWEARING IN:

Director of Development Services introduced Mrs. Claudia Keller as the new appointed the Planning Commissioner

Assistant City Attorney Summerhill administered the oath to Mrs. Claudia Keller.

PLEDGE OF ALLEGIANCE: Commissioner Francine

ORAL COMMUNICATIONS: None

CONSENT CALENDAR: None

1. Minutes

a. Planning Commission Meeting – January 10, 2017

Recommendation Actions: Approve

Motion by Perez, second by Schaefer carried on a (4-0) vote to approve the recommended actions.

Ayes: Francine, Tomazic, Perez, Schaefer

Noes: None

Abstain: Keller, Lee, Schenck

Absent: None

b. Planning Commission Meeting – February 14, 2017

Recommendation Actions: Approve

Motion by Perez, second by Tomazic carried on a (6-0) vote to approve the recommended actions.

Ayes: Francine, Lee, Schenck, Tomazic, Schenck, Perez, Schaefer

Noes: None

Abstain: Keller

Absent: None

PUBLIC HEARING:

- 1. Applicant:** Vy Luu Thao Nguyen dba VV Day Spa
Project Location: 138 N Bradford Avenue (north of E. Chapman Avenue, east of N. Bradford Avenue) APN 339-271-11

Use Permit (UP) 2017-01:

To permit the establishment and operation of a massage business located at a multi-tenant commercial shopping center within the C-1 (Neighborhood Commercial) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 - Existing Facilities) and City Environmental Guidelines. Recommended Actions: It is recommended that the Planning Commission:

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning Use Permit 2016-14;
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2017-05, a resolution of the Planning Commission of the City of Placentia, denying Use Permit No. 2017-01 and making findings to deny the establishment and operation of a day spa with ancillary massage services within an approximately 1,200-square foot unit of a multi-tenant commercial shopping center, located at 138 N. Bradford Avenue within the C-1 (Neighborhood Commercial) 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 (Class 1 - Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the Public Hearing at 6:45 p.m.

Senior Planner Gonzales provided a staff report and presentation on the application for UP 2017-01. He noted that staff found advertising for the massage establishment that is highly suggestive and sexually charged. He stated that staff is recommending denial of the application.

Vice Chair Perez inquired if the proposed location was Pacific Spa and the process for a transfer of ownership.

Mr. Gonzales responded to the query from Vice Chair Perez. He stated that the application bought it from Pacific Spa without the ancillary uses.

Assistant City Attorney Summerhill responded to the question from Vice Chair Perez.

She stated that this is a new establishment and as such VV Spa requires a Use Permit. Commissioner Schenck asked about the process of denial of the application.

Chair Schaefer invited the Application to speak.

Vy Luu Thao Nguyen, applicant (13801 Sherley Street, Unit 34, Garden Grove, CA) spoke and responded to questions from the Commission.

The applicant noted that they outsourced the marketing for their business to a third-party company and was unaware of the advertisements on the internet,

Chair Schaefer inquired whether or not they saw the advertisements before they were published.

The applicant stated that did see some of the advertisements but were unaware of the advertisements discovered by staff.

Chair Schaefer asked if the applicant read the Use Permit requirements and city ordinances prior to applying.

The applicant commented they did not read the City ordinances prior to applying for a Use Permit.

Chair Schaefer stated in the past there were massage establishments that did not follow the municipal code and are no longer in business.

Jack Kim, a church member of Orange Central Korean SDA expressed his opposition against the proposed massage establishment. He noted that there is an increase in foot traffic at the business in the morning and afternoon.

Chair Schaefer closed the Public Hearing at 7:07 p.m.

Motion by Tomazic, second by Schenck carried on a (7-0) vote to approve the recommended actions.

Ayes: Keller, Francine, Lee, Schenck, Tomazic, Schenck, Perez, Schaefer

Noes:

Abstain:

Absent:

- 2. Applicant:** Young Man Cho dba Reading Town Project
Project Location: 1129 E. Imperial Highway (north of Imperial Highway, west of N. Rose Drive) APN 339-091-04

Use Permit (UP) 2017-02

To permit the establishment and operation of a tutoring facility located at a multi-tenant commercial shopping center within the C-2 (Community Commercial) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 - Existing Facilities) and City Environmental Guidelines. Recommended Actions: It is recommended that the Planning Commission:

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning Use Permit 2017-02;
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; an
- d. Adopt Resolution PC-2017-06, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-02 and making findings to permit the establishment and operation of a tutoring facility located within a multi-tenant commercial shopping center within the C-2 (Community Commercial) zoning district on property located at 1129 E. Imperial Highway; 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 (Class 1 - Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the Public Hearing at 7:07 p.m.

Senior Planner Gonzales provided a staff report and presentation on Use Permit No. 2017-02. He noted that Code Enforcement reported no issues on this location.

Mr. Joseph Cho (461 Rya, Brea, CA), son of applicant, Young Man Cho spoke on behalf of father. He provided a summary of the business operations.

Chair Schaefer inquired if the new space is different than the previous location.

The Applicant stated that the new location has classrooms, while the previous site was an open space. He noted that the new space will reduce noise and create separate spaces. In addition, there is a dedicate office space to meet with parents.

Chair Schaefer asked the applicant if he is willing to comply with all the Conditions of Approval.

The applicant responded that he is willing to comply with all the Conditions of Approval.

Chair Schaefer closed the Public Hearing at 7:19 p.m.

Motion by Schenck, seconded by Tomazic carried on a (7-0) vote to approve the recommended actions.

Ayes: Keller, Francine, Lee, Tomazic, Schenck, Perez, Schaefer

Noes:

Abstain:

Absent:

3. Applicant: City of Placentia

Project Location: An approximately 28.2-acre area generally located north and south of

Crowther Avenue, east of the State Highway 57 Freeway, south of the BNSF railroad tracks, and west of the extension of Bradford Avenue in the City of Placentia.

General Plan Amendment GPA 2017-01 and Zone Change ZC 2017-01

Consideration of a General Plan Amendment and Zone Change to establish the Packing House Transit Oriented Development District. The proposed project consists of the creation of a Transit Oriented Development (TOD) zone classification and land use designation in the Packing House District of the City, which is located immediately adjacent to the proposed Metrolink train platform. The objective of these new land use designations/classifications is to allow high density-transit oriented development in the immediate vicinity of the train platform to facilitate use of the regional system and redevelopment of the area surrounding the new station. Allowable land uses include mixed-use (high density residential and commercial) and high-density residential. To accomplish this, the City is proposing to adopt a new TOD land use designation (General Plan); a new Zone Classification (Municipal Code) with related Development Standards; Public Realm Standards and related street and public improvement standards.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning GPA 2017-01 and Zone Change ZC 2017-01;
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2017-09, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council adopt an Ordinance to approve General Plan Amendment 2017-01 to change the current land use designation from Industrial to Transit Oriented Development (TOD) for the project area; and, to approve Zone Change 2017-01, creating a new zoning district and development standards for the "Transit Oriented Development (TOD)" district for the project area; and, recommendation adoption of the Public Realm standards; and, recommending the adoption of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Director of Development Services Lambert provided a staff report and presentation to the Commission on GPA 2017-01 and Zone Change ZC 2017-01.

Mr. Lambert provided a history of the project and overview of the proposed zoning district, general plan amendment, development standards and public realm standards.

He discussed existing uses, proposed land use and the amortization process.

Mr. Lambert presented the Public Realm Standards which are guidance for public place and streets for the TOD and Old Town Placentia area.

Mr. Lambert discussed the economic benefits of the project and funding for future maintenance.

Mr. Lambert provided a summary of all the community outreach and public meetings held regarding this project. Commissioner Tomazic asked for clarification on the amortization process.

Mr. Lambert provided clarification to Commissioner Tomazic.

Commissioner Schenck asked if there were any plans to increase the size of the future Placentia Metrolink station after approval of the TOD zone.

Mr. Lambert noted that any changes to the Metrolink Station will be based on demand if needed.

Chair Schaefer inquired whether the Mitigated Negative Declaration speaks to the current and proposed condition of the land.

Mr. Lambert commented that the document references both conditions and outlines potential impacts of the proposed project.

Chair Schaefer commented that she is supportive of the project and noted the amortization process is a great way to preserve the history of the area.

Mr. Lambert noted that the first entitled development in the TOD will be 100% residential.

Chair Schaefer asked staff for a summary of the feedback received from the community regarding the project.

Mr. Lambert commented that the City has received positive feedback during the community meetings. He noted that the residents are especially supportive of the proposed amortization process.

Ronald A Molendyk (414 Jade Ave, Placentia, CA) expressed his support for the zone change for the area.

Cameron Irons (124 W Santa Fe, Placentia, CA) expressed his support for the project and will increase business patronage and revitalize the area.

Elizabeth Hansburg resident of Fullerton came to show support of the project. She stated that she is excited and sees TOD as great opportunity for the City.

Matthew Plum (217 E Santa Fe Court, Placentia, CA) commented that he supports the project. He added that the proposed zoning district will be beneficial to the City and improve the quality life of surrounding residents.

Chair Schaefer closed the Public Hearing at 8:32 p.m.

Motion by Schenck, seconded by Keller carried on a (7-0) vote to approve the recommended actions.

Ayes: Keller, Francine, Lee, Tomazic, Schenck, Perez, Schaefer
Noes: None
Abstain: None
Absent: None

REGULAR AGENDA

- 1. **Applicant:** City of Placentia
Location: 2250 N. Rose Drive (APNs 334-051-22 and 334-051-23) GENERAL PLAN CONFORMITY FINDING FOR THE FUTURE TRANSFER OF OWNERSHIP OF TWO REMNANT PARCELS OWNED BY THE CITY OF YORBA LINDA

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC-2017-07 finding that the disposition of a remnant parcel (APN 334-051-22) acquired by the City of Yorba Linda located east of Rose Drive and south of Imperial Highway for the purposes of widening Imperial Highway conforms with the City of Placentia General Plan (General Plan); and adopt Resolution No. PC-2017-08, finding that the Summary Vacation and Disposition of a remnant parcel (APN 334-051-23) owned by the City of Yorba Linda and located east of Rose Drive and south of Imperial Highway conforms with the General Plan for the purpose of relinquishing the parcels to the State of California (State) for right-of-way purposes.

Senior Planner Gonzales presented a staff report on this item.

Motion by Keller, seconded by Tomazic carried on a (7-0) vote to approve the recommended actions.

Ayes: Keller, Francine, Lee, Tomazic, Schenck, Perez, Schaefer
 Noes: None
 Abstain: None
 Absent: None

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR’S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 8:42 p.m. to a regular meeting on Tuesday, April 11, 2017 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia CA.

Submitted by,



 Joseph M. Lambert,
 Secretary to the Planning Commission