



Placentia Planning Commission Agenda

Regular Meeting
December 12, 2017

6:30 p.m.
City Council Chambers
401 E. Chapman Avenue

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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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 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

CALL TO ORDER:

ROLL CALL:

Commissioner Keller
Commissioner Francine
Commissioner Lee
Commissioner Schenck
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.

CONSENT CALENDAR:

1. Minutes

- a. Planning Commission Meeting – October 10, 2017
Recommended Actions: Approve

PUBLIC HEARINGS:

- 1. **Applicant:** CP Logistics Van Buren, LLC
Project Location: West of Van Buren Street, North of Miraloma Avenue
APN 346-164-29

Development Plan Review (DPR) No. 2017-02 & Tentative Parcel Map (TPM) No. 2017-101 (PANATTONI INDUSTRIAL DEVELOPMENT)

DPR: To permit the development of an unimproved approximately 5.0-acre lot for the construction of two industrial buildings measuring approximately 48,160 square feet (Building 1) and 70,250 square feet (Building 2) in conjunction with various onsite hardscape and landscape improvements. **TPM:** To permit the subdivision of one lot into two lots measuring approximately 2.07 acres (Parcel 1) and 2.93 acres (Parcel 2) for property within the M(O) (Manufacturing – Oil Combining Districts) Zoning District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open Public Hearing, concerning Development Plan Review (DPR) No. 2017-02 and Tentative Parcel Map (TPM) No. 2017-101, receive the Staff Report and consider all Public Testimony, close the Public Hearing; and
- b. Adopt Resolution No. PC-2017-22, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2017-02 and making findings to permit the development of an unimproved approximately 5.0-acre lot for the construction of two industrial buildings on vacant, unimproved property located within the M(O) (Manufacturing – Oil Combining Districts) Zoning District on property located west of Van Buren Street, north of Miraloma Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
- c. Adopt Resolution No. PC-2017-23, a Resolution of the Planning Commission of the City of Placentia, California, recommending to the City Council of the City of Placentia, approval of TPM 2017-101 for the subdivision of one lot into two lots measuring approximately 2.07 acres (Parcel 1) and 2.93 acres (Parcel 2) subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

2. **Applicant:** How Chin (Andy) Te
Project Location: 1633 La Paloma
APN: 346-172-07

Tentative Parcel Map 2013-147

To permit the subdivision of an approximately 0.42 acre (18,400 square feet) lot into three (3) parcels and a remainder parcel located on the south side of Vincente Ave between Van Buren and Maria Avenue located in the R-1 (O) (Single-Family Residential – Oil Combining Districts) Zoning District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing concerning Tentative Parcel Map (TPM) 2013-147;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing;
- d. Adopt Resolution PC-2017-21, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2013-147 to permit the subdivision of an approximately 0.42

acre (18,400 square feet) lot into three (3) lots and a remainder parcel for a property within the R-1 (O) (Single-Family Residential - Combining Oil District) that is located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (Assessor's Parcel Number 346-172-07) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

OLD BUSINESS: **None**

NEW BUSINESS: **None**

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

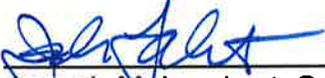
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on January 9, 2017 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the December 12, 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on December 7, 2017.



Joseph M. Lambert, Secretary