

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

October 10, 2017

The regular meeting of the Placentia Planning Commission on October 10, 2017 was called to order at 6:32 p.m. in the Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

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

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Elsa Villagrana, Management Analyst
Alana Spector, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

ORAL COMMUNICATIONS: None

CONSENT CALENDAR: None

PUBLIC HEARING:

1. **Applicant:** Masoud Mian, representing The Design Team dba F45 Training
Project Location: 1135-1141 E. Imperial Highway
APN: 322-091-06

Use Permit (UP) 2017-08

To permit the establishment and operation of an approximately 2,315-square foot personal fitness studio located at a multi-tenant commercial shopping center, within the (Community Commercial) C-2 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:

- a. Open the public hearing concerning Use Permit 2017-08;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing; and
- d. Adopt Resolution PC-2017-19, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-08 and making findings to permit the establishment and operation of an approximately 2,315-square foot personal fitness facility, within the C-2 (Community Commercial) Zoning District on property located at 1135-1141 E. Imperial Highway; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (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 6:32 p.m.

Senior Planner Gonzales provided a staff report and presentation regarding UP 2017-08. He explained the operational characteristics of the fitness center, including hours of operation and specifics regarding the training classes to be offered.

The Applicant, Masood Mian, of The Design Team, then provided testimony to the Commission. He explained that the location would not be undergoing major improvements and stated that he had read the Conditions of Approval.

Commissioner Lee asked the Applicant if the space will be used as an open gym during the period of time between morning and evening training sessions.

Ray Malik, Secretary and Vice President of Construction, and George Chmiel, Vice President of Marketing, both of F45 Training, addressed the Commission. Mr. Malik explained that the facility is only used for training in a class setting with an instructor, and at no time is it used as an open gym for individual exercise. He stated that when classes are not being held the facility is to be used to train new personal training staff.

Chair Schaefer asked Mr. Mian what the cost of each personal training session would be.

Mr. Malik stated that the classes will cost approximately \$45 to \$50 per week, which would include unlimited training sessions. He noted that most individuals will not use the facility for more than two classes per week.

Commissioner Schenck noted that classes have a maximum capacity of 15 attendees per class, but that there are only two available showers on the premises. Commissioner Schenck inquired if there is a City requirement regarding the number of showers necessary for a health club establishment.

Director Lambert stated that there is no requirement in place regarding the number of showers needed for this type of establishment.

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

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

Chair Schaefer closed the Public Hearing at 6:46 p.m.

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

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

Noes:

Abstain:

Absent:

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT:

Director Lambert informed the Commission that the City has hired Alana Spector, a new Office Assistant for Development Services. Director Lambert stated that Elsa Villagrana was training Alana subsequent to her promotion to Management Analyst for Public Works.

Director Lambert also noted that he and staff members Jeannette Ortega, Elsa Villagrana, Luis Estevez, and City Councilmember Rhonda Shader attended the International Council of Shopping Centers (ICSC) conference in Los Angeles the week prior. Director Lambert noted that the staff members were specifically marketing the property at 380 S. Placentia Avenue for hotel use. He also noted that the staff were marketing Transit-Oriented Development (TOD) sites, Old Town Placentia sites, and all shopping centers with vacancies.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission Regular Meeting at 6:54 p.m. to the regular meeting Tuesday, November 14, 2017 at 6:30 p.m. in the Placentia City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission