



Placentia Planning Commission Agenda

Regular Meeting

May 8, 2018

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

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: 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 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 – December 12, 2017
Recommended Actions: Approve
- b. Planning Commission Meeting – February 27, 2018
Recommended Actions: Approve

PUBLIC HEARINGS:

- 1. **Applicant:** Placentia Realty Partners LLC
Project Location: 505, 515, 523, 531, 535 W. Crowther Avenue; 407 Goetz Place; 409 Evelyn Place, Placentia CA 92870
APNs: 339-431-02, 03, 04, 05, 06; and 339-401-08, 09.

Development Plan Review (DPR) No. 2018-04 and Tentative Parcel Map (TPM) No. 2018-132

DPR: The project involves the demolition/removal of existing industrial/warehouse buildings and associated facilitates, and the construction of a five-story mixed-use development featuring 418 multi-family residential units with associated amenities for residents, 10,553 square feet of retail space, 3,572 square feet of leasing office

space, and a seven-level parking structure on a 5.04-gross acre site located within the Transit Oriented Development Packing House District (TOD) Zone. **TPM:** To permit the consolidation of seven lots into one lot measuring approximately 5.04-gross acres, and measuring 4.59 net acres after required dedications. The TPM will result in the consolidation of seven properties into one resulting property, and the construction of a mixed-use building and parking structure requested via DPR No. 2018-04 would occur on the resulting property.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

- 1) Open Public Hearing, concerning Development Plan Review (DPR) No. 2018-04 and Tentative Parcel Map (TPM) No. 2018-132, receive the Staff Report and consider all Public Testimony, close the Public Hearing; and
- 2) Adopt Resolution No. PC-2018-06, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2018-04 subject to Conditions of Approval and Standard Development Requirements and making findings to permit the demolition/removal of existing industrial/warehouse buildings and associated facilities, and to permit the construction of a five-story, mixed-use development featuring 418 multi-family residential units with associated amenities for residents, 10,553 square feet of retail space, 3,572 square feet of leasing office space, and a seven-level parking structure on a 5.04 gross acre site located within the Transit Oriented Development Packing House District (TOD) Zone on property located at 505, 515, 523, 531, 535 W. Crowther Avenue, 407 Goetz Place, 409 Evelyn Place; and adopting an Addendum to a previously adopted Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND 2017-01) for the project wherein it was found that with implementation of Mitigation Measures set forth in a Mitigation Monitoring and Reporting Program (“MMRP”), the proposed project will not have a significant effect on the environment pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000-21177) and pursuant to §15063 of Title 14 of the California Code of Regulations (CCR) and the City of Placentia Environmental Guidelines; and
- 3) Adopt Resolution No. PC-2018-07, 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 2018-132 for the consolidation of seven lots into one lot measuring approximately 5.04 gross acres, and measuring 4.59 net acres after required dedications subject to Conditions of Approval and Standard Development Requirements; and adoption of an Addendum to a previously adopted Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND 2017-01) for the project wherein it was found that with implementation of Mitigation Measures set forth in a Mitigation Monitoring and Reporting Program (“MMRP”), the proposed project will not have a significant effect on the environment pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000-21177) and pursuant to §15063 of Title 14 of the California Code of Regulations (CCR) and the City of Placentia Environmental Guidelines.

2. **Appellant:** LBC Irwindale, LLC
DBA, "Atwood Sales"
Project Location: 719 S. Lakeview Avenue (south of E. Orangethorpe Avenue, west of S. Lakeview Avenue)

Appeal of the City of Placentia Public Hearing Officer's Declaration of Public Nuisance: At the appellant's request, an appeal of the Public Hearing Officer's action will be heard declaring an existing business (LBC Irwindale, LLC, DBA "Atwood Sales") as a public nuisance within the C-M (Commercial Manufacturing) Zoning District. The nature of the declared nuisances are as follows:

- a) Increased production and increased outside storage of materials resulting in adverse air and water quality exposures. (PMC Section 20.40)
- b) Crushing and grinding of construction material without appropriate permit(s), including operation outside of Use Permit (UP) No. 1981-32. (PMC Section 23.41.030)
- c) Concrete type debris scattered along the roadway at the construction truck exit of the facility. Construction residue powder and rocks on roadway (near the exit area) left by construction trucks exiting the facility.

RECOMMENDATION: It is recommended that the Planning Commission:

Staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting to be held on Tuesday, June 12, 2018. This recommendation is based on City Council's direction to work with the appellant's and property owner's representatives to finalize an agreement which would result in dissolving all business operations and vacating the subject site.

3. **Business Operator:** LBC Irwindale, LLC
DBA, "Atwood Sales"
Project Location: 719 S. Lakeview Avenue (south of E. Orangethorpe Avenue, west of S. Lakeview Avenue)

Revocation of Use Permit (UP) 1981-32 For Property Located at 719 S. Lakeview Avenue ("Atwood Sales"): A request to the Planning Commission of the City of Placentia recommending to the City Council to revoke Use Permit No. 1981-32 pertaining to an existing business (LBC Irwindale, LLC, DBA, "Atwood Sales") operating in violation of the conditions and terms of said permit on property located at 719 S. Lakeview Avenue within the C-M (Commercial Manufacturing) Zoning District.

ENVIRONMENTAL DETERMINATION (CEQA): The proposed revocation proceedings are 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 § 15321

(Class 21 – Enforcement Action by Regulatory Agencies) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

Staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting to be held on Tuesday, June 12, 2018. This recommendation is based on City Council's direction to work with the appellant's and property owner's representatives to finalize an agreement which would result in dissolving all business operations and vacating the subject site.

REGULAR AGENDA:

1. **Applicant:** City of Placentia
Project Location: Citywide

General Plan Conformance Finding for Fiscal Year 2018-19 and 2020-2025 Seven Year Capital Improvement Program:

Recommended Actions: It is recommended that the Planning Commission:

Staff recommends that the Planning Commission adopt Resolution No. PC-2018-08, A Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2018-19 and 2020-25 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

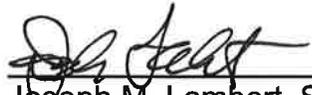
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on June 12, 2018, 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 May 8, 2018, Regular Meeting of the Planning Commission of the City of Placentia was posted on May 3, 2018.



Joseph M. Lambert, Secretary