

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
July 13, 2010

The regular meeting of the Placentia Planning Commission of July 13, 2010 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Perez.

ROLL CALL: Present: Michael Ebenhoch, Commissioner
Floyd Farano, Commissioner
Christine Schaefer, Commissioner
John Scull, Commissioner
Vic Tomazic, Commissioner
Craig Green, Vice Chairman

Absent: Frank Perez, Chairman

PLEDGE OF ALLEGIANCE: Led by Commissioner Farano

Others Present: Monique Schwartz, Associate Planner
Stephen McEwen, City Attorney
Sara Salazar, Administrative Assistant

Motion by Commissioner Ebenhoch, seconded by Commissioner Schaefer to APPROVE THE MINUTES of May 11, 2010. Passed by a 4-0-1-2 vote (Perez Absent Excused, Scull and Farano Abstained).

ELECTION OF CHAIRMAN: Motion by Commissioner Farano, seconded by Commissioner Tomazic to elect Craig Green for Chairman. Passed by 6-0-1 vote (Perez Absent Excused).

ELECTION OF VICE CHAIRMAN: Motion by Commissioner Schaefer, seconded by Commissioner Farano to elect Commissioner Tomazic for Vice Chairman. Passed by 6-0-1 vote (Perez Absent Excused).

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

Public Hearings:

1. **Applicant: Davis Harouni**
Location: 1041 E. Yorba Linda Boulevard

Use Permit (UP) 2010-10:

To permit the operation of various medical related uses within a +/- 38,797 square foot medical office complex, including: outpatient surgery centers, pharmacy, laboratories, wound care/burn center, chemo-therapy center, radiology, radiation/oncology, acupuncture, physical therapy, hemodialysis, sleep disorder center and a snack/coffee shop, located at 1041 E. Yorba Linda Boulevard in the Commercial Office (C-O) District.

Ms. Schwartz congratulated Chairman Green and Vice Chairman Tomazic on their elections. She introduced the applicant to the Commission and gave the staff report.

Commissioner Schaefer commended staff on the creative approach taken on behalf of the applicant.

Chairman Green invited the applicant to address the Commission.

Mr. Davis Harouni, 1041 E. Yorba Linda Boulevard, thanked staff for their hard work.

Vice Chairman Tomazic asked the applicant if he is a partner of Placentia Medical LLC? Mr. Harouni responded yes.

Commissioner Farano asked how many of the different types of uses have agreed to use the space so far. Mr. Harouni responded four (4) or five (5).

Vice Chairman Tomazic asked Ms. Schwartz if renewal is required once a Use Permit is issued. Ms. Schwartz responded that a Use Permit runs with the land. The Use Permit is valid as long as the use is active.

Chairman Green asked if six (6) handicapped parking spots meet the City Municipal Code requirements. Ms. Schwartz responded that this item went before the Planning Commission in 2008 and the project complied with all development standards, including handicap parking.

Chairman Green opened the Public Hearing.

Chairman Green closed the Public Hearing.

Motion by Commissioner Schaefer, seconded by Vice Chairman Tomazic, TO ADOPT RESOLUTION NO. PC-2010-10 APPROVING USE PERMIT (UP) 2010-10, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0-1 vote.

Old Business:

None

New Business:

None

DEVELOPMENT SERVICES MANAGER'S REPORT:

Ms. Schwartz provided an update on the gas station on the corner of Yorba Linda Boulevard and Rose Drive. She stated that staff has approved the lot line adjustment, and documents are pending from the adjacent property owners. Staff is reviewing the grading and street improvement plans.

Commissioner Schaefer asked if any interest has been expressed about the southeast corner of Alta Vista and Rose. Ms. Schwartz responded that no, there was none.

Commissioner Schaefer asked if there is anything new happening with the Schaener property. Ms. Schwartz responded that no, there is not.

Chairman Green adjourned the Planning Commission meeting at 6:47 p.m. to the next regularly scheduled meeting on August 10, 2010 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Monique Schwartz
Associate Planner