

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

June 12, 2018

The regular meeting of the Placentia Planning Commission on June 12, 2018 was called to order at 6:35 p.m. in the Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

**ROLL CALL:**

PRESENT: Commissioners Francine, Keller, Lee, Tomazic, Perez, Schaefer

ABSENT: Commissioner Schenck

OTHERS PRESENT: Carrie Raven, Deputy City Attorney  
Joseph M. Lambert, Director of Development Services  
Masoud Sepahi, City Engineer  
Andrew Gonzales, Senior Planner  
Arlen Beck, Planning Technician  
Alana Spector, Office Assistant

**PLEDGE OF ALLEGIANCE:** Commissioner Francine

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

Gloria Hale spoke regarding Regular Agenda item two. The Planning Commission moved Regular Agenda item two to be discussed prior to the Public Hearing portion of the meeting.

**REGULAR AGENDA:**

1. **Subject:**  
**Declaration of Public Nuisance Appeal and Revocation of Use Permit 1981-32 For Property Located at 719 S. Lakeview Avenue ("Atwood Sales")**

**Recommended Action:**

1. Staff recommends that the Planning Commission Receive and file the Staff Report, removing the subject items from the Planning Commission calendar.

Members of the public requested that Regular Agenda Item Two be discussed as the first item of the meeting. The Planning Commission moved the item to number one on the Regular Agenda, to be considered prior to the Public Hearings.

Gloria Hale gave public comment regarding Atwood Sales. She stated that she was disappointed regarding the terms of the settlement agreement, and brought current

photos of Atwood Sales' operations for the Commissioners to view. She asked that the public be informed regarding the status of the third-party monitor, and stated that the public should be able to view the monitor's monthly reports.

Director Joseph Lambert gave the Staff Report. He gave a brief history of both items and the reasons for the repeated continuances. He stated that the item had been continued for several meetings, as recommended by staff, to fulfill the direction of the City Council to allow for legal representation from both the business owner and the City to reach a settlement. The settlement agreement will ultimately result in the dissolution of business operations on the property. Director Lambert stated that Code Enforcement Officer Daniel Pivaroff will receive all complaints and comments in relation to Atwood Sales' current operations and closing procedures from members of the public.

Director Lambert continued by stating that per the settlement, the business owners will be billed heavily for every instance of non-compliance with the agreement.

Deputy City Attorney Carrie Raven stated that she believes Atwood Sales will cooperate fully with the agreement as it is punitive in nature.

Commissioner Tomazic asked Ms. Hale if she understood what was transpiring.

Ms. Hale affirmed that she understood, but did not agree with the terms of the agreement, as she believes the business owners are not complying with the settlement agreement.

Director Lambert reminded the Commissioners that the terms and current compliance of the agreement are not agenda items.

Commissioner Keller inquired if a time frame for dissolution will be published, and when the start date of the agreement became effective to start the clock for compliance.

Director Lambert stated that the fully executed agreement will be posted on the City's Code Enforcement webpage this week, and that the public is encouraged to report non-compliance directly to Officer Pivaroff. He also noted that there will be a link on the City's Code Enforcement webpage with the agreement.

Chair Schaefer spoke in recognition of the patience of neighbors and staff in resolving the matter.

Director Lambert read aloud Officer Pivaroff's email address and phone number.

The Planning Commission approved staff's recommendation to receive and file the Staff Report, removing the subject items from the Planning Commission calendar.

**PUBLIC HEARINGS:**

1. **Applicant:** Richard Tanaka  
dba Crunch Fitness  
**Project Location:** 1882 N. Placentia Avenue

**Use Permit (UP) 2012-05 Modification (Crunch Fitness):** The applicant, Richard Tanaka, dba Crunch Fitness, is requesting modifications to the approved operating conditions set forth by Use Permit 2012-05 for the expansion of an existing health and fitness facility (Crunch Fitness) located at 1882 N. Placentia Avenue within the C-1 (Neighborhood Commercial) Zoning District. The requested expansion will increase the existing facility by approximately 2,580 square feet.

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

1. Open the public hearing concerning Use Permit 2012-05 Modification;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2018-11, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2012-05 Modification and making findings to permit the expansion of an existing health and fitness facility into the adjacent tenant space. The expansion would add approximately 2,580 square feet to the existing 19,800 square foot facility. The subject property is located within the C-1 (Neighborhood Commercial) zoning district on property located at 1882 N. Placentia Avenue; 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.

Commissioner Francine recused herself from Public Hearing items one, two, and three, and left the Council Chambers due to her personal residence being in close proximity to the project locations.

Planning Technician Arlen Beck presented the Staff Report. He stated that Richard Tanaka, representing Crunch Fitness, is requesting an approximately 2,580-square foot expansion of their current business into an adjacent vacant tenant space.

Planning Technician Beck continued by describing the business operations, and noted that at peak hours between 125 to 150 people may be at the establishment. He added that a third-party security company would be monitoring the interior of the building. Furthermore, Planning Technician Beck noted that the hours of operation proposed by

staff in draft Resolution 2018-11 are longer than the operating hours requested by the applicant to allow some flexibility in their current and future operations.

Planning Technician Beck presented a current floor plan of the gym showing the proposed expansion, as well as a site plan of the Sierra Vista Plaza, where the business is located. He continued by stating that staff recommends approval of the expansion as no significant changes to the operations will occur as part of the expansion.

Commissioner Keller asked if staff expected an impact on parking due to the expansion.

Planning Technician Beck stated that the Sierra Vista Plaza currently has more parking spaces than required by code, and noted that the proposed expansion of the floor plan will only accommodate personal training sessions, not necessarily additional patrons.

Vice Chair Perez asked if the gym's hours of operation would impact the nearby elementary school.

Director of Development Services Lambert stated that as a Condition of Approval, staff can require a parking and circulation study to be conducted at the applicant's expense. Director Lambert continued by adding that he does not anticipate the need for a parking and circulation study, as few other businesses in the center are open as early as the gym.

Chair Schaefer asked if the applicant is proposing an earlier start time than is currently permitted.

Planning Technician Beck stated that the hours of operation will remain the same.

Chair Schaefer inquired if there is separate ingress and egress included as part of the proposed expansion, or if gym patrons will gain access through the existing front door.

Planning Technician Beck stated that gym patrons will use the current front door, and the expansion area will have an emergency exit door.

The applicant, Richard Tanaka, representing Crunch Fitness, came forward to speak. He stated that since the proposed expansion will only house personal training sessions, he does not foresee an increase in traffic.

**Motion by Lee, seconded by Tomazic carried on a (5-0-1-1) vote to approve the recommended actions.**

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

2. **Business Operator:** Steve Rawlings, with Alcoholic Beverage Specialists representing Grocery Outlet Bargain Market

**Project Location:** 1820 N. Placentia Avenue, Unit B

**Use Permit (UP) 2018-02 (Grocery Outlet):** The applicant, Steve Rawlings, with Alcoholic Beverage Specialists representing Grocery Outlet Bargain Market, is requesting to sell alcoholic beverages for off-site consumption at a new grocery store that will be approximately 16,688 square feet located at 1820 N. Placentia Avenue Unit B (Sierra Vista Plaza) within the C-1 (Neighborhood Commercial) Zoning District.

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

1. Open the public hearing concerning Use Permit (UP) 2018-02;
2. Receive the Staff Report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2018-13, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2018-02 and making findings to permit the sale of alcoholic beverages for off-site consumption (ABC Type 21 License) on property within the C-1 (Neighborhood Commercial) zoning district and located at 1820 N. Placentia Avenue Unit B; 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.

Planning Technician Arlen Beck presented the Staff Report. He stated that a new retail grocer, Grocery Outlet, is requesting approval of a Use Permit for the sale of alcohol for off-site consumption. The grocery store that previously occupied the location had a Type 21 license for off-site alcohol consumption, however the license and that Use Permit are now expired.

He continued by noting that several of the conditions in the Conditions of Approval ensure that appropriate security measures are in place, including a requirement for a 16-camera system to view all parts of the store. Planning Technician Beck also described the proposed Tenant Improvements to the interior and exterior of the store.

Commissioner Tomazic asked if Grocery Outlet had a Use Permit to operate.

Director Lambert stated that since the location is in the C-1 zone and grocery uses are a permitted use, the grocery store itself does not require a Use Permit.

Chair Schaefer inquired if alcohol will be sold at all hours, or if the hours of sale are limited.

Planning Technician Beck stated that as conditioned, alcohol would be sold between 7:00 a.m. and 10:00 p.m., during normal store hours of operation, and outside of those hours, the displays will be securely locked between 2:00 a.m. and 6:00 a.m. in compliance with State law.

The applicant, Steve Rawlings, representing Grocery Outlet, came forward to speak and gave a brief overview of the history of Grocery Outlet and its presence within the Southern California region. Regarding Planning Division Condition of Approval 15a, Mr. Rawlings requested that they be permitted to stay open until 11:00 p.m. for holidays and other busier occasions. He also stated that he would like Grocery Store Standard Conditions 2, 4, and 5 removed from the Conditions of Approval.

Commissioner Keller inquired about the projected sales for the first year of operation.

Mr. Rawlings stated that though they are unsure of the projected revenue, they are confident the store will thrive in Placentia.

Commissioner Lee asked Mr. Rawlings if he was proposing Conditions 2, 4, and 5 be stricken from the Conditions of Approval, to which Mr. Rawlings replied in the affirmative.

Chair Schaefer asked if the store carries brand name products that are changed out often.

Katy Shardt, representing Grocery Outlet, spoke regarding the selection of items that will be available in the store. She noted that while most merchandise would be consistently offered in the store, certain offerings may change from time to time.

Chair Schaefer stated her concern that expired baby formula has been sent to Africa in the past, and that a similar situation may be passed on to consumers at this location.

Director Lambert stated that he agrees with the applicant in deleting Conditions 2, 4, and 5, as Condition 1 is fulfilled by the store being locked after business hours, and the alcohol displays will not need additional locks.

Planning Technician Beck stated that the applicant is also requesting that the hours of operation as stated in Condition 15 be changed from 7:00 a.m. to 10:00 p.m. to 7:00 a.m. to 11:00 p.m.

Chair Schaefer inquired about Condition 2, regarding the money drop.

Director Lambert stated that staff believes the Condition is more tailored to a convenience store, rather than a grocery store.

The Commissioners discussed the proposed extension of the hours of operation and agreed to modify the hours of operation as stated in Condition 15 to be between 7:00 a.m. and 11:00 p.m.

**Motion by Lee, seconded by Keller carried on a (5-0-1-1) vote to approve the recommended actions, with amended Planning Division Conditions of Approval item 15, and removal of Grocery Store Standard Conditions of Approval items 2, 4,**

and 5, as stated.

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

3. **Applicant:** Mike Easton  
dba Easton Pacific Construction Company Inc.  
**Project Location:** 1808-1882 N. Placentia Avenue

**Development Plan Review (DPR) 2018-05 (Sierra Vista Plaza):** The applicant, Mike Easton, dba Easton Pacific Construction Company Inc., is requesting to permit the renovation of an approximately 100,500 square foot commercial shopping center that includes architectural upgrades to the building façade, parking lot and trash enclosure renovation, and replacement and addition of decorative landscaping on property located within the C-1 (Neighborhood Commercial) Zoning District.

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

1. Open Public Hearing, concerning Development Plan Review (DPR) No. 2018-05;
2. Receive the Staff Report and consider all Public Testimony;
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2018-12, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2018-05 subject to Conditions of Approval and Standard Development Requirements and making findings to permit the architectural façade upgrade, parking lot and trash enclosure renovation, replacement and addition of landscaping, at an existing shopping center containing approximately 100,500 square feet of retail space located within the C-1 (Neighborhood Commercial) zoning district at 1808-1882 N. Placentia Avenue; 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.

Planning Technician Arlen Beck presented the Staff Report, and began the presentation with a video displaying what the proposed façade and parking lot improvements would look like. He continued by describing the improvement details of the requested Plan Review. The proposed improvements would enhance the architecture of the center, upgrade all wall and freestanding signage, and restore and enhance the parking lot with

trees. Staff is also requesting that the applicant submit a Master Sign Plan to ensure signage throughout the center is uniform for all tenants.

Commissioner Keller asked how many Electric Vehicle parking spots will be located in the center.

Planning Technician Beck replied that the Conditions of Approval as drafted require two Electric Vehicle parking spots with chargers installed, and three stub outs for further future EV stations.

The applicant, Mike Easton of Easton Pacific Construction Company Inc., and Terry Parker of Parker Commercial, came forward to speak. Mr. Parker stated that Sierra Vista Plaza was excited to add Grocery Outlet as a tenant, and Grocery Outlet is requiring the façade of the center to be remodeled and the upgraded pylon signage as a contingency of the lease. He continued by describing the proposed characteristics of the refurbished pylon signs. Furthermore, a complete restoration of the parking lot will allow for an additional row of parking in front of Grocery Outlet.

Mr. Easton spoke about his appreciation of City staff, stating that they were quite helpful throughout the entitlement process. He continued by requesting a change to Condition 10 d, regarding the timing of landscape and hardscape improvements, to allow those improvements to be completed at the end of the project rather than within the first three months as proposed, to prevent the landscaping and hardscape improvement from being harmed during construction.

Commission Lee asked Mr. Easton about the LED lighting for the pylon signage.

Mr. Easton clarified that the lighting is a highlight along the perimeter of the top of the sign, rather than a graphic display.

Chair Schaefer asked how long the applicant believed the project would take.

Mr. Easton replied that the project will be completed within 12 months, as stated within the Conditions of Approval. He continued by noting that there is a condition that Crunch Fitness is restricted from beginning their construction until the façade improvement for the plaza is complete.

Chair Schaefer inquired if the parking in the rear of the building is safe.

Mr. Easton stated that they had added rear parking to a similar shopping center in Lake Forest with success, and that it was mostly used by those working in the center.

David Chaffin come forward to give public comment, and asked if the automobile repair shop adjacent to the center would be included in the façade improvement. He also inquired if the trash enclosures would be changed.

Director Lambert stated that the property with the automobile repair shop is not a part of Sierra Vista Plaza, and replied that the trash enclosures will feature decorative trellises to prevent large item dumping and to enhance aesthetics. Director Lambert continued by clarifying that Condition 10 (d) could be changed to state that landscaping plans must be submitted within three months of project commencement, and that the landscape and hardscape improvements shall be completed within 12 months.

**Motion by Tomazic, seconded by Keller carried on a (5-0-1-1) vote to approve the recommended actions, with amended Planning Division Conditions of Approval item 10 (d), as stated.**

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

**4. Applicant: SC Placentia Development, LP**  
**Project Location: Southeast Corner of Alta Vista Street and Rose Drive**  
**APN: 341-324-01**

**Zoning Code And Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176:** The applicant, SC Placentia Development, LP, requests approval of a Zoning Code and Specific Plan Amendment, Development Plan Review, Use Permit, and a Vesting Tentative Parcel Map to allow for the development of an +/-8.45 gross acre, unimproved site with an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes on the site. The subject site is the last large remaining undeveloped commercial parcel both within SP-7 (East Placentia Specific Plan) and city-wide. The subject site's underlying land use designation of "Commercial" (C) will be re-designated and bifurcated into two underlying zoning designations of "Commercial" (C) (+/-1.99 acres) and "Medium Density Residential" (MDR) (+/-6.46 acres).

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

1. Open Public Hearing, concerning Zoning Code and Specific Plan Amendment (ZCA) No. 2017-09, Development Plan Review (DPR) No. 2017-03, Use Permit (UP) No. 2017-09, and Vesting Tentative Tract Map (VTTM) No. 18176; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and

4. Adopt Resolution No. PC-2018-09, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Zoning Code and Specific Plan Amendment 2017-09 modifying the existing land use designation of SP-7 (East Placentia Specific Plan) with an underlying land use designation of "Commercial" to an underlying land use designation of "Commercial" (C) and "Medium Density Residential" (MDR), including modifications to the MDR development standards; to approve Development Plan Review 2017-03 for the development of an approximately 10,500-square foot, single-story commercial retail building and 54, detached single-family homes on an unimproved lot; to approve Use Permit 2017-09 establishing large outdoor seating areas and drive-through lane associated with an eating and drinking establishment use (e.g. coffee shop) in conjunction with the overall development of a commercial center; and to approve Vesting Tentative Tract Map 18176 subdividing two lots measuring approximately 8.45 gross acres, into 55 lots (54 residential lots & 1 commercial lot) to accommodate the mixed-use development project requested via DPR No. 2017-03; and recommending the adoption of Mitigated Negative Declaration 2018-01 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

Commissioner Francine re-entered the Council Chambers.

Senior Planner Andrew Gonzales presented the Staff Report. He stated that SC Placentia Development, LP is presenting a development with both commercial and residential uses, located on the vacant parcel on the Southeast corner of Rose Drive and Alta Vista Street.

The Development Plan Review will address the commercial component. The proposed project will consist of two commercial buildings, located on the corner of the commercial portion of the lot. The Use Permit is being requested to permit an outdoor dining area and drive through lane within the commercial area. The Vesting Tentative Tract Map is requested to allow for a subdivision of the existing lot, to separate the commercial use from the residential use and resulting in 54 residential lots.

Senior Planner Gonzales presented photos of the parcel in its current state, which provided a view of the approximately four-foot depression of the site. He continued by showing a project site mock-up to illustrate the layout of the proposed 54 houses on the residential part of property, as well as the proposed layout for the single commercial property proposed.

He noted that the homes will be in a gated community, and described the proposed characteristics of the neighborhood. Senior Planner Gonzales noted that there will be 250 total parking spaces within the residential community.

Senior Planner Gonzales described the commercial aspect of the project, and stated that

a drive-thru restaurant is being proposed, with lush landscaping to screen the cars driving through. The architecture will be Spanish, and is styled to highlight the beauty of the building and landscaping. He continued by stating that the commercial property will include a gated walk way leading directly into the residential area.

The homes will range between three to five bedrooms, with lot sizes proposed to be between 3,100 to 7,000 square feet.

The proposed Zoning Code and Specific Plan Amendment will modify elements of the Specific Plan 7 Zoning District, in relation to minimum lot size, minimum open space requirements, minimum yard setbacks, and minimum building separation requirements.

Senior Planner Gonzales noted that staff presented the proposed project to City Council at a Study Session on April 17, 2018 to receive direction on several policy issues. Senior Planner Gonzales also explained the Economic Benefit Analysis Report, which was comprised of a report done by consultants for SC Placentia Development, LP, as well as a peer review of the report from consultants hired by the City.

Both studies concluded that there would be no major economic disadvantages in allowing the land to be developed as largely residential use, with a 10,000-square foot commercial component. Senior Planner Gonzales noted that the Notice of Intent to adopt a Mitigated Negative Declaration was circulated and no public comments were received in the 20 day public comment period. He concluded his Staff Report by noting that the recommended action for the Planning Commission is to recommend approval of the project to the City Council.

Commissioner Tomazic inquired about the zoning standards in the Municipal Code, what the applicant had requested in terms of zoning standards, what the City Council Ad Hoc Committee had recommended, and what staff recommends. He also asked for further clarification regarding the proposed side yard setbacks.

Senior Planner Gonzales stated that staff conducted a survey of setback requirements for surrounding cities, and found that the proposed 4' side yard setbacks were within normal standards for similar types of developments.

Chair Schaefer asked if the second story windows of the homes will look into each other.

Senior Planner Gonzales stated that the windows will not be aligned, providing greater privacy for the homeowners.

The applicant, Paul Conzelman representing SC Placentia Development, LP came forward.

Chair Schaefer asked Mr. Conzelman how long he had been involved in the project, to which he stated that the company has owned the property for 12 years. Mr. Conzelman spoke briefly, highlighting the commercial aspect of the development and the walkability

aspects.

Chair Schaefer asked Mr. Conzelman if they had heard comments from the adjacent shopping center, Village Center at Rose, to which Mr. Conzelman replied that they had not.

Mr. Conzelman stated that he and his colleagues had sent 2,000 mailers asking residents of the surrounding area what type of development they would like to see on the project site. He stated that the majority of replies requested a communal gathering area, with abundant seating for a commercial development and single family homes.

Chair Schaefer asked Mr. Conzelman if he accepts the Conditions of Approval.

Mr. Conzelman stated that he accepts the Conditions, except for seven Conditions in Attachment B (DPR) and one Condition in Attachment C (UP).

In Attachment B for DPR 2017-03, Mr. Conzelman's objections were as follows:

Item 8f.: Willing to install five conduit and stub outs for Electric Vehicle charging, but no charging stations;

Item 8i: Requests to keep Queen Palms instead of Date Palms;

Item 10: Willing to install conduit and stub outs for five future Electric Vehicle charging pedestals, but no charging stations;

Item 16: Requests no requirement for a Parking Management Plan in the residential area;

Item 21: Requests additional language for Community Facilities District requirement in relation to the monetary amount of the CFD;

Item 51: Requests only partial repairs of roads, sidewalks, and curb faces after construction in lieu of a complete resurfacing of half width of Alta Vista Street and Rose Drive, and only repairs to areas proven damaged by the construction;

Item 55: Requests to keep current landscaping and not install new irrigation and landscaping along public Rights of Way on Alta Vista Street and Rose Drive.

In Attachment C for UP 2017-09, Mr. Conzelman's objection was as follows:

Item 7: Requests no requirement for a Parking Management Plan.

Chair Schaefer opened the Public Hearing for comments.

Cathy Baldwin of Fullerton, current President of the Placentia Chamber of Commerce, spoke in support of the project, stating that it will improve Placentia.

Dennis Lockard of Yorba Linda, a retired Chief for the Orange County Fire Authority, spoke in support of the project. He stated that he agrees with the applicant's request for the uses of the land and requested density. Regarding the 4' side yard setbacks, he agrees with the applicant's request, and also agrees with the applicant's request to not install Electric Vehicle charging stations in the commercial area. He closed by stating the

City should not charge additional development fees.

Elizabeth Hansburg of Fullerton, a member of People for House Orange County, spoke in favor of the project, as it will provide needed housing for Orange County residents. She stated that developers should not be charged development fees, as it passes the increased cost on to the consumer.

Matt Wolfe stated that he is in support of the project, and that as a mortgage professional, he feels this project will aid in helping fix the lack of available housing in the area.

Director of Development Services Joseph Lambert replied to the applicant's eight objections to the Conditions of Approval.

In regard to item 8f, he stated that staff recommends installing at least two Electric Vehicle charging stations as standard condition for all new developments. He continued by stating that regarding item 8i, the City is moving to transition landscaping towards Date Palms rather than Queen Palms. For item 10, Director Lambert recommended to maintain the requirement for Electric Vehicle charging stations. Director Lambert continued by stating that item 16, regarding a Parking Management Plan, has become a standard condition for new development to prevent parking problems in the future. Furthermore, he stated that staff added language into item 21 that would put the word "initial" in front of the word "amount", although the applicant still has an objection to the revised condition.

Commissioner Lee inquired if the project location is currently a part of the CFD.

Assistant City Attorney Carrie Raven clarified that the CFD pricing and escalator is tied to the Consumer Price Index, and that must factor in what the future CFD pricing will be.

Commissioner Lee inquired when a new CFD would be created.

Director Lambert that the development will be required to annex into the existing LMD and SLD, or will be required to annex into an equal CDS that would replace the SLD/LMD. The new CFD, if required, would be created by the City between now and prior to issuance of the first Certificate of Occupancy for the project.

Director Lambert stated that item 51 is a standard condition for all new development. He continued by stating that he recommends the condition stay, as it allows for the Director of Public Works to require new pavement for the length of the project site, on half-width of the streets, to the median. Furthermore, he stated that staff recommends item 7 in Attachment C stay in the conditions as well, as it is a standard condition for all new development to prepare a Parking Management Plan

Mr. Conzelman stated that cannot accept all of the Conditions of Approval as recommended by staff.

Dennis Lockard came forward to speak. He stated that although some conditions are

standard, he does not believe that all projects should be subject to them. He suggested the Commissioners consider the recommendations of the City Council Ad Hoc Committee.

Elizabeth Hansburg spoke against the Parking Management Plan conditions, stating that it surpassed the requirements for the area and should be omitted, for fear that it will increase costs to the consumer.

Commissioner Tomazic stated that he believes item 51 in the Conditions of Approval is based on arbitrary opinions of previous street and sidewalk conditions.

Commissioner Lee inquired if the reason we are discussing the disputed conditions is due to staff and the applicant reaching an impasse.

Mr. Conzelman stated that he believes that he will be required to replace the streets and sidewalks adjacent to his project, in accordance with condition 51, regardless of the amount of damage caused by the machinery.

Commissioner Perez inquired about item 51, asking if the City would establish a baseline of what the state of the sidewalks and streets look like before the project begins, to which Director Lambert replied that they would do so prior to construction.

Director Lambert stated that he recommends item 51 remain as-is, and noted that recent and previous residential and commercial projects had been given the same condition and complied with it. He stated that it would be inappropriate to change the standard for one project.

Chair Schaefer asked if the Commissioners may give an indication to City Council of what their recommendations are in regard to the disputed items in the Conditions of Approval.

Commissioner Lee stated that as an advisory committee, that would be the appropriate response.

Commissioner Francine stated that she foresees City Council continuing discussions regarding the Conditions of Approval with the applicant, and that the Council will keep in mind both the recommendations of staff and requests of the applicant. She continued by stating that she disagrees with the Electric Vehicle charging requirements in item 8f. She also stated that she would like the City Council to consider items 16 and 7.

Assistant City Attorney Raven stated that it is the job of the Planning Commission to recommend project characteristics and the Conditions of Approval to City Council.

**Motion by Perez, seconded by Tomazic carried on a (6-0) vote to recommend approval of all of the recommended actions, subject to the Conditions of Approval as amended by staff, and recommending that the City Council consider those Conditions of Approval that the applicant objected to.**

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

**REGULAR AGENDA:**

2. **Applicant:** City of Placentia, in cooperation with the California Department of Transportation (Caltrans)  
**Project Location:** East of California Street, west of Rose Drive, north of Brooklyn Avenue, and south of Chicago Avenue and Imperial Highway/State Route (SR-) 90

**Mitigated Negative Declaration No. 2018-02 (Golden Avenue Bridge Replacement Project):** The City of Placentia, in cooperation with the California Department of Transportation (Caltrans), is proposing the removal and replacement of the existing Golden Avenue Bridge located over Carbon Canyon Creek Channel. The project area is located to the east of California Street, west of Rose Drive, north of Brooklyn Avenue, and south of Chicago Avenue and Imperial Highway/State Route (SR-) 90. The project limits will extend 200 feet from each end of the existing bridge, and 75 feet upstream and downstream of the bridge.

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

1. Receive the staff report concerning Mitigated Negative Declaration (MND) No. 2018-02; and
2. Adopt Resolution No. PC-2018-10, a Resolution of the Planning Commission of the City of Placentia adopting and certifying MND 2018-02, and findings that the Mitigated Negative Declaration, adopted with respect to the project was prepared in compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code § 21000, et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Impact Report Guidelines of the City of Placentia; and
3. Direct staff to file a Notice of Determination (NOD).

Senior Planner Andrew Gonzales presented the Staff Report. He stated that the City was spearheading the Golden Avenue Bridge Project in collaboration with Caltrans. He continued by giving a brief history of the bridge and its physical characteristics.

He stated that the bridge has been deemed functionally obsolete, and needs to be

replaced to comply with both Caltrans and City of Placentia building codes. He noted that Caltrans will oversee the grand fund and expenditures.

Senior Planner Gonzales stated that the new bridge will be 58 feet and 4 inches wide, and 82 feet long, with ADA compliant sidewalks. The bridge will also feature a bike path to assist with the new OC Loops Bike Path Project.

GPA Consulting made the CEQA determination for the Mitigated Negative Declaration, and put out a Notice to Adopt for 30 days, and received three comments. Caltrans noted concern regarding detours during construction adding increased traffic to Imperial Highway. The City of Yorba Linda asked the applicant to ensure that public information was disseminated to their residents to inform them of the project's construction schedule and additional sound attenuation measures, and the Placentia Historical Committee wanted to further research the historical significance of the bridge, which after further study was determined to not be historically significant.

Chair Schaefer stated that she as sad that the bridge was going to be demolished, and asked if it was possible to keep the arch of the bridge as tactile history.

Ridge Calvin of GPA Consults came to speak. He stated that GPA has done preservation for bridges in past projects, but that it is generally prohibitively expensive.

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

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**DEVELOPMENT REPORT:**

Director Lambert stated that the Coffee Bean and Tea Leaf restaurant located on the Southwest corner of Yorba Linda Boulevard and Rose Drive opened on Monday, June 11, 2018. All of the improvements were done via plan check.

Director Lambert continued by stating that the Original Pancake House is under construction, and that plans for signage were currently being evaluated. In addition, an entitlement application is being processed to replace the former El Torito building at the Placentia Village Plaza with three new food-use tenants.

He continued by reporting that HQT Homes will be requesting an entitlement in the near future for a proposed 16-unit townhome project. Furthermore, Olson Company will be requesting an entitlement to permit a proposed 110-unit multifamily project on Orangethorpe Avenue as well.

Director Lambert stated that he anticipates Lyon Living, the company representing the

Integral Project at 110-132 E. Crowther Avenue, will be pulling building permits in mid-to-late August.

Vice Chair Perez inquired if there was going to be an entitlement for a proposed Audi car dealership.

Director Lambert replied stating that he is unsure of the specifics of the project proposal, but he is expecting an entitlement application to be submitted for a car dealership in the near future.

**DIRECTOR'S REPORT:**

Director Lambert stated that it is anticipated that the Planning Commission meeting of July 10, 2018 will be held in the Front Community Meeting Room, as it will occur on the same night as the City Council Meeting. Director Lambert also stated that it is anticipated the August 14, 2018 meeting will be cancelled to align with City Council's scheduled "dark month".

Director Lambert continued by announcing that there will be a General Plan Update Meeting on June 20, 2018 at the Back's Community Building.

**PLANNING COMMISSION REQUESTS:** None

**ADJOURNMENT**

Chair Schaefer closed the Regular Meeting of the Planning Commission at 10:01 p.m. to the regular meeting Tuesday, July 10, 2018 at 6:30 p.m. in the Placentia Front Community Meeting Room at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

  
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Joseph M. Lambert,  
Secretary to the Planning Commission