

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

June 14, 2011

The regular meeting of the Placentia Planning Commission of June 14, 2011 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Ebenhoch.

ROLL CALL: Present: Michael Ebenhoch, Chairman
Vic Tomazic, Vice Chairman
Floyd Farano, Commissioner
Christine Schaefer, Commissioner
Frank Perez, Commissioner
Tom Solomonson, Commissioner

Absent: John Scull, Commissioner

PLEDGE OF ALLEGIANCE: Led by Vice Chairman Tomazic

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Sara Salazar, Administrative Assistant

Motion by Commissioner Schaefer, seconded by Vice Chairman Tomazic to APPROVE THE MINUTES of May 10, 2011. Passed by a 5-0-1 vote (Farano Abstained)

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: City of Placentia Development Services Department**

Amendment 2011-01:

A Resolution of the Planning Commission of the City of Placentia Recommending the City Council Adopt an Ordinance (Amendment No.2011-01) Amending Sections 23.27.040(6), 23.30.030(4), 23.33.030(14), 23.33.040(14), 23.36.030(17) and 23.36.040(15) of Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Use Permits for Massage Establishments.

Mr. Domer presented the staff report regarding the need to remove the requirement for massage establishment to obtain a use permit in order to locate in the commercial zones due to new State law.

Chairman Ebenhoch asked if the State will centralize the certification process and take control from the City. Mr. Domer responded that yes, it will. However, the City will still monitor illegal activities and will issue, and if needed, revoke the business license of an establishment.

Commissioner Farano asked if massage establishments will still require a Conditional Use Permit. Mr. Domer responded that no, they will not.

Commissioner Farano asked Mr. Arczynski if it would be unconstitutional if the City were to not allow massage establishments at all. Mr. Arczynski responded that yes, it would. He added that the new ordinance still contains performance standards, however employees are no longer required to meet City standards, with respect to licensing and certifications. Commissioner Farano asked if the State licensing requirements are more strict than the City. Mr. Arczynski indicated he would need to do more research on the matter.

Commissioner Schaefer asked if the State requirements for licensing are as rigorous as what our ordinance was. Mr. Arczynski stated he would need to do more research on the matter.

Mr. Domer assured the Commission that staff is confident that the standards set by the State will be sufficient.

Chairman Ebenhoch opened the Public Hearing.

Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Farano, seconded by Commissioner Solomonson TO ADOPT RESOLUTION NO. PC-2011-09 RECOMMENDING TO THE CITY COUNCIL AN ORDINANCE AMENDING SECTIONS 23.27.040(6), 23.30.030(4), 23.33.030(14), 23.33.040(14), 23.36.030(17) AND 23.36.040(15) OF TITLE 23 OF THE PLACENTIA MUNICIPAL CODE PERTAINING TO USE PERMITS FOR MASSAGE ESTABLISHMENTS. Passed by a 6-0 vote.

NEW BUSINESS

2. **Applicant:** City of Placentia
Location: At and/or near 1616 Atwood Avenue and 1617 Oak Street

Planning Commission Recommendation 2011-01:

Recommendation to Create Four (4) Non-Conforming Lots within the Atwood Community for Agency-owned Properties and Application of Modified Standards for Single Family Residential Properties.

Mr. Domer presented the staff report.

Commissioner Schaefer commended staff on their effort to revitalize the area. She asked if Habitat for Humanity has expressed interest in providing affordable housing. Mr. Domer responded that it was mentioned by Council, however the project will go

out to bid.

Commissioner Schaefer asked if local residents will be given the right of first refusal when the new homes are built. Mr. Domer stated that it will be considered.

Commissioner Farano asked if the lot line adjustments are complete. Mr. Domer responded that yes they are.

Chairman Ebenhoch asked if this project will benefit the Housing Element. Mr. Domer responded that it will benefit the Housing Element, however it's not in a Redevelopment area.

Motion by Commissioner Schaefer, seconded by Vice Chairman Tomazic TO ADOPT RESOLUTION NO. PC-2011-10 RECOMMENDING TO THE CITY COUNCIL A REDUCED LOT SIZE FOR FOUR (4) PROPOSED RESIDENTIAL PARCELS IN THE ATWOOD COMMUNITY PER PLACENTIA MUNICIPAL CODE 22.16.035; AND APPROVING MODIFIED STANDARDS FOR FOUR (4) PROPOSED RESIDENTIAL PARCELS IN THE ATWOOD COMMUNITY PER PLACENTIA MUNICIPAL CODE 23.12.090. Passed by a 6-0 vote.

3. **Applicant:** Debbie Dixon
Location: 1227 E. Yorba Linda Boulevard

Use Conformity Determination (UCD) 2011-01:

To determine if a yoga studio within a +/- 1,250 square foot commercial/retail suite is a use permitted by right or with a Use Permit, located at 1227 E. Yorba Linda Boulevard within the Neighborhood Commercial (C-1) District.

Ms. Schwartz presented the staff report.

Chairman Ebenhoch asked if there was a 'Jazzercise' studio in the location previously. Ms. Schwartz responded that yes, there used to be.

Chairman Ebenhoch invited the applicant to address the Commission. The applicant declined.

Mr. Domer advised the Commission that Ms. Dixon's business is being relocated due to the grade separation project at Rose/Tustin and Orangethorpe.

Commissioner Schaefer asked Mr. Chip Julin, the property manager, if he represents the management of the entire center. He stated that Big Lots and Walgreens are separate from the Rosa Linda shopping center that his firm manages. Commissioner Schaefer asked if there are any plans for rehabilitation to the Rosa Linda shopping center. He responded that the parking lot, the alley, the roof, the air conditioning units as well as landscaping has been updated and improvements are ongoing.

Commissioner Solomonson asked if there are plans to replace the front façade. Mr. Julin responded that no, there are no plans at this time.

Chairman Ebenhoch opened up the Public Hearing.

Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Schaefer, seconded by Commissioner Solomonson TO ADOPT RESOLUTION NO. PC-2011-11, CONFIRMING USE CONFORMITY DETERMINATION (UCD) 2011-01 FOR YOGA BODY AND SOUL, INC. LOCATED AT 1227 E. YORBA LINDA BOULEVARD. Passed by a 6-0 vote.

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS:

Mr. Domer provided the Commission with an update on the gas station on the south east corner of Rose Drive and Yorba Linda Boulevard. He stated that an application has been submitted for the removal of the underground storage tanks which should begin in the next two (2) to three (3) weeks. They have also indicated they will be continuing the demolition permit.

An update on the south east corner of Rose Drive and Alta Vista Street was provided. Mr. Domer stated he has passed the property owners name to an investor that staff met at the recent ICSC Conference.

Commissioner Perez asked for an update on the shopping center on the south east corner of Placentia Avenue and Bastanchury Road. Mr. Domer responded that there have been a couple of non-retail inquiries, however staff is focused on a retail use.

Commissioner Schaeffer asked for an update on the Schaener property (east side of Kraemer Boulevard, at Morse Avenue). Mr. Domer stated a developer has been in to discuss plans for residential tracts. There has also been discussion about OCFA consolidating two (2) local Fire Stations into one (1), at this site.

Mr. Domer reported the recently approved Old Glory Tattoo shop is open for business and appears to be prosperous.

Chairman Ebenhoch adjourned the Planning Commission meeting to the next regularly scheduled meeting on July 12, 2011 at 7:20 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Ken Domer
Assistant City Administrator