



Placentia Planning Commission Agenda

Regular Meeting
December 11, 2018
6:30 p.m.

City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870

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
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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: None

PUBLIC HEARINGS:

1. **Applicant:** Joshua Reese, dba Freckled Frog
Project Location: 2031-2043 E. Orangethorpe Avenue

Use Permit (UP) 2018-09: To permit the establishment and operation of a 3,773-square foot dance studio within an existing multi-tenant commercial shopping center located at 2031-2043 E. Orangethorpe Avenue in the Cobblestone Plaza shopping center.

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

1. Open the public hearing concerning Use Permit 2018-09; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and

4. Adopt Resolution PC-2018-28, a resolution of the Planning Commission of the City of Placentia, approving UP 2018-09 and making findings to permit the

establishment and operation of a 3,773 square foot dance studio located within an existing multi-tenant commercial shopping center within the C-1 (O-1)

(Neighborhood Commercial - Oil Combining Districts) Zoning District on property located at 2031-2043 E. Orangethorpe 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.

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

Zone Change Amendment (ZCA) 2018-03: To recommend to the City Council of the City of Placentia, approval of a code amendment modifying Chapter 23.73 of the Placentia Municipal Code (PMC), currently entitled “Second Units”, to comply with new State regulations regarding accessory dwelling units (ADUs) and making conforming changes to PMC Chapters 23.04 – “Definitions”, 23.10 – “R-A” – Residential Agricultural, 23.12 – “R-1” –Single-Family Residential, 23.15 – “R-2” – Low-Medium Density Multiple-Family, 23.25 – “RPC” –Residential Planned Community, 23.72 – “PUD” –Planned Unit Development, and 23.107 – Specific Plan 7.

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

1. Open the Public Hearing, Concerning Zone Code Amendment (ZCA) 2018-03, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution PC-2018-27, a Resolution of the Planning Commission of the City of Placentia, recommending to the City Council of the City of Placentia, approval of a code amendment modifying Chapter 23.73 of the Placentia Municipal Code (PMC), currently entitled “Second Units”, to comply with new State regulations regarding accessory dwelling units (ADUs) and making conforming changes to PMC Chapters 23.04 – “Definitions”, 23.10 – “R-A” – Residential Agricultural, 23.12 – “R-1” –Single-Family Residential, 23.15 – “R-2” –Low-Medium Density Multiple-Family, 23.25 – “RPC” –Residential Planned Community, 23.72– “PUD”— –Planned Unit Development, and 23.107 – Specific Plan 7; and

3. Recommend that the Planning Commission find that adoption of Zoning Code Amendment No. 2018-03 is categorically exempt from environmental review because CEQA Guidelines Section 15282(h) establishes that “the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code” relating to “granny” housing and “second unit ordinances” are exempt from the requirements of CEQA. Further, any effect on the environment is speculative at best because second units are already conditionally permitted in the city pursuant to similar regulations, and pursuant to 14 Cal. Code Regulations §15061(b)(3) there is no possibility that the proposed ordinance will have a significant effect on the environment.

OLD BUSINESS: **None**

NEW BUSINESS:

1. **Applicant:** **City of Placentia**
 Project Location: **229 Alta Street**

APPLICATION:

THE DISPOSITION OF REAL PROPERTY LOCATED AT 229 ALTA STREET (APN 339-061-10) OWNED BY THE CITY OF PLACENTIA HOUSING SUCCESSOR AGENCY

Recommended Actions: It is recommended that the Planning Commission:

Adopt Resolution No. PC-2018-29, A Resolution of the Planning Commission of the City of Placentia, California finding that the disposition of real property located at 229 Alta Street (APN: 339-061-10) conforms with the City of Placentia General Plan in accordance with California Government Code Section 65402; and finding that the proposed action is exempt from California Environmental Quality Act (CEQA) review because it is not a “project” as defined under California Public Resources Code Sections 21065 and 21080.

DEVELOPMENT REPORT:

DIRECTOR’S REPORT:

PLANNING COMMISSION REQUESTS

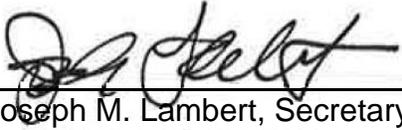
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on January 8, 2019 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 December 11, 2018 Regular Meeting of the Planning Commission of the City of Placentia was posted on December 6, 2018.



Joseph M. Lambert, Secretary