

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

January 8, 2019

The regular meeting of the Placentia Planning Commission on January 8, 2019 was called to order at 6:31 p.m. in the City Council Chambers by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Keller, Francine, Lee, Tomazic, Perez, Schaefer
ABSENT: Commissioner Schenck

OTHERS PRESENT: 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: None

PUBLIC HEARINGS:

1. **Applicant:** Janice Henderson
Project Location: 1802 N. Valencia Avenue, Eastside of Valencia Avenue between Valencia Avenue and the Western Terminus of Alcott Avenue

Tentative Parcel Map (TPM) No. 2007-186: To request the subdivision of an approximately 0.57 acre (24,600 square foot) lot into three (3) parcels located on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor's Parcel Number 346-361-50). The requested subdivision will allow for future sales and conveyance.

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

1. Open the public hearing concerning TPM 2007-186; and
2. Receive the staff report, consider all public testimony, ask any questions of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2019-01, a Resolution of the Planning Commission of the

City of Placentia, recommending to the City of Placentia City Council approval of TPM 2007-186 to permit the subdivision of an approximately 0.57 acre (24,600 square foot) parcel into three (3) parcels for a property within the R-1 (Single-Family Residential) Zoning District located on the east side of Valencia Avenue between Valencia Avenue and the west terminus of Alcott Avenue (Assessor's Parcel Number 346-361-50) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

Planning Technician Arlen Beck presented the Staff Report. He stated that the applicant, Janice Henderson, is requesting to subdivide a 0.57-acre parcel into three parcels to allow for the future sale of single family residences on two of the parcels. Mr. Beck stated that if the Planning Commission recommends approval of the subdivision, the City Council will consider the TPM for approval.

Mr. Beck proceeded by displaying the proposed Parcel Map and explaining how future single family homes could be situated on the resulting parcels. Mr. Beck noted that the existing home on parcel one, located at 1802 N. Valencia Avenue, would remain.

He continued by giving a background on the history of the property. He noted that a Tentative Parcel Map for the property was originally approved in 2008, but a Final Map was never recorded, causing the tentative approval to become null and void. He added that the existing home is on the 2002 Placentia Historical Resource Survey and is protected by Chapter 23.06 of the Placentia Municipal Code.

Mr. Beck noted that the proposed parcels would all meet minimum lot configuration requirements of the Placentia Municipal Code. He closed by stating that after publishing the Resolution and Conditions of Approval, minor modifications to the draft Conditions of Approval and Resolution were made. First, Resolution item number 2h was eliminated to ensure consistency with the modified Conditions of Approval. Secondly, Planning Condition of Approval number 11 was changed based on discussion between staff and the applicant.

Commissioner Tomazic asked what tentative implies regarding a Tentative Parcel Map.

Mr. Beck replied that during review, the map is tentative. Once approved by the City Council and filed with the County Recorder, the map will become a Final Map.

Director Joseph Lambert added that a Tentative Parcel Map is sent to the City Council as a consent calendar item subsequent to Council approval of a Tentative Map or Tentative Parcel Map. In addition, he stated that the altered draft Condition of Approval removed the requirement to maintain an existing utility easement that is no longer needed.

Commissioner Keller asked if the proposed lots would have addresses on Valencia Avenue or Alcott Avenue.

Mr. Beck replied that the existing home will maintain its current Valencia Avenue address and main access point while the two proposed lots that are currently unimproved will have Alcott Avenue addresses, and will take access off Alcott Avenue.

Chair Schaefer asked how the historical designation of the home affects the entitlement process.

Director Lambert stated that Placentia Municipal Code Chapter 23.06 addresses restrictions regarding the physical historic resource on site, but not necessarily the property in general. He noted that by having a Placentia Historical Resource, rather than a state historical resource designation, there are only local requirements regarding preservation. If there is any future proposal to modify the historic resource, it must be done in conformance with Chapter 23.08 of the Placentia Municipal Code.

The applicant, Janice Henderson of 1802 N. Valencia Avenue, came forward to address the Commission. Ms. Henderson explained that due to the financial recession in 2008, the Tentative Parcel Map approved in 2008 was not finalized. She expressed her excitement to move forward with the project, and stated that she would fully comply with the modified Conditions of Approval.

Motion by Perez, second by Tomazic carried on a (6-0-1-0) vote to approve the recommended actions.

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director Joseph Lambert presented the Development Report. He began by stating that the former El Torito building located on the corner of Yorba Linda Boulevard and Kraemer Boulevard has been demolished to allow for construction to begin on the new multi-tenant pad building. In addition, construction has begun at the Veterans Village project site.

Director Lambert continued by stating that an entitlement application has been received to develop the site at the 719 S. Lakeview Avenue, which currently houses Atwood Sales. Director Lambert stated that according to the last report received in December, Atwood Sales is operating in compliance with the settlement agreement. In accordance with the

settlement agreement, the business should completely vacate the site by March 2019.

City Engineer Masoud Sepahi stated that the Golden Avenue Bridge project was moving forward. The anticipated start of construction date is winter 2020. The Planning Commission evaluated the environmental component of this Public Works project and adopted a Mitigated Negative Declaration in mid-2018.

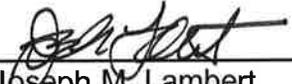
DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer closed the Planning Commission Meeting at 7:00 p.m. to the regular meeting of Tuesday, February 12, 2019 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission