



# Placentia Planning Commission Agenda

Regular Meeting  
December 10, 2019  
City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

**Christine J. Schaefer**  
Chair

**Frank Perez**  
Vice Chair

**Claudia Keller**  
Commissioner

**Dennis Lee**  
Commissioner

**Nick Polichetti**  
Commissioner

**Matthew Rocke**  
Commissioner

## 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](http://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.

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://www.placentia.org)**

**REGULAR MEETING**  
6:30 p.m. – City Council Chambers

---

**CALL TO ORDER:**

**ROLL CALL:** Commissioner Keller  
Commissioner Lee  
Commissioner Polichetti  
Commissioner Rocke  
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

**REGULAR AGENDA:** None

**PUBLIC HEARINGS:**

1. **Applicant:** Jimmy Than Ba Nguyen

**Project Location:** 903 Arnold Drive, APN 344-141-01

**Use Permit Modification No. UP (MOD) 2015-07:** A request to permit an approximately 3,721 square foot addition for conversion of an existing single-family residence into a proposed two-story triplex located at 903 Arnold Drive, in the Low-Medium Density Multiple-Family (R-2) Zoning District.

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

1. Open the public hearing concerning Use Permit No. (UP) 2015-07 (MOD); and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2019-20, a resolution of the Planning Commission of the City of Placentia, approving UP 2015-07 (MOD) and making findings to permit

the development of two additional dwelling units, that will convert an existing single-family residence into a proposed two-story triplex within the R-2 Zoning District on property located at 903 Arnold Dr.; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in set forth in Title 14 CCR § 15332 (Class 32 - In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

2. **Applicant:**                    **Mitch Atkins, dba Musical Theatre Orange County**

**Project Location:**    **1961 E. Miraloma Avenue, Unit D, APN 346-381-03**

**Use Permit (UP) No. 2019-04:** To request the establishment and operation of an approximately 8,008-square foot theater studio, for the purpose of conducting performances open to the general public, within an existing multi-tenant industrial center, within the Manufacturing and Combining Oil (M-O) Zoning District. The request will allow the addition of public performances to an existing business that builds sets for productions and offers private performance lessons.

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

1. Open the Public Hearing concerning Use Permit 2019-04;
2. Receive the Staff Report and consider all public testimony;
3. Close the Public Hearing; and
4. Adopt Resolution PC-2019-19, a resolution of the Planning Commission of the City of Placentia, approving the Use Conformity Determination and subsequent Use Permit No. 2019-04 and making findings to permit the establishment and operation of a Musical Theater Studio facility located within a multi-tenant industrial complex within the M(O) (Manufacturing, Oil Overlay) Zoning District on property located at 1961 E. Miraloma Avenue, Unit D; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

3. **Applicant:**                    **North Orange County Audi, c/o Geoff Burns**

**Project Location:**    **1275 E. Yorba Linda Boulevard (northside of E. Yorba Linda Boulevard, east of N. Rose Drive), APNs 334-161-05, -06**

**Development Plan Review No. DPR 2019-04; and Use Permit No. UP 2019-08:** DPR: To permit the development of a two-story commercial building measuring 25,431 square feet (Building 1), and two, single-story accessory buildings measuring 6,783 square feet (Building 2) and 3,120 square feet (Building 3),

including various hardscape, landscape, and fencing/wall improvements, on a vacant 4.01-acre site within the Community Commercial (C-2) Zoning District. UP: To permit the establishment and operation of an automobile dealership consisting of the display, sales, and storage of automobiles, including ancillary activities such as the maintenance of vehicles and storage of automobile parts, on a site proposed for the development of three new automobile related buildings requested via DPR 2019-04.

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

1. Open Public Hearing, concerning Development Plan Review (DPR) No. 2019-04 and Use Permit (UP) No. 2019-08; and
  2. Receive the Staff Report and consider all Public Testimony; and
  3. Close the Public Hearing; and
  4. Adopt Resolution No. PC-2019-21, a Resolution of the Planning Commission of the City of Placentia, approving Development Plan Review 2019-04 and Use Permit 2019-08 for the development, establishment, and operation of an automobile dealership consisting of the construction of a two-story vehicle display, sales, service, and automobile parts building and two, single, story accessory buildings on a vacant 4.01-acre site located at the northside of E. Yorba Linda Boulevard, west of N. Rose Drive within the Community Commercial (C-2) Zoning District and making finding that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.
4. **Applicant:** Urban Dwell Architects, c/o Maikel Faragalla

**Project Location:** 1474 N. Kraemer Boulevard (southeast corner of Yorba Linda Boulevard and Kraemer Boulevard) APN 339-173-01

**Development Plan Review No. DPR 2019-03; and Use Permit No. UP 2019-05:** DPR: To permit the exterior façade remodel of three existing multitenant commercial buildings that entails new architectural elements such as tower features, awnings, enhanced storefront windows, shade trellis structures, light fixtures, and ironwork, including various hardscape and landscape improvements, within the existing Village Plaza commercial shopping center located on an approximately 4.6-acre site within the Town Center (T-C) Zoning District. UP: To permit outdoor dining areas and a new drive-thru lane associated with an eating and drinking establishment use in conjunction with the overall development project requested via DPR 2019-03.

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

1. Open the public hearing concerning Development Plan Review (DPR) No. 2019-03 and Use Permit (UP) No. 2019-05;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2019-22, a resolution of the Planning Commission of the City of Placentia, approving DPR 2019-03 and UP 2019-05 and making findings to the exterior façade remodel of three existing multitenant commercial buildings that entails new architectural elements, including various hardscape and landscape improvements, within the existing Village Plaza Commercial Shopping Center, and permit outdoor dining areas and a new drive-through lane associated with an eating and drinking establishment use in conjunction with the overall development located on an approximately 4.6-acre site on property within the Town Center (T-C) Zoning District and located at 1474 N. Kraemer Boulevard; 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.

5. **Applicant:** City of Placentia

**Project Location:** Citywide

**Zone Code Amendment ZCA 2019-04 related to Accessory Dwelling Units**

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

1. Open the Public Hearing, Concerning Zone Code Amendment (ZCA) 2019-04, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution PC-2019-23, a Resolution of the Planning Commission of the City of Placentia, recommending City Council adoption of an Ordinance amending Chapter 23.73 -“Accessory Dwelling Units” of the Municipal Code, and making conforming changes to Chapter 23.04 - “Definitions” to comply with State regulations regarding accessory dwelling units; and
3. Recommend that the Planning Commission find that adoption of Zoning Code Amendment No. 2019-04 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.

## **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.

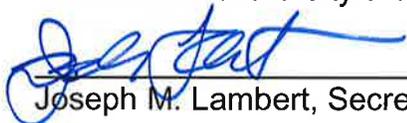
---

### **ADJOURNMENT**

The Planning Commissioners CLOSE to the regular Planning Commission meeting on January 14, 2020 at 6:30 p.m. in the Front Community Meeting Room 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 10, 2019 Regular Meeting of the Planning Commission of the City of Placentia was posted on December 5, 2019.



---

Joseph M. Lambert, Secretary