

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

September 13, 2016

The regular meeting of the Placentia Planning Commission of September 13, 2016 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

**ROLL CALL:**

**PRESENT:** Commissioners Francine, Lee, Schenck, Solomonson, Tomazic, Perez,  
Schaefer

**ABSENT:**

**OTHERS PRESENT:** Yolanda Summerhill, Assistant City Attorney  
Joseph Lambert, Director of Development Services  
Charles Rangel, Contract Senior Planner  
Elsa Villagrana, Senior Administrative Assistant

**PLEDGE OF ALLEGIANCE:** Commissioner Perez

**ORAL COMMUNICATIONS:**

**CONSENT CALENDAR:**

**REGULAR AGENDA:**

**PUBLIC HEARINGS:**

1. **Applicant:** Xue Vai, dba as Massage Eden  
**Project Location:** 1166 E. Yorba Linda Boulevard  
**Use Permit (UP) No. 2016-02 (continued from August 9, 2016):** A request to permit a massage establishment inside an enclosed 1,116 square foot suite, within an existing multi-tenant commercial building located at 1166 E. Yorba Linda Boulevard in the Neighborhood Commercial District (C-1).

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

1. Open the public hearing concerning Use Permit No. (UP) 2016-02; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2016-11, a resolution of the Planning Commission of the City of Placentia, approving UP 2016-02 and making findings to permit the

operation of a massage establishment within a +/- 1,200 square foot commercial suite, located at 1166 E. Yorba Linda Boulevard. "C-1" Neighborhood Commercial Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel provided the staff report, noting that this item was continued from the August 9, 2016 meeting. Mr. Rangel also noted that the business establishment has since changed ownership.

Mr. Rangel stated that this is an existing massage establishment. Mr. Rangel provided the Commissioners with a description of adjacent uses, operational characteristics of the business, hours of operation, a site plan and parking requirements. Mr. Rangel also stated that the Police Department review noted no calls for service at this location.

Mr. Rangel clarified for the Commissioners that the business name has changed to Massage VIP. Assistant City Attorney Yolanda Summerhill added that adequate notice was provided regarding the requested use, and that this request can be treated as a new business establishment. Staff also confirmed that all new massage business establishments go through a Police Department background review.

Ms. Zhenny Lin, former owner of Massage Eden, 1166 E. Yorba Linda Boulevard, Placentia, CA stated that she transferred the business to the new owner, Massage VIP.

The Applicant, Xue Vai, dba as Massage VIP, 1166 E. Yorba Linda Boulevard, Placentia, CA noted that the new business is in the same location as Massage Eden. Commissioner Lee assisted with translating for the Applicant.

The Applicant clarified for the Commissioners that there are no material changes to the business and that she has simply taken over the business, also noting that she has assumed all of the previous employees. Ms. Vai stated that the services offered have remained unchanged.

The Applicant also discussed her previous business experience and certifications as a massage therapist.

Mr. Rangel responded to Chair Schaefer's question by stating that there have been a total of 21 business licenses issued to massage establishments in the City of Placentia.

Ms. Summerhill confirmed for the Commissioners that modifications will be made to the Resolution to be consistent with the new name of the business establishment.

In response to questions from Chair Schaefer, the Applicant stated her full understanding and acceptance of the Conditions of Approval for the Use Permit.

**Motion by Lee, second by Tomazic carried on a (7-0-0-0) vote to approve the recommended actions.**

Ayes: Francine, Lee, Solomonson, Schenck, Tomazic, Perez, Schaefer

Noes: None  
Absent: None  
Abstain: None

2. **Applicant:** Kendon Industries

**Project Location:** 1672 Sierra Madre Circle

**Use Permit 2016-11:** A request to permit a manufacturing business which focuses on building and selling a patented folding motorcycle trailer which is defined by the Department of Motor Vehicles (DMV) as a motorized vehicle, in the "M" Manufacturing Zoning District. Section 23.47.040 of the Placentia Municipal Code allows for small scale retail sales of motor vehicles, motorcycles and recreational vehicles subject to approval of a Use Permit.

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

1. Open the public hearing concerning Use Permit 2016-11; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2016-20, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-11 and making findings to permit the Operation of Retail Automotive (trailer) Sales Within a +/- 8,400 Square Foot Suite, Located at 1672 Sierra Madre Circle in the "M" Manufacturing Zoning District; 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 and the City of Placentia Environmental Guidelines.

Senior Planner Rangel presented the staff report and a provided a brief background of the proposed business. Mr. Rangel provided the Commissioners with zoning information, a site plan and parking requirements.

Mr. Rangel addressed the Commissioners' concerns regarding hours of operation and potential industrial noise.

The Applicant, Randy Cecola, owner of Kendon Industries, 1290 Oak Ridge Road, Barrington, IL provided a description of the business operations and discussed the DMV requirements.

In response to questions from Chair Schaefer, the Applicant stated his full understanding and acceptance of the Conditions of Approval for the Use Permit.

**Motion by Tomazic, second by Schenck carried on a (7-0-0-0) vote to approve the recommended actions.**

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

3. **Applicant:** Yufen Lui dba as A+ Spa  
**Project Location:** 1360 N. Kraemer Boulevard

**Use Permit (UP) No. 2016-05:** A request to permit a massage establishment to be conducted entirely inside an enclosed +/- 1,100 square foot suite that is within an existing multi-tenant commercial building located at 1360 N. Kraemer Boulevard in the "T-C" Town Center Commercial Zoning District. Section 8.44 of the Placentia Municipal Code allows for the establishment of massage uses subject to approval of a Use Permit. The applicant is operating an existing establishment, however, the newly enacted ordinance applies to all massage uses legally established prior to the ordinance as well as to proposed establishments.

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

1. Open the public hearing concerning Use Permit 2016-05; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2016-18, A Resolution of the Planning Commission of the City of Placentia, Approving Use Permit No. 2016-05 and making findings to permit the Operation of a Massage Establishment within a +/- 1,100 Square Foot Commercial Suite, Located at 1360 N Kraemer Boulevard "T-C" Town Center Commercial Zoning District; 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 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel presented the staff report and provided the Commissioners with a site plan, operational characteristics of the business and a description of adjacent commercial uses.

Mr. Rangel stated the hours and days of operation and provided a brief description of the floor plan and parking requirements. Mr. Rangel stated that the Police Department records show no calls for service or criminal activity.

The Applicant, Yufen Lui dba as A+ Spa, from Fullerton, CA, provided for the Commissioners with the number of employees and prior business experience. Commissioner Lee assisted with translating for the Applicant.

In response to questions from Chair Schaefer, the Applicant stated her full understanding and acceptance of the Conditions of Approval for the Use Permit.

**Motion by Perez, second by Francine carried on a (7-0-0-0) vote to approve the recommended actions.**

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

4. **Applicant:** Hong Xiao, dba Ace Massage

**Project Location:** 532 W. Chapman Avenue

**Use Permit No. UP 2016-10:** To request a Use Permit for a massage establishment to be conducted entirely inside an enclosed +/- 767 square foot suite within an existing multi-tenant commercial building located at 532 W. Chapman Avenue in the (C-1) Neighborhood Commercial District. Section 8.44 of the Placentia Municipal Code allows for the establishment of massage uses subject to approval of a Use Permit. The applicant is operating an existing establishment, however, the newly enacted ordinance applies to all massage uses legally established prior to the ordinance as well as to proposed establishments.

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

1. Open the public hearing concerning Use Permit (UP) No. 2016-10; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2016-19, A Resolution of the Planning Commission of the City of Placentia, Approving Use Permit No. 2016-10 and making findings to permit the Operation of a Massage Establishment within a +/- 767 Square Foot Commercial Suite, Located at 532 W. Chapman Avenue in the "C-1" Neighborhood Commercial District; 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 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel presented the staff report and provided the Commissioners with a site plan, operational characteristics of the business and a description of surrounding commercial uses.

Mr. Rangel stated the proposed hours and days of operations. Mr. Rangel continued to provide the Commissioners with a description of the floor plan and parking requirements.

Mr. Rangel stated that the Police Department records show no calls for service or criminal activity, noting the current monument sign does not meet code requirements and will require replacing or removal, as noted in the Conditions of Approval.

Mr. Rangel responded to the Commissioners' questions regarding compliance requirements for the monument sign and parking access.

The Applicant, Hong Xiao dba Ace Massage, 8935 Cortada Street, Rosemead, CA, responded to the Commissioners' questions regarding business ownership and experience. Commissioner Lee assisted with translating for the Applicant.

Assistant City Attorney Yolanda Summerhill, clarified for the Commissioners that the existing sign is not permitted and needs to be brought into compliance. The Applicant stated that she will obtain the required permit.

Ms. Summerhill continued by stating that additional research will be required to ascertain if the property owner or the Applicant is responsible for the monument sign. Staff will work with the Applicant and the property owner regarding the signage requirements.

In response to questions from Chair Schaefer, the Applicant stated her full understanding and acceptance of the Conditions of Approval for the Use Permit.

**Motion by Lee, second by Schenck carried on a (7-0-0-0) vote to approve the recommended actions with the understanding that Staff will amend the Conditions of Approval to include a November 15, 2019 deadline regarding signage compliance.**

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

**OLD BUSINESS:**

**NEW BUSINESS:**

**DEVELOPMENT REPORT:**

Senior Planner Charles Rangel provided updates regarding Laser Island, The Bruery and The Original Pancake House. Director of Development Services provided an update regarding the Golden Avenue bridge project.

**DIRECTOR'S REPORT:**

**PLANNING COMMISSION REQUESTS:**

Chair Schaefer requested that Staff consider making arrangements for an interpreter to be present to assist applicants at future Commission meetings.

Chair Schaefer requested that Staff ensure parade applications are sent to the Commissioners at least six weeks prior to the event.

**ADJOURNMENT:**

Chair Schaefer closed the Planning Commission Regular Meeting at 7:43 p.m. to the regular meeting Tuesday, October 11, 2016 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**



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Joseph M. Lambert,  
Secretary to the Planning Commission