

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

June 13, 2017

The regular meeting of the Placentia Planning Commission of June 13, 2017 was called to order at 6:31 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

**ROLL CALL:**

**PRESENT:** Commissioners Francine, Keller, Lee Tomazic, Perez, Schaefer

**ABSENT:** Commissioner Schenck

**OTHERS PRESENT:** Yolanda Summerhill, Assistant City Attorney  
Joseph M. Lambert, Director of Development Services  
Luis Estevez, Director of Public Works  
Elsa Villagrana, Senior Administrative Assistant

**PLEDGE OF ALLEGIANCE:** Commissioner Keller

**ORAL COMMUNICATIONS:**

**CONSENT CALENDAR:**

**REGULAR AGENDA:**

1. **Applicant:** City of Placentia  
**Project Location:** Citywide  
**General Plan Conformance Finding for Fiscal Year 2017-18 and 2019-2024  
Seven Year Capital Improvement Program**

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

1. Adopt Resolution No. PC-2017-10, A Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2017-18 and 2019-24 Capital Improvement Program (CIP) conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

Director of Public Works Luis Estevez presented the staff report and provided highlights for this year's proposed CIP budget.

Mr. Estevez described funded and unfunded capital improvement projects. Mr. Estevez also provided the Commission with a capital project matrix.

Mr. Estevez responded to the Commissioners' questions regarding playground renovation projects and how they relate to the various General Plan Elements. Mr.

Estevez also clarified how projects are funded and how funds are allocated for each capital project.

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

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

**PUBLIC HEARINGS:**

1. **Applicant:** City of Placentia  
**Project Location:** The Old Town Placentia Revitalization Plan and Development Project applies to an L-shaped Planning Area that is located in the southwestern portion of the City of Placentia. The Planning Area is centered along Bradford Avenue south of Chapman Avenue and Santa Fe Avenue from Murray Street on the west to Alta Street on the east. The portion of the Planning Area centered on Bradford Avenue extends east to Alta Street and west to Main Street south of Chapman Avenue. The portion of the Planning Area centered on Santa Fe Avenue extends from Murray Street on the west, Aguirre Lane (and extension of Aguirre Lane) on the north, the Burlington Northern-Santa Fe (BNSF) railroad tracks to the south, and east to Alta Street. The Planning Area is just over 32 acres in size and is located north of the Burlington Northern-Santa Fe (BNSF) railroad tracks and south of Chapman Avenue in the City of Placentia.

**General Plan Amendment (GPA) 2017-02 and Zone Change (ZC) 2017-02:** Review of the Old Town Revitalization Project which includes the adoption of the Old Town Revitalization Plan, the Old Town Streetscape Master Plan, General Plan Amendment 2017-02 and Zone Change 2017-02 to establish the Old Town Zoning District and New Development Standards.

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

1. Open the Public Hearing concerning the Old Town Revitalization Plan, the Old Town Streetscape Master Plan, the Initial Study and Negative Declaration, Zoning Code Amendment 2017-02 and General Plan Amendment 2017-02; and
2. Receive the Staff Report and consider all public testimony; and

3. Close the public hearing; and
4. Adopt Resolution PC-2017-11, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council approve General Plan Amendment 2017-02 to change the current land use designation from Commercial, Medium Density Residential and High Density Residential to the new Old Town designation for the project area; and, to approve Zone Change 2017-02, changing the existing zoning from SF-C, C-1, C-2, and R-2 and creating a new zoning district "Old Town" and development standards for the "Old Town Placentia" district for the project area; recommending adoption of the Old Town Streetscape Master Plan; recommending adoption of the Old Town Placentia Revitalization Plan; and recommending the adoption of a Negative Declaration pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15074 and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the public hearing.

Director of Development Services Joseph Lambert presented the staff report and provided an overview of the proposed project.

Mr. Lambert described the various public meetings held, data collected and input received regarding the proposed project, noting that the Development Ad Hoc Committee of the City Council supports this project.

Mr. Lambert provided the Commissioners with photos of the existing conditions, noting the surrounding uses and historical buildings in Old Town. Mr. Lambert also discussed the proposed development standards and parking standards.

Director of Public Works Luis Estevez discussed the public realm standards and modes of transportation in and out of Old Town. Mr. Estevez described the streetscape and landscape elements, proposed signage, traffic circulation and street improvements.

Mr. Lambert continued to discuss wayfinding signage, community events, potential revenue to the City and grant funding sources.

Mr. Lambert responded to the Commissioners' questions regarding Metrolink parking, street improvements, infrastructure, maintenance fees and amortization standards.

Residents and local business owners provided testimony in support of the project and also expressed concerns regarding parking.

Mr. Lambert and Mr. Estevez addressed public comments and clarified points regarding parking standards, in lieu fees and traffic flow.

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

Ayes: Keller, Lee, Tomazic, Francine, Perez, Schaefer  
Noes: None

Absent: Schenck  
Abstain: None

**OLD BUSINESS:**

**NEW BUSINESS:**

**DEVELOPMENT REPORT:**

Director of Development Services Joseph Lambert informed the Commissioners that Integral Communities has applied for the first entitlement application in the new TOD zone.

**DIRECTOR'S REPORT:**

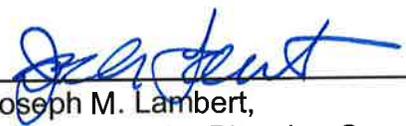
Director of Development Services Joseph Lambert informed the Commission regarding groundbreaking ceremonies for the Habitat for Humanity project on Oak Street and for the Lakeview Avenue grade separation.

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Schaefer closed the Planning Commission Regular Meeting at 7:26 p.m. to the regular meeting of Tuesday, July 11, 2017 at 6:30 p.m. in the Front Community Meeting Room at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

  
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Joseph M. Lambert,  
Secretary to the Planning Commission