

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

April 14, 2020

The regular meeting of the Placentia Planning Commission of April 14, 2020 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT (TELEPHONICALLY): Commissioners Keller, Lee, Polichetti, Rocke, Perez,
Schaefer

ABSENT: None

OTHERS PRESENT: Tom Duarte, Deputy City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Arlen Beck, Assistant Planner
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Deputy City Attorney Tom Duarte

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – March 10, 2020**
Recommended Actions: Approve

Motion by Rocke, second by Keller carried on a (5-0-0-1) vote to approve the recommended actions.

Ayes: Keller, Lee, Polichetti, Rocke, Schaefer
Noes: None
Absent: None
Abstain: Perez

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** CHD International
Project Location: 803 W. La Jolla Street
Use Permit (UP) 2020-01, Site Plan Review No. SPR 2020-03, Tentative Parcel Map No. TPM 2020-124: A request for approval of a Use Permit, Site Plan Review, and Tentative Parcel Map to develop an existing 0.19-gross acre site currently improved with an existing single-family residence with a two-story townhome development resulting in three attached condominium townhome units.

The three resulting units will be contained within a single building. The proposed development will have a residential density of 16 dwelling units per acre.

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

1. Open the public hearing concerning Use Permit 2020-01, Site Plan Review No. SPR 2020-03, and Tentative Parcel Map No. TPM 2020-124; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2020-04, a Resolution of the Planning Commission of the City of Placentia, approving UP 2020-01 and SPR 2020-03, and making findings to permit the development of an improved approximately 0.19-gross acre lot for the construction of a two-story, multi-family building consisting of three attached residential townhome units and associated hardscape and landscape improvements within the High Density Residential (R-3) Zoning District on property located at 803 W. La Jolla Street; and making findings 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.
5. Adopt Resolution No. PC-2020-10, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve TPM 2020-124 to permit the subdivision of three townhome units for residential condominium purposes requested via UP 2020-01 and SPR 2020-03 subject to the Conditions of Approval and Standard Development Requirements; and making findings 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.

Chair Schaefer opened the public hearing.

Senior Planner Andrew Gonzales presented the staff report and an overview of the proposed project to the Commission. Mr. Gonzales also noted that the Applicant, Erin Lin, with CHD International was listening to the meeting and would be available to answer questions via e-mail with Staff.

Mr. Gonzales presented the Commission with current site photographs, development matrix, floor plan, zoning and parking requirements.

Mr. Gonzales responded to the Commissioners' questions regarding the driveway width, the proposed building materials, setbacks, and maximum parking allowed.

Director of Development Services Joseph Lambert made clarifications for the

Commission regarding the driveway width and parking requirements.

Commissioner Rocke expressed his opinion that portions of the proposed project driveway are too narrow, even if it technically complies with the Municipal Code.

The Applicant e-mailed her understanding and acceptance of the Conditions of Approval for the Use Permit, Site Plan Review, and Tentative Parcel Map.

Chair Schaefer closed the public hearing.

Motion by Lee, second by Keller carried on a (5-1-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Schaefer
Noes: Rocke
Absent: None
Abstain: None

2. Applicant: Ramsay Haralambous representing R&M Foods Placentia, LLC, dba Off the Boat Fish Grill

Project Location: 194 E. Yorba Linda Boulevard

Use Permit (UP) 2020-03: A request to permit the on-site sale, dispensing, and consumption of beer and wine within a 1,960 square foot, 64 seat total (32 seats inside and 32 seats outside), bona fide restaurant (ABC type 41 license) with a large outdoor seating area of 538 square feet, with a removable enclosure, located at 194 E. Yorba Linda Boulevard, in the Town Center (T-C) Zoning District. All alcohol sales, dispensing, and consumption activities are intended to be confined within the interior of the restaurant and within the designated large outdoor seating patio area.

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

1. Open the public hearing concerning Use Permit (UP) 2020-03; and
2. Receive the Staff Report, consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-09, a resolution of the Planning Commission of the City of Placentia, approving Use Permit 2020-03 and making findings to permit the on-site sale, dispensing, and consumption of beer and wine within a 1,960 square-foot, 64 seat total (32 seats inside and 32 seats outside), bona fide restaurant (ABC type 41 license) with a large outdoor seating area of 538 square feet, with a removable enclosure, located at 194 E. Yorba Linda Boulevard, in the Town Center (T-C) 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 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck provided the staff report and an overview of the proposed project, noting that the proposed space is currently vacant.

Mr. Beck provided a brief description of the business operations and the proposed hours of operation. Mr. Beck informed the Commission that Staff has made a change to the Conditions of Approval, extending the hours of operation.

Mr. Beck also provided surrounding uses, current site photographs, site plan, floor plan, and patio enclosure examples.

Mr. Beck noted that the applicant has requested Staff to amend two of the Conditions of Approval. Condition of Approval 16 A would be amended to change the proposed hours of operation to 7:00 a.m. to 11:00 p.m. Condition of Approval 18 would be removed, and the City's Building Official supports these amendments.

Mr. Beck responded to the Commissioners' questions regarding the patio enclosure, ABC requirements, and restaurant type.

The Applicant had previously expressed his understanding and acceptance of the Conditions of Approval for the Use Permit, including the amendments discussed.

Chair Schaefer closed the public hearing.

Motion by Perez, second by Rocke carried on a (6-0-0-0) vote to approve the recommended actions with the amended Conditions of Approval as recommended by Staff.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer
Noes: None
Absent: None
Abstain: None

3. **Applicant:** Kris Huston, dba Huston School of Music and Theater
Project Location: 319 E. Palm Drive
Use Permit (UP) 2020-04: A request for approval of a Use Permit for a 4,805 square foot music and dance studio within an existing two-story, multi-tenant commercial office center located at 319 E. Palm Drive, within the C-O (Commercial Office) 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) 2020-04; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and

4. Adopt Resolution PC-2020-08, a resolution of the Planning Commission of the City of Placentia, approving UP 2020-04 and making findings to permit the establishment and operation of a 4,805 square foot music and dance studio located within an existing multi-tenant commercial office center within the C-O (Commercial Office) Zoning District on property located at 319 E. Palm Drive; 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.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck presented the staff report and provided an overview of the proposed project.

Mr. Beck provided the proposed hours of operation, clarifying that there would be no performances occurring at this site.

Mr. Beck presented the proposed floor plan and parking layout.

Mr. Beck responded to the Commissioners' questions regarding noise monitoring, sound attenuation, and educational training.

The Applicant, Kris Huston addressed the Commissioners' concerns regarding noise. Ms. Huston responded via email by stating that the landlord and tenant have agreed on a plan regarding noise concerns and plan to do sound proofing work in the building. Ms. Huston also noted that sound and noise limits are addressed in the Conditions of Approval.

The Applicant emailed her understanding and acceptance of the Conditions of Approval for the Use Permit.

Chair Schaefer closed the public hearing.

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

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer
Noes: None
Absent: None
Abstain: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding the opening of the Navigation Center and homeless encampment cleanup efforts, The

Herald, and SC Development.

Mr. Lambert also informed the Commission regarding the City's efforts to comply with the State's stay-at-home orders to help combat COVID-19. Mr. Lambert described the current changes to work schedules and business operations, building projects and inspections, and projected sales tax revenue for upcoming quarters.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:52 p.m. to the regular meeting of Tuesday, May 12, 2020 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