

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

October 13, 2020

The regular meeting of the Placentia Planning Commission of October 13, 2020 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 (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: Commissioner Keller

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – September 8, 2020**
Recommended Actions: Approve

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

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

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** The Herald-Placentia Owner, LLC
Project Location: 140 E. Crowther Avenue and 150 E. Crowther Avenue
Use Permit (UP) 2020-05: A request to permit the onsite sale, dispensing and consumption of beer (ABC Type 40 License) at a proposed 5,046 square foot rooftop deck of a 215-unit multi-family residential development located at 140 E. Crowther Avenue and 150 E. Crowther Avenue within the TOD (Transit-Oriented

Development Packing House) Zoning District. All beer sales, dispensing, and consumption activities will be confined within the rooftop premises.

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

1. Staff is recommending that the Planning Commission continue this item to a date uncertain. A new Public Hearing Notice shall be posted, mailed and/or published pursuant to State law and local regulations prior to a future Public Hearing.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck presented the staff report and provided a brief overview of the proposal to the Commission.

Mr. Beck stated that the Applicant had requested a continuance to allow them additional time to address questions presented by the Orange County Health Care Agency. Mr. Beck continued by stating that a new notice will be posted in the newspaper and sent to the property owners within 300 feet of the site at the appropriate time.

No questions were asked by the Commission.

Chair Schaefer closed the public hearing.

Motion by Polichetti, 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

2. **Applicant:** Joe Rasic representing Craftsman Wood Fired Pizza
Project Location: 148 E. Yorba Linda Blvd.
Use Permit Modification (MOD) 2013-05: A request to permit the onsite sale, dispensing and consumption of beer, wine, and distilled spirits (ABC Type 47 License) at an existing 3,860 square foot, 99 seat, restaurant (Craftsman Wood Fired Pizza), located at 148 E. Yorba Linda Boulevard within the Town Center (T-C) Zoning District. All alcohol sales, dispensing, and consumption activities are intended to be confined within the interior dining of the restaurant and the outdoor seating area.

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

1. Open the public hearing concerning Use Permit Modification (MOD) No. 2013-05; and

2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-14, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 2013-05 and making findings to permit the onsite sale, dispensing, and consumption of beer, wine, and distilled spirits (ABC Type 47 License) and to allow live entertainment within an existing 3,860, 99 seat, bona fide restaurant located at 148 E. Yorba Linda Boulevard in the T-C (Town Center) 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 presented the staff report and provided a brief overview of the proposal to the Commission.

Mr. Beck provided the proposed site plan, floor plan, surrounding uses, and hours of operation. Mr. Beck also noted the applicant's request that the opening hours stated by Condition #13 be changed from 11:00 a.m. to 10:00 a.m.

Mr. Beck also discussed compliance with the General Plan and similar ABC Type 47 licenses issued to businesses within the surrounding area.

Mr. Beck addressed the Commissioners' concerns regarding the proposed live entertainment component and the use of the outdoor patio area.

Development Services Director Joseph Lambert, Senior Planner Andrew Gonzales and Mr. Beck answered Commissioner Polichetti's questions and clarified points regarding Condition #37 and Condition #21.

Mr. Beck also addressed the Commissioners' questions regarding how the establishment would monitor the drinking age requirements.

Deputy City Attorney Tom Duarte and Staff agreed that an amendment to the language in Condition #37 regarding alcohol sales is appropriate if the Planning Commission desires to amend that condition.

Chair Schaefer closed the public hearing.

Motion by Rocke, second by Lee carried on a (6-0-0-0) vote to approve the recommended actions, with amendments to Conditions of Approval #13 and #37.

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

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding The Herald, JPI, SC Development, Brandywine Homes, the Golden Avenue Bridge project, and Springhill Suites.

Mr. Lambert answered Commissioner Schaefer's questions regarding the street entrance to Springhill Suites and the construction coordination between the Golden Avenue Bridge project and Brandywine Homes.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Vice Chair Perez closed the Planning Commission Regular Meeting at 7:11 p.m. to the regular meeting of Tuesday, November 10, 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