



Placentia Planning Commission Agenda

Regular Meeting
February 9, 2021
City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing Planning Commission Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Planning Commission.

Given the health risks associated with COVID-19, please be advised that the City Council Chambers are closed to the public and some, or all, of the Placentia Planning Commission Members may attend this meeting telephonically. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/82373165006?pwd=MXFuMVcyNTlUcm5YZEtOVzY0SWMYUT09>

Meeting ID: 823 7316 5006 Passcode: 369207

or dial +16699006833, 82373165006#

How to Submit Public Comment

Members of the public may provide public comment by sending comments for Planning Commission consideration by email to Sylvia Minjares at sminjares@placentia.org. Please limit to 200 words or less. Comments received before a Planning Commission meeting may be read into the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the Development Services Department for assistance at 714-993-8124 or sminjares@placentia.org. Verbal comments may be submitted during the meeting, see "How to Observe the Meeting".

Americans with Disabilities Act Accommodation

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 cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health in regards to social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal Planning Commission meeting procedures as soon as the emergency has ended.



Placentia Planning Commission Agenda

Regular Meeting

February 9, 2021

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Matthew Rocke
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

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

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(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 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.

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

CALL TO ORDER:

ROLL CALL: Commissioner Evans
Commissioner Keller
Commissioner Lee
Commissioner Polichetti
Commissioner Rocke
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES)

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:

1. **Amended Planning Commission Meeting Minutes – November 10, 2020**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – January 12, 2021**
Recommended Actions: Approve

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 8,053 square foot rooftop deck and a 1,141 square foot leasing office 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 premise.

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

1. Open the public hearing concerning Use Permit (UP) No. 2020-05; and
2. Receive the staff report and consider all public testimony (**PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES**); and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-12, a Resolution of the Planning Commission of the City of Placentia, approving UP 2020-05 and making findings to permit the onsite sale, dispensing, and consumption of beer (ABC Type 40 License – beer sales) within a 8,053 square foot rooftop deck and a 1,141-square foot leasing office of a new 215-unit multi-family residential development, in the Transit-Oriented Development Packing House (TOD) 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 § 15331 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

2. **Applicant:** **Avi Gandhi representing Fine Hospitality Investment Group, Inc.**

Project Location: **380 S. Placentia Avenue**

Use Permit Modification (MOD) 2018-06: A request to permit the sale of a full-line of alcoholic spirits, pursuant to a Type 70 ABC license, in conjunction with a 72,259 square-foot, 116 room Springhill Suites hotel, located at 380 S. Placentia Avenue, in the Community Commercial – Height Overlay (C-2-H65) Zoning District. All alcoholic spirits sales, dispensing, and consumption activities will be confined within the Springhill Suites premises.

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

1. Open the public hearing concerning Use Permit Modification No. (UP) 2018-06; and
2. Receive the Staff Report and consider all public testimony (**PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES**); and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-05, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification No. 2018-06 and making

findings to permit the sale of a full-line of alcoholic spirits, pursuant to a Type 70 ABC (Alcoholic Beverage Control) license, in conjunction with a 72,259 square-foot, 116 room Springhill Suites hotel, located at 380 S. Placentia Avenue, in the Community Commercial – Height Overlay (C-2-H65) 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.

3. Applicant: Nicolas Oudinot, dba Agape Congregate Living

Project Location: 302 Fairway Lane

Use Permit (UP) 2020-08: A request to permit the expansion in operations of an existing residential care facility increasing the number of resident beds from six to nine, including a 457-square-foot building addition to accommodate another bedroom and expansion of a two-car garage into a three-car garage, at the facility located at 302 Fairway Lane, within the R-1 (Single-Family Residential) 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) 2020-08; and
2. Receive the Staff Report and consider all public testimony **(PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES)**; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-02, a resolution of the Planning Commission of the City of Placentia, approving UP 2020-08 and making findings to permit the expansion in the existing operations of a residential care facility operating with six beds to nine beds, including a 237-square-foot addition to the facility, within the R-1 (Single-Family Residential) Zoning District on property located at 302 Fairway Lane; 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.

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

DIRECTOR’S REPORT:

PLANNING COMMISSION REQUESTS

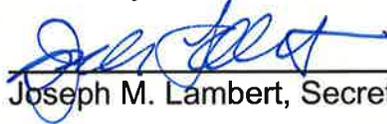
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on March 9, 2021 at 6:30 p.m. in the City Council Chambers 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 February 9, 2021 Regular Meeting of the Planning Commission of the City of Placentia was posted on February 4, 2021.



Joseph M. Lambert, Secretary