



Placentia Planning Commission Agenda

Regular Meeting
May 11, 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 while the City Council Chambers are open to the public, some or all of the Placentia Planning Commission Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public. Seating in the Council Chambers will be limited.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access in addition to being open to the public, all Planning Commission meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

Join Zoom Meeting

<https://us02web.zoom.us/j/89936371588?pwd=SVFEUkVrb0prN0R3QldkMldDKy9hUT09>

Meeting ID: 899 3637 1588 Passcode: 007627

or dial +16699006833, 89936371588#

How to Submit Public Comment

Members of the public may provide public comment in person in a safe and socially distanced manner. Masks are mandatory. Comments may also be sent for Planning Commission consideration by email to Sylvia Minjares at sminjares@placentia.org. Please limit submitted comments to 200 words or less. Comments received before or during a Planning Commission meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the Planning Commission meeting but will be summarized in 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.

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
May 11, 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 Roche
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.

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

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 (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(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 Roche
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 CRISIS)

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. **Planning Commission Meeting Minutes – April 13, 2021**
Recommended Actions: Approve

REGULAR AGENDA:

1. **Applicant:** City of Placentia

Project Location: Citywide

General Plan Conformance Finding for Fiscal Year 2021-22 Capital Improvement Program

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

1. Adopt Resolution No. PC-2021-13, a Resolution of the Planning Commission of the City of Placentia, finding that the Fiscal Year 2021-22 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

PUBLIC HEARINGS:

1. **Applicant:** **Francisco Miranda, dba El Cantarito Restaurant**

Project Location: **120 W. Santa Fe Ave.**

Use Permit Modification (MOD) 92-09: A request to permit the modification of an existing Use Permit from the onsite sale and consumption of beer and wine (Type 41 ABC License – On-Sale Beer & Wine - Eating Place) to the proposed onsite sale and consumption of beer, wine, and distilled spirits (Type 47 – On-Sale General – Eating Place), at an existing 1,886-square foot restaurant located at 120 W. Santa Fe Avenue within the Old Town Placentia Revitalization Plan (O-T) Zoning District.

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

1. Open the public hearing concerning Use Permit Modification (MOD) 92-09; 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 CRISIS**); and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-12, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification (MOD) 92-09 and making findings to permit the modification of an existing Use Permit from the onsite sale and consumption of beer and wine (Type 41 ABC License – On-Sale Beer & Wine - Eating Place) to the proposed onsite sale and consumption of beer, wine, and distilled spirits (Type 47 – On-Sale General – Eating Place), at an existing 1,886-square foot restaurant (El Cantarito Restaurant) on property within the Old Town Placentia Revitalization Plan (OT-Main Street Subarea) Zoning District, located at 120 W. Santa Fe Avenue; 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.

2. **Applicant:** **Lee Smith, dba Vitality OC**

Project Location: **1211 E. Imperial Highway**

Use Permit (UP) 2021-02: A request for a Use Permit for a personal training fitness center in a 2,100 square-foot commercial space at a multi-tenant commercial shopping center located at 1211 E. Imperial Highway, within the C-1 (Neighborhood Commercial) 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) 2021-02; 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 CRISIS)**; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-10, a resolution of the Planning Commission of the City of Placentia, approving UP 2021-02 and making findings to permit the establishment and operation of a personal training fitness center in an existing 2,100 square-foot commercial office located at a multi-tenant commercial shopping center within the C-1 (Neighborhood Commercial) Zoning District on property located at 1211 E. Imperial Highway; 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:** **USA Properties Fund, Inc.**

Project Location: **207 & 209 W. Crowther Avenue**

Development Plan Review (DPR) 2020-03 and Development Agreement (DA) 2020-01: A request for approval of a Development Plan Review and Development Agreement to allow for the construction of a five-story, mixed use development featuring 189 affordable housing units with associated amenities for residents, 1,500 square feet of retail space, 1,500 square feet of leasing office space, and two-level semi-subterranean parking structure on property located at 207 and 209 W. Crowther Avenue. This project, if approved, would be the third development entitled in the Transit Oriented Development (TOD) Zoning District near Placentia’s Old Town. The 2.13-gross acres city owned site is situated on the north side of Crowther Avenue between Melrose Street and Cameron Street, which abuts the BNSF tracks and the future south platform for Placentia’s anticipated Metrolink station. In keeping with the goals of the new TOD zone, this will be the third TOD type of development approved in the City. It will likely an additional catalyst to more development within the TOD zone and in the nearby Old Town District, thus implementing the City’s vision as an area that encourages high quality, transit-oriented development and to create a compact pattern of development that is conducive to walking, bicycling, and using public transportation.

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

1. Open the public hearing concerning Development Plan Review (DPR) 2020-03 and Development Agreement (DA) 2020-01; 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 CRISIS)**; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2021-11, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve DPR 2020-03 and DA 2020-01, and making findings to permit the development of a five-story, mixed-use building consisting of 189 affordable housing units, 1,500 square feet of ground floor retail space, a 1,500-square foot leasing office, and a two-level semi-subterranean parking structure consisting of a total of 272 onsite parking spaces located on a 2.13-gross acre City-owned vacant property within the Transit Oriented Development Packing House District (TOD) Zone; and Consideration of an Ordinance approving a Development Agreement and long term Lease Agreement between the City of Placentia and USA Properties Fund, Inc., for the subject project and property, granting certain vested rights, leasing terms and rates related to the property, and memorializing the amount of the development fees owed and/or deferred in exchange for a community benefit pursuant to the procedures described in California Government Code § 65867 on property located at 207 and 209 W. Crowther Avenue and recommending the adoption of an Addendum to Mitigated Negative Declaration No. MND 2017-01 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 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 June 8, 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 May 11, 2021 Regular Meeting of the Planning Commission of the City of Placentia was posted on May 6, 2021.



Joseph M. Lambert, Secretary