

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

April 13, 2021

The regular meeting of the Placentia Planning Commission of April 13, 2021 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT (VIDEO CONFERENCE): Commissioners Evans, Keller, Polichetti, Rocke, Perez, Schaefer

ABSENT: Lee

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Lesley Whittaker, Associate Planner
Arlen Beck, Assistant Planner
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Keller

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – March 9, 2021**
Recommended Actions: Approve

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

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

REGULAR AGENDA:

PUBLIC HEARINGS:

Director of Development Services Joseph Lambert noted that he met with all the Commissioners prior to this meeting regarding the Public Hearing items on this agenda.

1. **Applicant:** Kevin Coleman, representing Net Development Co.
Project Location: 736 Richfield Road

Development Plan Review (DPR) 2021-01: A request for approval of a Development Plan Review to allow for the development of an improved 1.57-acre lot, resulting in the demolition of an existing 3,175-square foot building on the lot and the construction of a new two-story industrial building measuring approximately 36,966 square feet, in conjunction with various onsite hardscape and landscape improvements on property located within the M (Manufacturing) Zoning District, at 736 Richfield Road.

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

1. Open the public hearing concerning Development Plan Review (DPR) No. 2021-01; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2021-07, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2021-01 and making findings to permit the development of an improved 1.57-acre lot, resulting in the demolition of an existing 3,175-square foot building and construction of a new two-story industrial building measuring approximately 36,966 square feet in conjunction with various onsite hardscape and landscape improvements on property located within the M (Manufacturing) Zoning District, at 736 Richfield Road; 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.

Associate Planner Lesley Whittaker presented the staff report and provided an overview of the proposed project to the Commission.

Ms. Whittaker provided a project site plan, elevations, site zoning standards, and landscape plan.

Ms. Whittaker also provided the Commissioners with a brief background regarding the property owner, Jellco Container.

Senior Planner Andrew Gonzales answered Commissioner Evans' question regarding the compatibility of the proposed architectural design with the other buildings in the surrounding area.

Ms. Whittaker noted that no public comments were received for or against the proposed project.

The Applicant, Kevin Coleman, representing Net Development Co. provided an overview

of the proposed project plans and highlighted their other developments in surrounding cities.

The Applicant answered the Commissioners' questions regarding a Metropolitan Water District easement and their communication with the neighbors.

In response to questions from Chair Schaefer, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Development Plan Review.

Chair Schaefer closed the public hearing.

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

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

2. Applicant: Toffoli Investments

Project Location: 443 & 455 S. Van Buren Street

Zone Change (ZC) 2018-01, Development Plan Review (DPR) 2018-01, and Tentative Tract Map (TTM) 19104:

A request for approval of a Zone Change, Development Plan Review, and Tentative Tract Map to develop a partially improved 5.6-gross acre lot for the construction of 22, three-story, multi-family buildings consisting of 139 for-sale residential town home units and associated hardscape and landscaping improvements that will be utilized for a private internal street system, outdoor parking, and pedestrian walkways, including landscaping for the property perimeter and passive and non-passive open space areas. The property is bordered by a 100-foot wide Burlington Northern and Santa Fe Railway (BNSF) right-of-way to the north, 70-foot wide Atwood Channel to the south, and S. Van Buren Street and four existing single-family residences to the east. Access to the site will be provided from S. Van Buren Street and said access will be directly across the street from the western terminus of Oak Street.

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

1. Open the public hearing concerning Zone Change No. ZC 2018-01, Development Plan Review No. DPR 2018-01, and Tentative Tract Map No. TTM 19104; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2021-09, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of

Placentia approve ZC 2018-01, DPR 2018-01, and TTM 19104, and making findings to change the existing Zoning District of the project site from Manufacturing (M) District and Oil Combining (O) Zoning District to High Density Residential (R-3) Zoning District to bring the zoning of the site into alignment with the updated General Plan High Density Residential land use designation, and permit the development of an approximately 5.6-gross acre lot for the construction of 22, three-story, multi-family buildings consisting of 139 for-sale residential townhome units and associated hardscape and landscape improvements within the proposed High Density Residential (R-3) Zoning District on property located at 443 and 455 S. Van Buren Street and recommending the adoption of Mitigated Negative Declaration No. MND 2020-01 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.

Senior Planner Andrew Gonzales presented the staff report and provided an overview of the proposed project to the Commission, noting that this item will also go before City Council for final approval at a noticed Public Hearing.

Mr. Gonzales recommended to the Commission that Mitigation Measure HAZ-6 should be amended to add language regarding Recognized Environmental Conditions – Oil Wells. This is based on consultation with the project CEQA consultant.

Mr. Gonzales provided a project site plan, unit floor plans, site zoning standards, architectural design, elevations, amenities, and CEQA determination.

Mr. Gonzales summarized the public comments and concerns received via email regarding spot zoning, and the proximity to a high pressure fuel line and railway.

Mr. Gonzales and Director of Development Services Joseph Lambert answered the Commissioner's questions regarding the contemplated selling price of the proposed units, the windows facing the railway, sound attenuation, possible hazardous waste from the previous business establishments, the adjacent pipeline and railway, the proposed trail system and dog park, the vacancy rate for existing developments that are adjacent to the railway, and the timeframe for site cleanup.

The Applicant, Alan Toffoli, and the Architect, Mike Woodley, presented a slide presentation of the proposed site plans and architectural designs of the project.

The Applicant answered Commissioner Rocke's questions regarding dust reduction during construction, electric vehicle charging regarding the project and the adjacent pipeline.

Placentia resident Eddie De La Torre expressed concerns regarding spot zoning, the adjacent pipeline and railway.

JoAnn Nau, 513 Van Buren, Placentia CA expressed concerns regarding the

possibility of the Home Owners Association adding a fence around the proposed dog park in the future, and the existing parking issue in the neighborhood.

Mr. Lambert and Mr. Gonzales addressed the public's concerns and clarified points regarding spot zoning, parking, and fencing around the proposed dog park.

In response to questions from Chair Schaefer, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Zone Change, Development Plan Review, and Tentative Tract Map.

Chair Schaefer closed the public hearing.

Motion by Schaefer, second by Keller carried on a (6-0-1-0) vote to approve the recommended actions, with amendment to Mitigation Measure HAZ-6.

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

3. **Applicant:** City of Placentia
Project Location: 1) 946, 950, 954, 958 Vista Avenue, 503 W. La Jolla Street, 2) 106 E. Santa Fe Court, 3) 1470 S. Placentia Avenue, 4) 1952, 1958 E. Veterans Way, 2006, 2018 E. Lakeview Loop, 601, 613, 625 S. Lakeview Avenue, 5) 735 W. Orangethorpe Avenue, 6) 132-150 E. Crowther Avenue, and 7) 431, 437, 455, 503, 513 S. Van Buren Street

General Plan Amendment (GPA) 2021-01 and Zone Change (ZC) 2021-01: A request for approval of a General Plan Amendment to change the existing land use designation of project areas 1,3, and 6 above in order to "clean-up" inconsistencies found on the General Plan Land Use map that were not captured or were mistakenly mislabeled during the 2019 General Plan Update. The City also proposes a ZC to change the zoning district of project areas 2,3,4,5, and 7 above in order to make the zoning designation of the project areas consistent with the 2019 General Plan Land Use designation.

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

1. Open the public hearing concerning General Plan Amendment (GPA) 2021-01 and Zone Change (ZC) 2021-01; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2021-08, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of

Placentia approve GPA 2021-01 and ZC 2021-01; and recommending the adoption of a “finding of consistency” regarding project area location Nos. 1, 2, 4, 5, 6, 7 identified above pursuant to Sections 15168 and 15162 of the State CEQA Guidelines, and recommending adoption of a “Common Sense” Statutory Exemption regarding project area location No. 3, identified above pursuant to the “Common Sense” exemption under Section 15061 (b) (3) of the State CEQA Guidelines 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 proposal to the Commission.

Mr. Beck discussed the proposed mapping corrections and zoning changes for each of the 7 project areas.

Mr. Beck and Development Services Director Joseph Lambert answered the Commissioners’ questions regarding the contemplated Zoning and General Plan designations for Project Area 1, Project Areas 2 and 3, and the proposed trail adjacent to Project Area 4.

Chair Schaefer closed the public hearing.

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

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

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Mr. Lambert provided updates regarding JPI, The Herald, Shea Homes, Brandywine Homes, the Audi Dealership, and Village Plaza Phase 2.

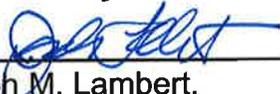
DIRECTOR’S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 8:54 p.m. to the regular meeting of Tuesday, May 11, 2021 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