



Placentia Planning Commission Agenda

Regular Meeting
September 14, 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/87886548250?pwd=cy8wTk4RURSWWhZdnZ1ZTIMV1JMOT09>

Meeting ID: 878 8654 8250 Passcode: 066066

or dial +16699006833, 87886548250#

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.



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Regular Meeting
September 14, 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.

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.

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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 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 – July 13, 2021**
Recommended Actions: Approve

REGULAR AGENDA:

1. **Applicant:** City of Placentia
Project Location: Citywide

Second Presentation and Discussion Regarding the 2021 Update to the Housing Element of the General Plan

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

1. That the Planning Commission receive a second presentation from Staff and the City's consultant regarding the ongoing 2021 update to the Housing Element of the General Plan. The intent of the presentation is to further brief the Planning Commission regarding the timeline and actions that will be required to update the Housing Element of the General Plan in conformance with State law; and

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

July 13, 2021

The regular meeting of the Placentia Planning Commission of July 13, 2021 was called to order at 6:31 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Perez.

ROLL CALL:

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

ABSENT: Schaefer

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

Vice Chair Perez excused Chair Schaefer for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Rocke

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – June 8, 2021**

Recommended Actions: Approve

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

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

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** Robert Griffin, representing Gina Maria's Pizzeria
Project Location: 1525 N. Placentia Avenue, Suites C & D
Use Permit Modification (MOD) 80-22: A request to permit the onsite sale, dispensing and consumption of beer, wine, and distilled spirits (ABC Type 47)

License) and to allow for a 145-square foot permanent outdoor dining patio located adjacent to an existing 1,832 square foot Gina Maria's Pizzeria restaurant, located at 1525 N. Placentia Avenue, Suite C & D within the C-1 (Neighborhood Commercial) Zoning District. All alcohol sales, dispensing, and consumption activities is intended to be confined within the interior dining of the restaurant and the associated, adjacent 145-square foot outdoor patio 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. 80-22; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-15, a resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 80-22 and making findings to permit the onsite sale, dispensing, and consumption of beer, wine, and distilled spirits (ABC Type 47 License) and to allow for a 145-square foot permanent outdoor dining patio located adjacent to an existing 1,832 square foot restaurant located at 1525 N. Placentia Avenue, Suites C & D in the C-1 (Neighborhood Commercial) 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.

Vice Chair Perez 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 also noted that the existing outdoor dining patio was originally permitted as a temporary dining area to assist the applicant during the COVID-19 temporary indoor closures.

Ms. Whittaker provided the hours of operation, number of employees, and surrounding uses.

Ms. Whittaker also provided a project site plan, floor plan, site photos, and existing ABC licenses within the surrounding area.

No public comments were received for or against the proposed project.

Ms. Whittaker and Director of Development Services, Joseph Lambert, answered Commissioner Rocke's questions regarding the ABC license, the request to allow for the temporary sidewalk dining area to become permanent, and the fencing.

On behalf of the Applicant, Robert Griffin, Ms. Whittaker provided an overview of the current business operations and discussed how the sales of distilled spirits would

enhance his business.

In response to questions from Vice Chair Perez, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Use Permit.

Vice Chair Perez closed the public hearing.

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

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

2. **Applicant:** Maikel Faragalla, representing Urban Dwell Architects
Project Location: Northwest Corner of E. Orangethorpe Avenue and N. Lakeview Avenue
Development Plan Review (DPR) 2020-02 and Use Permit (UP) 2020-07: A request to allow for the development, establishment, and operation of a one-story, two tenant commercial building measuring approximately 4,296 total square feet, within the existing Cobblestone Village Commercial Shopping Center and permit outdoor dining areas, a new drive-through lane associated with an eating and drinking establishment use, and to permit the 44'-6" high architectural tower, that will provide the building with greater visibility for its tenants along Lakeview Avenue, which runs northerly/southerly at a higher elevation than the shopping center. Plans for unit A on the north side of the building propose 2,200-square feet tenant space, consisting of both customer and noncustomer areas. A drive-through aisle is proposed in conjunction with this unit, with the entrance on the south side and exiting on the west side. Two outdoor seating patios are proposed for the west and south sides of the building. Unit B, located on the south side of the building will include 1,917-square feet of customer and noncustomer areas.

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

1. Open the public hearing concerning Development Plan Review (DPR) No. 2020-02 and Use Permit (UP) 2020-07; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2021-01, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2020-02 and UP 2020-07 for the development, establishment, and operation of a 4,296 square-foot two tenant

commercial building, with a drive-through lane and a 44'-6" high architectural tower element and associated site improvements located on a 0.58 acre parcel on the northwestern corner of E. Orangethorpe Avenue and N. Lakeview Avenue, in the Neighborhood Commercial (C-1) Zoning District and making finding 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.

Vice Chair Perez dismissed Commissioner Rocke for the remaining duration of the meeting for due cause.

Vice Chair Perez 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 General Plan and Zoning Designations, proposed site plan, and floor plans.

Ms. Whittaker also discussed the proposed architecture and landscape plans.

Ms. Whittaker summarized a public comment received via email from Russ Khouri of Investment Concepts Inc. in opposition of the proposed project and addressed concerns regarding the actual square footage of the existing businesses within the Cobblestone Village Commercial Shopping Center, and the parking requirements for the Center.

Ms. Whittaker answered Commissioner Evans' question regarding whether any previous concerns regarding parking deficiencies had been brought to the City's attention prior to this meeting. Ms. Whittaker also stated that the applicant's proposed project meets the required parking standards.

Director of Development Services Joseph Lambert noted that a Reciprocal Grant of Easement was recorded in 1981. Mr. Lambert clarified points within the agreement and the previous subdivision parcel map.

Mr. Lambert answered Commissioner Lee's question regarding the parking requirements.

The Applicant, Maikel Faragalla, provided an overview of his previous and current development projects within the City of Placentia and discussed plans for a coffee business for unit A of the subject project.

The Applicant answered the Commissioners' questions regarding plans for unit B, peak usage, and the drive-thru entrance.

In response to questions from Vice Chair Perez, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Use Permit.

Russ Khouri with Investment Concepts Inc. expressed concerns regarding discrepancies in the Staff Report compared to the recorded Reciprocal Grant of Easement with the Cobblestone Village Commercial Shopping Center. Mr. Khouri also expressed concerns

regarding possible parking deficiencies during peak hours.

The Applicant addressed Mr. Khouri's concerns and discussed how available parking can fluctuate during the day and expressed his willingness to work with Mr. Khouri to address any parking issues that may arise in the future.

Mr. Lambert clarified for Commissioner Lee that the Reciprocal Grant of Easement is a valid agreement which was reviewed by the City Attorney.

Mr. Lambert informed the Commission that staff recommends amending the Conditions of Approval to include a standard parking Condition that had been left out in error.

Mr. Lambert answered Commissioner Polichetti's question regarding whether access to streets or parking capacity had changed after the grade separation was constructed.

Vice Chair Perez closed the public hearing.

Motion by Lee, second by Evans carried on a (5-0-2-0) vote to approve the recommended actions, with amendment to the Conditions of Approval as recommended by Staff.

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

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding The Herald, JPI Development, Springhill Suites, Shea Homes, Brandywine Homes, and Village Plaza Phase 2.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Vice Chair Perez closed the Planning Commission Regular Meeting at 7:46 p.m. to the regular meeting of Tuesday, August 10, 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



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: SEPTEMBER 14, 2021

SUBJECT: **SECOND PRESENTATION AND DISCUSSION REGARDING THE 2021 UPDATE TO THE HOUSING ELEMENT OF THE GENERAL PLAN (CITY OF PLACENTIA)**

RECOMMENDATION:

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

1. That the Planning Commission receive a second presentation from Staff and the City's consultant regarding the ongoing 2021 update to the Housing Element of the General Plan. The intent of the presentation is to further brief the Planning Commission regarding the timeline and actions that will be required to update the Housing Element of the General Plan in conformance with State law; and
2. Receive the staff report, presentation materials and consider all public testimony. Conduct a discussion and ask Staff and the City's consultant questions as deemed appropriate; and
3. Receive and File the staff report and presentation materials.

BACKGROUND AND DISCUSSION:

The City of Placentia General Plan was comprehensively updated in October 2019, with the exception of the Housing Element which was adopted in 2014. State planning law mandates that jurisdictions review and update their Housing Elements every eight years in order to remain relevant, useful, and to reflect the community's changing housing needs. The 2014 Housing Element is known as the "Fifth Cycle" Housing Element, and the 2021 Housing Element will be the "Sixth Cycle" Housing Element. The Fifth Cycle Housing Element covers the planning period from October 2013 to October 2021, and the Sixth Cycle Housing Element will cover the planning period from October 2021 to October 2029.

The Housing Element identifies the City's existing housing needs and conditions, then establishes goals, objectives, and policies that form the basis of the City's vision and strategy for enhancing and preserving the community's character and expanding housing opportunities for all Placentia's community members. The element also contains in-depth analysis and evaluation of the City's population, economics, household size, housing stock, housing programs, and regulations.

State Law establishes that each city accommodates its fair share of affordable housing as an approach to distributing housing needs throughout the state. State Housing Element law also

recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implement regulations that provide opportunities for, and do not unduly constrain, a housing development by the private sector. State housing laws regarding Housing Elements are found in the California Government Code Sections 65580-65589. The housing element is required to be updated every eight years. It is also subject to detailed statutory requirements and mandatory review and approval by the State Department of Housing and Community Development (HCD).

It is anticipated that the City's Housing Element consultant, John Douglas, will be at the meeting of September 14th to help present the attached informational PowerPoint for the benefit of the Planning Commission and public. This is also an opportunity for the Commission and members of the public to ask any questions related to the Sixth Cycle Housing Element update.

RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Placentia Receive and File the staff report and presentation materials.

Prepared, approved and submitted by:



Joseph M. Lambert
Director of Development Services

Attachment:

1. PowerPoint dated September 14, 2021