

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

October 12, 2021

The regular meeting of the Placentia Planning Commission of October 12, 2021 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Perez.

ROLL CALL:

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

ABSENT: Keller, Schaefer

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

Vice Chair Perez excused Chair Schaefer and Commissioner Keller for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Evans

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – September 14, 2021**

Recommended Actions: Approve

Motion by Rocke, second by Lee carried on a (5-0-2-0) vote to approve the recommended actions.

Ayes: Evans, Lee, Perez, Polichetti, Rocke

Noes: None

Absent: Keller, Schaefer

Abstain: None

PUBLIC HEARING:

1. **Applicant:** Shahin Jahanvash, dba Red Dragon Karate

Project Location: 1073 E. Imperial Highway

Use Permit (UP) 2021-05: A request to permit a 1,733-square foot martial arts studio within an existing multi-tenant commercial shopping center located at 1073 E. Imperial Hwy. in the Imperial Rose Shopping Center.

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

1. Open the public hearing concerning Use Permit (UP) 2021-05; and
2. Receive the staff report and consider all public testimony and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-16, a Resolution of the Planning Commission of the City of Placentia, approving UP 2021-05 and making findings to permit the establishment and operation of a 1,733 square foot martial arts studio located within an existing multi-tenant commercial shopping center within the C-2 (Community Commercial) Zoning District on property located at 1073 E. Imperial Hwy.; 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 provided the proposed hours of operation, number of employees, and surrounding uses.

Ms. Whittaker also provided a project site plan, floor plan, and zoning map of the site.

In response to Commissioner Polichetti's question, Ms. Whittaker stated that no public comments were received for or against the proposed project.

The Applicant, Shahin Jahanvash, owner of Red Dragon Karate provided a brief overview of the proposed business operations and the number of employees that would be working at the establishment.

The Commissioners did not have any questions for the Applicant.

Vice Chair Perez closed the public hearing.

Motion by Polichetti, second by Evans carried on a (5-0-2-0) vote to approve the recommended actions.

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

REGULAR AGENDA:

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

Draft 2021 Housing Element Update

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

- 1. Receive the staff report regarding the draft 2021 Housing Element update; and
- 2. Receive all public comments; and
- 3. Review the draft updated 2021 Housing Element, provide any input to staff, and subsequently, that the Planning Commission recommend to City Council that staff transmit the draft 2021 Housing Element to the State for review.

Director of Development Services Joseph Lambert presented the staff report and provided a slide presentation covering the required components of the Housing Element for the 6th planning cycle.

Mr. Lambert also described RHNA requirements, key points, and sites inventory that could accommodate additional housing. He also discussed lower income housing and the next steps in the process.

Mr. Lambert responded to the Commissioners' questions regarding whether any site shortfalls were noted in the previous 5th cycle Housing Element, and whether other cities are in a similar situation.

Mr. Lambert also addressed Commissioner Rocke's comments regarding Sections 3-1, 3-3, and 3-4 of the draft Housing Element.

No public comments were received during the meeting.

Motion by Perez, second by Evans carried on a (5-0-2-0) vote to approve the recommended actions with Commissioner's comments incorporated.

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

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

DIRECTOR'S REPORT: **None**

PLANNING COMMISSION REQUESTS: **None**

ADJOURNMENT:

Vice Chair Perez closed the Planning Commission Regular Meeting at 7:25 p.m. to the regular meeting of Tuesday, November 9, 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