

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

April 12, 2022

The regular meeting of the Placentia Planning Commission of April 12, 2022 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Commissioners Evans, Keller, Polichetti, Perez, Roche

ABSENT: Lee

OTHERS PRESENT: Scott Porter, Deputy City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Kathrine Kuo, Planning Technician
Sylvia Minjares, Office Assistant

Chair Perez excused Commissioner Lee for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Keller

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – March 8, 2022**

Recommended Actions: Approve

Motion by Roche, second by Keller carried on a (5-0-1-0) vote to approve the recommended actions.

Ayes: Evans, Keller, Perez, Polichetti, Roche

Noes: None

Absent: Lee

Abstain: None

PUBLIC HEARING:

1. **Applicant:** City of Placentia

Project Location: Citywide

Zone Code Amendment (ZCA) 2022-01

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

1. Open the public hearing concerning Zone Code Amendment (ZCA) 2022-01, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution No. PC-2022-03, A Resolution of the Planning Commission of the City of Placentia, (Attachment 1) recommending that City Council find that adoption of the Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and recommending that City Council approve Zoning Code Amendment No. 2022-01, whereby Title 23 (Zoning Ordinance) of the City of Placentia Municipal Code would be amended regarding the standards and regulatory requirements of temporary advertising devices as defined in Chapter 23.90 Signs – Advertising Structures.

Chair Perez opened the public hearing.

Director of Development Services Joseph Lambert presented the staff report, noting that Kathrine Kuo had prepared the report.

Mr. Lambert provided a description of the item and explained that the goal of the proposed Zone Code Amendment (ZCA) is to clarify and simplify the current process for temporary sign permits. He also noted that it will address inconsistencies in the current code as it relates to banners and related signs.

Mr. Lambert also provided a slide presentation, which covered the topics of banner size, height and location, time period, holiday banners, large retail businesses exemptions, types of temporary advertising devices, window signs clarification, and other clarifications.

Mr. Lambert stated that no public comments were received for or against the proposed item.

Mr. Lambert, Senior Planner Andrew Gonzales, and Deputy City Attorney Scott Porter responded and made clarifications regarding the Commissioners' questions related to the proposed fees, penalties for non-compliance, timing for holiday banners, temporary construction signs, election signs, yard sales, grand openings, compliance and enforcement, impact on staff, people twirling signs, prohibited signs on vehicles, and digital signs.

Chair Perez closed the public hearing.

Commissioner Polichetti suggested that staff amend the language regarding holiday banner time to 14 days before the holiday, 14 days after the holiday, but not exceeding 14 days total, excluding the date of the holiday.

Motion by Polichetti, second by Keller carried on a (5-0-1-0) vote to approve the recommended actions with the amendment to Code Section 23.90.160 (7 A).

Ayes: Evans, Keller, Perez, Polichetti, Roche

Noes: None
Absent: Lee
Abstain: None

REGULAR AGENDA:

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

PRESENTATION AND DISCUSSION REGARDING UPDATES TO THE MUNICIPAL CODE PURSUANT TO THE IMPLEMENTATION OF SENATE BILL 9

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

1. That the Planning Commission receive a presentation from Staff regarding SB 9 as it relates to urban lot splits and housing developments containing no more than two residential units on a lot in single family residential zones; and
2. Receive the staff report, presentation materials including Urgency Ordinance No. O-2022-01, and conduct a discussion related to SB 9 and ask Staff and the Deputy City Attorney questions as deemed appropriate; and
3. Provide direction and input to staff regarding a potential future amendment to the Placentia Municipal Code related to the further implementation of SB 9.

Director of Development Services Joseph Lambert presented the staff report and provided a slide presentation covering urban lot splits and the Urgency Ordinance related to Senate Bill 9, which became effective on January 1, 2022.

Mr. Lambert and Deputy City Attorney Scott Porter responded to the Commissioners' questions regarding blocking natural light, fire safety, utility service, high quality transit corridors, address policy, regulations regarding Accessory Dwelling Units used as short-term rentals, the possibility of four homes on one split lot, height limitations, and how the requirement for living on an urban lot split property for three years will be enforced.

Mr. Porter provided an overview of what the City is allowed to regulate. Mr. Porter also discussed the allowed regulations for site design, demolition, and access.

Mr. Porter and Mr. Lambert addressed the Commissioners' questions and concerns regarding allowable height and number of stories, the ability to maintain a single-family residential zone while achieving State compliance, RHNA numbers, and whether there are any projections from the State regarding how many new units may get built as a result of State mandates.

Commissioner Rocke requested that staff develop a framework for the ordinance and that the Commissioners receive the documents with sufficient time to review prior to the next scheduled Planning Commission meeting.

The Commissioners provided staff adequate direction to prepare a permanent Senate Bill 9 Ordinance. The consensus was to add language to the Ordinance regulating design, setbacks, and parking to the extent feasible pursuant to State law.

No public comments were received prior to or during the meeting.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Mr. Lambert provided updates regarding Village Plaza Phase 2, Clyde's Hot Chicken, Shea Homes, HQT Homes, Hudson, The Herald, JPI Development, Brandywine Homes, and the bridge replacement on Golden Avenue.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 9:01 p.m. to the regular meeting of Tuesday, May 10, 2022 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