

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

May 10, 2022

The regular meeting of the Placentia Planning Commission of May 10, 2022 was called to order at 6:36 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Commissioners Evans, Keller, Polichetti, Perez

ABSENT: Lee, Roche

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 Commissioners Lee and Roche for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Evans

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – April 12, 2022**
Recommended Actions: Approve

Motion by Keller, second by Polichetti carried on a (4-0-2-0) vote to approve the recommended actions.

Ayes: Evans, Keller, Perez, Polichetti

Noes: None

Absent: Lee, Roche

Abstain: None

PUBLIC HEARING:

1. **Applicant: Ray Hart, representing Clyde's Hot Chicken**
Project Location: 1478 N. Kraemer Blvd.
Use Permit Modification (MOD) 2019-05: A request to permit the onsite sale of beer and wine for onsite consumption (ABC Type 41 License) in conjunction with the operation of a new 3,000 square foot fast-food restaurant, located at 1478 N. Kraemer Boulevard within the T-C (Town Center) Zoning District. All alcohol sales,

dispensing, and consumption activities are intended to be confined within the interior dining area of the restaurant and the 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. 2019-05; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-04, a resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 2019-05 and making findings to permit the onsite sale of beer and wine for onsite consumption (ABC Type 41 License) in conjunction with the operation of a new 3,000 square foot fast-food restaurant located at 1478 N. Kraemer Boulevard, in the T-C (Town Center) 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.

Chair Perez opened the public hearing.

Planning Technician Kathrine Kuo presented the staff report and provided an overview of the proposed project to the Commission, noting that alcohol would be consumed indoors and within the outdoor patio area.

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

Ms. Kuo 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. Kuo and Director of Development Services, Joseph Lambert, answered the Commissioners' questions regarding the ABC Type 41 License, whether any other Clyde's Hot Chicken locations are currently serving beer, noise concerns, the patio enclosure, and the hours that alcohol would be served.

Commissioner Polichetti suggested that if approved, the Resolution should include the approval of onsite sale and consumption of wine, which would allow the applicant to add it to their menu if they choose to do so in the future.

The Applicant, John Sanchez representing Clyde's Hot Chicken, 122 W. Wilshire, Fullerton, CA provided an overview of the current business operations and addressed Commissioner Polichetti's question regarding their decision to only serve beer.

In response to questions from Chair Perez, the Applicant stated his understanding and

acceptance of the Conditions of Approval for the Use Permit Modification.

Chair Perez closed the public hearing.

Motion by Polichetti, second by Keller carried on a (4-0-2-0) vote to approve the recommended actions with an amendment to include onsite sale and consumption of Wine to the ABC Type 41 License request.

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

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

Zone Code Amendment (ZCA) 2022-02

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

1. Open the public hearing concerning Zone Code Amendment (ZCA) 2022-02, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution No. PC-2022-05, 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. 2022-02, whereby Title 23 (Zoning Ordinance) of the City of Placentia Municipal Code would amend the standards and regulatory requirements for the storage of recreational vehicles and recreational apparatuses on private property within single-family residential districts as defined by Chapter 23.78 – Off-Street Parking.

Chair Perez opened the public hearing.

Senior Planner Andrew Gonzales presented the staff report and a slide presentation covering an issue summary for RV parking, previous RV Ad-Hoc Committee meetings, City Council's final direction for Staff, draft RV & RV Apparatus Ordinance, driveway parking scenarios, and setbacks.

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

Mr. Gonzales and Director of Development Services Joseph Lambert responded and made clarifications regarding the Commissioners' questions related to the definition of an RV apparatus, whether previous complaints were from RV owners or neighbors, residents that are in compliance with the current Ordinance, perpendicular parking, tire covers, RVs parked in backyards on a paved surface, boats, street parking, side yard parking, HOAs,

the community response to the proposed Ordinance changes, setbacks, and enforcement to prevent residents from living in their RVs.

Chair Perez closed the public hearing.

Commissioner Polichetti suggested that Staff amend the draft Ordinance, specifically Code Section 23.78.150 (f) to include the provision regarding parking an RV or apparatus perpendicular to the street shall not apply to a vehicle or apparatus located beyond the minimum front yard setback of the base zoning district of the respective property.

Commissioner Polichetti also suggested that Staff amend Code Section 23.78.150 (i) to remove the tire covers requirement.

Motion by Keller, second by Evans carried on a (3-1-2-0) vote to approve the recommended actions with the amendment to Code Sections 23.78.150 (f) and (i).

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

REGULAR AGENDA:

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

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 the Staff Report and related information 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. 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 information regarding urban lot splits, number of stories, setbacks, lot coverage, landscaping, architectural style, heating and cooling apparatus, lot access, grading, utilities, fire protection, and solar.

Deputy City Attorney Scott Porter addressed Commissioner Polichetti's concerns regarding legal risk to the City related to adopting certain regulations addressing SB 9.

The Commissioners agreed with the recommendations and provided staff adequate direction to prepare a draft Senate Bill 9 Ordinance.

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

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Mr. Lambert provided updates regarding Clyde's Hot Chicken, North Orange County Audi, JPI Development, Shea Homes, Hudson, the Golden Avenue bridge construction, and temporary outdoor dining.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 8:15 p.m. to the regular meeting of Tuesday, June 14, 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