

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

September 13, 2022

The regular meeting of the Placentia Planning Commission of September 13, 2022 was called to order at 6:35 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Commissioners Evans, Perez, Polichetti,
Rocke, Silvestri - Elect

PRESENT (VIDEO CONFERENCE): Lee

ABSENT: Keller

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

PLEDGE OF ALLEGIANCE: Commissioner Rocke

OATH OF OFFICE ADMINISTERED:

Chair Perez administered the Oath of Office to newly appointed Commissioner Silvestri.

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – July 12, 2022

Recommended Actions: Approve

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

Ayes: Evans, Lee, Perez, Polichetti, Rocke, Silvestri

Noes: None

Absent: Keller

Abstain: None

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Blain Meith
Project Location: 406 N. Nevin Lane
Tentative Parcel Map (TPM) 2022-125: A request to permit the subdivision of an approximately 0.48-acre (20,908 square feet) parcel into three (3) parcels for a property within the SP-7 (Specific Plan 7) Zoning District located at 406 N. Nevin Lane (Assessor’s Parcel Number (APN) 341-433-23). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the public hearing concerning TPM 2022-125; and
2. Continue this item to the next regularly scheduled Planning Commission meeting to be held on October 11, 2022.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposal to the Commission.

Ms. Whittaker informed the Commissioners that several of the public notices that were mailed to the residents were returned due to lack of postage. Staff is recommending a continuance to allow for courtesy notices to be mailed to property owners within 300 feet prior to the October 11, 2022 meeting.

Director of Development Services Joseph Lambert described the three City required methods of noticing for public hearings, adding that notices were posted outside of City Hall and in the local newspaper.

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

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

2. **Applicant:** Blain Meith
Project Location: 1421 Cisneros Lane
Tentative Parcel Map (TPM) 2022-127: A request to permit the subdivision of an approximately 0.40-acre (17,424 square feet) parcel into two (2) parcels for a

property within the SP-7 (Specific Plan 7) Zoning District located at 1421 Cisneros Lane (Assessor's Parcel Number (APN) 341-431-01). The requested subdivision will allow for future sales and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the public hearing concerning TPM 2022-127; and
2. Continue this item to the next regularly scheduled Planning Commission meeting to be held on October 11, 2022.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposal to the Commission.

Ms. Whittaker informed the Commissioners that several of the public notices that were mailed to the residents were returned due to lack of postage. Staff is recommending a continuance to allow for courtesy notices to be mailed to property owners within 300 feet prior to the October 11, 2022 meeting.

Staff indicated that the publishing and posting of the public hearing Notice did occur as required.

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

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

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding JPI Development, USA Properties, Hudson, HQT Homes, Shea Homes, Village Plaza Phase 2, Clyde's Hot Chicken, and North Orange County Audi.

Mr. Lambert informed the Commission that Placentia Fire and Line Safety had completed a safety check at the JPI construction site, as previously requested by Vice Chair Rocke.

DIRECTOR'S REPORT:

Director of Development Services Joseph Lambert informed the Commissioners that Planning Technician Kathrine Kuo has accepted a position with the City of Brea and will be leaving the City soon, and thanked her for her excellent service to the City.

Mr. Lambert welcomed newly appointed Commissioner Silvestri to the Planning Commission.

Mr. Lambert also informed the Commissioners that Commissioner Lee has officially tendered his resignation to the City Clerk.

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 7:09 p.m. to the regular meeting of Tuesday, October 11, 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