

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

September 13, 2011

The regular meeting of the Placentia Planning Commission of September 13, 2011 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Ebenhoch.

**ROLL CALL:** Present: Michael Ebenhoch, Chairman  
Vic Tomazic, Vice Chairman  
Floyd Farano, Commissioner  
Christine Schaefer, Commissioner  
John Scull, Commissioner  
Frank Perez, Commissioner  
Tom Solomonson, Commissioner

Absent: None

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Perez

Others Present: Ken Domer, Assistant City Administrator  
Stephen A. McEwen, Assistant City Attorney  
Monique Schwartz, Associate Planner  
Sara Salazar, Administrative Assistant

**Motion by Vice Chairman Tomazic, seconded by Commissioner Schaefer to APPROVE THE MINUTES of August 9, 2011. Passed by a 6-0-1 vote (Farano Abstain)**

**ORAL COMMUNICATIONS:** The Chair invited the public to make oral comments on matters not on the agenda, but none were offered.

**Public Hearings:**

1. **Applicant:** Rich Wray

**Location:** 1280-1290 N. Kraemer Boulevard

**Zone Change (ZC) 2011-01:**

To change the zoning designation from the Town Center (T-C) District to Neighborhood Commercial (C-1) District, located at 1280-1290 N. Kraemer Boulevard.

Ms. Schwartz advised that the item was withdrawn by the applicant and no action is required.

2. **Applicant:** Peter Impala (Art Rodriguez and Associates)

**Location: 1257 E. Yorba Linda Boulevard**

**Use Permit (UP) 2011-10:**

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with an existing +/- 24,103 square foot retail store (Big Lots), located at 1257 E. Yorba Linda Boulevard in the Neighborhood Commercial (C-1) District.

Ms. Schwartz presented the staff report and noted a correction on page 2 of 16 on the report. The correct number of full time employees should read nine (9).

Chairman Ebenhoch opened the Public Hearing.

Having no public comment, Chairman Ebenhoch closed the Public Hearing.

**Motion by Commissioner Schaefer, seconded by Commissioner Farano TO ADOPT RESOLUTION NO. PC-2011-18 APPROVING USE PERMIT (UP) 2011-10, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 7-0 vote.**

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## **DEVELOPMENT REPORT**

### **PLANNING COMMISSION REQUESTS:**

Mr. Domer advised the Commission of upcoming residential development projects.

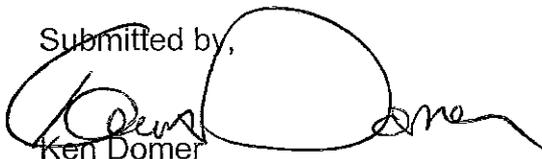
Ms. Schwartz provided the Commission with an update on the gas station on the south east corner of Rose Drive and Yorba Linda Boulevard. She advised that demolition is almost complete and new underground fuel storage tanks should be installed soon. Curb and gutters will be removed and new sidewalks and driveways will be installed. Building plans are pending approval by other agencies before the City can approve them.

Commissioner Schaefer asked for an update on the Schaener property. Mr. Domer stated that the property is slowly being cleaned up as the owners work with potential developers.

Commissioner Solomonson asked for an update on the Grade Separations Project. Mr. Domer responded that the City's consultant, Roy Stephenson, will make a presentation to update the City Council next week.

Chairman Ebenhoch adjourned the Planning Commission meeting to the next regularly scheduled meeting on October 11, 2011 at 6:42 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Ken Domer  
Assistant City Administrator