

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

October 11, 2011

The regular meeting of the Placentia Planning Commission of October 11, 2011 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Vice Chairman Tomazic.

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

Absent: Michael Ebenhoch, Chairman

PLEDGE OF ALLEGIANCE: Led by Commissioner Schaefer

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Sara Salazar, Administrative Assistant

Motion by Commissioner Farano, seconded by Commissioner Schaefer to APPROVE THE MINUTES of September 13, 2011.

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

Public Hearings:

1. **Applicant:** Alfred Daher (D.B. Oil)
Location: 102 E. Yorba Linda Boulevard

Use Permit (UP) 2011-12:

To permit the operation of a new service station with a +/- 2,346 square foot convenience store, located on a +/- 0.58 new acre site.

Use Permit (UP) 2011-13:

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/- 2,346 square foot convenience store.

Development Plan Review (DPR) 2011-01:

To Permit the construction of a +/- 2,346 square foot convenience store, six (6) individual fuel dispensers under a canopy structure and related on and off-site

improvements on a 0.58 net acre site, located at 102 E. Yorba Linda Boulevard (Arco Station) in the Town Center (T-C) District.

Ms. Schwartz presented the staff report and announced a change to the report. Alcoholic beverages will be sold from 8:00 a.m. to 12:00 a.m. instead of 8:00 a.m. to 9:00 p.m.

Chairman Tomazic asked if Smog Checks will still be offered at the location. Ms. Schwartz responded that no, the entire service station structure will be removed.

Commissioner Farano asked about the change in hours for alcoholic sales. Ms. Schwartz responded that the applicant desired to have the same hours as his other gas station at 1202 E. Yorba Linda Boulevard. Commissioner Farano asked the Police Department had any comments about the change in hours. Ms. Schwartz stated the Police Department approved the request.

Commissioner Farano asked about Condition #10, delivery hours and expressed concern that fuel deliveries should also be permitted in the evening. Ms. Schwartz stated there is one (1) nearby single family residence to consider, and that delivery hours can be addressed by the applicant.

Chairman Tomazic invited the applicant to address the Commission.

Mr. Alfred Daher, 102 E. Yorba Linda Boulevard, Placentia responded to Commissioner Farano's delivery hour concerns. He stated that he understood the delivery hours to be for deliveries other than fuel. He expressed that he would like to be able to have fuel delivered during the night, as he anticipates having ten (10) deliveries per week.

Chairman Tomazic opened the Public Hearing.

Mr. Daher reiterated that he would like to have the same alcoholic beverage sales hours as his other gas station.

Commissioner Schaefer asked if the six (6) full time employees would also be working at the other gas station. Mr. Daher responded that no, they would only be employed at one (1) location.

Commissioner Schaefer asked for an update on the construction of the Rose Drive location. Mr. Daher stated that the deadline for construction to be complete is December 18, 2011.

Chairman Tomazic asked what the timeline is for the subject location to be constructed. Mr. Daher stated that if permits are ready by December 15, 2011, ARCO will begin shortly thereafter. Chairman Tomazic asked if he anticipated a six (6) month job. Mr. Daher responded yes.

Commissioner Farano asked if Mr. Daher accepts Sunday fuel deliveries. Mr. Daher responded that yes, he would like to.

Mr. Domer recommended a modification to the end of Special Condition #10 to read, "... and no deliveries on Sundays with the exception of fuel deliveries which shall be permitted

starting at 5:00 a.m. and on Sundays.”

Commissioner Farano made a suggestion that staff review the fuel delivery situation to arrive at a mutual decision with the applicant.

Mr. Domer stated that the applicant had commented that normal deliveries are after 5:00 a.m. and therefore the applicant may notify the City if it is discovered that a modification to delivery hours is needed.

Commissioner Scull asked why deliveries are precluded on Sundays. Mr. Domer responded that it is a general preclusion.

Commissioner Solomonson asked about the possibility of Arco Gas taking over. Mr. Daher explained that they have already taken over to handle the construction and they will have the option to hand it over to a different operator. Commissioner Solomonson asked if this could happen at the Rose location. Mr. Daher responded no, as he owns that property.

Commissioner Scull asked if Arco Gas has approved the applicant and authorized him to speak on their behalf. Ms. Schwartz responded yes.

Mr. Domer added to Special Condition #5, “...by the Director of Development Services with substantial changes or modifications subject to Planning Commission review and approval.” Mr. Arczynski added that the modification will also apply to attachments A, B & C of the Special Conditions.

Chairman Tomazic closed the Public Hearing.

Motion by Commissioner Farano, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2011-19 AND RECOMMEND APPROVAL OF USE PERMIT (UP) 2011-12 TO CITY COUNCIL, ADOPT RESOLUTION NO. PC-2011-20 APPROVING USE PERMIT (UP) 2011-13, ADOPT RESOLUTION NO. PC-2011-21 APPROVING DEVELOPMENT PLAN REVIEW (DPR) 2011-01, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0 vote.

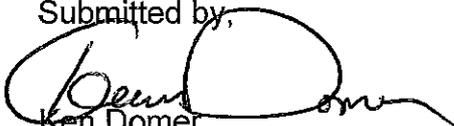
DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS:

Mr. Domer advised the Commission there will be a groundbreaking ceremony for the Grade Separations Project on October 19, 2011. Details will be sent via email.

Chairman Tomazic adjourned the Planning Commission meeting to the next regularly scheduled meeting on October 11, 2011 at 7:05 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,



Ken Domer

Assistant City Administrator