



Placentia Planning Commission Agenda

Regular Meeting

July 11, 2023

Front Community Meeting Room
401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Nick Polichetti
Commissioner

Susan Silvestri
Commissioner

Juan Navarro
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Front Community Meeting Room.

REGULAR MEETING

6:30 p.m. – Front Community Meeting Room

CALL TO ORDER:

ROLL CALL:

- Commissioner Evans
- Commissioner Keller
- Commissioner Polichetti
- Commissioner Silvestri
- Commissioner Navarro
- Vice Chair Rocke
- Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – June 13, 2023**

Recommended Action: Approve

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** David Renton

Project Location: Property immediately east of 1278 Vina Del Mar Avenue (APN: 341-022-10)

Tentative Parcel Map No. TPM 2023-113: A request to subdivide a 0.47-acre lot located immediately east of 1278 Vina Del Mar Avenue into two parcels within the R-1 (Single-Family Residential) Zoning District.

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

1. Open the Public Hearing concerning TPM 2023-113; and
2. Receive the staff report and consider all public testimony; and

3. Close the Public Hearing; and
4. Adopt Resolution PC-2023-13, a Resolution of the Planning Commission of the City of Placentia, recommending to the City Council approval of TPM 2023-113 to permit the subdivision of an approximately 0.47-acre parcel into two (2) parcels for a property within R-1 (Single-Family Residential) located immediately east of 1278 Vina Del Mar Avenue (Assessor's Parcel Number 341-022-10) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15-Minor Land Divisions) and the City of Placentia Environmental Guidelines.

2. Applicant: Diane Bainbridge representing The Australian Swim School

Project Location: 860 N. Rose Drive

Use Permit No. UP 2023-05: A request to establishment and operate a children's swim school at an existing, 13,007-square foot vacant space, formerly occupied by a women's gym, within a multi-tenant commercial shopping center at 860 N. Rose Drive, within the Commercial Subdistrict of the East Placentia Specific Plan 7 (SP-7).

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

1. Open the Public Hearing concerning UP 2023-05; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the Public Hearing; and
4. Adopt Resolution PC 2023-11, a Resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-05 and making findings to permit UP 2023-05 allowing the establishment and operation of an existing, 13,007-square foot former women's gym and spa into a children's swim school at an existing retail space located within a multi-tenant commercial shopping center at 860 N. Rose Drive in the Specific Plan 7 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.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS

Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on September 12, 2023 at 6:30 p.m. in the City Council Chambers at Placentia City Hall located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the July 11, 2023 Regular Meeting of the Planning Commission of the City of Placentia was posted on July 6, 2023.



Joseph M. Lambert, Secretary