

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

June 13, 2023

The regular meeting of the Placentia Planning Commission of June 13, 2023 was called to order at 6:31 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Commissioners Evans, Keller, Navarro, Perez

ABSENT: Polichetti, Silvestri, Rocke

OTHERS PRESENT: Scott Porter, Deputy City Attorney
Luis Estevez, Deputy City Administrator
Joe Lambert, Director of Development Services
Lesley Whittaker, Associate Planner
Daniela Escobedo, Administrative Assistant

Chair Perez excused Commissioner Polichetti for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Navarro

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – May 9, 2023

Recommended Actions: Approve

Motion by Evans, second by Keller carried on a (3-0-1-1) vote to approve the recommended actions.

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

REGULAR AGENDA:

1. Applicant: City of Placentia

Project Location: Citywide

General Plan Conformance Finding for Fiscal Year 2023-24 Capital Improvement Program

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

1. It is recommended that the Planning Commission adopt Resolution No. PC-2023-10, a Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2023-24 Capital Improvement Program Is Exempt From The California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines Section 15061 (B)(3), and finding that the Fiscal Year 2023-24 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Project.

Chair Perez asked for staff's presentation.

Deputy City Administrator Luiz Estevez presented the staff report and an overview of the agenda item to the Commission.

Mr. Estevez provided the Commissioners with the Capital Improvement Program (CIP) matrix. Mr. Estevez described the current and next Fiscal Year's CIP projects and expenditures, advising how each project will be funded.

Motion by Navarro, second by Evans carried on a (4-0-3-0) vote to approve the recommended actions.

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

PUBLIC HEARINGS:

1. **Applicant: Western Ace Hardware**

Project Location: 1257 E. Yorba Linda Boulevard

Use Permit No. UP 2023-03: A request to permit the establishment and operation of a 24,000 square foot retail hardware store, with onsite improvements that include a façade remodel and installation of a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District property at 1257 E. Yorba Linda Boulevard.

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

1. Open the public hearing concerning Use Permit No. UP 2023-03; and,
2. Receive the staff report and consider all public testimony; and,
3. Close the public hearing; and,

4. Adopt Resolution PC-2023-08, a resolution of the Planning Commission of the City of Placentia, approving UP 2023-03 and making findings to permit the establishment and operation of a 24,000-square foot retail hardware store, with onsite improvements that include a façade remodel and installation of a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District property at 1257 E. Yorba Linda Boulevard; 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.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of proposed Use Permit No. UP 2023-03.

Ms. Whittaker provided a project overview, site plan, current site photos, zoning standards, floor plans, and subject site.

Applicant Hillary Murray answered questions the Commission had regarding the project. She clarified that cash transactions will not take place in the outdoor garden area.

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

Chair Perez closed the public hearing.

Motion by Evans, second by Keller carried on a (4-0-3-0) vote to approve the recommended actions.

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

2. **Applicant:** Blain Meith, representing Realm California, LLC

Project Location: 424 N. Nevin Lane

Tentative Tract Map No. TTM 19233: A request to subdivide a 1.76-acre lot into six parcels located at 424 N. Nevin Lane within SP-7 (Specific Plan 7) Zoning District for the purpose of future single-family home development on each resulting lot.

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

1. Open the public hearing concerning TTM 19233; 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-2023-09, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TTM 19233 to permit the subdivision of an approximately 1.76-acre parcel into six (6) parcels for a property within the Specific Plan 7 (SP-7) Zoning District located at 424 North Nevin Lane (Assessor's Parcel Number 341-433-05) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 –Infill Development Projects) and the City of Placentia Environmental Guidelines.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of Tentative Parcel Map No. TTM 19233.

Ms. Whittaker provided a background, project overview, vicinity map, current site photos, zoning standards, landscape easements, street sections.

Director of Development Services Joseph Lambert and Associate Planner Lesley Whittaker answered the Commissioners' questions and made clarifications regarding the proposed Tract Map.

Robert Werbick, 400 North Nevin Lane, Placentia, CA had a question regarding a homeless problem. How would he go about it if it becomes an issue in the future.

Director of Development Services Joseph Lambert addressed the resident's questions, stating it would be easier to enforce the homeless situation on private property instead of on public property.

Chair Perez closed the public hearing.

Motion by Keller, second by Evans carried on a (4-0-3-0) vote to approve the recommended actions.

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

NEW BUSINESS: None

OLD BUISNESS: None

DEVELOPMENT REPORT:

Director of Development Services Josphe Lambert provided an update regarding Toll Brothers, JPI Development on Crowther, Santa Angelina housing project. Also advised the commission for the month of August they will go dark regarding the Planning Commission meeting.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 7:34 p.m. to the regular meeting of Tuesday, July 11, 2023, at 6:30 p.m. in the Front Community Room at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission