

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

September 12, 2023

The regular meeting of the Placentia Planning Commission of September 12, 2023 was called to order at 6:34 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

**OATH OF OFFICE:** Chair Perez administered the Oath of Office to Commissioner Thomas Ingalls

**ROLL CALL:**

**PRESENT:** Commissioners Ingalls, Navarro, Polichetti, Silvestri, Vice Chair Rocke, Chair Perez

**ABSENT:** Commissioner Evans

**OTHERS PRESENT:** Russell Miyahira, Deputy City Attorney  
Joe Lambert, Director of Development Services  
Lesley Whittaker, Associate Planner  
Devan Wells, Planning Technician  
Kyra Tao, Transportation Manager  
Carole Wayman, Deputy City Clerk  
Margie McCoy, Administrative Assistant

Chair Perez excused Commissioner Evans for due cause.

**PLEDGE OF ALLEGIANCE:** Commissioner Rocke

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

**1. Planning Commission Meeting Minutes – July 11, 2023**

**Recommended Actions:** Approve amended minutes

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

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

**REGULAR AGENDA:**

1. **Applicant:** City of Placentia

**Project Location:** Atwood Multipurpose Trail Project adjacent to the Atwood Channel approximately 600 feet east of Jefferson Street to Lakeview Avenue

**Mitigated Negative Declaration No. 2023-01 (Atwood Multipurpose Trail Project):** The City of Placentia, in cooperation with Orange County Flood Control District and the California Department of Transportation, is proposing to construct the Atwood Multipurpose Trail to increase the number of pedestrians and bicyclists using public transportation. The proposed trail would be a 1.0-mile-long trail along the Atwood Channel starting from the BNSF/Metrolink railroad tracks, approximately 600 feet from Jefferson Street to Lakeview Avenue.

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

1. Receive the staff report concerning Mitigated Negative Declaration (MND) No. 2023-01; and
2. Adopt Resolution No. PC-2023-14, a Resolution of the Planning Commission of the City of Placentia approving the adoption of MND 2023-01 for construction of the Atwood Multipurpose Trail Project adjacent to the Atwood Channel approximately 600 feet east of Jefferson Street to Lakeview Avenue, and finding that the Mitigated Negative Declaration, adopted with respect to the project was prepared in compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code § 21000, et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Guidelines of the City of Placentia; and
3. Direct staff to file a Notice of Determination (NOD).

Director of Development Services, Joe Lambert, presented the staff report and provided a brief project introduction and of the CEQA Determination for Mitigated Negative Declaration No. 2023-01 (Atwood Multipurpose Trail Project). Documents provided to Commissioners included four mitigation measures, relating to hazards and hazardous materials, noise, and cultural (tribal) considerations.

Transportation Manager Kyra Tao then provided additional information about the trail, including its location, opportunities to bike and walk for residents, and the overall mobility goal of expanding the active transportation network. Transportation Manager Kao presented a map and photos of the existing and future trail and explained the future

connectivity over the railroad track. She also highlighted a resident survey about the project and the feedback received. She noted a potential future-planned bridge or tunnel to cross the railroad tracks east of Jefferson Street.

Discussion ensued regarding the existing oil pump adjacent to the trail, workflow as relating to tribal issues, train crossing considerations, potentially closing off the trail at a certain point as well as the responsibility of ongoing maintenance of the trail.

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

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

Chair Perez opened the public hearing.

**PUBLIC HEARING:**

1. **Applicant:** Circle of Friends Veterinary Hospital

**Project Location:** 1251 E. Yorba Linda Blvd.

**Use Permit (UP) 2023-06**

To allow the establishment and operation of a veterinary hospital at an existing, 3,000-square-foot commercial space located within a multi-tenant commercial shopping center at 1251 E. Yorba Linda Blvd, in the Neighborhood Commercial 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.

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

1. Open the public hearing concerning Use Permit No. UP 2023-06; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2023-12, a resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-06 and making findings to permit UP 2023-06 allowing the establishment and operation of an veterinary hospital at an existing, 3,000-square-foot commercial space located within a multi-tenant

commercial shopping center at 1251 E. Yorba Linda Blvd, in the Neighborhood Commercial 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.

Planning Technician Devan Wells presented the staff report and provided a brief overview of proposed Use Permit No. UP 2023-06, including the site map, floor plan, hours of operation, staffing, parking, as well as details about the proposed use of the space and site conditions.

The Applicant, Dr. Allison Yasso and several of her staff members were present during the meeting. Dr. Yasso answered several questions from Commissioners.

Discussion ensued regarding how many animals would occupy the space daily, surgeries performed, length of stay of animals, emergency action plans, as well as clean-up of animal relief areas. The applicant agreed to comply with all conditions of approval. Commissioners also discussed the line of site analysis on three of the driveways and it was noted by Transportation Manager Tao that the City of Yorba Linda would be contacted to further discuss line of site concerns as that portion of right-of-way is in Yorba Linda.

Chair Perez closed the public hearing.

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

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

**NEW BUSINESS: None**

**OLD BUSINESS: None**

**DEVELOPMENT REPORT:**

Director of Development Services Joe Lambert provided an update on Toll Brothers, JPI Cenza on Crowther, Santa Angelina senior housing, and the Hudson developments.

Discussion regarding future planned housing projects, new business updates, masonry and vinyl fences and possible code amendments related to fences. Also noted were the updates around the City regarding Public Works projects.

**DIRECTOR'S REPORT:**

Joe Lambert welcomed new Administrative Assistant, Margie McCoy to the Development Services Department and thanked Deputy City Clerk Carole Wayman for her assistance during the last several months with Planning Commission meetings.

**PLANNING COMMISSION REQUESTS: None**

**ADJOURNMENT:**

Chair Perez closed the Planning Commission Regular Meeting at 7:40 p.m. to the regular meeting of Tuesday, October 10, 2023, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**



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Joseph M. Lambert,  
Secretary to the Planning Commission