



Placentia Planning Commission Agenda

Regular Meeting
November 14, 2023
City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Nick Polichetti
Vice Chair

Brandon Evans
Commissioner

Thomas Ingalls
Commissioner

Juan Navarro
Commissioner

Matthew Rocke
Commissioner

Susan Silvestri
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 with 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. – City Council Chambers

CALL TO ORDER:

ROLL CALL: Commissioner Evans
Commissioner Ingalls
Commissioner Navarro
Commissioner Rocke
Commissioner Silvestri
Vice Chair Polichetti
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 – October 10, 2023**
Recommended Actions: Approve

REGULAR AGENDA:

1. **APPOINT AT LEAST TWO MEMBERS OF PLANNING COMMISSION TO SERVE ON THE YORBA LINDA-PLACENTIA ACTIVE TRANSPORTATION PLAN (ATP) PROJECT**

Recommended Action: It is recommended that the Planning Commission take the following action:

1. Receive nominations and elect at least two members (and no more than three) of the Placentia Planning Commission to serve on the Active Transportation Plan Technical Advisory Committee

PUBLIC HEARING:

1. **Applicant:** CHD International

Project Location: 803 W. La Jolla Street

TENTATIVE PARCEL MAP NO. TPM 2020-124, USE PERMIT NO. UP 2023-10, AND SITE PLAN REVIEW NO. SPR 2023-02; 803 W. LA JOLLA STREET (CHD INTERNATIONAL)

RECOMMENDATION

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

- 1) Open Public Hearing, concerning Tentative Parcel Map No. TPM 2020-124, Use Permit No. UP 2023-10, and Site Plan Review No. SPR 2023-02; and
- 2) Receive the staff report and consider all public testimony; and
- 3) Close the public hearing; and
- 4) Adopt Resolution No. PC-2023-16, a Resolution of the Planning Commission of the City of Placentia, approving UP 2023-10 and SPR 2023-02, and making findings to permit the development of an improved approximately 0.19-gross acre lot for the construction of a two-story, multi-family building consisting of three attached residential townhome units and associated hardscape and landscape improvements within the High Density Residential (R-3) Zoning District on property located at 803 W. La Jolla Street; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
- 5) Adopt Resolution No. PC-2023-17, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve TPM 2020-124 to permit the subdivision of three townhome units for residential condominium purposes requested via UP 2023-10 and SPR 2023-02 subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

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 ADJOURN to the next regular meeting on December 12, 2023, at 6:30 p.m. in the City Council Chambers 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 November 14, 2023, Regular Meeting of the Planning Commission of the City of Placentia was posted on November 8, 2023.



Joseph M. Lambert, Secretary