

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

October 10, 2023

The regular meeting of the Placentia Planning Commission of October 10, 2023 was called to order at 6:34 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

**ROLL CALL:**

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

**ABSENT:** NONE

**OTHERS PRESENT:** Russell Miyahira, Deputy City Attorney  
Joe Lambert, Director of Development Services  
Andrew Gonzales, Planning Manager  
Lesley Whittaker, Associate Planner  
Margie McCoy, Administrative Assistant

**PLEDGE OF ALLEGIANCE:** Commissioner Polichetti

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Planning Commission Meeting Minutes – September 12, 2023**

**Recommended Actions:** Approve minutes

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

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

**REGULAR AGENDA:** None

**PUBLIC HEARING:**

1. **Applicant: The Art of Dance & Ballet Academy**

**Project Location: 1864 N. Placentia Avenue**

No public comments were received for or against the project.

Chair Perez closed the public hearing.

**Motion by Navarro second by Polichetti carried on a (7-0-0-0) vote to approve the recommended actions.**

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

**NEW BUSINESS:**

**1. Selection of Commission Chair and Vice Chair**

Recommended Action:

- 1) Nominate and elect one (1) Chair and one (1) Vice Chair for the Planning Commission

**Nomination of Perez for chair by Roche second by Polichetti carried on a (7-0-0-0) vote.**

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

**Nomination of Polichetti for Vice Chair by Ingalls second by Navarro carried on a (6-1-0-0) vote.**

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

**OLD BUSINESS: None**

**DEVELOPMENT REPORT:**

Director of Development Services Joe Lambert provided an update on JPI Cenza, 418 units on Crowther, Toll Brothers, a 100 single family residential subdivision, which will host a groundbreaking celebration this fall, likely November which will include an invitation to Planning Commissioners, the nearly completed Santa Angelina affordable senior apartments at Morse and Angelina, Hudson townhomes on Orangethorpe, new business Spitz Mediterranean which is working with the City on their tenant improvement plans and

Administrative Use Permit. Development Services is also working with El Farolito and The Bruery for an outdoor dining patio, via an Administrative Use Permit. Director Lambert also provided updates on affordable housing at Melrose and Crowther, the development agreement and conditions of approval, grant funding, plan check, train station, updates on housing, BNSF and joint use agreement, state funding and platform design modifications related to the Metrolink train station.

There was a question about fencing guidelines in the City of Placentia. Planning Manager Andrew Gonzales addressed the future city-wide design guidelines project which will ensure design continuity relating to all industrial, commercial, residential, multifamily, and single family uses which will include guidelines pertaining to walls.

**DIRECTOR'S REPORT: None**

**PLANNING COMMISSION REQUESTS: None**

**ADJOURNMENT:**

Chair Perez closed the Planning Commission Regular Meeting at 7:17 p.m. to the regular meeting of Tuesday, November 14, 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