

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

November 14, 2023

The regular meeting of the Placentia Planning Commission of November 14, 2023 was called to order at 6:37 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Ingalls, Navarro, Vice Chair Polichetti, Chair Perez

ABSENT: Evans, Rocke, Silvestri

OTHERS PRESENT: Russell Miyahira, Assistant City Attorney
Joe Lambert, Director of Development Services
Andrew Gonzales, Planning Manager
Devan Wells, Planning Technician
Kyra Tao, Transportation Manager
Margie McCoy, Administrative Assistant

PLEDGE OF ALLEGIANCE: Commissioner Polichetti

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – October 10, 2023**

Recommended Actions: Approve minutes

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

Ayes: Ingalls, Navarro, Polichetti, Perez

Noes: None

Absent: Evans, Rocke, Silvestri

Abstain: None

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

Development Services Director, Joseph Lambert presented a brief Staff Memo. The Cities of Placentia and Yorba Linda, in conjunction with the Placentia Yorba Linda Unified School district have invited certain City commissions and committees to participate in what they are calling a Technical Advisory Committee (TAC) to participate in meetings to plan and incorporate needed pedestrian and bicycle improvements and safe routes to school plans. This will result in an updated master plan of walking, biking and equestrian trails. It is being called the Yorba Linda Placentia active Transportation Plan (ATP). Staff recommends appointing at least two members to serve on this Committee.

Transportation Manager Kyra Tao answered questions from the commissioners including whether PLYUSD currently has a safe route to school map and the excellent idea to create it. The first stakeholder meeting was held recently and the next meeting will take place in January. Schedule for wrap up is the end of 2024. Public involvement portion wraps up spring 2024.

Motion by Polichetti second by Frank Perez to nominate Ingalls and Navarro to serve on the Active Transportation Plan Technical Advisory Committee carried on a (4-0-3-0) vote to approve the recommended actions.

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

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)

Recommended Actions:

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.

Chair Perez opened the public hearing.

Planning Manager, Andrew Gonzales presented the Staff Report and provided a brief overview of proposed Use Permit 2023-10, TPM 2020-124 and SPR 2023-02 including the site plan, floor plans, site photos, and zoning standards. Property owner Steven Wang was present to answer questions as was Erik Lee, the Architect of the project. This project was previously presented at the May 2020 Planning Commission meeting but has expired.

There was extensive discussion and questions regarding gate policy across driveway, width of driveway, and trash receptacle storage. There was back and forth on driveway discussion pertaining to the two-way drive aisle policy, safety, turnaround space and queuing of cars onto the street.

Chair Perez closed the public hearing.

Motion by Navarro to continue to December 2023 Planning Commission meeting to revisit driveway & gate issue.

Motion by Ingalls to approve the project with the addition of a condition of approval

for removal of the gate.

Both motions did not receive a second, therefore both motions failed due to lack of a second.

Motion by Polichetti to approve the project with addition of a condition of approval to adopt Resolution PC 2023-16 approving Use Permit 2023-10 and SPR 2023-02. In addition to adopting Resolution PC 2023-17 and TPM 2020-124, the recommendation includes addition of language within the conditions of approval that address Commission's concerns regarding operations of the driveway and safety regarding the gate and allows the City to provide improvements to address gate and traffic concerns to the satisfaction of the DS Director and City Engineer.

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

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

NEW BUSINESS: None

OLD BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joe Lambert provided an update on Toll Brothers development, which is in the grading stage. A Grand Opening/Ribbon Cutting event will be delayed until models are ready in the spring and Commissioners will receive an invitation to attend. Hudson project is pulling permits for another phase of townhomes on Orangethorpe and Van Buren. Cenza project is getting another round of temporary Certificates of Occupancy. Crowther Avenue is now open to two-way traffic. Anticipating other applications for multi-family residential on Jefferson and Orangethorpe. Working with an affordable housing developer on Baker Street Old Town area. Staff had a recent meeting with State Housing and Community Development related to the Housing Element and is making State recommended changes to the Housing Element. Santa Angelina project is close to completion and looking good, fitting in with the neighborhood. There was a comment about the sidewalk safety around the project and the need to expedite the sidewalk improvements. Staff will discuss this with the Public Works inspector. It was mentioned that Crowther Street looks beautiful, and the public art displayed at Cenza works well. Upgraded streetlights, pavers and other improvements have been installed.

There was a question about the burned structure on Chapman, which the City has now purchased and will be a part of the Chapman Corridor Project with focus on affordable housing.

DIRECTOR'S REPORT: None

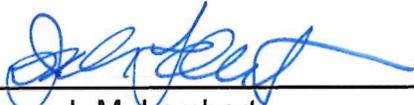
PLANNING COMMISSION REQUESTS:

Commission requests working with the Streetscape and Transportation Advisory Commission to come up with policy standards for residential driveway widths and gates across driveways. Director Lambert will discuss this with City Engineer and Public Works Director and get this on their radar as an agenda item. A citywide design guideline plan is in the works.

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 8:13 p.m. to the regular meeting of Tuesday, December 12, 2023, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,



Joseph M. Lambert,
Secretary to the Planning Commission