

**PLACENTIA PLANNING COMMISSION  
MINUTES  
SPECIAL MEETING  
January 23, 2024  
6:30 p.m. – Front Community Meeting Room  
401 E. Chapman Avenue, Placentia, CA**

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**CALL TO ORDER:** Commissioner/Chair Perez called the meeting to order at 6:33 p.m.

**ROLL CALL:**

PRESENT: Commissioner Evans, Navarro, Rocke, Silvestri, Perez

ABSENT: Commissioner Ingalls, Polichetti

**ORAL COMMUNICATIONS:** None

**STAFF PRESENT:**

Assistant City Attorney Russell Miyahira, Director of Development Services Joe Lambert, Planning Manager Andrew Gonzales, Associate Planner Lesley Whittaker, Planning Technician Devan Wells, Administrative Assistant Margie McCoy

**PLEDGE OF ALLEGIANCE:** Commissioner Navarro

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Minutes**  
**Placentia Planning Commission Regular Meeting of:**  
**November 14, 2023**  
Recommended Action: Approve  
**(Approved 3-0-2-2 as recommended)**

**Motion by Rocke second by Navarro and carried a (3-0-2-2) vote to approve the Consent Calendar.**

Ayes: Navarro, Rocke, Perez

Noes: None

Absent: Ingalls, Polichetti

Abstain: Evans, Silvestri

**PUBLIC HEARING:**

1. **Applicant: City of Placentia**

**Case No.: General Plan Amendment No. GPA 2021-02**

**Request: PUBLIC HEARING REGARDING GENERAL PLAN AMENDMENT NO. GPA 2021-02, 2021-2029 HOUSING ELEMENT UPDATE (AMENDMENT TO THE ADOPTED 2021-2029 HOUSING ELEMENT TO ADDRESS ADDITIONAL CALIFORNIA DEPARTMENT OF HOUSING AND**

**COMMUNITY DEVELOPMENT (HCD) COMMENTS.)**

Recommended Action: Approve

**(Approved 5-0 as recommended)**

Chair Perez opened the Public Hearing at 6:38 p.m.

Director of Development Services, Joe Lambert stated that Housing Elements are required by the State on eight-year cycles, and we are on what's called the six-cycle update for 2021-2029 and it addresses those years. The State Department of Housing and Community Development (HCD) is the body that reviews and certifies statewide Housing Elements, which are tied to grant funding, local control and there are restrictions on jurisdictions that are not in compliance. After 2022 findings and approvals by the City, revisions were necessary. Kimley-Horn was hired as a consultant after a previous consultant retired. Development Services has been working closely with them as well as HCD to address the revisions for the purpose of obtaining certification. Sites are needed to accommodate the Regional Housing Needs Assessment. Rezoning is needed to increase capacity for housing.

A question was asked about the multi-family parking space standards. In general, two cars per unit plus 15% guest parking spaces are required. This pertains to onsite parking. On affordable housing units, it can be as low as one space per unit. Additional discussion related to zoning and TOD expansion followed. Following Planning Commission's approval, Development Services is anticipating HCDs response letter stating substantial compliance subject to completing re-zoning and anticipates the certification letter. With PC recommendation, item GPA 2021-02 will go to City Council for the adoption of the Housing Element. There is an active web page, which has been live since 2021 and is a clearinghouse for this project. Resident Dominic Vigna asked if the site map was viewable on the City of Placentia website. Director Lambert stated that mass mailing was sent to nearby residents within 300 feet, was posted on the website and in the newspaper for the project he is referring to.

Chair Perez closed the Public Hearing at 7:00 p.m.

**Motion by Rocke second by Silvestri and carried a (5-0) vote to approve the recommended action.**

Ayes: Evans, Navarro, Rocke, Silvestri, Perez

Noes: None

Absent: Ingalls, Polichetti

**2. Applicant: City of Placentia**

**Case No.: General Plan Amendment (GPA) NO. 2023-01**

**Request: ZONE CHANGE (ZCA) NO. 2023-01, AND SUPPLEMENTAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION NO. EA 2023-01 EXPANDING THE CITY'S EXISTING TRANSIT ORIENTED DEVELOPMENT (TOD) PACKING HOUSE DISTRICT ZONING AND LAND USE DESIGNATION TO INCLUDE APPROXIMATELY 11.5 ACRES LOCATED SOUTH OF CROWTHER AVENUE AND WEST OF SOUTH MELROSE STREET AND APPROXIMATELY 3 ACRES ALONG CAMERON STREET SOUTH OF CROWTHER AVENUE**

Recommended Action: Approve

**(Approved 5-0 as recommended)**

Chair Perez opened the Public Hearing at 7:03 p.m.

Director Lambert presented the Regional Housing Needs Assessment requirements achieved through zoning to satisfy State requirements. He stated that this is a planning target and not a construction quota. We report on applications received, entitlements, ADU's approved and when, building permits issued through Certificate of Occupancy. A certain density is needed to satisfy the State. If the current zoning does not accommodate the Regional Housing Needs Assessment (4,800) then rezoning is required. We have a 1,200-unit shortfall. Rezoning is required and the Housing Element cannot be certified without this TOD expansion rezoning proposal. The forthcoming Metrolink Station is included in the planning documents and is now a matter of BNSF signing documents. Director Lambert presented the maps and streetscape master plan of the area and explained further the goals of using public transportation, biking, walking areas, wider sidewalks, paving, landscaping, with the goal of fewer cars. He noted that the Herald and JPI are there now. The improvements are funded by the developer and not by taxpayers.

A question was asked about the benefit to the developer and Director Lambert stated that the developer of the Herald was able to sell the property for \$120M, after purchasing it for \$12M. This was a catalyst site, and the developer has built other projects in Anaheim, Santa Ana as well as other areas. There was additional discussion about the development and improvements of this area over the past several years. Director Lambert showed the 2016-2017 photos and current photos of ongoing development. Resident Dominic Vigna commented about the parking issues in that area. There are many cars parking in front of fire hydrants, driveways, parking overnight, etc. He understands that some of the occupants are subletting. Additionally, there was a lot across the street that no one was allowed to park in, and a sign is posted that no parking is allowed, but people are parking there overnight as well. Commissioner Silvestri noted the letter from Myers Erickson and their concern regarding their industrial property and the potential for noise produced from daily operations. Director Lambert stated that their zoning would remain the same and if they are following the noise ordinance, there should not be a concern. Commercial and industrial land is an important tax base for the City. A second community member and business owner, John Anderson declined to comment as his questions were answered by Director Lambert during the presentation.

Chair Perez closed the Public Hearing at 7:30 p.m.

**Motion by Silvestri second by Navarro and carried a (5-0) vote to approve the recommended action.**

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

**REGULAR AGENDA:** None

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**DEVELOPMENT REPORT:**

Director Lambert updated the Planning Commissioners on Toll Brothers, 100 units near Alta Vista and Rose. A ground-breaking/ribbon cutting ceremony will follow and commissioners will be informed of that date. The Hudson Townhome Development on Orangethorpe and Van Buren is approximately half-way through construction. This project is being built in phases. Santa Angelina Senior apartments on Morse are nearing completion. Property walls and sidewalks are built. Developer CORE is handing the applicants and waiting list. They are having no trouble attracting tenants. Ace hardware has completed interior remodel and will begin exterior construction. Ace will commence merchandising with a plan to open for business in April. Thank you to those who signed up for the Planning Directors Association of Orange County (PDAOC) Annual Forum on 2/1/24 at the Nixon Library. Spitz Restaurant has construction underway with hopes to open for business at the end of March, beginning of April. The owners are Placentia residents with food service experience. This is a franchise. Clyde’s Restaurant experienced a fire in the kitchen, has pulled permits and has been closed for drywall and electrical repairs.

**DIRECTOR’S REPORT:** None

**PLANNING COMMISSION REQUESTS:** None

**ADJOURNMENT:**

Chair Perez adjourned the Special Meeting of the Planning Commission at 7:45 p.m. to the regular meeting of Tuesday, February 13, 2024, 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