

**PLACENTIA PLANNING COMMISSION  
MINUTES  
REGULAR MEETING  
February 13, 2024  
6:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

**CALL TO ORDER:** Commissioner/Chair Perez called the meeting to order at 6:35 p.m.

**ROLL CALL:**

PRESENT: Commissioner Ingalls, Navarro, Rocke, Polichetti, Perez  
ABSENT: Commissioner Evans, Silvestri

**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, Deputy Director of Public Works and City Engineer Chris Tanio, Administrative Assistant Margie McCoy

**PLEDGE OF ALLEGIANCE:** Commissioner Navarro

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Minutes**  
**Placentia Planning Commission Special Meeting of:**  
**January 23, 2024**  
Recommended Action: Approve  
**(Approved 5-0-2-0 as recommended)**

**Motion by Polichetti second by Rocke and carried a (5-0-2-0) vote to approve the Consent Calendar.**

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

**REGULAR AGENDA:** None

**PUBLIC HEARING:**

1. **Applicant:** Amador Lopez, on behalf of the property owner,  
Anh Khoi Lam  
  
**Project Location:** 910 W. La Jolla Street

**DPR 2023-01: To request approval of a Development Plan Review to demolish an existing three-unit multifamily development to construct a five-unit multifamily complex, consisting of two, three-story duplexes, and one, three-story single-family residence on a 11,050-square foot lot and associated hardscape and landscaping improvements.**

**Recommended Action: Approve  
(Approved 4-1-2 as recommended)**

Chair Perez opened the Public Hearing at 6:40 p.m.

Director of Development Services Joe Lambert invited Lesley Whittaker, Associate Planner, to present the Staff Report. Whittaker presented a brief project introduction, shared a copy of the exhibit containing an arial of the site, as well as three revised Conditions of Approval and a Letter of Support regarding this project.

The applicant/designer Amador Lopez answered questions from Commissioners pertaining to fire plan requirements. Additional questions regarding garage space, storage, EV charging, exterior materials, vehicle access, turnaround space, gates and fencing, drainage, necessity of an ADA path of travel during construction, as well as a request for all future communication being provided in Spanish to residents in the surrounding area. Additional discussion included neighboring properties, traffic, construction timeline, power pole relocation, landscaping and drainage, setbacks, future parking impact, onsite mobility, drive aisle, and preliminary water quality plan. Assistant City Attorney Russell Miyahira explained housing standards and laws governing city standards.

Fifty-year resident, Raul Sanchez voiced concerns over parking and pedestrian safety due to excess traffic on the street, especially during the hours when children walk to school, trash day, and high traffic flow hours.

Chair Perez closed the Public Hearing at 8:25 p.m.

**Motion by Rocke second by Polichetti to approve the item with amendments to the Resolution No. PC-2024-01, Attachment "A", Condition #4 to have the applicant work with staff to amend the site plan to achieve additional vehicular turnaround area, omit Condition #46, amend #48 to clarify CFD annexation and amend Condition #86 to add alternative means and methods, and carried a (4-1-2) vote to approve the recommended action.**

Ayes: Ingalls, Rocke, Polichetti, Perez  
Noes: Navarro  
Absent: Evans, Silvestri

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**DEVELOPMENT REPORT:**

Director Lambert provided updates on the following projects:  
Santa Angelina Senior Apartments anticipates completion and is nearly ready for occupancy; Hudson townhomes at Orangethorpe and Van Buren continuing construction; Ace Hardware project on Rose and Yorba Linda Blvd has begun construction on outdoor space and will be opening late March or early April; Toll Brothers is constructing models now with plans for a future model Ribbon Cutting event sometime in April which Commissioners will be invited

to. Spitz Restaurant also continues construction and anticipates an opening sometime in April.

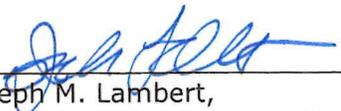
**DIRECTOR'S REPORT:** None

**PLANNING COMMISSION REQUESTS:** Commissioner Navarro requested a Line-of-Sight study at West La Jolla and Wallgreen Streets. Deputy Director of Public Works and City Engineer Chris Tanio agreed to arrange this study.

**ADJOURNMENT:**

Chair Perez adjourned the regular meeting of the Planning Commission at 8:45 p.m. to the regular meeting of Tuesday, March 12, 2024, 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