

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
March 12, 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 Evans, Ingalls, Navarro, Roche, Perez
ABSENT: Commissioner Silvestri, Polichetti

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 Ingalls

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Meeting of:
February 13, 2024
Recommended Action: Approve
(Approved 4-0-2-1 as recommended)**

Motion by Roche second by Navarro and carried a (4-0-2-1) vote to approve the Consent Calendar.

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

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Applicant: City of Placentia
Project Location: City Wide**

ZONING CODE AMENDMENT (ZCA) NO. 2024-01 TO AMEND THE PLACENTIA MUNICIPAL CODE (PMC) CHAPTER 23.111 REGARDING AMORTIZATION OF USES AND PRESERVATION OF PROPERTY RIGHTS RELATED TO LEGAL NON-CONFORMING USES; AND, TO AMEND THE PLACENTIA MUNICIPAL CODE TO OMIT CHAPTER 23.37 TITLED "SF-C SANTA FE-COMMERCIAL DISTRICT" AND

**TO MAKE CONFORMING AMENDMENTS TO THE PLACENTIA MUNICIPAL CODE
CHAPTER 23.08, CHAPTER 23.82, CHAPTER 23.90, AND CHAPTER 22.24
OMITTING REFERENCES TO THE "SF-C SANTA FE-COMMERCIAL DISTRICT"**

Recommended Action: Approve

(Approved 5-0-2 as recommended)

Chair Perez opened the Public Hearing at 6:39 p.m.

Director of Development Services Joseph Lambert began by stating that the Transit Oriented Development (TOD) Land Use Expansion project was brought before the Commission at the January 23rd Planning Commission Meeting, was evaluated, and recommended for approval at that time. On February 6th of this year, the City Council adopted the General Plan Amendment and conducted the first reading of the Ordinance to change the zoning of the project area. Two weeks later, on February 20th, the City Council adopted the ordinance and the resulting zone change for the TOD expansion. Currently, it is fully effective and resulted in the expansion of the TOD zone by 14.5 acres. There were two property owners at the January 23rd Planning Commission meeting who did not speak at the meeting. However, after the meeting, the property owners who owned property on Cameron Street had concerns about the legal non-conforming language written in the TOD Zone adopted in 2017. They then asked their legal counsel to reach out for clarification and to be sure their rights would be retained. City Council gave direction to Staff to make some amendments to that code section to clarify these areas of concern. Working with the City Attorney's office and their land use specialists, that code amendment was prepared, and requires a Planning Commission recommendation before the Ordinance goes to the City Council.

Additionally, an amendment was made to the Municipal Code to omit the old Santa Fe Commercial District (Chapter 23.37) as there are no longer properties zoned Santa Fe Commercial, as most of those properties are now included in the 2017 Old Town Zone. The Clementine Condominiums located on Santa Fe and Bradford are an exception as that project was rezoned to R3, and also designated High Density Residential as part of the 2019 General Plan update process.

Chair Perez closed the Public Hearing at 7:05 p.m.

Motion by Evans second by Rocke to adopt Resolution PC 2024-04, including the Zoning Code Amendment Number (ZCA) No. 2024-01 and recommend the adoption of the common-sense statutory exemption under section 15061 (b)(3) pursuant to CEQA.

Ayes: Evans, Ingalls, Navarro, Rocke, Perez

Noes: None

Absent: Silvestri, Polichetti

NEW BUSINESS: None

OLD BUSINESS: None

DEVELOPMENT REPORT:

Director Lambert stated that he's pleased to report that on February 29, 2024, the State Housing and Community Development Department certified our Housing Element that the Planning Commission evaluated several times. It was adopted by the City Council on

February 6th, 2024. This approval secures the ability to apply for additional grant funding opportunities specific to the City's Navigation Center and a host of other items. Securing certification has taken three years. Also, Staff is working with Mercy Housing on an affordable housing development on Baker Street in Old Town. A Development & Disposition Agreement went to the City Council recently because the Council intends to sell former redevelopment Agency property to the developer for a future housing development. Without Housing Element approval, funding wouldn't have been possible for any of the projects mentioned.

Final Certificate of Occupancy will be issued for the Cenza project, which is a JPI development on Crowther. Toll Brothers Homes on Alta Vista and Rose are working on model homes and anticipates an April or May groundbreaking type ceremony that Commissioners will be invited to. Santa Angelina Senior Apartments are substantially complete and will be getting their Certificates of Occupancy soon. The Hudson Townhomes continue to be under construction and will be pulling permits for more phases shortly.

The City of Placentia received a Letter of Commendation from the Secretary of State for addressing Health and Wellness City-Wide and for adopting the Health, Wellness & Environmental Justice Element back in 2019.

Commissioners commented on the various improvements around Placentia; street signs, wayfinding signage, themed parks, and street improvements, all contributing to creating a very nice community.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez adjourned the regular meeting of the Planning Commission at 7:15 to the regular meeting of Tuesday, April 9, 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