

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
April 9, 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 6:32 p.m.

ROLL CALL:

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

STAFF PRESENT:

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

PLEDGE OF ALLEGIANCE: Commissioner Navarro

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Meeting of:
March 12, 2024
Recommended Action: Approve
(Approved 5-0-0-2 as recommended)**

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

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

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Applicant: Maximus Kurera
Project Location: 201 E. Madison**

USE PERMIT NO. UP 1969-05 MODIFICATION 2 (MOD 2). A request to expand the total permitted enrollment of students from 68 to 84 to accommodate an infant center with a capacity of 16 infants, along with associated parking improvements, for an existing daycare facility at 201 E. Madison Avenue, within the R-1 Single-Family Residential Zoning District.

Recommended Action: Approve
(Approved 5-0-2 as recommended)

Chair Perez opened the Public Hearing at 6:37 p.m.

Director of Development Services Joseph Lambert introduced Planning Technician Devan Wells to present the Staff Report and Findings. Mr. Wells highlighted the Towne & Country Early Education Center, which is located within an existing single-family residential district. The request is to expand the total permitted enrollment from the currently permitted 68 students to a total of 84 by modifying the existing Use Permit. This expansion would accommodate 16 infants and include associated parking improvements to the onsite parking facility. The applicant as well as several parents were in attendance in support of the expansion. Mr. Wells presented the Site Plan, Facility Map and a brief overview of proposed Use Permit UP 1969-05 (MOD 2). A parking study was completed By Lin Consulting, Inc. in March, and a traffic review was conducted by City Traffic Manager Kyra Tao. Questions from Commissioners about the relocation of the ADA space, existing and proposed number of parking spaces, parking usage, staff schedules, drop-off and pick-up flow on the days of operation and impact to the surrounding community on Madison Avenue were all addressed by Mr. Wells and Traffic Manager Tao.

Daycare staff member Kayo Christy discussed current and estimated future enrollment, daycare capacity and the thorough parking study referenced earlier. Applicant Maximus Kurera stated that he and his wife Lasanthi took over the daycare in 1991 and that Towne and Country is one of the oldest daycare facilities in Orange County, with many of its teachers living in Placentia. Ms. Christy has been employed by the daycare for almost 31 years and parents have inquired about much needed infant care. The improvements to the daycare center have been funded by a California state grant as a direct result of the daycare operating in an exemplary manner.

Public comments in strong support of the project included employee Kayo Christy, and parents Eder Palma, Noel Andersen, Joe Valerio, Angel Quebral, Marshall Howland, Tania Leon, and Marlene Borrueal, all who addressed the commission with personal testimony of the service and reputation of Town & Country Early Education Center.

Chair Perez closed the Public Hearing at 7:35 p.m.

- 1. Motion by Polichetti second by Commissioner Navarro to adopt Resolution PC 2024-05, a resolution of the Planning Commission of the City of Placentia approving and making findings to permit UP 1969-05 MOD 2, allowing the expansion of the total permitted students from 68 to 84 at an existing daycare facility at 201 Madison Avenue within the Single-Family Residential Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.**

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

NEW BUSINESS: None

OLD BUSINESS: None

DEVELOPMENT REPORT:

Director Lambert reported on Toll Bros 100-unit subdivision, and the construction of the model homes. Also, he reported that later phases of the Hudson Townhomes on Van Buren and Orangethorpe are finishing. Santa Angelina Senior housing development on Morse is nearly ready for final inspection and is installing the last of the landscaping and screening landscaping. Site on Alta Vista and Rose resulted in the building of 54 homes and will now include the construction of a Chick-fil-A with double drive through and ample parking. It is projected that this will bring in a great deal of sales tax to the City. Chick-fil-A submitted for Building plan check just this week.

Commissioners asked about the status of the Spitz Restaurant, which Director Lambert stated should be opening in 30-45 days. Any ribbon cuttings or ground-breaking events will be announced to the Commission.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez adjourned the regular meeting of the Planning Commission at 7:45 to the regular meeting of Tuesday, May 14, 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