



Placentia Planning Commission Agenda

Regular Meeting

July 9, 2024

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Nick Polichetti
Vice Chair

Brandon Evans
Commissioner

Thomas Ingalls
Commissioner

Juan Navarro
Commissioner

Matthew Rocke
Commissioner

Susan Silvestri
Commissioner

City of Placentia
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Placentia, CA 92870

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Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMISSION IS IN SESSION.

Special Accommodations

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)*

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance with California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

REGULAR MEETING
6:30 p.m. – City Council Chambers

CALL TO ORDER:

ROLL CALL:

Commissioner Evans
Commissioner Ingalls
Commissioner Navarro
Commissioner Rocke
Commissioner Silvestri
Vice Chair Polichetti
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – May 14, 2024**

RECOMMENDATION: Approve

REGULAR AGENDA: NONE

PUBLIC HEARINGS:

1. **Applicant: TOFFOLI INVESTMENTS, LLC**

Project Location: 440 N. JEFFERSON STREET

Request: TENTATIVE PARCEL MAP NO. TPM 2024-113. A REQUEST TO SUBDIVIDE A +/- 4.97-ACRE LOT INTO FOUR PARCELS, WITH A REMAINDER PARCEL DESIGNATED SOLELY FOR FINANCIAL PURPOSES, LOCATED AT 440 N. JEFFERSON STREET WITHIN THE R-3 (HIGH DENSITY MULTIPLE-FAMILY) ZONING DISTRICT.

RECOMMENDATION:

It is recommended that the Planning Commission take the following actions:

1. Open the Public Hearing concerning TPM 2024-113; and

2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2024-10, a Resolution of the Planning Commission of the City of Placentia, recommending to the City Council approval of TPM 2024-113 to permit the subdivision of an approximately 4.97-acre parcel into four (4) parcels, with a remainder parcel on a property located within the R-3 (High Density Multiple-Family) Zoning District located at 440 N. Jefferson Street (Assessor Parcel Numbers 346-162-01 and 346-162-02) and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

2. **Applicant:** GILAD GANISH, ON BEHALF OF ORANGETHORPE INVESTMENT PARTNERS, LLC

Project Location: 777 W. ORANGETHORPE AVENUE

Request: GENERAL PLAN AMENDMENT NO. 2022-01, SPECIFIC PLAN AMENDMENT NO. SPA 2021-01, AND DEVELOPMENT PLAN REVIEW NO. DPR 2021-02. A REQUEST TO MODIFY THE GENERAL PLAN LAND USE ELEMENT TO ALLOW MIXED-USE (RESIDENTIAL-COMMERCIAL DEVELOPMENT) AS A PERMISSIBLE LAND USE CATEGORY WITHIN PARCEL 9 OF SPECIFIC PLAN NO. 5 BY AMENDING TABLES 2-4 - SPECIFIC PLANS, TABLE 2-5 – GENERAL PLAN/ZONING RELATIONSHIP-SPECIFIC PLANS, AND TABLE 2-7 – GENERAL PLAN LAND USE DESIGNATION – POTENTIAL DEVELOPMENT BUILDOUT, AND AMENDING SPECIFIC PLAN NO. 5 TO ALLOW FOR MIXED-USE (RESIDENTIAL COMMERCIAL DEVELOPMENT) WITHIN THE SP-5 PARCEL 9 BOUNDARIES AND ESTABLISHING DEVELOPMENT STANDARDS FOR NEW MIXED USE LAND USE TYPES, INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS, FLOOR AREA RATIO, RESIDENTIAL DENSITY, DWELLING UNIT SIZE, IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT AND OPERATION OF A FIVE-STORY MIXED USE BUILDING CONSISTING OF 248 RESIDENTIAL UNITS, UP TO 3,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL RETAIL, AND A 6-LEVEL PARKING STRUCTURE ON A 2.72-ACRE SITE, ON PROPERTY LOCATED AT 776 S. PLACENTIA AVENUE AND 777 W. ORANGETHORPE AVENUE (APN 339-112-27).

RECOMMENDATION:

It is recommended that the Planning Commission take the following actions:

1. Open Public Hearing, concerning General Plan Amendment No. 2022-01, Specific Plan Amendment No. SPA 2021-01, and Development Plan Review No. DPR 2021-02;
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2024-09, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia deny GPA 2022-01, SPA 2021-01, and DPR 2021-02, making findings of denial for the modification of the General Plan Land Use Element to permit mixed-use (Residential-Commercial Development) as a permissible land use category within Parcel 9 of Specific Plan No. 5 by amending Tables 2-4-Specific Plans, Table 2-5-General Plan/Zoning Relationship-Specific Plans, and Table 2-7-General Plan Land Use Designation – Potential Development Buildout, and amending Specific Plan No. 5 to allow for mixed-use (residential commercial development) within SP-5 Parcel 9 boundaries and establishing development standards for new residential uses, including but not limited to building setbacks, floor area ratio, residential density, dwelling unit size, in conjunction with the proposed development and operation of a five-story mixed-use building consisting of 248 residential units, up to 3,000 square feet of ground floor commercial retail and a 6-level parking structure on a 2.72-acre site, on property located at 776 S. Placentia Avenue and 777 W. Orangethorpe Avenue (APN 339-112-27).

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT: Reorganization of Chair and Vice Chair to be scheduled for the September 10 meeting of the Planning Commission based on City Municipal Code.

PLANNING COMMISSION REQUESTS

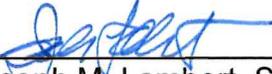
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the next regular meeting on August 13, 2024, at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the July 9, 2024, Regular Meeting of the Planning Commission of the City of Placentia was posted on July 3, 2024.



Joseph M. Lambert, Secretary