

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
May 14, 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 6:31 p.m.

ROLL CALL:

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

ABSENT: Commissioner Silvestri, Polichetti

STAFF PRESENT:

Assistant City Attorney Scott E. Porter, Director of Development Services Joseph Lambert, Planning Manager Andrew Gonzales, Associate Planner Lesley Whitaker, 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 Meeting of:
April 9, 2024
Recommended Action: Approve
(Approved 4-0-1-2 as recommended)**

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

Ayes: Ingalls, Navarro, Rocke, Perez

Noes: None

Abstain: Evans

Absent: Silvestri, Polichetti

REGULAR AGENDA:

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

GENERAL PLAN CONFORMANCE FINDING FOR FISCAL YEAR 2024-25 CAPITAL IMPROVEMENT PROGRAM. Resolution No. PC-2024-08. A Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2024-25 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

Director of Development Services Joseph Lambert introduced Deputy Director of Public Works and City Engineer Chris Tanio to present the Staff Report. Mr. Tanio presented the General Plan Conformance findings related to the FY24/25 Capital Improvement Program (CIP), a process that begins every year in January and is the City's major planning tool for designing and building infrastructure, working with all City departments to determine project needs and to prioritize projects based on adopted Master Plans. Once prioritized, Public Works then works with Finance to determine which projects will be funded, based on safety, regulatory compliance, overall benefit to the public, and the public's welfare. Once projects are selected, they are presented to the Planning Commission for a General Plan conformance finding and then to the City Council to be adopted in June each year. There are currently 39 projects for FY24/25, totaling \$19.6M, conforming to the various elements of the General Plan; sustainability, open space and recreation, safety, and economic development. Clarification included that Tuffree Park lights will fit under Open Space and Recreation and the Public Works truck will fit under Sustainability, Specific Plan Update will fit under Land Use. Omitted from CIP projects will be the Yorba Linda Blvd. Sidewalk Gap Closure Project, the Bradford Avenue Pedestrian Bridge Elevator Repairs & Flooring Replacement, the Police Department's Patrol Unit Replacements (2). Four additional projects which were added include City Hall/Police Station Modernization Projects Window Design, Tuffree Sports Field Lights, one Public Works Truck and the Specific Plan 5 (SP-5) Update. Engineer Tanio detailed which General Plan Element the four added projects are consistent with. He also defined Capital Improvement projects in general as infrastructure improvements with a minimum value of \$25K which could span more than one year and will be phased according to priority. Also discussed was the ongoing ADA transition plan, which includes identifying sidewalk gap closures in areas for improvement in accessibility. These areas will be assessed, prioritized, and remediated. Commissioner Navarro praised Public Works for the park improvements throughout the City.

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

Motion by Ingalls second by Navarro and carried on a (5-0-0-2) vote to approve PC Resolution No. PC-2024-08 with the amendments to the FY24/25 CIP as recommended by Staff.

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

PUBLIC HEARING:

Chair Perez opened the public hearing at 7:05 p.m.

1. Applicant: Jojo Lu dba Playink Tattoo Studio Inc.

Project Location: 1350 N Kraemer Blvd.

USE PERMIT NO. UP 2024-01; 1350 N. KRAEMER BLVD (PLAYINK TATTOO STUDIO INC.) FOR THE ESTABLISHMENT AND OPERATION OF A TATTOO STUDIO IN A 856-SQUARE FOOT EXISTING COMMERCIAL TENANT SPACE LOCATED AT 1350 N. KRAEMER BLVD. IN THE TOWN CENTER (T-C) ZONING DISTRICT.

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

Director of Development Services Joseph Lambert introduced Associate Planner Lesley Whittaker to present the Staff Report and Findings. Ms. Whittaker highlighted the Vicinity Map, Site Photos, Project Plans and Statement of Use, discussing the various mix of retail businesses currently located within the Town Center District and near the proposed Commercial space. Owners were present for the Planning Commission meeting. Associate Planner Whittaker discussed layout, signage, parking, noise impact, hours of operation, and various elements of the Conditions of Approval as well as its consistency with the General Plan. Discussion about renewal annually of OC Health Permit and Business License followed the presentation.

Applicant Jojo Lu discussed her experience in tattoo art and the decision to move the studio from West Hollywood to Placentia to be closer to home.

One city resident called the City to voice her concerns about the potential element a tattoo parlor would attract as well as her dislike of tattoos in general. Ms. Whittaker urged the resident to attend the Planning Commission meeting, but she wasn't able to attend. Another public comment was from Linda Shackelford who grew up in Placentia with her family which has been in Placentia for over 100 years. She is concerned that the tattoo parlor is very close to a church, a preschool and elementary schools and other churches in the area. Ms. Shackelford stated that it is in a family-oriented area, centered on family enjoyment, and that a high school is also nearby. She is concerned about the exposure of young people to the tattoo parlor, possible gang involvement, human trafficking, recognition by law enforcement, the general proximity of the proposed tattoo parlor as well as correlation of crimes surrounding tattoo parlors in various cities. There were no other comments for or against the tattoo parlor. Ms. Lu reiterated that no one under the age of 18 is allowed in the tattoo studio and proper identification is required. Each client books their appointment online ahead of time.

Chair Perez closed the public hearing at 7:25 p.m.

Motion by Navarro second by Ingalls and carried on a (5-0-0-2) vote to adopt Resolution No. PC 2024-07, a Resolution of the Planning Commission to approve UP 2024-01 and making findings to permit the establishment and operation of a tattoo studio located at 1350 North Kraemer Blvd. with the omission of Condition 23.

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

2. Applicant: Kwanwoo Chong

Project Location: 1216 E. Yorba Linda Blvd.

USE PERMIT NO. UP 2024-02; A REQUEST TO PERMIT THE ESTABLISHMENT AND OPERATION OF A MARTIAL ARTS (TAEKWONDO) STUDIO AT A PRESENTLY VACANT 1,770-SQUARE-FOOT RETAIL SPACE, LOCATED AT 1216 E. YORBA LINDA BLVD, IN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT.

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

Director Lambert introduced Planning Technician Devan Wells to present the Staff Report and Findings. Planning Technician Wells highlighted the Vicinity Map, Zoning Map, Project Plans, Site Photos, Statement of Use and detailed the proposed space as well as the location in an existing shopping center and neighboring tenants. Planning Technician Wells presented parking conditions, driveway access and flow, hours of operation, schedule of classes, number of employees and ADA compliance. It was clarified that Fire and Life Safety performs annual inspections and plans are routed through this department for approval when initially submitted. Occupancy load is then posted based on Fire and Building codes.

The applicant, Kwanwoo Chong was present and highlighted his experience in teaching Taekwondo to children for the last 10 years.

Chair Perez closed the public hearing at 8:15 p.m.

Motion by Perez second by Evans and carried on a (5-0-0-2) vote to Adopt Resolution PC 2024-06, a Resolution of the Planning Commission of the City of Placentia approving and making findings to permit UP 2024-02 allowing the establishment and operation of the One For All taekwondo studio at 1216 E. Yorba Linda Blvd; 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:	Evans, Ingalls, Navarro, Rocke, Perez
Noes:	None
Abstain:	None
Absent:	Silvestri, Polichetti

NEW BUSINESS: None

OLD BUSINESS: None

DEVELOPMENT REPORT:

Director Lambert reported that the Santa Angelina Senior Housing Development Ribbon Cutting ceremony took place yesterday and included Chair Perez, other luminaries, County Supervisors, City Officials and members of the Diocese. The owner of Spitz Restaurant attended the Ribbon Cutting. The restaurant's soft opening is scheduled for June 14th with an official opening two days later. Toll Brothers is underway and are constructing perimeter block walls. The models are finished, and grading is near completion. The final phases of the Hudson Townhomes are under construction, with location permits issued for nearly all phases. Chick-fil-A is in building plan check for the Rose and Alta Visa location.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS:

Commissioner Navarro mentioned that the 70-foot red curb at the northwest corner of Morse & Cypress at the Santa Angelina development needs to be repainted as construction vehicles have damaged the red curb. Additionally, the easterly driveway along Morse to go in towards the preschool in the back has about 20-feet of parking and Commissioner Navarro would like to request a line-of-site analysis to see if the red curb should be extended to provide a clearer line-of-site. The property at 207 West Chapman Avenue requires measures to minimize dust and to improve aesthetics. Commissioner Navarro mentioned the issue of Development Standards and the need to move forward on this request, which was brought up at the November 2023 PC Meeting. Additional discussion with the City Attorney will follow and a path forward will be presented at a future meeting. Impact on staff, other projects, resource allocation and the overall goals will be discussed, assessed, and presented.

ADJOURNMENT:

Chair Perez closed the regular meeting of the Planning Commission at 8:30 p.m. to the regular meeting of Tuesday, June 11, 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