



Placentia Planning Commission Agenda

Special Meeting
October 15, 2024
6:00 p.m.

Front Community Meeting Room
401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Matthew Rocke
Vice Chair

Brandon Evans
Commissioner

Thomas Ingalls
Commissioner

Juan Navarro
Commissioner

Nick Polichetti
Commissioner

Susan Silvestri
Commissioner

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.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

SPECIAL MEETING

6:00 p.m. – Front Community Meeting Room

CALL TO ORDER:

ROLL CALL:

Commissioner Evans
Commissioner Ingalls
Commissioner Navarro
Commissioner Polichetti
Commissioner Silvestri
Vice Chair Rocke
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 – September 10, 2024**

RECOMMENDATION: Approve

REGULAR AGENDA:

1. **PROHOUSING DESIGNATION PROGRAM APPLICATION**

RECOMMENDATION:

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

Adopt Resolution PC-2024-14, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council authorize application to and participation in the Prohousing Designation Program.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

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 November 12, 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 October 15, 2024, Special Meeting of the Planning Commission of the City of Placentia was posted on October 9, 2024.



Joseph M. Lambert, Secretary

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
September 10, 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 6:34 p.m.

ROLL CALL:

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

STAFF PRESENT:

Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Planning Manager Andrew Gonzales, Associate Planner Lesley Whitaker, Planning Technician Devan Wells, Administrative Assistant Margie McCoy

PLEDGE OF ALLEGIANCE: Commissioner Evans

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes
Placentia Planning Commission Meeting of:
July 9, 2024**

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

Motion by Evans second by Navarro and carried on a (5-0-0-2) vote to approve the Consent Calendar.

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

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Applicant: Wanjiao Tan**

Project Location: 895 E. Yorba Linda Blvd., Suite 201

USE PERMIT NO. UP 2024-03; A REQUEST TO PERMIT THE ESTABLISHMENT AND OPERATION OF A DAY SPA AND MASSAGE STUDIO AT A 1,727-SQUARE-FOOT COMMERCIAL RETAIL SPACE, LOCATED AT 895 E. YORBA LINDA BLVD, SUITE 201, IN THE COMMERCIAL OFFICE (C-O) ZONING DISTRICT.

Chair Perez opened the public hearing at 6:38 p.m.

Director of Development Services Joseph Lambert introduced Planning Technician Devan Wells to present the Staff Report. Mr. Wells presented the Use Permit request, and background as well as the Site Plan, Vicinity Map, Floor Plan and Site Conditions for the proposed second-story day spa and massage studio and elaborated on proposed hours of operation, parking details and site conditions. Improvements to the space include demolition of existing counter, a new partition wall, ADA counter and the relocation of an existing refrigerator and water dispenser.

Questions from Commissioners included the number of massage rooms to be included, which Mr. Wells confirmed as one. An additional question was asked about improvements being done without Planning Commission approval. Mr. Wells stated that the business was operational before a code enforcement citation regarding unpermitted demolition was issued. The applicant Wanjiao Tan was present with her translator, Gina Kung to answer questions. Commissioner Evans asked if those performing services were licensed to do so. Ms. Tan stated that there are licenses for the services they provide.

Chair Perez closed the public hearing at 6:56 p.m.

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

Motion by Evans second by Navarro and carried on a (5-0-0-2) vote to approve the item as recommended by Staff.

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

2. Applicant: William Stanton, Representing Tony's Deli

Project Location: 132 S. Bradford Avenue

USE PERMIT NO. UP 2024-04; 132 S. BRADFORD AVENUE (TONY'S DELI) FOR THE ONSITE SALE AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS (TYPE 47 ABC LICENSE) IN CONJUNCTION WITH THE ESTABLISHMENT AND OPERATION OF A 2,581 SQUARE FOOT DELI RESTAURANT AND BAR. THE SUBJECT LOCATION IS WITHIN THE VILLAGE SUBSECTION OF THE OLD TOWN (OT) ZONING DISTRICT.

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

Chair Perez opened the public hearing at 6:59 p.m.

Director Lambert introduced Associate Planner Lesley Whittaker to present the Staff Report. Ms. Whittaker presented the request, Site Plan and Vicinity Map as well as project background and history of the building as well as its previous and present owners. The applicant, William Stanton, was present as was the tenant improvement contractor, Mike Bell. Ms. Whittaker stated that there are Tenant Improvement plans in plan check, adding additional square

footage and remodeling the building to allow for more storage and restrooms as well as additional improvements throughout the property.

Commissioner Evans asked about the patio gate, trash enclosures and turning radius at the back of the building.

Commissioner Navarro asked about trash services. Director Lambert stated that this request was routed through Public Works for the purpose of trash, food waste, trash enclosure location, specifications, as well as maneuverability on site. Commissioner Navarro also mentioned that there was a possibility of maximizing parking spaces in the back of the property in the future.

Commissioner Rocke asked about the extended business hours and if there were other businesses within the zone with extended business hours. Associate Planner Whittaker stated that there were and that the conditions voted on today would be inherited and will apply to subsequent uses, if any.

Commissioner Navarro asked about trip generation and the possibility of a traffic study should the trips increase over time. Associate Planner Whittaker stated that a trip generation study is not required when a business owner applies for a business license for a use that's permitted by right. This business is already providing more parking than required by Code. Director Lambert stressed that it is the component of the alcohol that triggers the use permit in this case, but in Planning Commission presentations, the Planners prefer to describe the whole of business operations.

Chair Perez closed the public hearing at 7:18 p.m.

Motion by Rocke second by Evans and carried on a (5-0-0-2) vote to approve the item with amendment to business hours condition of approval #24 as recommended by Staff.

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

OLD BUSINESS: None

NEW BUSINESS:

1. Selection of Commission Chair and Vice Chair

Recommended Action:

- 1) Nominate and elect one (1) Chair and one (1) Vice Chair for the Planning Commission

Director Lambert calls for nominations for Chair. Nomination of Perez for chair by Navarro second by Rocke carried on a (5-0-0-2) vote.

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

Director Lambert calls for nominations for Vice Chair. Nomination of Rocke for Vice Chair by Perez second by Polichetti carried on a (5-0-0-2) vote.

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

DEVELOPMENT REPORT:

At the July Planning Commission meeting, the Commission made a recommendation on 777 W. Orangethorpe Avenue, and that recommendation was considered by City Council on September 3rd, and by a 3-2 margin, that project was approved. Director Lambert thanks the Commission for hearing that item and doing so in a professional manner. Chick-fil-A is in Plan check. The Toll Brothers Development near Alta Vista and Rose has pulled their first 15 building permits out of 100. Now 3 models and 15 home permits have been pulled. There will be a model ribbon cutting in the coming months. The Hudson Townhomes on Orangethorpe and Van Buren are in the last phases of construction.

DIRECTOR'S REPORT:

Director Lambert again would like to thank the Commission for Staff's lengthy July presentation and would like to personally thank the Commission for their professionalism.

Vice Chair Rocke asked about a forecast of new developments coming to the Commission. Director Lambert anticipates a busy next few months for the Planning Commission, including the discussion of City standards.

Commissioner Polichetti has officially resigned from the Planning Commission effective November 30. Director Lambert thanked Commissioner Polichetti and all the Commissioners for their service and the different experiences everyone brings to the Commission.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez closed the regular meeting of the Planning Commission at 7:45 p.m. to the regular meeting of Tuesday, October 8, 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



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: OCTOBER 8, 2024

SUBJECT: PROHOUSING DESIGNATION PROGRAM APPLICATION

RECOMMENDATION:

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

1. Adopt Resolution PC-2024-14, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council authorize application to and participation in the Prohousing Designation Program.

PROJECT BACKGROUND AND DESCRIPTION:

The City of Placentia is in the process of applying to the Housing and Community Development Department (HCD) to obtain a "Prohousing Designation". Staff submitted an application last year in 2023; however, the Housing Element was not certified by HCD, and thus, the City did not qualify. With HCD certification of the City's 6th Cycle Housing Element in February 2024, the City once again applied for the "Prohousing Designation", however the application was returned due to changes made in the program, and the application packet not meeting new requirements. The City is seeking to reapply for a Prohousing designation due to its potential to open up a multitude of funding opportunities and assist in fulfilling our regional housing needs assessment (RHNA) requirements.

The "Prohousing Designation" is a recognition provided by HCD for cities and counties that demonstrate a commitment to creating and supporting housing affordability and development. This recognition could position the City to receive additional grant funding from HCD to facilitate infrastructure improvements to accommodate housing production. By pursuing the designation, the City will advance its commitment to these critical objectives, reinforcing its efforts to improve housing affordability and address homelessness effectively. Participating in the Prohousing Designation Program (PDP) is also consistent with the City's goals and policies established in the City's General Plan Housing Element, including the following:

- | | |
|-------------------------|--|
| Goal HE-1: | Housing Supply and Variety |
| Program HE-1.3: | Pursue County, State, and Federal Housing Funds. |
| Program HE-1.10: | Encourage Development of Housing for Extremely Low-Income Households |
| Program HE-1.12: | Development of Senior Housing |

In 2019, as part of the 2019-2020 Budget Act, [Assembly Bill 101](#) established the “Prohousing Designation” Program (PDP) administered by HCD. The PDP creates incentives for jurisdictions that are compliant with housing laws, Housing Element requirements, and have enacted local policies that go beyond existing housing law. Jurisdictions awarded a Prohousing Designation will receive a competitive advantage for critical affordable housing and infrastructure grant programs, including:

- [Affordable Housing & Sustainable Communities \(AHSC\)](#)
- [Infill Infrastructure Grant \(IIG\)](#)
- [Transformative Climate Communities \(TCC\)](#)
- [Solutions for Congested Corridors](#)
- [Local Partnership Program](#)
- [Transit and Intercity Rail Capital Program \(TIRCP\)](#)

The City of Placentia’s Municipal Code fulfills many of the eligibility criteria required for the PDP Award of the “Prohousing Designation” would position the City at a competitive advantage for critical grant funding and send a message to the housing development community statewide that the City is focused on meeting its housing production goals and increase housing availability in the community.

FISCAL IMPACT:

There is no fiscal impact associated with this report. Local governments with Prohousing Designation are eligible to apply for new Prohousing Incentive Program (PIP) grant funding, through the State investment from the Building Homes and Jobs Trust Fund, which has made approximately \$8 million available for applications for 2024 NOFA.

CEQA:

The application to the “Prohousing Designation” program is not a project as defined by the California Environmental Quality Act (CEQA). Therefore, recommendation an application to HCD for the “Prohousing Designation” program qualifies for an exemption from California Environmental Quality Act (CEQA). The receipt of a “Prohousing Designation” will not result in a significant effect on the environment. Future projects that utilize grant funding will undergo environmental review pursuant to the California Environmental Quality Act (CEQA) review.

RECOMMENDATION:

Adopt Resolution PC-2024-14, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council authorize application to and participation in the Prohousing Designation Program.

Prepared by:



Lesley Whittaker
Associate Planner

Reviewed and approved by:



Andrew Gonzales
Planning Manager



Joseph Lambert
Director of Development Services

Attachments:

1. Resolution No. 2024-14

RESOLUTION NO. PC-2024-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, RECOMMENDING THAT THE CITY COUNCIL AUTHORIZE APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM (PDP).

A. Recitals.

Whereas, on October 8, 2024, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public meeting to review and make a recommendation to the City Council regarding the City of Placentia's application to the PDP; and

Whereas, the Planning Commission is responsible for reviewing updates to the General Plan and forwarding a recommendation to the City Council on the adoption; and

Whereas, the Commission has reviewed and considered information from a variety of sources, including, but not limited to, City staff, and members of the public; and

Whereas, all other legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia makings the following findings and recommendations to the City Council:

SECTION 1. The recitals set forth above are true and correct and adopts those recitals as though fully set forth herein.

SECTION 2. Find that the application to the PDP will not result in a significant effect on the environment, and future projects that utilize grant funding will undergo environmental review pursuant to the California Environmental Quality Act (CEQA) review. with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment, and therefore is not subject to CEQA.

SECTION 3. The proposed application to the PDP is consistent with the goals and policies in the Housing Element of the General Plan and would not be a detriment to the public interest, health, safety, convenience, and welfare of the city.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this resolution and/or the documents in support of this resolution is/are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

SECTION 5. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

PASSED and ADOPTED this 8th day of October 2024.

Frank Perez, Chair

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 8th day of October 2024, and was passed at this meeting of the Planning Commission of the City of Placentia held on the 8th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

Joseph M. Lambert,
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A: 2024 Prohousing Designation Application