



Placentia Planning Commission Agenda

Regular Meeting
November 12, 2024
6:30 p.m.

City Council Chambers
401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Thomas Ingalls
Commissioner

Juan Navarro
Commissioner

Nick Polichetti
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 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 Special Meeting Minutes – October 15, 2024**

RECOMMENDATION: Approve

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Matthew Cotter, representing Mr. Cages
Project Location: 320 E. Crowther Avenue (South side of E. Crowther Avenue, East of Porter Way) APN: 339-081-29
Request: A USE PERMIT NO. UP 2024-06; A REQUEST TO ALLOW THE ESTABLISHMENT AND OPERATION OF A BATTING CAGE AND BASEBALL TRAINING FACILITY WITHIN AN EXISTING 12,411-SQUARE-FOOT BUILDING LOCATED AT 320 E. CROWTHER AVENUE, IN THE MANUFACTURING (M) ZONING DISTRICT.

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. UP 2024-06; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2024-13, a Resolution of the Planning Commission of the City of Placentia 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, and approving Use Permit No. UP 2024-06 to permit the establishment and operation of a batting cage and baseball training facility within a 12,411-square-foot building located at 320 E. Crowther Avenue, in the Manufacturing (M) Zoning District.

2. **Applicant:** **Toffoli Investments, c/o Alan Toffoli**

Project Location: **440 N. Jefferson Street**
APNs: 346-162-01, 346-162-02

Request: **DEVELOPMENT PLAN REVIEW NO. DPR 2024-01, VESTING TENTATIVE TRACT MAP NO. VTTM 19300, AND USE PERMIT NO. UP 2024-07 FOR THE DEVELOPMENT OF AN APPROXIMATELY 4.98-GROSS ACRE SITE WITH 140 RESIDENTIAL TOWNHOME UNITS LOCATED AT 440 N. JEFFERSON STREET (TOFFOLI INVESTMENTS)**

RECOMMENDATION:

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

1. Open the Public Hearing, concerning Development Plan Review No. DPR 2024-01, Vesting Tentative Tract Map No. VTTM 19300 and Use Permit No. UP 2024-07; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2024-15, a Resolution of the Planning Commission of the City of Placentia, approving Development Plan Review No. DPR 2024-01 and Use Permit No. UP 2024-07 and making findings to permit the development of an approximately 4.98 gross acre lot for the construction of 20, three-story, multi-family buildings consisting of 140 for-sale residential townhome units and associated hardscape and landscape improvements within the High Density Residential (R-3) Zoning District on property located at 440 N. Jefferson Street and making findings that the project is categorically

exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

5. Adopt Resolution No. PC-2024-16, a Resolution of the Planning Commission of the City of Placentia, recommending to the City Council of the City of Placentia approval Vesting Tentative Tract Map No. VTTM 19300 for the subdivision of four parcels into three parcels and a lettered lot and also for the purpose of residential townhome condominium subdivision concurrent with DPR No. 2024-01 and UP No. 2024-07 subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

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 ADJOURN to the next regular meeting on December 10, 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 November 12, 2024, Regular Meeting of the Planning Commission of the City of Placentia was posted on November 7, 2024.



Joseph M. Lambert, Secretary