



Placentia Planning Commission Agenda

Regular Meeting

March 11, 2025

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Matthew Rocke
Vice Chair

Brandon Evans
Commissioner

Juan Guerrero
Commissioner

Thomas Ingalls
Commissioner

Juan Navarro
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.

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124

Fax: (714) 528-4640

Website: www.placentia.org

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 Guerrero
Commissioner Ingalls
Commissioner Navarro
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 Regular Meeting Minutes – February 11, 2025**

RECOMMENDATION: Approve

PUBLIC HEARINGS:

1. **Applicant:** CARLA HUTCHINSON DBA NO LIMITS CREATIVE ARTS

Project Location: 350 S. HIGHLAND AVENUE (USE PERMIT NO. 2024-09)

Request: USE PERMIT NO. 2024-09. A REQUEST TO PERMIT THE ESTABLISHMENT AND OPERATION OF A CREATIVE ART STUDIO FOR SPECIAL NEEDS STUDENTS, INCLUDING DANCE, VOICE, YOGA, AND ART INSTRUCTION CLASSES, WITHIN AN EXISTING 1,930-SQUARE-FOOT TENANT SPACE LOCATED AT 350 S. HIGHLAND AVENUE, UNIT B, WITHIN THE COBBLESTONE SHOPPING CENTER, LOCATED AT E. ORANGETHORPE AVENUE AND LAKEVIEW AVENUE.

RECOMMENDATION

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

1. Open the public hearing concerning Use Permit No. UP 2024-09; and

2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2025-02, 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 UP 2024-09 allowing the establishment and operation of a creative arts studio within a 1,930-square foot tenant space at 350 S. Highland Avenue.

2. Applicant: GLEN GWATNEY OF ANACAL ENGINEERING, REPRESENTING THE PROPERTY OWNER GREENLEAF, LLC

Project Location: 975 S. LAKEVIEW AVENUE (TENTATIVE PARCEL MAP NO. TPM 2024-143)

Request: TENTATIVE PARCEL MAP NO. TPM 2024-143. A REQUEST TO SUBDIVIDE A 2.66-ACRE PARCEL AT 975 S. LAKEVIEW AVENUE (APN 346-341-29) INTO TWO PARCELS OF 1.38 ACRES (PARCEL 1) AND 1.27 ACRES (PARCEL 2) WITHIN THE C-M (COMMERCIAL MANUFACTURING) ZONING DISTRICT.

RECOMMENDATION:

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

1. Open the Public Hearing concerning TPM 2024-143; 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-2025-03, a Resolution of the Planning Commission of the City of Placentia, to make 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, and recommending to the City Council approval of TPM 2024-143 to permit the subdivision of an existing 2.66-acre parcel into two (2) parcels measuring 1.38-acres (Parcel 1) and 1.27-acres (Parcel 2) for property located within the C-M (Commercial Manufacturing) Zoning District located on property at 975 S. Lakeview Avenue (Assessor's Parcel Number 346-341-29 & 346-341-30).

REGULAR AGENDA:

1. **Applicant:** City of Placentia

Project Location: Citywide

STUDY SESSION REGARDING RESIDENTIAL DEVELOPMENT STANDARDS

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

1. Discuss the updated Residential Development Standards Survey Data; and
2. Provide staff direction as appropriate.

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 April 8, 2025, 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 March 11, 2025, Regular Meeting of the Planning Commission of the City of Placentia was posted on March 6, 2025.



Joseph M. Lambert, Secretary