



Placentia Planning Commission Agenda

Regular Meeting

June 10, 2025

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 Guerrero
Commissioner

Juan Navarro
Commissioner

David Smith
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 Guerrero
Commissioner Ingalls
Commissioner Navarro
Commissioner Smith
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 – May 13, 2025**

RECOMMENDATION: Approve

PUBLIC HEARINGS:

1. **Applicant:** TAE JIN LEE (SCHOLAR ATHLETE BLACK BELT CENTER)

Project Location: 628 W. CHAPMAN AVENUE, (PLACENTIA PLAZA SHOPPING CENTER) APN: 339-371-07350

Request: USE PERMIT NO. UP 2025-01. A REQUEST TO PERMIT THE ESTABLISHMENT AND OPERATION OF A 1,400-SQUARE FOOT MARTIAL ARTS TEACHING STUDIO LOCATED AT 628 W. CHAPMAN AVENUE, IN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT.

RECOMMENDATION

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

1. Open the public hearing concerning Use Permit No. UP 2025-01; and

2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2025-06, 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 making findings to permit the establishment and operation of a 1,400-square foot martial arts teaching studio located at 628 W. Chapman Avenue, in the Neighborhood Commercial (C-1) Zoning District, approving Use Permit No. 2025-01

2. Applicant: CITY OF PLACENTIA

Project Location: CITYWIDE

**Request: ZONING CODE AMENDMENT NO. ZCA 2025-01
REGARDING ACCESSORY DWELLING UNITS AND
JUNIOR ACCESSORY DWELLING UNITS IN ACCORDANCE
WITH STATE LAW.**

RECOMMENDATION

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

1. Open the Public Hearing, concerning Zoning Code Amendment No. ZCA 2025-01, receive the staff report and consider all public testimony, and close the public hearing; and
2. Adopt Resolution No. PC-2025-04, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council find that adoption of the Zoning Code Amendment No. ZCA 2025-01 is exempt from CEQA pursuant to CEQA Guidelines Section 15282(h) and is categorically exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3); and, recommending that City Council approve Zoning Code Amendment No. 2025-01, whereby development standards and regulatory requirements in Title 23 (“Zoning”) of the Placentia Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units would be amended to refine the City’s development standards accordance with State Law.

3. Applicant: CITY OF PLACENTIA

Project Location: CITYWIDE

**Request: ZONING CODE AMENDMENT NO. ZCA 2025-02
REGARDING URBAN LOT SPLITS, TWO-UNIT HOUSING,**

**GENERAL REGULATIONS, AND EXCEPTIONS OF THE
PLACENTIA MUNICIPAL CODE IN ACCORDANCE WITH
STATE LAW.**

RECOMMENDATION

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

1. Open the Public Hearing, concerning Zoning Code Amendment No. ZCA 2025-02, receive the staff report and consider all public testimony, and close the public hearing; and
2. Adopt Resolution No. PC-2025-05, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council find that adoption of the Zoning Code Amendment related to updating development standards and regulatory requirements regarding two-unit housing developments and urban lot splits is not a “project” under the California Environmental Quality Act; and, recommending that City Council approve Zoning Code Amendment No. 2025-02, whereby development standards and regulatory requirements in Title 22 (“Subdivisions”) and Title 23 (“Zoning”) of the Placentia Municipal Code would be amended to refine the City’s development standards in accordance with State Law.

REGULAR AGENDA:

1. **Applicant:** CITY OF PLACENTIA

Project Location: CITYWIDE

Request: GUIDELINES AND PROCEDURES FOR IMPLEMENTING
THE PROVISIONS OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT FOR PROJECTS IN THE
CITY OF PLACENTIA

RECOMMENDATION:

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

1. Adopt Resolution No. PC-2025-07, a Resolution of the Planning Commission of the City of Placentia, recommending that City Council find that adoption of CEQA Guidelines is not a project under State CEQA Guidelines Section 15378(b)(5) because it involves an administrative activity and would not result in any environmental impacts; and, recommending that City Council adopt Guidelines and Procedures for implementing the provisions of the California Environmental Quality Act for projects in the City of Placentia.

OLD BUSINESS:

NEW BUSINESS:

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 July 8, 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 June 10, 2025, Regular Meeting of the Planning Commission of the City of Placentia was posted on June 5, 2025.



Joseph M. Lambert, Secretary