

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
September 8, 2009

The regular meeting of the Placentia Planning Commission of September 8, 2009 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Schaefer.

ROLL CALL: Present: John Scull, Commissioner
Vic J. Tomazic, Commissioner
Floyd Farano, Commissioner
Craig Green, Commissioner
Frank Perez, Acting Chairman
Christine Schaefer, Chairman

Absent: Michael Ebenhoch, Commissioner

PLEDGE OF ALLEGIANCE: Led by Vice Chairman Perez

Others Present: Ken Domer, Assistant City Administrator
Raynald F. Pascua, Development Services Manager
Monique Schwartz, Associate Planner
Andrew V. Arczynski, Interim City Attorney
Sara Salazar, Administrative Assistant

Nominations for Chairman were opened by Ray Pascua, Development Service Manager.

Nominations for Chairman were closed by Ray Pascua, Development Service Manager.

Vice Chair Perez was nominated for Chairman by Christine Schaefer, seconded by Commissioner Green and passed by a 6-0-1 vote (Ebenhoch absent).

Nominations for Vice Chairman were opened by Chairman Perez.

Nominations for Vice Chairman were closed by Chairman Perez.

Commissioner Green was nominated for Vice Chairman by Commissioner Scull, seconded by Commissioner Tomazic and passed by a 6-0-1 vote (Ebenhoch absent).

Mr. Pascua expressed gratitude to Commissioner Schaefer for her dedication and service during her term as Chairman.

ORAL COMMUNICATIONS: Chairman Perez invited the public to make oral comments on matters not on the agenda.

Salim Daher, DB Oil, 1202 E. Yorba Linda Blvd, Placentia stated he is working with a new Civil Engineer, Tom King.

Vice Chairman Green asked for a timeline when the citizens of Placentia will start to see activity. Mr. Daher responded the parcel map should be completed in another two months.

Commissioner Farano asked if financing is in place. Mr. Daher responded no; however, the bank has approved the site.

Commissioner Farano asked if there are any problems that are foreseen that would delay activity. Mr. Daher responded the only item that may create a problem is the purchase of a twelve by ten foot piece of property at the back of the lot. The seller cancelled the escrow until the project is back on track.

Commissioner Farano asked if there is anything the City can do to assist with this project. Mr. Daher responded, not at this time. The City's requirement changed from a lot line adjustment to a parcel and we had to start over. Mr. Daher stated he is working with a new Engineer and doesn't foresee a problem getting financing because he has a commitment from ARCO for part of the construction and owes very little on the property.

Commissioner Farano asked if the bank was holding back because of the parcel map. Mr. Daher responded that he doesn't have anything to offer the bank to approve until the parcel map is completed and the construction is approved by the City. Commissioner Farano thanked Mr. Daher for appearing at the meeting and providing an update to the Commission.

Assistant City Administrator Ken Domer added that City staff is working with Mr. Daher, his Engineer Tom King, as well as with Consultant Engineer Mike Kim to make progress.

Commissioner Schaeffer thanked Mr. Daher for attending the meeting and stated that this project is the number one priority of the citizens that approach her. Mr. Daher stated that he maintains the site as best he can.

Commissioner Farano asked if the tanks are still in the ground and will new tanks be installed. Mr. Daher responded, the tanks are relatively new and will remain as they are; however, they will be relocated.

Marcy Schaubeck, Massage Envy, 122 E. Yorba Blvd, Placentia addressed the Commission on SB 731 which called for voluntary statewide certification of massage therapists, effective September 27, 2008. She expressed concern that if the City does not

support this ruling, City licensing fees will make it difficult to attract and retain therapists in the City of Placentia.

Chairman Perez closed Oral Communications.

Public Hearings:

- 1. Applicant: Mr. Kevin Shirata**
Location: 1125 E. Imperial Highway

Use Permit (UP) 09/08:

To permit the co-location of a second wireless communication facility, consisting of three (3) panel antennas, three (3) microwave dishes and three (3) DAP (Diverse Access Point) units on an existing 40 foot high freestanding "Monopalm" and related ground-mounted equipment, located in the rear parking area of the Imperial-Rose Shopping Center at 1125 E. Imperial Highway in the "C-2"- Community Commercial District.

Staff report was given by Monique Schwartz, Associate Planner.

Ms. Schwartz introduced the applicant's representative Julia Molisos, Core Communications, who was present in the audience.

Ms. Schwartz noted a correction to the staff report. Page 11 of 15, item no. 14. The last sentence should be omitted and the item should read "The related equipment cabinet shall be located as indicated on the submittal site plan and elevations."

This use permit application is to permit the co-location of a second wireless communication facility on an existing 40 foot high freestanding "monopalm" and related ground mounted equipment. A use permit was granted for the existing "monopalm" via Use Permit 00/05 on July 5, 2000. The Special Conditions of Approval for Use Permit 00/05 specify that "no expansion or modification of the wireless communication facility shall occur at any time without first obtaining Planning Commission approval." The proposed Sprint co-location is an expansion and modification to Use Permit 00/05 and is therefore required to obtain a new Use Permit. The proposed co-location will be designed to provide Sprint telecommunication services to businesses and the surrounding community in the vicinity of Rose Drive and Imperial Highway.

Chairman Perez invited the applicant to address the Commission.

Julia Molisos, Core Communications, 2903-H Saturn St. Brea, stated that she represents Sprint on this request. She expressed appreciation to the Commission for recommending approval of the site as well as thanks to Ms. Schwartz for the removal of condition #14. Ms. Molisos stated she agreed to all other conditions.

Chairman Perez opened the public hearing.

Chairman Perez closed the public hearing.

Motion by Commissioner Schaefer, seconded by Commissioner Scull, TO ADOPT RESOLUTION NO. R-2009-09 APPROVING USE PERMIT (UP) 09/08, SUBJECT TO THE ATTACHED AMENDED SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS. Passed by a 6-0-1 voice vote. (Ebenhoch absent)

**2. Applicant: Mr. Naser Kianfard
Location: 751 W. Monroe Way**

Use Permit (UP) 09/09:

To permit the operation of a tow company (Top Towing) within a +/- 9,130 square foot industrial building, located 751 W. Monroe Way in the "M" – Manufacturing District.

Staff report was given by Mr. Pascua, Development Services Manager.

Top Towing's primary function is to tow and store vehicles within the subject property. The property has the capacity to store forty (40) vehicles inside the approximately 9100 square foot building and parking lot. Three (3) tow trucks will operate in conjunction with this business. At the close of each business day, these trucks will be parked at the headquarters located at 1335 N. Santiago Street, Santa Ana. Tow truck maintenance and repairs are also performed at this location.

No negative environmental impact is anticipated because of this project proposal. Public notices were sent to nine (9) property owners within a 300 foot radius and the property was posted ten (10) days in advance of the public hearing. To date, staff has not received any comments for or against the project.

Commissioner Schaefer asked Mr. Pascua if the building was previously used for automotive purposes and if the building was currently vacant. Mr. Pascua answered yes, the building was used for automotive purposes and invited the applicant to respond if the building is currently vacant.

Vice Chairman Green asked if there is a requirement to use cement instead of asphalt in the outdoor parking/storage area in order to prevent absorption of leaking automotive liquids. Commissioner Farano asked if the vehicles stored are primarily wrecked vehicles and if Top Towing only tows for Automobile Club of Southern California (AAA).

Chairman Perez opened the public hearing.

Chairman Perez invited the applicant to address the Commission.

Mr. Naser Kianfard, Top Towing, 1335 N. Santiago Santa Ana, stated that Top Towing contracts with AAA and Placentia would be his second location (Santa Ana is another location). In response to Vice Chairman's Green question, the site is approximately 16,000 square feet. 10,000 sq. ft. of the property is paved with cement and 6,000 sq. ft. is paved with asphalt.

Vice Chairman Green asked if the bulk of Mr. Kianfard's business would be from AAA or from other entities. Mr. Kianfard responded that he strictly contracts with AAA, which requires him to have a site within the City of Placentia.

Commissioner Farano asked if there would be any repossessed vehicles stored at the site. Mr. Kianfard stated that there will be no repossessed vehicles at the site.

Mr. Farano asked if Mr. Kianfard agreed to comply with the provision to remove the razor wire from the site fence. Mr. Kianfard agreed that he would comply.

Chairman Perez asked if the public would be able to see through the fence. Mr. Kianfard responded no. Both of the fences on the property are covered.

Chairman Perez asked if the site is being leased and landscaped. Mr. Kianfard stated he is currently in escrow to purchase the property.

Commissioner Farano asked if all the vehicles stored would be damaged from accidents. Mr. Kianfard stated that this is not always the case.

Mr. Farano asked if there was a Special Condition of Approval that required the applicant to maintain the surface of the outdoor parking/storage area free of all automotive liquids. Mr. Kianfard responded that his company will not tow a vehicle that is leaking.

Chairman Perez closed the public hearing.

Ken Domer, Assistant City Administrator spoke about Special Condition #14. He explained that if there are changes proposed to the existing fencing, a final fencing plan would need to be submitted to the Development Services Department for approval.

Motion by Commissioner Scull, seconded by Commissioner Schaeffer TO ADOPT RESOLUTION NO. R-2009-08 APPROVING USE PERMIT (UP) 09/09 SUBJECT TO THE ATTACHED SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS. Passed by a 6-0-1 voice vote. (Ebenhoch absent)

Old Business:

None

New Business

- Applicant: City of Placentia**
Location: 235 S. Bradford Avenue

General Plan Consistency Finding – 235 S. Bradford Avenue:

To find that the proposed purchase by the Placentia Redevelopment Agency of the property and its intended use are consistent with the Placentia Municipal Code.

Staff report was given by Mr. Domer, Assistant City Administrator.

The City is considering the acquisition of a property for the purpose of developing a small public parking lot to support off-street downtown parking needs. The parcel is located behind the Tlaquepaque Restaurant in the Santa Fe Commercial zone. Planning staff has determined that the purchase and development of the parking lot is in the best interests of the City, downtown businesses, and is an incentive to enhance and promote the economic revitalization of the downtown business district.

Vice Chairman Green asked about the timeline for the project. Mr. Domer responded that the project is budgeted to be completed before the end of the fiscal year.

Motion by Commissioner Schaefer, seconded by Chairman Perez TO CONSIDER THE RESOLUTION FINDING THAT THE PLANNING COMMISSION FIND THE THE PROPERTY ACQUISITION DISCUSSED IN THE REPORT CONFORMS TO THE ADOPTED GENERAL PLAN AND DIRECT CITY STAFF TO REPORT THESES FINDINGS TO THE CITY COUNCIL. Passed by a 6-0-1-0 voice vote. (Ebenhoch absent)

DEVELOPMENT SERVICES MANAGER'S REPORT

Mr. Pascua reminded the Commission that Orientation and Training will be held in the City Council Chambers on September 22, 2009 from 7:00 p.m. to 9:00 p.m. A Commission and Committee Mixer is being held on September 30, 2009 at 6:30 p.m. at the Placentia Roundtable Women's Club. On September 15, 2009 during the City Council Study Session, consultant Gary Wayne (PMC World) will be providing an update on the Placentia-Westgate Specific Plan as well as a comparison of the Urban Land Institute Technical Advisory Panel recommendations to the Plan. The second meeting of the General Plan Steering Committee is scheduled for Thursday, September 10, 2009 at 5:00 p.m.

Mr. Domer asked if Commissioner Schaefer would remain on the General Plan Steering Committee (GPSC) or if Chairman Perez would be taking her place. Commissioner Schaefer responded that she would remain on the GPSC since she had already attended a meeting. He added that all Planning Commissioners are currently subscribed for membership to the American Planning Association.

Commissioner Schaefer addressed the City Attorney regarding Marcy Schaubeck,