



Placentia Planning Commission  
Agenda

Regular Meeting  
**September 11, 2012**  
**6:30 p.m.**

**Michael Ebenhoch**  
Chairman

**Vic Tomazic**  
Vice Chairman

**Dana Hill**  
Commissioner

**Frank Perez**  
Commissioner

**Christine Schaefer**  
Commissioner

**John Scull**  
Commissioner

**Thomas Solomonson**  
Commissioner

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 961-0283**  
**Website: [www.placentia.org](http://www.placentia.org)**

**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. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

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](http://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 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  
Community Room  
401 E. Chapman Avenue  
September 11, 2012**

**REGULAR MEETING**  
6:30 p.m. – Community Room

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**MEETING CALLED TO ORDER**

**ROLL CALL:** Chairman Ebenhoch  
Vice Chairman Tomazic  
Commissioner Hill  
Commissioner Perez  
Commissioner Schaefer  
Commissioner Scull  
Commissioner Solomonson

**PLEDGE OF ALLEGIANCE**

**ORAL COMMUNICATIONS**

At this time, the public is invited to address the Planning Commission concerning any items on the agenda, which are not public hearings, or other items under the jurisdiction of the Placentia Planning Commission

**MINUTES**

August 14, 2012

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**PUBLIC HEARINGS**

1. **Applicant: Mr. Wilmond Riddle and Mr. Mike Maxwell**  
**Location: 801 S. Lakeview Avenue, #A**

**Use Permit (UP) 2012-09:**

To permit the operation of a tire and wheel sales and servicing business (Complete Tire & Wheel Service) within a +/- 2,500 square foot industrial space located at 801 S. Lakeview Avenue in the Commercial Manufacturing (C-M) District.

**Recommended Actions:**

Adopt Resolution No. PC-2012-13 approving Use Permit (UP) 2012-09, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

2. **Applicant:** Ms. Sandy Patel – Best Western Plus  
**Location:** 118 E. Orangethorpe Avenue

**Variance (VAR) 2012-01:**

A request to deviate from the development standards set forth in Section 23.90.180(5)(A) and (B) Signs in Commercial Districts of the Placentia Municipal Code to permit the construction of a freestanding pole sign for Best Western Plus Hotel, measuring 81 square feet in signage area and 20'-0" high, located at 118 E. Orangethorpe Avenue in the Commercial Manufacturing (C-M) District.

**Recommended Actions:**

Adopt Resolution No. PC-2012-14 approving Variance (VAR) 2012-01, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

3. **Applicant:** LTI, Inc.: Mr. Arun Phadnis  
**Location:** 1022, 1034 and 1042 N. Bradford Avenue

**Use Permit (UP) 2012-08, Development Plan Review (DPR) 2012-02, General Plan Amendment (GPA) 2012-01, Zone Change (ZC) 2012-01 and Tentative Parcel Map (TPM) 2011-140**

To permit the construction of a new church (Radha Raman Vedic Mandir) that includes a +/- 3,355 square foot church sanctuary building and a +/- 4,720 square foot, two story multi-purpose building and related on site improvements on a 1.15 net acre (+/- 50,497 square foot) site, located a 1022, 1034 and 1042 N. Bradford Avenue in the Medium Density Multiple-Family (R-G) District.

**Recommended Actions:**

1. Adopt Resolution PC-2012-15 approving Use Permit (UP) 2012-08, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.
2. Adopt Resolution PC-2012-16 approving Development Plan Review (DRP) 2012-02, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.
3. Recommend approval of Draft Negative Declaration 2012-02, General Plan Amendment 2012-01, Zone Change 2012-01 and Tentative Parcel Map 2011-140 to the City Council.

## **NEW BUSINESS**

None

## **DEVELOPMENT REPORT**

Development Project List

## **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.

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## **ADJOURNMENT**

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, October 9, 2012 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

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## **CERTIFICATION OF POSTING**

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the September 11, 2012 Regular meeting of the Planning Commission of the City of Placentia was posted on September 6, 2012.

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Kenneth A. Domer