



Placentia Planning Commission  
Agenda

Regular Meeting  
**October 9, 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  
October 9, 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**

September 11, 2012

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**PUBLIC HEARINGS**

1. **Applicant: Fresh & Easy Neighborhood Markets, Adam Mayfield**  
**Location: 148 E. Yorba Linda Boulevard**

**Use Permit (UP) 2012-06 (Amendment No. 1):**

To amend Use Permit 2012-06 to include a finding of Public Convenience and Necessity in order to permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption in conjunction with the operation of an approved +/- 12,000 square foot Fresh & Easy Neighborhood Market, located at 148 E. Yorba Linda Boulevard in the Town Center (T-C) District.

**Recommended Action:**

Adopt Resolution No. PC-2012-17 approving Amendment No. 1 to Use Permit 2012-06, subject to all Special Conditions of Approval and Standard Development Requirements as approved by the Planning Commission on August 14, 2012.

2. **Applicant:** Gillian Clark  
**Location:** 1450 N. Kraemer Boulevard

**Use Permit (UP) 2012-10:**

To permit the sale of alcoholic beverages for on-site consumption (Type 41 On Sale Beer and Wine for Bona Fide Public Eating Place), and to permit a +/- 290 square foot large outdoor seating area in conjunction with a +/- 3,000 square foot full service restaurant (Sue Ann's), located at 1450 N. Kraemer Boulevard in the Town Center (T-C) District.

**Recommended Actions:**

Adopt Resolution No. PC-2012-18 approving Use Permit (UP) 2012-10, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

**NEW BUSINESS**

3. **Proposed Temporary Commercial Signage Pilot Program:**

Planning Commission review for recommendation to City Council of the allowance of temporary portable business signs and other sign code modifications on pilot basis through the implementation of a temporary commercial signage program.

**Recommended Actions:**

That the Planning Commission provide comments and recommend for approval to the City Council a Temporary Commercial Signage Pilot Program.

**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, November 13, 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 October 9, 2012 Regular meeting of the Planning Commission of the City of Placentia was posted on October 4, 2012.

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Kenneth A. Domer

**PLACENTIA PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING**

September 11, 2012

The regular meeting of the Placentia Planning Commission of September 11, 2012 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chairman Ebenhoch.

**ROLL CALL:** Present: Michael Ebenhoch, Chairman  
Vic Tomazic, Vice Chairman  
Dana Hill, Commissioner  
Christine Schaefer, Commissioner  
Frank Perez, Commissioner  
Tom Solomonson, Commissioner  
Absent Excused: John Scull, Commissioner

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Solomonson

Others Present: Ken Domer, Assistant City Administrator  
Andrew V. Arczynski, City Attorney  
Monique Schwartz, Associate Planner  
Cathy Carranza, Clerical Aide

**ORAL COMMUNICATIONS:** The Chair invited the public to make oral comments on matters not on the agenda and none were offered.

**Motion by Commissioner Schaefer seconded by Chairman Ebenhoch, to approve the minutes of August 14, 2012. Passed by a 6-0 vote.**

**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.

Mr. Domer gave the staff report and power point presentation to the Commission.

Chairman Ebenhoch invited the applicants to address the Commission.

Mr. Bill Riddle 5892 Ohio Street, Yorba Linda, CA. and Mr. Mike Maxwell, 18312 Laurel Brook Circle, Cerritos, CA introduced themselves.

Chairman Ebenhoch asked if there are any future plans to do brakes or other mechanical

work. Mr. Maxwell stated that they will only be doing tires and there will be no room for other repairs.

Chairman Ebenhoch opened the public hearing.

No comments were received.

Chairman Ebenhoch closed the public hearing.

**Motion by Vice Chairman Tomazic, seconded by Commissioner Hill TO 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. Passed by a 6-0 vote.**

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- 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.

Mr. Domer presented the staff report and Power Point presentation to the Commission.

Commissioner Perez asked if Best Western Plus would be willing to allow Denny's to add their name to the sign down the road. Mr. Domer responded that it would not be out of the question.

Commissioner Hill asked if the variance would allow a sign higher than 20'. Mr. Domer stated that they would have to apply for a new variance. Special Condition 9 reserves the right for the City to revoke Variance 2012-01 at such time that Orangethorpe Avenue is fully improved.

Chairman Ebenhoch asked if we could incorporate the Placentia name to the sign. Mr. Domer suggested addressing this concern with the applicant.

Chairman Ebenhoch invited the applicant to address the Commission.

The applicant Sandy Patel, 118 E. Orangethorpe introduced herself to the Commission.

Commissioner Ebenhoch asked what the decision process was in excluding Placentia in the signage. The applicant stated when people are searching on Google they are more familiar with Anaheim or Orange County. Christina Lopez, Sales & Marketing Director for the hotel introduced herself. Ms. Lopez responded that by including Anaheim and Orange County they can be more easily found by guests.

Commissioner Tomazic asked if it is possible to change the sign to Anaheim/Placentia/Orange

County. Ms. Lopez responded that they could check on the number of characters allowed and resubmit the request. There are certain standards that need to be followed by Best Western. Mr. Domer informed the Commission that the decision for the identification language on the sign was left to the applicant as it was not an item the Commission could condition.

Commissioner Schaefer asked for clarification on the name Best Western Plus. Ms. Lopez responded that it is rated on the second level of standards.

Chairman Ebenhoch opened the public hearing.

No comments were received.

Chairman Ebenhoch closed the public hearing.

**Motion by Commissioner Schaefer, seconded by Commissioner Solomonson TO 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. Passed by a 6-0 vote. (Tomazic abstain: abstentions without approval are a vote for the affirmative and recorded as such)**

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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 at 1022, 1034 and 1042 N. Bradford Avenue in the Medium Density Multiple-Family (R-G) District.

Ms. Schwartz presented the staff report and Power Point presentation to the Commission.

Commissioner Schaefer asked for clarification of overflow parking. Ms. Schwartz responded that Special Condition 25 addressed overflow parking. The Temple shall provide proof of parking agreements with nearby non-residential properties.

Commissioner Hill asked if the number of people attending the church will increase with the expansion. Ms. Schwartz stated that there are approximately 100 people currently, but all of whom do not attend at the same time.

Mr. Domer commented on past parking complaints. He stated that the community has no complaints with this expansion because it will also be adding additional parking.

Commissioner Schaefer stated that there are 24 existing parking spaces.

Chairman Ebenhoch invited the applicant to address the Commission.

Arun Phadnis of LTI, Inc. introduced himself to the Commission. Mr Phadnis states that the church building is 80 years old and will be replaced with a state of the art building, and will be adding four (4) times more parking.

Mark Schroff the Temple President introduced himself to the Commission. Mr. Schroff is looking for final approval and support from the Commission.

Commissioner Perez asked for clarification on the number of people who attend the church and overflow parking. Mr Schroff confirms that the high school and neighboring churches agreed to cooperate with the church when additional parking is needed.

Commissioner Hill asked why the high school wasn't used for overflow parking in the past. Mr. Schroff states that the school will be used when needed.

Vice Chairman Tomazic asked if hours of operation will change with the expansion. Mr. Schroff responded that the hours will remain the same.

Commissioner Solomanson asked for clarification of the 150 people, families, or cars. Mr. Schroff responded that there are approximately 150 members.

Commissioner Schaefer asked for clarification if all existing buildings will be demolished and if the new living quarters will be located on the second floor of the new building. Mr. Schroff confirmed that they will.

Ed Perez of 5954 E. Camino Manzano, Anaheim Hills, Public Relations Consultant introduced himself to the Commission. Mr. Perez was in support of the project.

Commissioner Solomonson commented on the expansion being a good move

Chariman Ebenhoch opened the public hearing.

Hema Dadlani, 1418 Avenida De Vaca, Placentia, in support of the project.

Bineeta Patel, 406 New Jersey Lane, Placentia, in support of the project.

Sejal A. Shah, 106 West Tiger Lane, Placentia, in support of the project.

Manigh Shah, 320 Kirschner Lane, Placentia, in support of the project.

Nishith Shah, 330 New Hampshire Way, Placentia, in support of the project.

Mayur Patel, 829 San Diego Lane, Placentia, in support of the project.

Tavsau Singil, 6625 Wabash St., Chino, Past President of Temple, in support of the project.

Steven Berlind, 1020 London Circle, Placentia, spoke in support of the project. Mr. Berlind is not a member of the temple but a neighbor. He supported the project due to its removing dilapidated residential properties and increasing the parking on-site which creates a safer neighborhood.



Chairman Ebenhoch closed the public hearing

**Motion by Commissioner Schaefer, seconded by Vice Chairman Tomazic To Adopt Ordinance O-2012-15, Approving Use Permit (UP) 2012-08, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein. Adopt Resolution No. PC-2012-16 approving Development Plan Review (DPR) 2012-02, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein. Recommend approval of Draft Negative Declaration (Draft Neg. Dec.) 2012-01, General Plan Amendment (GPA) 2012-01 and Zone Change (ZC) 2012-01 to the City Council. Including memorandum dated September 11, 2012, revisions to Staff Report for GPA 2012-01, ZC 2012-01, UP 2012-08, TPM 2011-140 and DPR 2012-02. Passed by a 6-0 vote.**

**NEW BUSINESS:** None

**DEVELOPMENT REPORT:** Development project list will be sent electronically.  
Planning Commissioner handbook will be sent electronically.

General discussion on bill signed by Governor Brown regarding private water utilities and disclosure requirements.

**PLANNING COMMISSION REQUESTS:**

Chairman Solomonson, seconded by Commissioner Hill adjourned the Planning Commission meeting at 8:10 p.m. to the next regularly scheduled meeting on October 09, 2012 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Ken Domer  
Assistant City Administrator