



Placentia Planning Commission  
Agenda

Regular Meeting  
**December 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  
December 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:**

**MINUTES:**

November 13, 2012

**ELECTION OF CHAIRMAN:**

**ELECTION OF VICE CHAIRMAN:**

**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

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**PUBLIC HEARINGS**

**OLD BUSINESS**

1. **Applicant: Sprint C/O SAC Wireless: Mark Berlin**  
**Location: 506 S. Fee Ana Street**

**Use Permit (UP) 2012-11:**

Request to modify a Sprint wireless communication facility on an existing +/- 65 foot high freestanding “monopine” and related ground equipment located at 506 S. Fee Ana Street in the Manufacturing (M) District.

**Recommended Action:**

Adopt Resolution No. PC-2012-19 approving Use Permit 2012-11, subject to all Special Conditions of Approval and Standard Development Requirements.

**NEW BUSINESS**

2. **Applicant: T-Mobile C/O Reliant Land Services: Tom Mundl**  
**Location: 506 S. Fee Ana Street**

**Use Permit (UP) 2012-12:**

Request to modify a T-Mobile wireless communication facility on an existing +/- 65 foot high freestanding "monopine" and related ground equipment located at 506 S. Fee Ana Street in the Manufacturing (M) District.

**Recommended Action:**

Adopt Resolution No. PC-2012-20 approving Use Permit 2012-12, subject to all Special Conditions of Approval and Standard Development Requirements.

3. **Applicant: Golden State Water Company: Daniel Flores**  
**Location: 202 Wilson Avenue**

**Development Plan Review 2012-03:**

To permit the construction of a +/- 600 square foot pump house structure to enclose a new Golden State Water Company 1,500-2,500 gallon per minute domestic water well, +/- 900 LF of 12 inch diameter distribution water line and +/- 900 LF of 16 inch diameter drain line connecting to the public storm drain, as well as associated water well facilities for the purpose of improving fire flow and water quality in the existing Placentia water system. and other related on site improvements on a +/- 9,100 square foot site at 202 Wilson Avenue in the Single Family Residential (R-1) District.

**Recommended Action:**

Adopt Resolution No. PC-2012-21 approving Development Plan Review (DPR) 2012-03, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein and approve Mitigated Negative Declaration 2012-02 including mitigation measures prepared by RBF Consulting.

## STUDY SESSION

4. **Applicant: The Olson Company**  
**Location: 1049 Golden Avenue**

Study Session on a proposed 33 unit paired and detached small lot residential community on a 2.63 acre parcel for a net density not to exceed 12.5 dwelling units per acre. The City Council will consider the development through a Development Agreement to provide for flexibility in the City's R-3 high density zoning district related to development standards. When single family residences are developed in the R-3 district the Placentia Municipal Code requires R-1 development standards. The proposed development exceeds the R-1 standards for density and setback standards.

## 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, January 8, 2013 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 December 11, 2012 Regular meeting of the Planning Commission of the City of Placentia was posted on December 6, 2012.

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Kenneth A. Domer