



Placentia Planning Commission
Agenda

Regular Meeting
January 8, 2013
6:30 p.m.

Michael Ebenhoch
Chairman

Christine Schaefer
Vice Chair

Dana Hill
Commissioner

Frank Perez
Commissioner

John Scull
Commissioner

Thomas Solomonson
Commissioner

Vic Tomazic
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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Fax: (714) 961-0283
Website: 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 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
January 8, 2013**

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

MEETING CALLED TO ORDER

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

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:

December 11, 2012

STUDY SESSION

No action may be taken by the Planning Commission at the Study Session.

1. **Applicant: HQT HOMES 210 LLC**
Location: 1128 N. Kraemer Boulevard

The City of Placentia is considering a 112-unit residential and mixed use development. The residential component of the proposed project will include 50 townhome units, 50 duplex units (two units in a single building), and 12 units located above the ground floor commercial. The commercial component of the proposed project will consist of 5,550 square feet. The 7.98-acre project site is located on a lot with frontage along Kraemer Boulevard and Angelina Drive. The proposed project also proposes to incorporate an existing 4,563 square-foot commercial building located at the southeast corner of North Kraemer Boulevard and Morse Avenue into the project to facilitate improved design, vehicular access and circulation. The site is currently zoned R-1, low density residential and will be considered through a Development Agreement, in part to allow an increase in density to 14 dwelling units per acre.

DEVELOPMENT REPORT

Development Project List

PLANNING COMMISSION REQUESTS

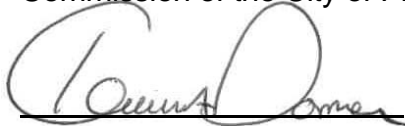
Commission members may make requests or ask questions of staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, February 12, 2013 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the January 8, 2013 Regular meeting of the Planning Commission of the City of Placentia was posted on January 2, 2012.



Kenneth A. Domer