



Placentia Planning Commission  
Agenda

Regular Meeting  
**February 12, 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

**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  
February 12, 2013**

**REGULAR MEETING**  
6:30 p.m. – City Council Chambers

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**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  
January 8, 2013

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**PUBLIC HEARING**

1. **Applicant: Daniel Flores (Golden State Water Company)**  
**Location: 202 Wilson Avenue**

**Development Plan Review 2012-03:**

To permit the construction of a +/- 256 square foot pump house structure to enclose a new Golden State Water Company domestic water well and a detached +/- 720 square foot equipment shelter with 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-2013-01 approving Development Plan Review 2012-03, subject to all Special Conditions of Approval and Standard Development Requirements.

2. **Applicant:** Martin Vallejo  
**Location:** 102 E. Yorba Linda Boulevard

**Use Permit (UP) 2013-01:**

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/- 1,600 square foot convenience store, located at 102 E. Yorba Linda Boulevard in the Town Center (T-C) District.

**Recommended Action:**

Adopt Resolution No. PC-2013-02 approving Use Permit (UP) 2013-01, subject to all Special Conditions of Approval and Standard Development Requirements.

**NEW BUSINESS**

3. **Proposed Temporary Accessory Retail Sales in the Manufacturing District Pilot Program:**

Planning Commission review for recommendation to the City Council the allowance of accessory retail sales in manufacturing districts on a pilot basis through the implementation of a temporary Accessory Retail Sales in the Manufacturing District program.

**Recommended Action:**

That the Planning Commission provide comments and recommend for approval to the City Council a Temporary Accessory Retail Sales in the Manufacturing District 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, March 12, 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 February 12, 2013 Regular meeting of the Planning Commission of the City of Placentia was posted on February 7, 2013.

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Kenneth A. Domer