

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

June 12, 2012

The regular meeting of the Placentia Planning Commission of June 12, 2012 was called to order at 6:30 p.m. in the Community Meeting Room, 401 East Chapman Avenue, Placentia, by Vice Chairman Tomazic.

**ROLL CALL:** Present: Vic Tomazic, Vice Chairman  
Christine Schaefer, Commissioner  
Floyd Farano, Commissioner  
John Scull, Commissioner  
Frank Perez, Commissioner  
Tom Solomonson, Commissioner

Absent: Michael Ebenhoch, Chairman

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

Others Present: Ken Domer, Assistant City Administrator  
Andrew V. Arczynski, City Attorney  
Sara Salazar, Administrative Assistant  
Monique Schwartz, Associate Planner

**ORAL COMMUNICATIONS:** The Vice Chair invited the public to make comments on matters not scheduled for public hearing but none were offered.

**Motion by Commissioner Schaefer, seconded by Commissioner Scull to APPROVE THE MINUTES of May 8, 2012. Passed by a 3-0-1-3 vote. Ebenhoch Absent. Tomazic, Farano, Solomonson Abstain.**

**Public Hearings:**

1. **Applicant:** Michael Rue

**Location:** 715, 717 & 719 Dunn Way

**Use Permit (UP) 2012-03:**

To permit the sale of alcoholic beverages for on and off-site consumption (Type 23 Small Beer Manufacturer Alcoholic Beverage Control License) in conjunction with the operation and expansion of an existing small craft brewery (The Bruery) that manufactures specialty beers, conducts guided tours of their facility and offers beer and wine sampling within the tasting room, located in a +/- 9,850 square foot industrial tenant space at 715, 717 and 719 Dunn Way in the Manufacturing (M) District.

Ms. Schwartz gave the staff report and advised that the applicant has requested to continue the item at the August 14<sup>th</sup> meeting.

**Motion by Commissioner Scull, seconded by Commissioner Farano to CONTINUE USE PERMIT 2012-03 TO THE REGULAR AUGUST 14<sup>TH</sup> MEETING. Passed by a 6-0-1 vote. Ebenhoch Absent.**

2. Applicant: Fancher Development Services: Bill Fancher  
Location: 1882 N. Placentia Avenue

Use Permit (UP) 2012:15:

To permit the operation of a +/- 19,800 square foot health and fitness facility (Crunch Fitness) that specializes in fitness equipment use, group classes and personal training within a commercial retail tenant space located at 1882 N. Placentia Avenue in the Neighborhood Commercial (C-1) District.

Ms. Schwartz gave the staff report and noted that Special Condition #35 will be deleted as it is not applicable.

Commissioner Schaefer asked if the physical therapy business is still operating in the same center. Ms. Schwartz responded that yes, they are.

Vice Chairman Tomazic opened the public hearing.

The applicant, Bill Fancher of Fancher Development Services at 1342 Bell Avenue, Tustin introduced himself.

Commissioner Farano asked Mr. Fancher about co-ed wrestling, a fitness class offered by Crunch Fitness. Mr. Fancher indicated it is class with a 'pop culture' name. Commissioner Farano asked if the boys would be wrestling the girls. Mr. Fancher responded that the class is more popular in New York.

Mr. Fancher expressed concerns over Special Condition numbers 41, 42, 43 and 46. He indicated that on number 41, he would like to be able to use the same lockers that are used in other Crunch Fitness facilities as management feels the lockers are superior to other suppliers. Commissioner Schaefer asked about the lockers that Crunch Fitness prefers. Mr. Fancher stated that the lockers have the locking mechanism built into the door, eliminating the need for a pad lock. He added that the members are the only people with keys. He requested that item number 42 be eliminated as small lockers will take up operational floor space and most members use the larger lockers.

Commissioner Farano commented that staff's concerns are that members have a secure place to store their belongings while using the facilities. Vice Chairman Tomazic agreed that Crunch Fitness knows what works best for their business.

Mr. Fancher requested additional language be added to item number 46 concerning ever changing technology.

Mr. Domer responded that the City is currently under contract with a security consultant through the Placentia Police Department that is now reviewing Special Conditions. This may result in conditions of approval that are different from those seen in the past. He also

suggested that line one (1) of item number 41 be amended to read "Lockers and locker rooms are be secured and approved by the Development Director". On item number 46 he suggested the last sentence be removed.

Mr. Arczynski suggested that Special Condition number 42 be deleted. Commissioner Schaefer added that number 43 should be deleted as it refers to number 42. Mr. Domer indicated staff is agreeable.

Commissioner Schaefer asked the applicant if 'biometric' is too broad a term in reference to item number 46. The applicant expressed concern that it is too broad. Commissioner Schaefer asked if the term 'electronic' is more suitable. The applicant was agreeable.

Mr. Domer suggested item number 46 be amended to read "A membership card or biometric/electronic identification system...", to recognize future technologies.

Vice Chairman Tomazic closed the public hearing.

Commissioner Schaefer asked if staff received any objections made by the nearby physical therapy business in relation to competition. Ms. Schwartz responded that none were received.

**Motion by Commissioner Farano, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2012-08 APPROVING USE PERMIT (UP) 2012-05, SUBJECT TO THE DELETION OF SPECIAL CONDITION NUMBERS 35, 42, AND 43, AND AMENDMENTS TO SPECIAL CONDITION NUMBERS 41 AND 46 AS WELL AS SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0-1 vote. Ebenhoch Absent.**

3. Applicant: City of Placentia

Amendment 2012:01:

Amendment to Chapter 23.90 of Title 23 (Zoning Ordinance) of the Placentia Municipal Code adding a new § 23.90.045 requiring specified signs utilizing non-Latin/Roman alphabet characters to provide a generic description of the business in English and requires applications for such signs to include a certified English translation thereof.

Mr. Domer gave the staff report and noted that this is an amendment to Chapter 23.90 of Title 23.

Commissioner Schaefer asked for clarification concerning the use of non-Latin/Roman lettering in the Spanish language. Mr. Arczynski responded that Spanish does use Latin/Roman lettering, and gave examples of written languages that use other lettering. Commissioner Schaefer asked if Spanish signs require a translation. Mr. Arczynski responded that they do not require translation under this Amendment.

Commissioner Farano asked if staff will retain a hard copy of the signage translation for their records. Commissioner Schaefer asked if a hard copy is a current requirement for signage submittal. Mr. Domer responded that signage applications require a rendering of the finished sign.

Commissioner Perez asked if staff has reviewed the signage ordinances of other cities. Mr. Arczynski responded that this ordinance or something very similar has been in place at other cities for many years. The ordinance requires a generic description of the business in English, that is visible from the street as well as a certified translation of the sign. Commissioner Perez commented that the ordinance should require translation of all languages or none at all.

Commissioner Scull asked why there is no requirement for translation of non English signs that use Latin/Roman lettering. Mr. Arczynski responded that the majority of those uses would require a certified translation. He added that the goal is be minimally intrusive so the business owner can utilize the signage space allowed in addition to being able to 'sound out' the words in Latin/Roman lettering should an emergency need to be reported at the location.

Commissioner Scull expressed concern that children may not be able to translate or effectively pronounce a foreign language in an emergency situation.

Commissioner Schaeffer expressed concern that the ordinance may be considered discriminatory if non English signage in Latin/Roman lettering is not also required to be translated.

Mr. Domer asked Mr. Arczynski if there are other legally sound ordinances that are inclusive of all non English languages. Mr. Arczynski responded that he is unaware of a situation where there is a requirement for a generic translation of signage, when the signage is in the Roman/Latin alphabet.

Commissioner Scull commented that including all non English signage could cause redundancy in wording.

Vice Chairman Tomazic asked Commissioner Solomonson if he had an opinion on the matter since he is a local business owner. Commissioner Solomonson responded that he agrees the ordinance should be all or none.

Commissioner Perez asked if the matter could be continued to a future meeting so the item could be further investigated by staff.

Mr. Domer stated that a continuance of the item to the August 14<sup>th</sup> meeting is in order.

**Motion by Commissioner Solomonson, seconded by Commissioner Scull TO CONTINUE THE ITEM TO THE AUGUST 14, 2012 MEETING TO ALLOW STAFF TO RESEARCH OTHER CITIES ORDINANCES AND CONSULT WITH THE CITY ATTORNEY ON A NON-DISCRIMINATORY ORDINANCE Passed by a 5-1-1 vote. Farano voted No, Ebenhoch Absent.**

#### 4. Applicant: City of Placentia

General Plan Conformance Finding for Fiscal Year 2012 to 2019 Seven Year Capital Improvement Program

Mr. Domer gave the staff report and noted that going forward the Capital Improvement Program (CIP) will be reviewed by the Planning Commission for conformity with the adopted General Plan.

Vice Chairman Tomazic expressed concern that the Commission may not be a qualified body to determine if all items are in compliance with the General Plan. Mr. Domer responded that going forward the Commission will play a more active role in the CIP.

Vice Chairman Tomazic stated that he would not know if the costs associated with the projects are appropriate. Mr. Arczynski responded that the Commission only has to consider if the proposed projects conform to the General Plan, as City Council is the deciding body on how monies are spent.

Commissioner Solomonson asked what information the Commission should use to determine what conforms and what does not. Mr. Domer was sympathetic to the lack of an up to date General Plan and stated that a basic matrix has been provided. He added that in the future additional information related to goals, policies and implementation programs will be available.

Commissioner Schaefer asked if the CIP could reflect the specific element of the General Plan to which it relates. Mr. Domer responded that the City could find out how other Cities present the information and amend the CIP to include the specific elements.

Commissioner Schaefer asked if the projects the Commission are being asked to review expands an extended period of time. Mr. Domer advised that generally the projects are for the upcoming Fiscal Year. Commissioner Schaefer asked for clarification on the time line of the projects listed in the CIP. Mr. Domer advised the goal is to complete the 'funded' projects by 2019. Commissioner Schaefer asked if projects will be added to the CIP. Mr. Domer responded that it is a living document and projects could be added or removed.

Commissioner Farano asked if the City has a deadline to approve the CIP. Mr. Domer responded that the CIP is updated every year.

Vice Chairman Tomazic asked for clarification on what the Commission is expected to vote on. Mr. Domer read the recommended action. Mr. Arczynski re-iterated that the Commission is to determine whether the projects are in conformity with the goals and objectives of the General Plan.

Commissioner Scull commented that he found it interesting the Commission was being asked to make a conformity decision with an outdated document.

Commissioner Solomonson asked if there is a chance of this decision being contradictory to the updated General Plan once it is complete. Mr. Arczynski responded that each project will have independent findings that have to conform to the General Plan.

**Motion by Commissioner Farano, seconded by Commissioner Perez TO ADOPT RESOLUTION NO. PC-2012-10, FINDING THAT THE FISCAL YEAR 2012-13 TO 2018-19 CAPITAL IMPROVEMENT PROGRAM (CIP) CONFORMS TO THE ADOPTED GENERAL PLAN AND ITS RELATED ELEMENTS AND RECOMMENDING THE CIP FOR CONSIDERATION AND APPROVAL TO CITY COUNCIL. Passed by a 5-0-1-1 vote. Ebenhoch Absent, Solomonson Abstain.**

## DEVELOPMENT REPORT

### Planning Commission Requests:

Mr. Domer advised the Commission that next months' meeting will be dark.

Ms. Schwartz advised the Commission an upcoming item on the August 14 agenda will be a Hindu Church located at 1022 N. Bradford Avenue.

Vice Chairman Tomazic requested a summary report of projects Development Services Staff is working on be provided to the Commission. Ms. Schwartz responded that she can provide a monthly report at each meeting, similar to the weekly reports already being provided to the City Council.

Commissioner Solomonson asked if staff went to the International Conference of Shopping Centers (ICSC) in Las Vegas this year. Mr. Domer responded that staff did not attend this year.

Mr. Domer advised the Commission that a Marshall's department store as well as a Fresh and Easy grocery store should be going in soon at the south west corner of Yorba Linda Boulevard and Kraemer Boulevard. In the center on the south west corner of Bastanchury Road and Placentia Avenue, staff is working with Vons to get a Dollar Tree and Harbor Freight Tools in the center.

Commissioner Scull asked if any staff is actively dedicated to recruiting business for the City. Mr. Domer responded that he works with brokers, other North Orange County cities, as well as the SPDC, the Orange County Workforce Investment Board, Cal State Fullerton, the Fullerton Chamber of Commerce. Commissioner Scull asked if the City is in a position to offer any incentives to new businesses. Mr. Domer stated there may be a sales tax incentive.

Commissioner Farano asked for an update on the shopping center on the south east corner of Rose Drive and Alta Vista Street. Mr. Domer stated the owners are considering oil drilling on the property.

Commissioner Scull asked if that use is an entitlement. Mr. Domer stated it is an overlay. Ms. Schwartz added that it would require a public hearing and development plan review.

Commissioner Schaefer asked if the Economic Development consortium with the City of Fullerton results in unfair business recommendations. Mr. Domer responded no, because it is based on demographics. Additionally Placentia is lacking in available land space that other cities have.

Commissioner Farano asked if the General Plan could be amended to deter land owners from setting up new oil wells. Mr. Domer responded yes, the General Plan Land Use could be amended.

Commissioner Schaefer asked if co-uses are allowed on subterranean oil well sites. Mr. Domer responded that yes, co-uses are allowed.

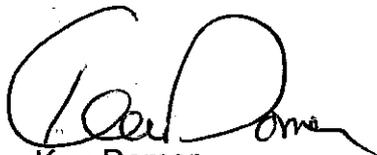
Commissioner Scull asked for an update on the Olsen project as well as the HQT project at the Schaener property. Mr. Domer indicated he expects to have an update from the Olsen Company soon. Ms. Schwartz added that HQT is working on plans for the Mitigated Negative Declaration for the Schaener property.

Commissioner Schaefer asked about the Arco Station at Yorba Linda Boulevard and Rose Drive. Ms. Schwartz stated that the owners expect the station to be open very soon.

## ADJOURNMENT

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:50 p.m. to a meeting at 4:30 p.m. on July 10, 2012 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

A handwritten signature in black ink, appearing to read "Ken Domer", written in a cursive style.

Ken Domer  
Assistant City Administrator