TO: CITY COUNCIL
VIA: CITY ADMINISTRATOR
FROM: DIRECTOR OF DEVELOPMENT SERVICES
DATE: JULY 23, 2019

SUBJECT: SECOND READING AND ADOPTION OF ORDINANCE NO. O-2019-05, ADOPTING NEGATIVE DECLARATION (ND) NO. 2019-02 AND APPROVING ZONING CODE AMENDMENT (ZCA) NO. 2019-01 AND SPECIFIC PLAN AMENDMENT (SPA) NO. 2018-01, RESULTING IN AN AMENDMENT TO THE PLACENTIA MUNICIPAL CODE AND AN AMENDMENT TO SPECIFIC PLAN 5 (SP-5) WHICH WOULD AMEND PLACENTIA MUNICIPAL CODE CHAPTER 23.105 ENTITLED "SPECIFIC PLAN 5" (SP-5) TO ADD HOSPITALITY USES AND OTHER COMMERCIAL USES TO THE PERMITTED USES FOR ALL PARCELS (INCLUDING PARCELS 9 AND 11) AND TO MODIFY THE MAXIMUM ALLOWABLE HEIGHT TO BE SEVENTY-FIVE (75) FEET WITHIN THE SPECIFIC PLAN AREA WHICH CONSISTS OF 11 PARCELS ON APPROXIMATELY 19.13 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF ORANGETHORPE AVENUE AND PLACENTIA AVENUE, AND EXTENDING NORTHBOUND ALONG PLACENTIA AVENUE ONTO KIMBERLY AVENUE (BRIAN CHUCHUA)

FISCAL IMPACT: NONE

SUMMARY:

This ordinance would amend the Placentia Municipal Code (PMC) Chapter 23.105 entitled "Specific Plan 5" (SP-5) to add hospitality uses to the permitted uses for all parcels (including Parcels 9 and 11) and to modify the maximum allowable height to be seventy-five (75) feet within the Specific Plan under Zoning Code Amendment (ZCA) 2019-01. The project would also have a corresponding SPA 2018-01 for SP-5 to amend the permitted uses within the Specific Plan to add the hospitality uses and other commercial uses as permitted uses on all parcels and to modify the maximum height permitted within the Specific Plan from fifty (50) to seventy-five (75) feet. On July 9, 2019, the City Council held a public hearing in which public comments were received and the City Council approved the first reading of the ordinance. The recommended action would approve the second reading and adoption of the ordinance, to take effect on August 23, 2019, and would also make findings to adopt Negative Declaration (ND) No. 2019-02 pursuant to the provisions of the California Environmental Quality Act (CEQA).
RECOMMENDATION:

It is recommended that the City Council take the following action:


BACKGROUND:

On June 11, 2019, the Planning Commission conducted a public hearing and recommended adoption of ND No. 2019-02 and recommended approval of ZCA No. 2019-01 and SPA No. 2018-01 to the City Council. On July 9, 2019, the City Council held a public hearing in which public comments were solicited, and the City Council approved the first reading of the ordinance.

SP-5 was approved by the City of Placentia (“City”) in 1986 and consists of 11 parcels on approximately 19.13 acres, generally located at the northeast corner of Orangethorpe Avenue and Placentia Avenue, and extending northbound along Placentia Avenue onto Kimberly Avenue. SP-5 was adopted by the City to provide a “site for retailers and businesses, which through the characteristics of their respective services offered, cater to the entire community.” The Specific Plan has been amended several times, including in 1988, 1990, 1995 and 1997. Mr. Brian Chuchua owns 777 W. Orangethorpe Avenue, which was the home of Premier Chrysler Jeep of Placentia from 1986 to 2018. This property, also known as Parcel 9 of SP-5, is a key revenue producing commercial property in the City that is currently sitting vacant.

DISCUSSION:

The proposed project would amend SP-5 and the underlying land use designation of the project site to add hospitality uses and other commercial uses to the permitted uses for all parcels (including Parcels 9 and 11) and to modify the maximum allowable height to be seventy-five (75) feet within the Specific Plan under ZCA 2019-01. The project would also have a corresponding SPA 2018-01 for SP-5 to amend the permitted uses within the Specific Plan to add the hospitality uses and other commercial uses as permitted uses on all parcels and to modify the maximum height permitted within the Specific Plan from fifty (50) to seventy-five (75) feet.

Applicable Code Sections – Placentia Municipal Code

The subject property is currently zoned SP-5 with an underlying land use designation of “Specific Plan.” The permitted and conditionally permitted uses within SP-5 focus on hospitality, office, research and development, retail, and restaurant uses. The Specific Plan designation provides a greater flexibility of uses that is not generally featured in zones such as the C-2 (Community Commercial) and M (Manufacturing) zones. Specific Plans are generally structured to attract certain specific uses and to provide Staff greater flexibility in features of the development which
do not fully comply with the development standards, thereby requiring a ZCA to amend SP-5 pursuant to Section 23.96.010 of the PMC. Although the proposed action will alter the uses permitted within SP-5, pursuant to PMC Section 23.75.010(a), construction of all new buildings shall require a Development Plan Review to be reviewed and approved at a noticed public hearing before the Planning Commission, and a Use Permit is required prior to approval of conditionally permitted uses.

CEQA:

An initial study has been prepared by PGN, a professional environmental firm. This document evaluated all California Environmental Quality Act (CEQA) issues contained in the latest Initial Study (IS) Checklist form. The evaluation determined that the project could not have a significant impact on the environment, and a ND will be prepared. Based on the findings in the IS, the City proposes to adopt ND No. 2019-02 for the ZCA and SPA. A Notice of Intent to Adopt a Negative Declaration (NOI) was issued for this project by the City. The IS and NOI has been circulated for a 20-day public comment period and no comments were received during the comment period. On June 11, 2019, the Planning Commission recommended adoption of ND No. 2019-02. The final IS/ND package regarding this project is attached.

Prepared by:

[Signature]
Joseph M. Lambert
Director of Development Services

Reviewed and approved:

[Signature]
Damien R. Arrula
City Administrator

Attachments:

   - Exhibit A: Amendment to City of PMC Chapter 23.105 and Amendment to SP-5
   - Exhibit B: Project Area

2. Initial Study and Draft Negative Declaration No. 2019-02