



# Placentia Planning Commission Agenda

Regular Meeting  
January 14, 2014  
6:30 p.m.

**Michael Ebenhoch**  
Chairman

**Christine Schaefer**  
Vice Chairman

**Dana Hill**  
Commissioner

**Frank Perez**  
Commissioner

**Thomas Solomonson**  
Commissioner

**James Schenck**  
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  
City Council Chambers  
401 E. Chapman Avenue  
January 14, 2014**

**REGULAR MEETING**

6:30 p.m. – City Council Chambers

---

**MEETING CALLED TO ORDER**

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

**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.

---

**CONSENT CALENDAR:**

**1. Minutes**

**Recommended Actions:** It is recommended that the Planning Commission:

- a. Approve the Minutes of the November 12, 2013 Planning Commission Meeting
- b. Approve the Minutes of the December 10, 2013 Planning Commission Meeting

**PUBLIC HEARING:**

**2. Applicant: That and Qui Dang**

**Development Plan Review (DPR) 2013-04 918 and 926 W. La Jolla Street:** To permit the construction of a new three story, ten (10) unit apartment complex consisting of two buildings on a +/- 18,700 square foot lot and related on and off-site improvements, located at 918 & 926 W. La Jolla Street in the High Density Residential (R-3) District.

**Recommended Action:**

Recommends approval of Development Plan Review (DPR) 2013-03, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements

**OLD BUSINESS**

- 3. No items

**NEW BUSINESS**

**STUDY SESSION**

- 4. **Applicant:** HQT Placentia, LLC  
Proposed 78-unit Single-Family residential development and subdivision located on the east side of Kraemer Blvd between Chapman Ave. and Yorba Linda Blvd in the R-1, Low Density Residential Zone.

**DEVELOPMENT REPORT**

**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.

---

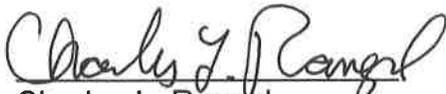
**ADJOURNMENT**

The Planning Commissioners ADJOURNED to a special meeting on Tuesday, January 28, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

---

**CERTIFICATION OF POSTING**

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the January 14, 2014 regular meeting of the Planning Commission of the City of Placentia was posted on January 9, 2014.

  
Charles L. Rangel

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

November 12, 2013

The regular meeting of the Placentia Planning Commission of November 12, 2013 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chairman Ebenhoch.

**ROLL CALL:** Present: Michael Ebenhoch, Chairman  
Christine Schaefer, Vice Chair  
Dana Hill, Commissioner  
Frank Perez, Commissioner  
Tom Solomonson, Commissioner  
Vic Tomazic, Commissioner  
Absent: James Schenck, Commissioner

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

Others Present: Andrew V. Arczynski, City Attorney  
Monique Schwartz, Associate Planner  
Cathy Carranza, Clerical Aide

**ORAL COMMUNICATIONS:** The Chair invited the public to make oral comments on matters not on the agenda and none were offered.

**CONSENT CALENDAR:**

1. a. Motion by Commissioner Tomazic, seconded by Vice Chair Schaefer, to APPROVE THE MINUTES of September 24, 2013. Passed by a 4-0-1-2 vote. Chairman Ebenhoch and Commissioner Hill abstained.
- b. Motion by Vice Chair Schaefer, seconded by Chairman Solomonson, to APPROVE THE MINUTES of October 8, 2013, 2013. Passed by a 6-0-1-0 vote.

**Public Hearings:**

2. **Applicant:** City of Placentia

**Zoning Code Amendment 2013-03:**

To consider a recommendation to the City Council of an Ordinance amending Title 23 (Zoning Ordinance) of the Placentia Municipal Code adding §§ 23.90.197 to Chapter 23.90 of Title 23 of the Placentia Municipal Code allowing digital and static advertising displays on City-owned property.

Andrew V. Arczynski presented the staff report.

Commissioner Tomazic asked for clarification, that the Planning Commission is being asked to make a recommendation to the City Council and not approving location. Mr. Arczynski confirmed that the recommendation to the City Council is being proposed not specific location.

Vice Chair Schaefer asked for confirmation that digital signage will be allowed in City Parks. Mr. Arczynski said yes. Vice Chair Schaefer asked if the signage will be used to advertise recreational activities. Mr. Arczynski stated, specific advertising is not before us at this time.

Commissioner Hill asked for clarification of the proposed arterial highways. Mr. Arczynski stated portions of Yorba Linda Blvd., Kraemer and Orangethorpe would be considered. Commissioner Hill asked what the bill board process is. Mr. Arczynski stated a public hearing and development agreement and adoption by the City Council. Commissioner Hill asked if the signage distance has been modified. Mr. Arczynski stated Cal Trans has standards that must be met.

Commissioner Perez asked if there are sign setbacks next to buildings. Mr. Arczynski stated there will be a development agreement for each specific site.

Chairman Ebenhoch asked if the Planning Commission is being asked to give City Council the ok to amend the ordinance. Mr. Arczynski said yes. Chairman Ebenhoch asked if other case studies have been done and will the ordinance be amendable in the future. Mr. Arczynski stated that the Planning Commission and City Council would need to approve any sign ordinance. Chairman Ebenhoch asked if there are any other cities who have adopted similar ordinances. Mr. Arczynski said yes, there are other cities who have adopted similar ordinances.

Vice Chair Schaefer referred to page 4, section D 1 of the staff report and asked for clarification. Mr. Arczynski stated that the proposed digital sign would have to meet the requirements of the code subject to a development agreement and an Ordinance.

Commissioner Hill asked what the typical time period is for a contract. Mr. Arczynski said long term due to the investment that is required.

John Douglas of J.H. Douglas and Associates in Santa Ana introduced himself. Mr. Douglas presented an overview of the Negative Declaration. Vice Chair Schaefer asked if the material from tonight's initial study would apply to each development proposal for each site down the line. Mr. Douglas stated that there would be a new initial study as part of an application for a development agreement. Vice Chair Schaefer asked if any of the proposed areas have greater impacts than others. Mr. Douglas stated that the impacts in the past had to do with view, lighting and glare. Vice Chair

Schaefer asked if all locations were considered in the initial study. Mr. Douglas stated that review was looked at from a programmatic stand point, not focusing on a particular location.

Commissioner Hill asked if any significant impacts in the initial study. Mr. Douglas stated there were potentially significant impacts.

Chairman Ebenhoch asked if different developers can be selected for each location. Mr. Douglas stated that the CEQA review or the ordinance do not identify a specific developer. Chairman Ebenhoch asked if citizens can express concerns with each project. Mr. Douglas said yes.

Vice Chair Schaefer asked if any other Southern California Cities have ordinances that permit these types of operations. Mr. Douglas stated he has not reviewed ordinances from other cities.

Chairman Ebenhoch opened the public hearing.

Stanley Nelson a Placentia Resident introduced himself. Mr. Nelson expressed concern with the two proposed billboard locations on La Jolla Street. Mr. Nelson stated that advertising on the billboards will impact the kids traveling to and from school daily. Mr. Nelson has concerns with billboard location that was submitted to Cal Trans. Commissioner Tomazic stated that sign location is not the issue for this meeting.

Victor De la Cruz of Manatt Phelps and Phillips Law Firm, 11355 W. Olympic Blvd. introduced himself. Mr. De la Cruz has concerns with the impact of this ordinance. Mr. De la Cruz suggested having the billboards placed on private property. Mr. De la Cruz suggested that an RFP be recommended for this process. Chairman Ebenhoch asked for confirmation that Mr. De la Cruz is legal council for Regency Advertising. Mr. De la Cruz said yes. Chairman Ebenhoch asked if the items in his case study could be sited. Mr. De la Cruz stated that Long Beach, Irwindale and West Hollywood have development agreements that could be looked at. Chairman Ebenhoch asked for clarification of Mr. De la Cruz's comment on segmentation. Mr. De la Cruz stated you cannot segment a project into multiple components. Commissioner Hill asked what is the typical contract time for Regency Advertising. Mr. De la Cruz said 15 to 25 years.

Joshua Correa of 844 Tafolla Street introduced himself. Mr. Correa expressed concern with CEQA zoning. Mr. Correa expressed concern with the proposed locations of the billboards. He stated he would be in support of the billboard advertising if they were located in commercial or industrial areas. Vice Chair Schaefer asked if Mr. Correa would be in support of the billboard advertising if they were located in commercial or industrial areas. Mr. Correa said yes.

Dwayne De Rose a Placentia resident and President of Placentia Chamber of Commerce introduced himself. Mr. De Rose is in support of the outdoor billboard advertising. Mr. De Rose stated that the advertising will benefit local Placentia business owners. Chairman Ebenhoch asked for clarification of revenue from the billboards. Mr. De Rose said \$725,000.00 based on the five signs. Chairman Ebenhoch asked if he would be in support if they were on arterial roads opposed to freeway. Mr. De Rose said yes.

Lilia Queen of 835 Iowa introduced herself. Ms. Queen expressed concern with the proposed sign locations. Ms. Queen is against the proposed signs in the La Jolla residential area.

Paul Olivares of 826 Nebraska Ave introduced himself. Mr. Olivares is against billboard advertising in his neighborhood.

Crystal Tovar a Placentia resident introduced herself. Ms. Tovar is against billboard advertising in her neighborhood.

Dwayne De Rose President of Placentia Chamber of Commerce expressed appreciation to the Planning Commission and City Council.

Chairman Ebenhoch closed the public hearing.

Andrew V. Arczynski, City Attorney stated that tonight is a recommendation to the City Council to adopt an ordinance that modifies the zoning ordinance that relates to billboard advertising. Chairman Ebenhoch asked for clarification that the Planning Commission is being asked to consider environmental, not approve specific operations or development. Mr. Arczynski said they are not being asked to consider potential locations. Vice Chair Schaefer asked if five specific locations have been chosen. Mr. Arczynski said that City Council has taken the previous locations and development agreement off the table. Mr. Arczynski stated that the City is looking at potential alternatives.

Commissioner Hill does not support the amendment and the zoning code.

Commissioner Solomonson does not support the amendment and the zoning code.

Vice Chair Schaefer recommends a joint study session with the Planning Commission and City Council.

**Motion by Commissioner Hill, seconded by Chairman Ebenhoch to decline recommendation of Zoning Code Amendment 2013-03 to City Council. Passed by a 6-0-1-0 vote.**

**3. Applicant: 5150 Armory & Ammo Surplus, LLC**

**Use Conformity Determination 2013-01:** To Determine if a +/-600 square foot retail store that specializes in the sale of firearms, ammunition and accessories is a use permitted by right or with a Use Permit, located at 118 N. Bradford Avenue in the Neighborhood Commercial (C-1) District.

Robyn Uptegraff, Assistant City Administrator presented the staff report.

Chairman Ebenhoch asked for clarification of the three choices being asked of tonight. Ms. Uptegraff stated by right, by use permit with conditions or not allowed.

Commissioner Solomonson asked if apparel will be sold at the location. Ms. Uptegraff said yes. Commissioner Solomonson stated of the twenty four he identifies four that qualify as permitted uses. Ms. Uptegraff recommends that Planning Commission approve through a Use Permit so conditions can be captured.

Jonathan Duran of 5515 Camino de Bryant, Yorba Linda introduced himself. Mr. Duran stated that he and his business partner approached the City and Police Department in August to propose their new business location. Mr. Duran stated all conditions from the Police Department and Planning Department were obliged by. Chairman Ebenhoch asked if a building permit was issued. Ms. Uptegraff stated no permit was issued. Mr. Duran stated that construction has begun to comply with requirements. Chairman Ebenhoch asked for clarification that prior to ATF being issued, there will be no sale of fire arms at the location. Mr. Duran said yes.

Carlos Magana of 5150 Armory & Ammo Surplus, LLC introduced himself. Mr. Magana stated only parts will be sold at the location at this time. Chairman Ebenhoch asked if tenant improvements have been completed at the location. Mr. Magana said electricity is needed at the location and cannot be turned on because the business license is being held up.

Todd Haddock of 16168 Beach Blvd. Ste 201 Huntington Beach introduced himself. Mr. Haddock stated 5150 Armory is exempt from the California Gun Free Zone Act. Mr. Haddock said 5150 is not manufacturing guns at this location and is a sporting goods store. Vice Chair Schaefer expressed concern with the statement that all business owners will be on site every hour of operation. She also asked if industrial locations were considered. Mr. Magana stated this location was ideal for their new business and their budget. Vice Chair Schaefer asked if they were aware from the beginning that Planning Commission approval would be needed. Mr. Duran said no. Commissioner Hill asked what the days and hours of operations would be. Mr. Duran said the hours of operation are Monday through Friday 10:00 AM to 7:00 PM; Saturday and Sunday from 9:00 AM to 6:00 PM. Commissioner Hill asked if another location is an option. Mr. Duran said no, a lease has been signed and thousands of dollars have been spent on tenant improvement. Vice Chair Schaefer asked if the Planning Commission can approve 5150 Armory pursuant to a Use Permit process. Mr. Arczynski said yes. Commissioner Perez asked if it is a California State Law that a store selling hand guns cannot be within 1000 feet from a school. Mr. Haddock said yes. Vice Chair Schaefer asked the applicants if they have business management experience. They both said yes.

**Motion by Chairman Ebenhoch, seconded by Vice Chair Schaefer that the proposed use must go through the Conditional Use Permit Process. Passed by a 6-0-1-0 vote.**

## **NEW BUSINESS**

## **DEVELOPMENT REPORT**

Chairman Ebenhoch asked for an update on McDonald's located at 164 Yorba Linda Boulevard. Ms. Schwartz stated they are expected to be pulling demo permits and moving forward.

Commissioner Hill made a request to move forward with a study session between Planning Commission and City Council regarding the Bill Board Advertising. Ms. Uptegraff said she will discuss the request with the City Administrator.

## **PLANNING COMMISSION REQUESTS**

### **ADJOURNMENT**

Chairman Ebenhoch, seconded by Commissioner Hill adjourned the Planning Commission meeting at 8:55 p.m. to the next regularly scheduled meeting on Tuesday, December 10, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Charles L. Rangel  
Contract Planner

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

December 10, 2013

The regular meeting of the Placentia Planning Commission of December 10, 2013 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Schaefer.

**ROLL CALL:** Present: Christine Schaefer, Vice Chair  
Tom Solomonson, Commissioner  
Vic Tomazic, Commissioner  
James Schenck, Commissioner  
Absent: Michael Ebenhoch, Chairman  
Dana Hill, Commissioner  
Frank Perez, Commissioner

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

Others Present: Andrew V. Arczynski, City Attorney  
Monique Schwartz, Associate Planner  
Cathy Carranza, Clerical Aide  
Robyn Uptegraff, Interim Assistant City Administrator  
Troy Butzlaff, City Administrator

**ORAL COMMUNICATIONS:** The Vice Chair invited the public to make oral comments on matters not on the agenda and none were offered.

**CONSENT CALENDAR:**

**Consideration of the minutes of the meeting of November 12, 2013 was deferred until the next meeting.**

**Public Hearings:**

1. No items

**OLD BUSINESS**

2. Applicant: 5150 Armory & Ammo Surplus, LLC

Use Conformity Determination 2013-01: Adoption of findings of fact for Use Conformity Determination 2013-01 for an unlisted use within the C-1 (Neighborhood Commercial) zoning district.

Ms. Uptegraff presented the staff report.

**Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic, to approve Resolution PC-2013-19. Passed by a 4-0-3-0 vote. Chairman Ebenhoch, Commissioners Hill and Perez, absent.**

## **NEW BUSINESS**

### **3. Applicant: City of Placentia**

#### **General Plan Conformity Finding – 235 S. Bradford Avenue:**

General Plan Conformity finding for the acquisition of property for use as a surface parking lot.

Ms. Uptegraff presented the staff report.

Commissioner Schenck asked what is currently located on the property. Ms. Uptegraff stated there are 2 structures that have been deemed unsafe for occupancy.

Vice Chair Schaefer asked if one of the structures is considered a historical building. Ms. Uptegraff stated no.

Commissioner Tomazic for clarification of the cost involved. Ms. Uptegraff stated that it is being proposed as a capital improvement program item.

Vice Chair Schaefer asked if this is related to the proposed Metro Link Station. Ms. Schwartz stated that parking for the Metro Link Station has been achieved. Ms. Uptegraff stated that the City has acquired this property to provide more parking for the Santa Fe and Bradford Avenue businesses.

Mr. Butzlaff, City Administrator stated the location will be a public parking lot used for patrons of the down-town businesses. Mr. Butzlaff stated the location will be purchased for less than the appraised value. Mr. Butzlaff stated that General funds will not be used for this project. Mr. Butzlaff stated that the current owner does not live on site and is prepared to sell the property.

**Motion by Commissioner Solomonson, seconded by Commissioner Schenck, to find that the proposed acquisition of property for use as surface parking lot is in conformance with the City of Placentia General Plan pursuant to California Government Code Section 65402(a). Passed by a 4-0-3-0 vote. Chairman Ebenhoch, Commissioners Hill and Perez, absent.**

## **DEVELOPMENT REPORT**

Vice Chair Schaefer asked for an update on the No Limits Learning Center. Mr. Butzlaff stated after further discussion with the Orange County Fire Authority it was determined to be an Institutional (I-4) use classification. Mr. Butzlaff stated with an I-4 classification sprinklers are

required. Mr. Butzlaff stated the matter has been referred to the State Fire Marshalls office for a final interpretation.

Mr. Butzlaff announced the departure of Ms. Schwartz for a position with the City of Buena Park. Mr. Butzlaff stated that we are bringing in a contract planner, Charles Rangel. Mr. Rangel has many years of planning experience.

Vice Chair Schaefer asked for an update on the outdoor advertising project. Mr. Butzlaff stated that site selection has not been determined.

Vice Chair Schaefer asked if the Planning Commission could receive an email notice from the City Clerk to include the Agenda for future City Council meetings. Mr. Butzlaff stated he will make the request with the City Clerk's office.

Commissioner Tomazic asked if the City has authority for hospital improvements. Ms. Schwartz stated the City has authority if the improvements are on the hospital grounds.

Vice Chair Schaefer, on behalf of the Planning Commission wants to thank Ms. Schwartz for her service with the City of Placentia Planning department.

## **PLANNING COMMISSION REQUESTS**

### **ADJOURNMENT**

Vice Chair Schaefer, seconded by Commissioner Hill adjourned the Planning Commission meeting at 7:25 p.m. to the next regularly scheduled meeting on Tuesday, January 14, 2014 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Charles L. Rangel  
Contract Planner



# Placentia Planning Commission Agenda Staff Report

<b>AGENDA ITEM NO.:</b> 2	<b>DATE:</b> January 14, 2014	<b>PUBLIC HEARING:</b> Yes
<b>APPLICATION(S):</b> Development Plan Review DPR2013-04		
<b>DESCRIPTION:</b> To permit the construction of a new three story, ten (10) unit apartment complex consisting of two buildings on a +/- 18,700 square foot lot and related on and off-site improvements, located at 918 & 926 W. La Jolla Street in the High Density Residential (R-3) District.		
<b>RELATED APPLICATIONS:</b> Lot Line Adjustment LLA2013-02		
<b>APPLICANT:</b> That and Qui Dang		
<b>PROPERTY OWNER:</b> That and Qui Dang Family Trust		
<b>LOCATION:</b> 918 & 926 W. La Jolla Street		
<b>CEQA DETERMINATION:</b> Class 32, § 15332		
<b>ZONING:</b> R-3	<b>APN(S):</b> 344-031-02 and 334-031-03	
<b>GENERAL PLAN:</b> High Density Residential	<b>CITY COUNCIL ACTION REQUIRED:</b> No	
<b>PREPARED BY:</b> Charles L. Rangel, Contract Planner		
<b>REVIEWED BY:</b> Robyn Uptegraff, Interim Assistant Administrator		

## **REQUEST:**

To permit the construction of a new three story, ten (10) unit apartment complex consisting of two buildings on a +/- 18,700 square foot lot and related on and off-site improvements, located at 918 & 926 W. La Jolla Street in the High Density Residential (R-3) District.

## **INTRODUCTION:**

Pursuant to § 23.75.010(a) of the Placentia Municipal Code, new construction in all zones require that the Planning Commission first make a finding that the proposed new buildings are in conformity with both the intent and provisions of Title 23.

## **RECOMMENDATION:**

City Planning Division recommends approval of Development Plan Review (DPR) 2013-04, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

**BACKGROUND AND DISCUSSION:**

The project is located on the south side of West La Jolla Street between Placentia Ave, and Wallgreen St. The site is currently developed with two single-family dwellings and related accessory structures and for this reason, a condition has been added that, prior to issuance of a grading permit, the applicant shall obtain a demolition permit for the existing buildings. This will ensure that all existing structures are demolished in an approved manner and all utility lines, sewer and water lines are properly disconnected.

**Subject Site and Surrounding Land Uses:**

The project site (APN344-031-02 and 334-031-03) is .42 acres (18,700 square feet). The following table shows existing and proposed land uses, zoning and General Plan Designation Land Use for the site as well as surrounding properties:

	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Existing</b>	Single-family	HDR – High Density Residential	R-3 High Density Multiple-Family District
<b>Proposed</b>	Multi-family apartments	HDR – High Density Residential	R-3 High Density Multiple-Family District
<b>North</b>	Nursery	I - Industrial	M - Manufacturing
<b>South</b>	Multi-family apartments	HDR – High Density Residential	R-3 High Density Multiple-Family District
<b>East</b>	Multi-family apartments	HDR – High Density Residential	R-3 High Density Multiple-Family District
<b>West</b>	Multi-family apartments	HDR – High Density Residential	R-3 High Density Multiple-Family District

**Development Standards in the R-3 District:**

	<b>Required/Permitted</b>	<b>Proposed</b>	<b>Notes</b>
Building Site Area	Minimum 8,000 square feet	18,700 square feet	In compliance
Lot Width	Minimum 80 feet	110 feet	In compliance
Height	Maximum 35 feet	34 feet 7 inches	In compliance
Lot Coverage	60%	60%	In compliance
Building Setbacks	Front (north side): 15 feet Sides (west&east) 10 feet Rear (south side) 15 feet	15 feet 10 feet 26 feet, 8 inches	In compliance In compliance In compliance
Parking	23 parking spaces	24 parking spaces	In compliance

**Density:**

The allowable density for HDR High Density Residential is 25 du/ac. In as much as the site is .42 acres, the maximum allowable density is 10.5 dwelling units. (25 du's x .42=10.5). The proposed project is for 10 dwelling units.

**Floor Plan:**

The proposed floor plan for each 4 - bedroom, 4 - bathroom apartment unit consist of the following:

First floor - 2 car garage, entry, living room. Total = 272 sq. ft

Second floor - kitchen/dining room, 1 bedroom/bathroom. Balcony deck – 64 sq. ft.  
Total = 755 sq. ft.

Third floor – Master bedroom/bathroom, 2 additional bedrooms; 1 additional bathroom.  
Total = 773

Garage – 420 sq. ft.

Total living area – 1,800 sq. ft.  
Gross floor area – 2,200 sq. ft.

**Architecture:**

The colored rendering prepared by the applicant's architect reveals a Spanish Mediterranean style accented with banded treatments around the windows, fixed window shutters, cornices and recessed arched treatments throughout the exterior. Furthermore, the exterior building line exhibits positive artistic movement with good use of two-story roof line elements, mid-building pop out features and cantilevered compartments, wrought iron railing and porches. The roof material consists of a Spanish "S" tile in a variegated blue and purple color range. The exterior stucco colors are Hacienda Beige and Egg Shell Gray.

### **Access and Interior Circulation:**

The project gains access from La Jolla through the middle of the apartments from the driveway which also functions as a fire lane, thereby providing a 20 feet wide clearance. The driveway will be marked as a red curbed "no parking" fire lane. This driveway will provide access to each garage and guest parking.

### **Off-Street Parking:**

Section 23.78.030 of the Municipal Code requires two (2) spaces per dwelling plus an additional fifteen percent (15%) of said total for guest parking. One (1) space per unit must be in a garage. The applicant exceeds this code standard since there are 4 guest parking spaces provided and a total of 10 indoor garage spaces as indicated on the page A-1 the site plan.

### **Project amenities**

A children's playground will be situated in the rear yard landscaped area along with a wood trellis patio. Also, private yard areas for each of the units will be provided. Stamped concrete is proposed for the driveway. Decorative wrought iron railing are interspersed throughout the project.

### **CEQA:**

In accordance with the new State CEQA Exemptions for In-Fill Developments, this project is consistent with the Class 32 Exemption in that:

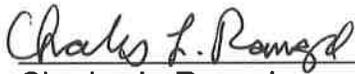
- a) The project is consistent with applicable General Plan designations and policies as well as zoning regulations.
- b) The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or air quality.
- e) The site can be adequately served by all required utilities and public services.

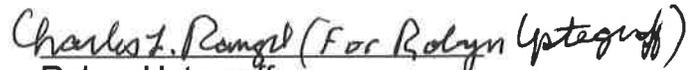
**ACTIONS:**

Adopt Resolution No. PC-2014-01 approving Development Plan Review (DPR) 2013-04, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

**Prepared and submitted by:**

**Review and approved by:**

  
Charles L. Rangel  
Contract Planner

  
Robyn Uptegraff  
Interim Assistant Administrator

**Attachments:**

Attachment "A": Special Conditions of Approval and Standard Development Requirements for Variance 2013-02 and Development Plan Review 2013-02.

Attachment "B": Placentia Police Department Standard Development Requirements

Attachment "C": Orange County Fire Authority (OCFA) Site Development Requirements

**Exhibits:**

Exhibit 1: Vicinity Map  
Exhibit 2: Site Plan  
Exhibit 3: Floor Plan  
Exhibit 4: Elevations  
Exhibit 4: Artistic Rendering

## **Attachment "A"**

### **Special Conditions of Approval and Standard Development Requirements for Development Plan Review (DPR) 2013-04**

#### **SPECIAL CONDITIONS**

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions of Approval listed below and the Standard Development Requirements attached.

#### **ALL OF THE FOLLOWING CONDITIONS OF APPROVAL OF DEVELOPMENT PLAN REVIEW (DPR) 2013-04 SHALL BE FULLY COMPLIED WITH PRIOR TO THE FINAL INSPECTION FOR USE AND OCCUPANCY OF THE PREMISES.**

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said action by the City of Placentia Planning Commission.
2. Development Plan Review (DPR) 2013-04 shall expire if a permit for the project is not obtained within two (2) years from the date of final approval. An application may be made to the Director of Development Services for a one year extension on new construction only. No more than one extension is permitted.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
4. Prior to the submittal of working drawings, four (4) site plans shall be submitted for the review and certification of the Director of Development Services and shall include the following information:
  - a. All Special Conditions of Approval and Standard Development Requirements of Development Plan Review (DPR) 2013-04.

- b. Include any project revisions on the site plan. Additionally, include separate sheets with approved Special Conditions of Approval, Standard Development Requirements.
  - c. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
  - d. Full site plan notes, details and dimensions.
  - e. Location of transformers, meters and other aboveground appurtenances.
5. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
- a. An exterior lighting plan showing location, type and design of fixtures and areas of illumination (photometric). Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
  - b. Complete landscape and irrigation plans, if required.
  - c. Postmaster approval of the location and design of the mailboxes, if applicable.
  - d. Samples of all colors, textures and materials.
  - e. A detailed site plan showing the location where building related-equipment, facilities and materials will be stored during construction.
  - f. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
  - h. A detailed site plan showing how pedestrians will be protected during construction.
6. Prior to the issuance of building permits, the developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction staging plan shall include measures such as, but not limited to the following:
- a. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.

- b. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
  - c. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and the site.
  - d. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
  - e. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.
7. All roof mounted equipment and appurtenances shall be screened as an integral part of the architectural design, subject to the review and approval of the Director of Development Services and the Chief Building Official.
8. Roofing materials shall comply with the City's Roofing Policy on file with the City Building Division.
9. Applicant/builder shall comply with all applicable Water Quality Management Plan (WQMP) requirements and Best Management Practices (BMPs) to control pollutant run-off from the subject site during construction. Applicant to provide plan to be approved by the Public Works Department, if required.
10. Prior to final release of the buildings:
- a. All Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
  - b. Landscape and irrigation plans shall be approved and on file with the City Building Division and all landscape materials established and irrigation system properly functioning.
11. Complete project Landscape and irrigation plans shall comply with the provisions of Chapter 23.77, Xeriscape of the Placentia Municipal Code.
12. All replacement landscaping and existing landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
13. During grading and construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Also, compliance shall be required with the permitted working hours as specified in § 23.81.170, Grading, construction and

maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.

14. Applicant shall comply with the City's Noise Control Ordinance, Chapter 23.76 of the Placentia Municipal Code.
15. Applicant/builder is responsible, at its sole cost and expense, to cause all project related cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, Applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior to issuance of a certificate of occupancy. Applicant/builder shall provide the City with "as built" plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way, if applicable to project.
16. Prior to the final release of the structures, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
17. The applicant/property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter at all times. Graffiti shall be removed by the applicant/property owner within 48 hours of defacement and/or upon notification by the City.
18. Trash enclosure shall be constructed in accordance with the City of Placentia Trash Enclosure standards on file in the Development Services Department.

**CITY BUILDING DIVISION:**

19. Architectural and building plans, including structural calculations shall be designed and prepared by a licensed California architect or engineer.

20. Grading plans shall be prepared by a registered, licensed California civil engineer and shall be approved by the City Engineering Division prior to the issuance of any building permits.
21. Prior to issuance of grading permit, Applicant shall obtain demolition permits for existing structures which need to be removed.
22. All contractors and subcontractors shall obtain a City business license. Developer/Applicant shall request a standard subcontractor form from the City Building Division prior to the issuance of any building permits. This standard form shall be completed and submitted to the City Business License Division prior to release of a Certificate of Occupancy.
23. Prior to issuance of precise grading plan Applicant shall underground existing overhead electrical lines and provide verification to the satisfaction of Building and Safety Division.

**CITY ENGINEERING DIVISION:**

24. Encroachment permit required for work performed with City right-of-way.
25. Grading plan to be completed and signed by a registrant licensed by the State of California.
26. Construct one-half of street frontage improvements along La Jolla Street to provide new asphalt condition following installation of wet and dry utility connections.
27. Emergency access shall be a minimum of 20 feet at all times connecting to La Jolla Street.

**CITY POLICE DEPARTMENT:**

28. Developer/Applicant shall comply with Placentia Police Department standard development requirements for security (See Attachment "B").
29. Applicant shall provide a minimum maintained one foot candle of light on the parking/driving surface during the hours of darkness. Prior to the issuance of building permits, submit a photometric study showing compliance.

**ORANGE COUNTY FIRE AUTHORITY:**

30. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) and provide City with applicable proof of OCFA necessary approvals. (See Attachment "C")

# RESIDENTIAL AND INDUSTRIAL / COMMERCIAL STANDARD DEVELOPMENT REQUIREMENTS

DPR 2013-04

THE FOLLOWING SHALL APPLY IF CHECKED

## BUILDING DIVISION

### ***Compliance required with the latest***

- 2013 California Building Code
- 2013 California Plumbing and Mechanical Code
- 2013 California Electrical Code
- License Ordinance (Sub-Contractor List)
- Flood Plain Management Regulations
- State of California Energy Conservation Standards
- Handicap Requirements, Title 24 and ADA

## ENGINEERING DIVISION

### ***STREETS***

#### ***Dedications***

- Street Rights-of-Way
- Vehicular access rights to arterial highways

#### ***Improvements***

- Grading, paving, curb and gutter, sidewalks, medians on arterial highways, Storm drains

#### ***Submit to the City Engineer, prior to issuance of building permits:***

- Grading plans
- Street improvement plans
- Sewer plans
- Storm drain plans
- Preliminary composite utility/plot plans
- Landscape plans for sight clearance distance
- Provide City Engineer with "as built" construction plans for items above.

#### ***Miscellaneous***

- Fees and charges for storm drain, sewer acreage, Engineering plan check and inspection, street soils test, Thorough acreage, Mission bell light, traffic impact shall be paid prior to issuance of building permit.
- Installation of survey monuments

- Street Naming Committee to approve all street names
- Treewells, planters, storm drains, sewer lines
- No easements to be granted to any agency or individual prior to issuance of building permits except to the City of Placentia
- Sidewalk / Utility
- Vehicle Access (emergency)
- Project address shall be provided prior to issuance of any City permits

**UTILITIES**

***Undergrounding***

- Existing overhead facilities
- Proposed utilities

***Pipelines***

- Relocation or removal of existing pipelines

***Provide***

- Sewer mains and laterals
- Approved conduit for cable television
- Ornamental street lights

***Services***

- Water service by City approved agency
- Sewer service by City approved agency
- Annexation to Placentia Street Lighting District Zone A Assessment

**MEDIANS**

***Arterial Highway Medians*** (where required)

- Construct one-half of street frontage improvements along La Jolla Street to provide new asphalt condition following installation of wet and dry utility connections.

**MAINTENANCE DIVISION**

***Provide***

- Street trees, fifteen (15) gallon or larger size at maximum                      ft. o.c.
- Species
- Sprinkler system
- Sprinkler Controller (type and number of stations)

**PLANNING DIVISION**

***Expiration***

- Expires two (2) years from the date of approval unless used or an extension is requested and approved

***Garage***

- Electric garage door openers required where driveways are less than twenty (20) feet in length
- Roof-Mounted Equipment or Appurtenances**
- Completely screened from public view
- Mailboxes**
- Approved by the Postmaster
- Sales Office**
- Copies of the current Placentia Zoning and General Plan Land Use maps displayed at all times

### **O.C. SANITATION DISTRICT**

- Permit**
- Required of industrial and commercial users for discharge of waste water directly or indirectly to the District's sewerage facilities

### **O.C. FIRE PROTECTION AUTHORITY**

#### **HYDRANT**

- Provide the following hydrants:  
Number            Size            Capacity
- All hydrants, valves, and mains installed and operable prior to construction with combustible materials

### **MISCELLANEOUS**

- Parking**
- Permitted only in approved spaces for private drives. Signs provided noting prohibition of parking in unauthorized areas
- Trash Storage Areas**
- Approved one (1) hour fire separation or sprinklers for those connected to or immediately adjacent to any structure
- Fire Alarm System**
- Local alarm and evacuation system installed and maintained
- Decorative Grills or Bars**
- Provided with breakaway devices

**PERMITS**

***Permits necessary for the following prior to installation and / or use***

- 1. Underground storage tanks for flammable liquids
- 2. Flammable liquids dispensing equipment
- 3. Operation using flammable or toxic liquids
- 4. Storage of more than six (6) gallons of Class I or Class II flammable liquids

**FEES - CHARGES - DEPOSITS**

Fees, charges, and deposits shall be paid prior to issuance of grading and / or building permits.

**BUILDING**

- County sewer
- Building permit and plan check
- Recreation / park in-lieu
- Curb identification
- General and sub-contractor's business license fees

**ENGINEERING**

***Fees and Charges***

- Storm drain acreage
- Sewer acreage
- Engineering plan check and inspection
- Final subdivision map check
- Street name and traffic control sign
- Arterial street soil test
- Thoroughfare acreage
- Mission bell street lights
- Arterial highway median construction
- Arterial highway median landscaping
- Traffic Impact

***Deposit***

- Street tree maintenance
- Pre-acceptance street cleaning
- Street light advance maintenance and energy

- Grading Bond

**PLANNING**

- Landscape plan check

**PLANS**

**ENGINEERING**

***Submit two (2) copies of the following to the City Engineer prior to issuance of building permits***

- Grading plan and Drainage Plan
- Street improvement plan
- Sewer plan
- Storm drain plan
- Preliminary composite utility / plot plan
- Tract map
- Parcel map
- Landscape plan for sight distance clearance

***Provide***

- City Engineer with "as-built" construction plans for the above items

**MAINTENANCE**

***Approval by the Maintenance Division of the following prior to the issuance of building permits***

- Landscape Plans

***Provide Maintenance Division Superintendent with "as-built" originals of irrigation systems for***

- Street trees
- Planters
- Landscaped medians
- Sprinkler Controller (type and number of stations)

## **PLANNING DIVISION**

***Applicable to all development or significant redevelopment greater than 5,000 square feet:***

- Prior to issuance of building permits, submit a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on site to control predictable pollutant run-off.
- Prior to recordation of a map for subdivision of land and if determined applicable by City / EMA official(s), submit a WQMP that identifies the application and incorporation of those routine structural and non-structural BMPs outlined in the countrywide NPDES Drainage Area Management Plan Appendix detailing implementation of BMPs not dependent on specific land uses for approval of the City and EMA official(s)
- Prior to issuance of grading or grubbing and clearing or surface mining or paving permits, obtain coverage under the NPDES Statewide Industrial Storm water Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to City / EMA official(s)

## **C.C. & R.'s**

- Provide***  
Planning Division with three (3) copies of C.C. & R.'s prior to approval of the final map
- Record***  
C.C. & R.'s prior to or simultaneously with the recordation of the final tract or parcel map

### **Attachment "B"**

### **Placentia Police Department Standard Development Requirements**

# **PLACENTIA POLICE DEPARTMENT**

## **STANDARD DEVELOPMENT REQUIREMENTS**

### **RESIDENTIAL**

The following standards shall be required for all residential developments. No modifications shall be made without the approval of the Police Chief.

## **RESIDENTIAL SECURITY**

### **Knox Box for Gates**

All lockable gates shall have Knox Box, mounted at 5 feet above grade and within 2 feet of the gate lock and keyed to Police and Fire Departments (Submaster OCFA key)

### **Sliding Glass Doors**

Shall be of tempered glass with locking bolt that grips door and frame together and prevents the door from being pried in an upward direction. The strike area shall be reinforced to prevent prying and disengagement of the locking bolt. Anti-lift out device(s) shall be installed in the upper channel above the moving panel to prevent raising and removal from the tract while in the closed position.

### **Other Doors**

Except for vehicular access doors, all exterior swinging doors of any residential building and attached garage, including the door leading from the garage area into the dwelling unit, shall be equipped as follows:

All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches, or with panels not less than nine-sixteenths (9/16) inch thick.

Metal doors of hollow construction shall be of a minimum 16 gauge steel with reinforcement to maintain the design thickness of the door when any locking device is installed. Metal jambs shall be used.

Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb.

A single or double door shall be equipped with a double or single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a hardened, rotating steel cylinder guard, a minimum of five pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided it meets all other specifications for locking devices.

The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.

Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing, except when double cylinder deadbolt locks are installed.

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which

must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior from the exterior by removing the hinge pins. Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle one hundred-eighty degree (180°) door viewer.

Upon occupancy by the owner or proprietor, each single unit in tract or multi-unit development, constructed under the same general plan, shall have locks using combinations which are interchangeable free from locks used in all other separate dwellings, proprietorships or similar distinct occupancies.

### **Windows**

No Louvered windows shall be used.

All windows shall have a locking mechanism(s) which when in a closed and locked position, shall be constructed so as to prevent the window from being opened or removed by external force or prying.

### **Address**

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than four (4) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers shall be displayed on the rear of building.

There shall be positioned at each entrance of a multiple-family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four (4) inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic.

**Lighting**

Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one hundredths (.25) foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.

Open parking lots and car ports of multi-family units shall be provided within a minimum of one (1) footcandle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.

**Ladders**

Ladders leading to the roof shall do so from the interior of the building.

**Other**

CC&R's to require Homeowners' Association to petition City Council for resolution enabling enforcement of traffic regulations on private streets by police (Section 211 07.7 State of California Vehicle Code).

**Attachment "C"**  
**Orange County Fire Authority (OCFA) Special Conditions of Approval**

RESOLUTION NO. PC-2014-01

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF PLACENTIA APPROVING  
DEVELOPMENT PLAN REVIEW 2013-04 PERTAINING  
TO THE CONSTRUCTION OF A NEW THREE STORY, TEN (10) UNIT  
APARTMENT COMPLEX CONSISTING OF TWO BUILDINGS ON A +/-  
18,700 SQUARE FOOT LOT AND RELATED ON AND OFF-SITE  
IMPROVEMENTS, LOCATED AT 918 & 926 W. LA JOLLA STREET IN  
THE HIGH DENSITY RESIDENTIAL (R-3) DISTRICT  
AND MAKING FINDINGS IN SUPPORT THEREOF.

**A. Recitals.**

(i). That and Quin Dang, applicant and owner of the property located at 918 and 926 West La Jolla Street (together the "Applicant"), heretofore filed an application for approval of Development Plan Review (DPR) 2013-04, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Development Plan Review request is referred to as the "Application".

(ii). On January 14, 2014, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii). All legal prerequisites to the adoption of this Resolution have occurred.

**B. Resolution.**

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or

within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachments "A, B, and C"), this development complies with all applicable code requirements and development standards of the R-3 High Density Residential District and Title 20, Building Codes and Regulations of the Placentia Municipal Code.

b. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.75, Development Plan Review and Chapter 23.21, R-3 High Density Residential District of the Placentia Municipal Code. This Planning Commission has carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance), and hereby determines it to be in substantial compliance. The proposed Development includes Special Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

c. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachments "A, B, and C" contain Special Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed construction of the three outdoor storage areas are in compliance with applicable requirements of the Placentia Municipal Code.

f. The proposed Development Plan Review applications will be consistent with the latest adopted general plan. The General Plan Land Use designation for the subject property is "High Density Residential", and this application does not include a proposal to amend this designation.

g. Based upon the environmental review of the project, the Planning Commission finds that Development Plan Review (DPR) 2013-04 will create no adverse environmental impacts. The proposed project hereby is determined to be Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, the Guidelines promulgated thereunder (§ 15332) and City Environmental Guidelines.

Section 1532 exemptions are for In-fill development projects meeting the following conditions:

- a) The project is consistent with applicable General Plan designations and policies as well as zoning regulations.
- b) The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or air quality.
- e) The site can be adequately served by all required utilities and public services.

As a result, City Staff recommends that the Planning Commission find that the use is categorically exempt pursuant to CEQA.

4. The Planning Commission hereby directs that, upon approval of DPR 2013-04, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves DPR 2013-04 as modified herein, and specifically subject to the conditions set forth in Attachment "A, B and C" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall:
- a. Certify to the adoption of this Resolution; and
  - b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 14th day of January, 2014.

---

Chairman

I, Robyn Uptegraff, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the

Planning Commission of the City of Placentia held on the 14<sup>th</sup> day of January, 2014, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14<sup>th</sup> day of January, 2014, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

---

Secretary to the Planning Commission

APPROVED AS TO FORM

---

ANDREW V. ARCZYNSKI,  
CITY ATTORNEY