



# Placentia Planning Commission Agenda

Regular Meeting  
March 11, 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  
March 11, 2014**

**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 Tomazic  
Commissioner Schenck

**PLEDGE OF ALLEGIANCE:**

**ORAL COMMUNICATIONS:**

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the Planning Commission. There is a five (5) minute time limit for each individual addressing the Planning Commission.

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**CONSENT CALENDAR:**

**1. Minutes**

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

- a. Approve the Minutes of the February 11, 2014 Planning Commission Meeting

**PUBLIC HEARING:**

**2. Applicant: Willow Partners: Dwaine Dirk**

**DPR 2014-01**

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 738 W. La Jolla Street in the High Density Residential (R-3) District.

**Recommended Action:**

Recommends approval of DPR 2014-01 subject to the attached recommended Special Conditions of Approval and Standard Development Requirements

**OLD BUSINESS**

**NEW BUSINESS**

**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.

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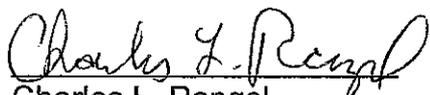
**ADJOURNMENT**

The Planning Commissioners ADJOURNED to a regular adjourned meeting on Tuesday, April 8, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

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**CERTIFICATION OF POSTING**

I,  
Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the March 11, 2014 regular meeting of the Planning Commission of the City of Placentia was posted on March 6, 2014.

  
Charles L. Rangel

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

February 11, 2014

The regular meeting of the Placentia Planning Commission of February 11, 2014 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  
Tom Solomonson, Commissioner  
Absent Vic Tomazic, Commissioner  
Absent James Schenck, Commissioner  
Dana Hill, Commissioner  
Frank Perez, Commissioner

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

Others Present: Andrew V. Arczynski, City Attorney  
Charles Rangel, Contract 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.

Chairman Ebenhoch closed the oral communication.

**CONSENT CALENDAR:**

1. **Motion by Vice Chair Schaefer, seconded by Commissioner Solomonson to APPROVE THE MINUTES of January 14, 2014. Passed by a 5-0-2-0 vote.**

**Public Hearings:**

2. **Applicant: 99 Cents Only Store: Michael Green:**

**Use Permit (UP) 2013-08 1260 E. Yorba Linda Boulevard:** To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of an existing +/- 22,894 square foot grocery and variety retail store (99 Cents Only Store), located at 1260 E. Yorba Linda Boulevard in the Neighborhood Commercial (C-1) Store.

Charles Rangel presented the staff report.

Commissioner Hill asked if sales would be for beer and wine only, no hard liquor. Mr. Rangel said yes.

Vice Chair Schaefer asked for clarification of the store location being in the C-1 or C-2 Commercial District. Mr. Rangel stated there was an error on the Staff Report and the 99 Cents Only Store is in the C-1 District. Vice Chair Schaefer asked for clarification of the different types of licenses issued by ABC. Mr. Rangel stated ABC breaks differentiates between different types of licenses based on the alcoholic content.

Chairman Ebenhoch asked for clarification of the term adjacent. Mr. Rangel stated the spaces or access located in the shopping center.

Chairman Ebenhoch opened the public hearing.

Steve Rawlings of 26023 Jefferson Avenue #D, Murrieta California, on behalf of 99 Cents Only Stores introduced himself. He states that the conditions of approval put together by Staff are very reasonable. Mr. Rawlings stated they are targeting the average soccer mom with warm storage wine to be consumed at home.

Skip Anderson of 1301 Rosario Street introduced himself. Mr. Anderson expressed his concerns with the surrounding businesses that sell alcoholic beverages. He expressed his concerns regarding solicitors in the center's parking lot and the No To Solicitors sign in the window of the 99 Cent Only Store. He submitted documents for Commission's review. Commissioner Hill asked Mr. Anderson if he believes he lives in a low crime area. He said yes.

Nicole Powers, resident, expressed her concerns regarding the number of businesses selling alcoholic beverages in this area. She expressed her concern with activity at the local bar near her home.

Mary Hubbord, of 1313 Rosario Circle introduced herself. Ms. Hubbord expressed her concerns with trespassers in her neighborhood. She states that there are more than enough businesses in the area that sell alcohol.

Mr. Rawlings, representing the 99 Cent Only Store stated that staff is trained on handling solicitors. Commissioner Hill asked if all staff goes through training. Mr. Rawlings stated yes, and that managers go through extensive training. He stated that 99 Cent Only Store has a zero tolerance policy on ABC violations.

Mr. Rangel stated he will follow up with the Police Department regarding resident concerns.

Vice Chair Schaefer noted that special condition of approval 25 states the Use Permit will be reviewed one year from the date of approval and each year thereafter as necessary. She noted special condition of approval 26 states the activity level of the business shall be monitored by the Crime Prevention Bureau. Vice Chair Schaefer suggested that staff set up a meeting with the Police Department and the concerned residents.

Chairman Ebenhoch closed the public hearing.

**Motion by Chairman Ebenhoch, seconded by Commissioner Hill, to Adopt Resolution PC 2014-02 approving Development Plan Review (DPR) 2013-08. Noted that Special Condition 36 to reflect the hours of 10:00p.m and 8:00a.m, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements Set Forth Therein. Passed by a 5-0-2-0 vote.**

## **OLD BUSINESS**

**3. No Items**

## **NEW BUSINESS**

### **DEVELOPMENT REPORT**

Mr. Rangel made note of the next Planning Commission meeting on February 25, 2014. He stated items will include the HQT project, 10 units at 738 W. La Jolla.

Vice Chair Schaefer noted the clearing of land in the South East corner of Rose Drive and Alta Vista. Mr. Rangel stated he will find out if the activity is for weed control. Vice Chair Schaefer asked if a permit is needed for soil testing by an interested party. Mr. Rangel stated the interested party would typically notify the City of any soil testing.

Chairman Ebenhoch asked for an updated completion date of the Grade Separations at Kraemer and Placentia Ave. Mr. Rangel stated he will follow up with the City's Engineering Department and OCTA.

### **PLANNING COMMISSION REQUESTS**

## **ADJOURNMENT**

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:30 p.m. to a regular adjourned meeting on Tuesday, February 25, 2014 at 6:30 p.m. 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> March 11, 2014	<b>PUBLIC HEARING:</b> Yes
<b>APPLICATION(S):</b> Development Plan Review DPR 2014-01		
<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 738 W. La Jolla Street in the High Density Residential (R-3) District.		
<b>RELATED APPLICATIONS:</b> Use Permit (UP) 07/12 Tentative Tract Map (TTM) 1724, Development Plan Review (DPR) 07/07		
<b>APPLICANT:</b> Dwaine Dirk		
<b>PROPERTY OWNER:</b> Willow Partners		
<b>LOCATION:</b> 938 W. La Jolla Street		
<b>CEQA DETERMINATION:</b> Class 5, § 15305		
<b>ZONING:</b> R-3		<b>APN(S):</b> 344-011-009
<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		

### **SUMMARY:**

The applicant, Mr. Dwaine Dirk, is requesting approval to permit the construction of 22,094 sq. ft. three story, ten (10) unit apartment complex consisting of two buildings on a +/- 0.43 lot and related on and off-site improvements, located at 738 W. La Jolla Street in the High Density Residential (R-3) District.

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:**

It is recommended that the Planning Commission take the following action:

Approve Resolution No. 2014-05, approving Development Plan Review DPR 2014-01, subject to Special Conditions of Approval and Standard Development Requirements.

### **BACKGROUND:**

On December 11, 2007 the Planning Commission approved Use Permit (UP) 07/12, Tentative Tract Map (TTM) 1724, Development Plan Review (DPR) 07/07 to construct

eight (8) attached condominium units on this site. The subdivision provided the ability to create individual ownership of each unit, typically known as airspace condominium units. Subsequent to the approval, the developer commenced grading and construction in April - 2008. Between April and September - 2008 a series of stop work notices were issued by the City Building and Safety Division to the builder because work was being performed without inspections. The non-inspected work (which included project framing) was eventually demolished by the new owner with the exception of the concrete slab/foundation/plumbing and utility stub outs.

**Subject Site and Surrounding Land Uses:**

The project site (738 W, La Jolla) is .43 acres (18,700 square feet). The following table shows existing and proposed land uses, zoning and General Plan Land Use Designation 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>	vacant	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>	Multi-family apartments	HDR – High Density Residential	R-3 High Density Multiple- Family District
<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

The following table shows development requirements and demonstrates that the applicant is in compliance with relevant code provisions:

**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	18,772 square feet	In compliance
Lot Width	Minimum 80 feet	99.4 feet	In compliance
Height	Maximum 35 feet	31 feet 9 inches	In compliance
Lot Coverage	60% Maximum	57%	In compliance
Building Setbacks	Front (north side): 15 feet Sides (west&east) 5 feet Rear (south side) 15 feet	15 feet 10 feet 6 inches 51 feet, 5 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 .43 acres, the maximum allowable density is 10.5 dwelling units. (25 du's x .42=10.75). The proposed project is for 10 dwelling units.

**Floor Plan:**

The applicant is proposing two floor plans: Units A/C and Unit B. The floor plans are specified this way to help clarify which floor the unit is on. Unit A is on the second floor over the garages and Unit C stacks over A - but they are identical in every other respect. Additionally, Units A/C do not have direct access to the garages. They are semi-private to the specified unit, but there is no direct access to air conditioned space. A resident must walk thru the door in the garage and into the open stair way to get to the unit. In that non air conditioned space there is a common laundry for 2 units.

Unit B it is a "townhome" type apartment with direct access from the garage to the living unit and up private stairs to the first living floor of the apartment. Once access is gained from the garage, there is air conditioned space for the entire apartment, not unlike a traditional home. Connected to Unit B there is a proposed one car garage that is not a part of the residents of unit B since it will be optional/unassigned/rented car/additional feature for any resident of the entire complex.

The proposed floor plan for Units A/C consist of the following:

1st floor - .	214 sq. ft
Unit A 2nd floor or Unit A 3 <sup>rd</sup> floor-	1275 sq. ft.
	Total area = 1489 sq. ft.
Unit A or C garage	473 sq. ft.
Private deck	35 sq ft

The proposed floor plan for unit B consists of the following:

1st floor	190 sq. ft.
2 <sup>nd</sup> floor	1003 sq. ft.
3 <sup>rd</sup> floor	587 sq. ft.
Total area	1780 sq. ft.
1-car garage	288 sq. ft.
2 – car garage	463 sq. ft.

### **Architectural Style and Features:**

The colored renderings prepared by the applicant's architect reveals a modified neo-Mediterranean style accented with banded treatments around all doors, garage doors and windows, banded soffits below the roofline, and decorative wrought iron on all balconies and dormers. The north elevation facing the street features a 2<sup>nd</sup> story roof element. Decorative lamps are distributed throughout the exterior and between the garage doors. A two color scheme in earth tones are used for the exterior stucco with a beige as trim around the windows.

The Commission will recall that a 10 unit apartment project located in the same neighborhood, DPR2013-04, was recently approved by the Planning Commission. This earlier project has superior design with cornices and recessed arched treatments throughout the exterior building line, two-story roof line elements, mid-building pop out features and cantilevered compartments. Due to the extraordinary circumstances regarding the project's initial construction, the applicant explained he intends to reduce cost by utilizing the existing foundation, thereby making the project economically feasible.

By using the existing slab, the builder has limitations which significantly affect the aesthetics of the project. For example, the proposed exterior is very linear with limited articulation or shadow relief. The applicant has mitigated, to the extent possible, the limitations created by the existing concrete foundation by proposing banded treatments around all doors and windows, decorative wrought iron on all balconies and other decorative features. The applicant has therefore requested the Planning Commission grant some leniency in their consideration so that the project does not have to bear the burden of the cost associated in demolition, removal and retro grading on the site.

**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 25 feet 4 inch 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 by providing a total of 24 spaces

**Roofing Material:**

The applicant is proposing a composition roof which is not a long lasting material nor as attractive as compared to clay or concrete tile. The applicant has indicated that concrete, or clay tiles would create a heavier roof load and the existing foundation could not support the increased load. Normally, staff would require a superior material but since this change would prevent the opportunity to use the existing foundation, staff does not recommend a change.

**Project Amenities:**

The applicant is proposing a BBQ and trellis as an amenity. Based upon staff review, conditions of approval require the project to include a children's playground in addition to the BBQ and trellis because this amenity will not impact the foundation, is considered a fair trade-off for making other concessions and adds value to the project.

**CEQA:**

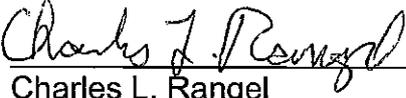
In accordance with the new State CEQA Exemptions for In-Fill Developments, this project is consistent with the Class 32 Exemption in that:

- 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.

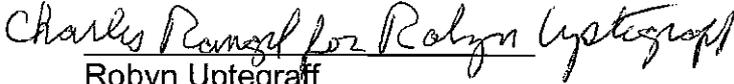
**ACTIONS:**

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

**Prepared and submitted by:**

  
Charles L. Rangel  
Contract Planner

**Review and approved by:**

  
Robyn Uptegraff  
Assistant City Administrator

**Attachments:**

Resolution                      Resolution PC-2014-05

Attachment "A":              Special Conditions of Approval and Standard Development Requirements for and Development Plan Review 2014-01.

**Exhibits:**

Exhibit 2:                      Site Plan/ Vicinity Map  
Exhibit 3:                      Floor Plan  
Exhibit 4:                      Elevations  
Exhibit 4:                      Colored Renderings

RESOLUTION NO. PC-2014-01

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF PLACENTIA APPROVING  
DEVELOPMENT PLAN REVIEW 2014-01 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 738 W. LA JOLLA  
STREET IN THE HIGH DENSITY RESIDENTIAL (R-3)  
DISTRICT AND MAKING FINDINGS IN SUPPORT THEREOF.

**A. Recitals.**

(i). Dwaine Dirk, applicant and owner of the property located at 738 West La Jolla Street (together the "Applicant"), heretofore filed an application for approval of Development Plan Review (DPR) 2014-01, 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 March 11, 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 therewith. 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" contain Special Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed construction is in compliance with applicable requirements of the Placentia Municipal Code.

(d). The proposed Development Plan Review application 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.

(e). Based upon the environmental review of the project, the Planning Commission finds that Development Plan Review (DPR) 2014-01 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.

3. Section 15305 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 (5) 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 has recommended 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 2014-01, 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 2014-01 as modified herein, and specifically subject to the conditions set forth in Attachment "A" 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 11th day of March, 2014.

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Chairman

I, Charles L. Rangel, 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 11<sup>th</sup> day of March, 2014, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11<sup>th</sup> day of March, 2014, by the following vote:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAINED: COMMISSION MEMBERS:

ATTEST:

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Secretary to the Planning Commission

APPROVED AS TO FORM

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ANDREW V. ARCZYNSKI,  
CITY ATTORNEY

## Attachment "A"

### Special Conditions of Approval and Standard Development Requirements for Development Plan Review (DPR) 2014-01

#### 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) 2014-01 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) 2014-01 shall expire, if a permit for the project for which the variance is approved 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) 2014-01.
  - 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 including the trellis and barbeque.
  - 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.
  - i. A detailed site plan showing a children's playground including but not limited to specifications for playground equipment
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.
- 28.

**CITY POLICE DEPARTMENT:**

26. Developer/Applicant shall comply with Placentia Police Department standard development requirements for security (See Attachment "B").
27. 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:**

28. 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

# PLACENTIA POLICE DEPARTMENT

## STANDARD DEVELOPMENT REQUIREMENTS

### RESIDENTIAL

**APPLICATIONS:** Development Plan Review (DPR) 2014-01

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

**(Doors, continued)**

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 interchange 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 21107.7 State of California Vehicle Code).

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