



Placentia Planning Commission Agenda

Regular Meeting

October 8, 2019

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

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 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
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

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

CALL TO ORDER:

ROLL CALL: Commissioner Keller
Commissioner Francine A
Commissioner Lee A
Commissioner Tomazic
Vice Chair Perez
Chair Schaefer

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.

CONSENT CALENDAR: None

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Brandywine Homes, c/o Angela Meyer

Project Location: 1049 Golden Avenue (northside of Golden Avenue, west of Imperial Highway) APN 341-021-12

Development Plan Review (DPR) NO. 2019-02, Use Permit (UP) NO. 2019-03, and Tentative Tract Map (TTM) NO. 19014: To permit the development of six, three-story townhome buildings consisting of 26 condominium units in total and associated landscape and hardscape improvements on a 1.3-acre unimproved, vacant lot. UP: To permit the development of townhome condominium units within the High Density Residential (R-3) Zoning District requested via DPR 2019-02. TTM: To permit the subdivision of 26 townhome units for residential condominium purposes.

Recommended Actions: It is recommended that the Planning Commission take the following actions:

1. Open Public Hearing, concerning Development Plan Review (DPR) No. 2019-02, Use Permit (UP) No. 2019-03, and Tentative Tract Map (TTM) No. 19014; and

2. Receive the staff report and consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution No. PC-2019-17, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2019-02 and UP 2019-03, and making findings to permit the development of an unimproved approximately 1.3-gross acre lot for the construction of six, three-story, multi-family buildings consisting of 26 residential townhome units and associated hardscape and landscape improvements within the High Density Residential (R-3) Zoning District on property located at the northside of Golden Avenue, west of Imperial Highway; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
5. Adopt Resolution No. PC-2019-18, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Tentative Tract Map 19014 to permit the subdivision of 26 townhome units for residential condominium purposes requested via DPR No. 2019-02 and CUP No. 2019-03 subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

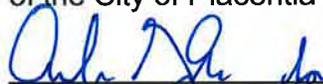
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on November 12, 2019 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the October 8, 2019 Regular Meeting of the Planning Commission of the City of Placentia was posted on October 3, 2019.



Joseph M. Lambert, Secretary



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW A. GONZALES, SENIOR PLANNER

DATE: OCTOBER 8, 2018

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR) NO. 2019-02, USE PERMIT (UP) NO. 2019-03, AND TENTATIVE TRACT MAP (TTM) NO. 19014 FOR THE DEVELOPMENT OF AN UNIMPROVED 1.3-GROSS ACRE SITE WITH 26 RESIDENTIAL TOWNHOME UNITS LOCATED AT THE NORTHSIDE OF GOLDEN AVENUE, WEST OF IMPERIAL HIGHWAY (BRANDYWINE HOMES)**

RECOMMENDATION

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

- 1) Open Public Hearing, concerning Development Plan Review (DPR) No. 2019-02, Use Permit (UP) No. 2019-03, and Tentative Tract Map (TTM) No. 19014; and
- 2) Receive the Staff Report and consider all Public Testimony; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. PC-2019-17, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2019-02 and UP 2019-03, and making findings to permit the development of an unimproved approximately 1.3-gross acre lot for the construction of six, three-story, multi-family buildings consisting of 26 residential townhome units and associated hardscape and landscape improvements within the High Density Residential (R-3) Zoning District on property located at the northside of Golden Avenue, west of Imperial Highway; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
- 5) Adopt Resolution No. PC-2019-18, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Tentative Tract Map 19014 to permit the subdivision of 26 townhome units for residential condominium purposes requested via DPR No. 2019-02 and CUP No. 2019-03 subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically

exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

PROJECT DESCRIPTION

The applicant, Brandywine Homes, requests approval of a Development Plan Review, Use Permit, and Tentative Tract Map to develop an unimproved 1.3-gross acre site with 26 condominium townhome units. The 26 units will be located within six separate building. Four buildings will be orientated in an east-to-west direction with each building containing four attached residential units and two buildings will be orientated in a north-to-south direction with each building containing five attached residential units. The proposed development will have a residential density of 20 units per acre.



Three floor plans are proposed which are noted on the development plans as “Plan 1”, “Plan 2A”, “Plan 2B”. The plan types will measure between 1,530 square feet and 1,755 square feet in overall floor area and contain an attached two-car garage per unit. Each unit will either have three bedrooms and 2.5 baths (Plan 1) or four bedrooms and 3.5 baths (Plan 2A and Plan 2B). Each building will be three stories at a height of approximately 35 feet, with portions of the building exceeding the maximum height limit to assist with greater

roof articulation. A total of 63 parking spaces will be provided, comprised of 52 garage spaces, 10 guest parking spaces, and one accessible (ADA) parking space.

Vehicular access to the project will be provided by a 26-foot wide driveway connection along Golden Avenue. A system of internal drive aisles will provide direct access to each individual garage. Along the westerly portion of the site the terminus of drive aisles will be articulated with decorative paving to create a dual use area for both passive and active activities. Decorative landscaping will be provided throughout the site and within the parking areas.

PROJECT CHARACTERISTICS

Applicable Code Section – Placentia Municipal Code

The project is located within the R-3 Zoning District. The project will be required to comply with the development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects located within the R-3 Zoning District. Pursuant to PMC Section 23.75.010(a), construction of new buildings shall require a DPR to be reviewed and approved at a noticed public hearing before the Planning Commission, including a UP pursuant to PMC Section 23.21.030 for the development of townhomes.

Subject Site and Surrounding Land Uses

The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation and zoning:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Unimproved Vacant Land	High Density Residential	High Density Residential (R-3)
Proposed	Attached, Single-Family Residential	High Density Residential	R-3
North	Multi-Family Residential	High Density Residential	R-3
South (across Golden Avenue)	Single-Family Residential	City of Yorba Linda	City of Yorba Linda
East	Multi-Family Residential	High Density Residential	R-3
West (across Carbon Canyon Creek Channel)	Single-Family Residential	Single-Family Residential	Single-Family Residential (R-1)

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the R-3 Zoning District. The proposed residential townhome development project is permitted with a DPR and UP subject to review and approval by the Planning Commission. The proposed development and use complies with the base zoning district in terms of the maximum height limit, minimum setbacks, minimum onsite parking, and maximum lot coverage requirements. No impacts to nearby sensitive land use receptors (e.g., residential) is anticipated because the project will be similar in nature as the existing multi-family developments abutting the subject site. The following matrix provides a summary of the development's compliance with the identified development standards:

STANDARD	PROJECT
Height 35 ft. max.	30 ft. – top of 3 rd floor living area; 38 ft. – top of roof (PMC Section 23.81.090 allows buildings to exceed the height limit for roof elements)
Setbacks Front Yard Setback – 15 ft. min. Interior Side Yard Setback – 5 ft. min. Rear Yard Setback - 10 ft. min.	Front: 20 ft. (Orchard Drive) East Side Yard: 11 ft. 7 in. West Side Yard: 10 ft. 4 in. South Rear Yard: 10 ft.
Building Separation 20 ft. min.	22 ft.
Lot Coverage 60% max. (33,949 sq. ft.)	60% (33,934 sq. ft.)
Parking Two spaces per dwelling: 32 spaces min. Additional 10% min. of total parking required for guest parking: 4 spaces min. Total Parking Required: 36 spaces min.	32 spaces 9 spaces 41 spaces
Lot Area and Dimensions Minimum Lot Area: 8,000 sq. ft. Minimum Lot Width: 80 linear ft.	Lot Area: 56,582 sq. ft. (1.3 gross acres) Approx. 208 linear ft.

Other Departments Concerns and Requirements

The Divisions of Planning and Building, Public Works Department, Community Services Department, as well as the Orange County Fire Authority have reviewed the application and submitted comments, but had no major concerns with the proposal. All applicable code requirements and conditions of approval have been incorporated into draft resolutions for consideration and approval by the Planning Commission for DPR 2019-02 and UP 2019-03, and consideration and recommendation by the Planning Commission to the City Council for TTM 19014.

ISSUES ANALYSIS:

Consistency with the General Plan

The General Plan features policies that promotes the reinvestment of underutilized properties while being sensitive to the suburban atmosphere and requires new developments to provide adequate improvements and pay impact fees to offset the demand costs on city services and facilities. The proposed development and subdivision is consistent with the following Land Use policies of the General Plan:

Policy 1.1 – Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City suburban atmosphere.

Development of vacant property will promote further compatibility with existing developments within the surrounding area. The proposed project will be consistent with the General Plan and will result in a compatible continuation to existing land uses and development within the surrounding area.

Land Use Compatibility

The project will be compatible with the surrounding area as the development will revitalize an underutilized and undeveloped property with the development of six, three-story, multi-family buildings consisting of 26 residential townhome units. The development project will be located within a developed and established area that aims to create and foster a symbiotic relationship with nearby land uses. The development will provide a compatible transition between nearby land uses that complements the residential densities of the housing tracts to the north, south, and east. Based upon the use, overall site layout, and building design, the proposed development is not anticipated to result in any adverse impacts to the surrounding area.

Architecture



The proposed project will include four buildings, that consist of 26 units. There are three floorplans proposed (“Plan 1”, “Plan 2A”, “Plan 3B”). The residential buildings will utilize Spanish style architectural features such low-pitched clay tile roofs, mosaic tile work around arched doorway entries, divided light windows, corbels, earth tone colors, decorative clay style vents within gables, decorative ironwork and woodwork around the balconies, and window shutters. The overall building mass is appropriately broken up into different building volumes utilizing design techniques as contrasting building colors, building plain projections and offsets, variable roof styles, and doorway insets which all assist in minimizing the potential for the buildings to appear as monolithic. The project employs four-sided architecture by using the same material on all four sides of a structure so that, no matter what vantage point it is viewed from, the design is never interrupted and all the parts are perceived as part of a unified whole.



CEQA

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that DPR 2019-02, UP 2019-03, and TTM 19014 is exempt from CEQA pursuant to State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects).

PUBLIC NOTIFICATION

Legal notice was published in the Placentia News-Times on September 26, 2019. Notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on September 26, 2019. As of October 3, 2019, staff has received no comments in support or opposition of the request.

CONCLUSION

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the proposed development will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

RECOMMENDATION

Staff recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2019-17 recommending approval of DPR 2019-02 and UP 2019-03, and that the Planning Commission recommend to the City Council of the City of Placentia adoption of Resolution PC-2019-18 recommending approval of TTM 19014.

Prepared and submitted by:



Andrew A. Gonzales
Senior Planner

ATTACHMENTS:

1. Resolution No. PC-2019-17
2. Resolution No. PC-2019-18
3. Project Plans including the Site Plan, Floor Plans, Building Elevations, Preliminary Landscape Plan, colored renderings, and Tentative Tract Map (TTM 19014)
4. Colors and Materials Palette Received and Dated September 26, 2019

RESOLUTION NO. PC-2019-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING DEVELOPMENT PLAN REVIEW (DPR) NO. 2019-02 and USE PERMIT (UP) NO. 2019-03 FOR THE DEVELOPMENT OF SIX, THREE-STORY RESIDENTIAL TOWNHOME BUILDINGS CONSISTING OF A TOTAL OF 26 CONDOMINIUM UNITS ON AN UNDEVELOPED 1.3-ACRE UNIMPROVED, VACANT LOT LOCATED AT THE NORTHSIDE OF GOLDEN AVENUE, WEST OF IMPERIAL HIGHWAY WITHIN THE HIGH DENSITY RESIDENTIAL (R-3) ZONING DISTRICT.

A. Recitals.

WHEREAS, Angela Meyer, representing Brandywine Homes (“Applicant” hereinafter), located at the along the northside of Golden Avenue, west of Imperial Highway, filed two applications for approval of Development Plan Review (DPR) No. 2019-02 and Use Permit (UP) No. 2019-03, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Development Plan Review and Use Permit requests are referred to as the “Applications”; and

WHEREAS, on October 8, 2019, the Planning Commission conducted a duly noticed public hearing, as required by law, and received a staff report and other relevant information from City staff and members of the public regarding the Brandywine Homes, c/o Angela Meyer, application for Development Plan Review and Use Permit applications; and

WHEREAS, after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve the “Application”; and

WHEREAS, 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:

Section 1. Development Plan Review. The development, as modified by the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), meets the overall requirements of PMC Chapter 23.21 (“R-3”-High Density Multiple-Family District) and PMC Chapter 23.75 (Development Plan Review) of the Zoning Code. As such, the Planning Commission finds as follows:

- a. The project meets or exceeds the criteria established in PMC Section 23.75.020; and
- b. Conditions of Approval have been prepared as necessary to prevent: (A) detriment 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 (B) injurious to the property or improvements within the neighborhood or within the city, and

- c. The proposed development will be consistent with the latest adopted general plan; and
- d. Conditions necessary to secure the purposes of Section 23.75.020, including guarantees and evidence of compliance with conditions, are made part of the development approval.

Section 2. Use Permit. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Applications, including written staff reports, verbal testimony and development plans, in accordance with PMC Section 23.21.030 (Uses Permitted Subject to Obtaining a Use Permit) for the development of condominium townhome units and PMC Chapter 23.87 (Use Permits). As such, the Planning Commission finds as follows:

- a. The proposed use will not be: (A) detrimental to the general health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city; and
- b. The proposed use will be consistent with the latest adopted general plan; and
- c. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions, are made part of the Use Permit approval.

Section 3. Based upon the environmental review of the project, the Planning Commission finds that DPR 2019-02 and UP 2019-03 is exempt from the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects) as the permit would be issued to an infill development project.

Section 4. The Planning Commission hereby directs that, upon approval of DPR 2019-02 and UP 2019-03, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

Section 5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves DPR 2019-02 and UP 2019-03 as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

Section 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 8TH DAY OF OCTOBER, 2019.

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, 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 8th day of October, 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 8th day of October, 2019, by the following vote:

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

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

TOM DUARTE
ASSISTANT CITY ATTORNEY

Attachment A: Conditions of Approval for Development Plan Review No. 2019-02 and Use Permit No. 2019-03

Attachment “A”
Special Conditions of Approval and Standard Development Requirements for
Development Plan Review (DPR) No. 2019-02 &
Use Permit (UP) No. 2019-03
Northside of Golden Avenue, west of Imperial Highway

SPECIAL CONDITIONS

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

ALL THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Development Plan Review (DPR) No. 2019-02 and Use Permit (UP) No. 2019-03 is valid for a period of twenty-four (24) months from the date of final determination, unless extended pursuant to Placentia Municipal Code (PMC) Sections 23.75.080 and 23.87.080. If the development of the site and/or use approved by this action is not established by obtaining Building Permits within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
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. The site plan, floor plans, and elevations, including all associated architectural, landscape, and civil drawings, received and dated September 5, 2019, and the colors and materials palette received and dated September 26, 2019, shall be the conceptually approved design.
5. Any significant modifications to the approved site plan, floor plans, and elevation plans, including any modifications which will change, expand or intensify the use(s) shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the City of Placentia Planning Commission or may be approved administratively by City staff.
6. All applicable provisions of the Placentia Municipal Code (PMC) shall be met prior to issuance of Building Permits and shall be adhered to at all times.
7. Prior to issuance of building permits, except as otherwise noted, the project plans shall be submitted for the review and certification for inclusion into the entitlement file by the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of DPR 2019-02 and Use Permit (UP) No. 2019-03. Include any project revisions on the applicable sheets of the project plans. Additionally, include separate sheets with approved Special Conditions of Approval and Standard Development Requirements to be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - d. Location of transformers, meters and other aboveground appurtenances.
 - e. 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 stage plan shall include measures such as, but not limited to the following:
 - i. 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.
 - ii. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - iii. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and from the site.

- iv. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - v. 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.
 - vi. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
8. All waste bins shall be kept within their respective garages so as not to be visible from the adjacent street.
9. Prior to any modification of the floor plans that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
10. All mechanical equipment shall be screened from public view to the satisfaction of the Development Services Director.
11. The applicant, property owner(s), and/or homeowners' association (HOA) shall be responsible for maintaining their respective properties, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner(s) within 72 hours of defacement and/or upon notification by the City.
12. Prior to issuance of the residential building permits, the applicant must follow the procedure for approval under the MWELo for the proposed landscaping of each respective portion. A MWELo procedure and approval package is available from the front counter in the Development Services Department.
13. At the request of the Director of Development Services, applicant and/or property owner will provide a Parking Management Plan at their own expense to be reviewed by the Director of Development Services to remedy any parking concerns that may arise with the project. The staff review of the parking management plan will be at the expense of the property owner/property management company.
14. Developer shall pay all applicable residential DIF's prior to issuance of the first building permit of each construction phase, as depicted in the construction phasing plan dated received on October 2, 2019, including but not limited to:
 - a. Developer shall pay in full to the City of Placentia, all applicable citywide Development Impact Fees adopted by and set forth in City Council Ordinance O-2017-10 prior to issuance of the first building permit.
 - b. Developer shall pay in full to the City of Placentia, all applicable citywide Affordable Housing Fees adopted by and set forth in City Council Ordinance O-2017-11 prior to issuance of the first building permit.

15. Developer and/or property owner agrees to approve the incorporation of the project into the Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
16. Developer and/or property owner agrees to approve the incorporation of the project into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into LMD No. 1992-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
17. Developer and/or property owner agrees to approve the incorporation of the project into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into SLD No. 1981-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
18. Developer and/or property owner agrees that the City may, at its sole election, require that, instead annexing into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which, and the initial amount of the taxes and assessments thereunder, will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District.
19. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting (photometric) plan showing location, type of fixtures and-areas of illumination shall be submitted and reviewed for compliance with City standards and the Placentia Municipal Code. Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. Complete landscape and irrigation plans.
 - c. Postmaster approval of the location and design of the mailboxes, if applicable.
20. The individual residential units cannot be occupied, the final Certificate of Occupancy cannot be approved, and utilities cannot be released until the following is completed for each respective portion of the property:
 - a. The property owner(s) and/or their successor(s) willfully agree to annex into those district(s) for the project area identified by Condition Nos. 14-17 above. If any of the subject units are sold prior to annexation into the three districts, the future property owner(s) must complete the annexation process and no Certificates of

Occupancy shall be issued prior to completion of annexation.

- b. The property owner(s) shall pay in full all applicable impact fees associated with the development project.
- 21. The final action of DPR 2019-02 and Use Permit 2019-03 shall be contingent upon final approval of and Tentative Tract Map 19014. In the event the DPR or UP is denied, approval of any of the aforementioned entitlements shall be deemed to be null and void.
- 22. Comply with all applicable conditions of approval of TTM 19014.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

- 23. The project shall comply with 2016 Editions of California Building Code (CBC), California Electrical Code (CEC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Energy Code (CEnc), California Green Building Standards Code (CGBSC), & California Fire Code (CFC).
- 24. Required accessibilities for units shall be per Chapter 11A & for common areas shall be per Chapter 11B of 2016 CBC. Please note that plans will not be plan checked for ADA requirements, which the sole responsibility of the architect of record and the owner of the project.
- 25. All required site accessibilities and accessible parking stalls shall be addressed on approved precise grading plans.
- 26. Complete Building, Electrical, Mechanical, Plumbing, & approved Civil plans are required.

PUBLIC WORKS DEPARTMENT:

- 27. All public improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required, using City of Placentia's drawing templates.
- 28. Prior to issuance of Certificate of Occupancy or building final for the last phase of construction, as depicted in the construction phasing plan dated received on October 2, 2019, all existing and new utilities including electric power, telephone, telecommunication fiber and/or cable TV in the street adjacent to and on-site shall be placed underground in accordance with the City of Placentia standards and ordinances.
- 29. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection, undergrounding of utilities and/or relocation of the existing utilities, vaults and meters. It is also the applicant's responsibility to insure applicant notifies

the Building Inspection Division that these utilities have been properly relocated and/or disconnected. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.

30. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project plans on an AutoCAD DWG and DFX formatted Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the applicant shall pay a scanning fee to cover the cost of scanning the as-built plans.
31. Title of tentative map needs to clarify whether the application is for Apartment Complex or Condominium units.
32. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post excavation activities.

Grading

33. The development site shall be graded to drain surface water to the existing City storm drain system with no cross-lot drainage permitted. Drainage shall be indicated on the precise grading plans. The applicant has indicated that the drainage will be diverted to the existing County Flood Control drainage channel. Applicant to provide the City with the County and the Army Corps of Engineers' approval letters and permits.
34. Prior to the issuance of a grading permit, the applicant shall prepare a Low Impact Development (LID) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and/or non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP) and LID Implementation Guideline. Website available at (<http://ocwatersheds.com/publiced/residents/glltd>) Particular attention should be addressed to the appendix section "Best Management Practices for priority redevelopment." The LID shall clearly show the locations of structural or Nonstructural BMP's, and assignment of long term maintenance responsibilities. The plan shall be prepared to the general form and content and submitted to the Director of Public Works/City Engineer for review and approval.
35. Prior to the issuance of a grading permit, the applicant shall prepare and submit a Water Quality Management Plan (WQMP) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP). Particular attention should be addressed to the appendix section "Best Management Practices for Development." The WQMP shall clearly show the locations of structural BMP's, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the City of Placentia's WQMP template and shall be submitted to the City Engineer for review and approval. Website available at (<http://www.placentia.org/index.aspx?nid=262>).

36. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City Engineer that coverage has been obtained under the California's General Permit for Discharge of Storm Water Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the City Engineer. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. Prior to the issuance of a grading permit, the applicant shall submit to the City Engineer for review a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.
37. Prior to the issuance of grading permits, the applicant shall prepare and submit a precise grading plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope easements, structural best management practices (BMPs) conforming to the approved water quality management plan, and other pertinent information. The project development shall accept and make provisions for the existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.
38. Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures. The recommendations shall be implemented by the Applicant.
39. Prior to the issuance of a grading permit, erosion control plans and notes shall be submitted and approved by the Engineering Division of Public Works Department.
40. All private slopes of 4 feet or more in vertical height and of 4:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
41. Surety and agreement guaranteeing completion of all on-site grading improvements including drainage, structural BMPs, erosion control, grading operations shall be posted and executed to the satisfaction of the City Engineer prior to the issuance of grading permits.
42. The final grading plan for the parcels shall be substantially the same, specifically with regard to pad elevations, size, and configuration; as the proposed grading illustrated

on the approved site plan. If there is a significant deviation between the two plans the Development Services Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Community Development Director and the City Engineer may refer the matter to the Planning Commission for an opinion before making a decision. Failure to achieve such a finding will require processing a revised site plan.

43. All parking, common, and storage areas shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo censored cell.
44. The site grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia.
45. Identify all storm drain structures, types, sizes and specifications on the plans.

Public Improvements and Construction

46. All proposed public ADA ramps require review and approval by the City's CASP inspector, BOA Architecture. Provide a note on the plans, that the Contractor is required to have hold point inspections for CASP and BOA architectures inspection prior to pouring and installing ADA ramps. Provide ADA ramps at the Main Entrance to the sidewalk in a manner as approved by all applicable State and Federal laws and standards.
47. The two existing SCE poles in front of the property including all circuits will have to be undergrounded and the circuit needs to be connected to the pole line at the west side of the bridge. Coordinate all work with the City for the construction of the new bridge in addition to SCE and other telecommunication agencies for connecting circuits and removal of the poles.

Storm Drain Improvements and Construction

48. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the Public Works Director.
49. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval by City Engineer. The hydraulics and hydrology report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, BMP treatment and LID, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood per the Orange County Hydrology Manual. The project development shall be designed to accept and

properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.

50. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed. All analysis shall comply with the Orange County Hydrology Manual and County Local Drainage Manual.
51. The post development peak flow rate generated from the project site shall be less than or equal to the pre development peak flow rate from the site for all frequency storms up to and including 100-year return.
52. Drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency flow bypass shall also be provided as approved by City Engineer.
53. Provide and identify all pavement and driveway paving materials used inside the development areas.
54. Preliminary WQMP shall include a feasibility check to ensure the proposed infiltration BMPs are not proposed to be within 100 feet horizontally of a water supply well and/or non-potable well for the protection of groundwater quality per Orange County TGD.
55. In case, parcel drainage is to the Northwest corner into the Channel, this option requires both the County and Army Corps of Engineers permits. Applicant to provide all regulatory permits associated with the proposed drainage into the channel prior to issuance of the first Building Permit.
56. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Orange County Fire Authority and satisfaction to the City Engineer.
57. The applicant shall submit a Will Serve Letter from Yorba Linda water District for water and sanitary sewer service for the project.

Demolition

58. Provide a site plan showing that the new building footprint will be completely outside of the easement areas.
59. Provide a full set of plans for demolition of the existing facilities and utilities, including above ground and underground structures, footings, utilities, vaults, fences, walls, sewer lines, storm drain pipes, waterlines, etc., Plans shall address conditions and

procedures, as are necessary, to show that the demolition work will be conducted without creating a hazardous condition, when excavating next to other existing footings, walls and slopes. A separate demolition permit is required from the Building Department, prior to performing any kind of demolition on site.

60. The existing sanitary sewer line must be removed and capped at the property line. The sewer cap shall be inspected and shall not be covered until an inspection has been made by the Yorba Linda Water District inspector. This inspection shall be requested at least 24 hours before the inspection is needed
61. A copy of the Grant deed and owner's permission on the application for demolition is required at the time of issuance of the permit.
62. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and removal of the existing utilities, vaults and meters. It is also the applicant's responsibility to insure applicant notifies the Building Inspection Division that these utilities have been properly disconnected.
63. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post demolition and excavation activities.

ORANGE COUNTY FIRE AUTHORITY

64. Prior to approval of a rough grading permit or any building permit:
 - a. Complete Methane investigation, and if applicable, mitigation (service codes PR172-PR176); and
 - b. Obtain approval of a Fire master plan (service code PR145)
65. Prior to issuance of a building permit, the applicant shall submit plans addressing the following items for review and approval of their respective portion:
 - a. Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475); and
 - b. fire sprinkler system (service codes PR400-PR465).
66. Prior to concealing interior construction, the applicant shall submit plans addressing the following items for review and approval:
 - a. Fire alarm system.

RESOLUTION NO. PC-2019-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVAL OF TENTATIVE TRACT MAP (TTM) NO. 19014 FOR THE SUBDIVISION OF 26 RESIDENTIAL TOWNHOME UNITS FOR CONDOMINIUM PURPOSES ON A 1.3-ACRE UNIMPROVED, VACANT LOT LOCATED WITHIN THE HIGH DENSITY RESIDENTIAL (R-3) ZONING DISTRICT AND SITED ON PROPERTY AT THE NORTHSIDE OF GOLDEN AVENUE, WEST OF IMPERIAL HIGHWAY.

A. Recitals.

WHEREAS, On October 8, 2019, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, recommending to the City Council of the City of Placentia, approval of Tentative Tract Map (TTM) 19014 for the project located at the northside of Golden Avenue, west of Imperial Highway.

WHEREAS, The Planning Commission heard testimony, received a report and other relevant information from City staff and members of the public regarding Brandywine Homes', c/o Angela Meyer, application for a Tentative Tract Map.

WHEREAS, All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia recommends to the City Council the following:

Section 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.

Section 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 Conditions of Approval set forth in Attachment "A" of this Resolution and by this reference incorporated herein and Standard Development Requirements, the

project complies with all applicable code requirements and development standards of the High Density Residential (R-3) Zoning District and Title 22, and with other applicable regulations of the Placentia Municipal Code (PMC).

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "High Density Residential", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the development of six, three-story, multi-family buildings consisting of a total of 26 residential town home units.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.21, "R-3"-High Density Multiple-Family District, of the PMC. City Staff carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance), and determined it to be in substantial compliance. The proposed Development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachment "A" contain Conditions of Approval and Standard Development requirements specific to this development application in order to provide assurances that the proposed construction of the residential development project and related on and off-site improvements are in compliance with applicable requirements of the PMC.

e. That the proposed map is consistent with the General Plan. The proposed Tentative Tract Map is to support the construction of six, three-story, multi-family buildings consisting of a total of 26 residential town home units on the site. The proposed residential development is consistent with all policies, programs, and goals of the General Plan.

f. That the site is physically suitable for the type of development. The subject site is a 1.3-acre area, which has been designed to accommodate the development, as well as sufficient parking and landscaping. Based on this, the subject site is adequate to accommodate the proposed residential development.

g. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is to allow the formation of 26 residential condominium units within the City of Placentia that will accommodate six residential townhome buildings.

h. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a

preliminary title report with their application. Although easements have been found, they are mostly for utility access only. All of the easements will be protected in place and will not be altered by the construction of the project.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat. The subject site is an underutilized and unimproved property that only has limited vegetation. There are no known areas within the City that host wildlife or their habitat, most particularly species.

j. The intent of the R-3 zone is to stabilize and maintain the residential character of the district for high density apartment living . The proposed project will create a new multi-family residential development. The applicant has designed the residential development in a manner that accomplishes all of the goals of the General Plan and Zoning Code, while avoiding significant impacts to the neighboring properties by utilizing proper site design, good architecture, and providing appropriate areas of open space. Furthermore, the proposed design will enhance the streetscape, thus providing a pleasing aspect to those driving along Golden Avenue.

k. The proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously with and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City. Currently the site is underutilized undeveloped site.

Section 3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that Notice Of Exemption, adopted with respect to the project was prepared in compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15332, In-Fill Development Projects, *et seq.*, and the Environmental Guidelines of the City of Placentia and that the Council review and consider the information contained in said Notice Of Exemption with respect to the Application;

(a). The City Council find and determine that, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

(b). The City Council find that facts supporting the above-specified findings are contained in the staff report and exhibits, and the information provided during the public hearing conducted with respect to the Application.

Section 4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends that City Council approve Tentative Tract Map 19014, as modified herein, and specifically subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein.

Section 5. 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 8TH DAY OF OCTOBER 2019.

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, 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 8th day of October, 2019, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 8th day of October, 2019, by the following vote:

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

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

TOM DUARTE
ASSISTANT CITY ATTORNEY

Attachment A: Conditions of Approval for Tentative Tract Map No. 19014

Attachment “A”
Special Conditions of Approval for
Tentative Tract Map No. (TTM) 19014
Northside of Golden Avenue, west of Imperial Highway

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE DEVELOPMENT PLAN REVIEW TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

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 actions by the City of Placentia Planning Commission.
2. 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.
3. Approval of Tentative Tract Map (TTM) 19014 and the final map is contingent upon City Council Approval.
4. TTM 19014 shall expire twenty-four (24) months after approval or conditional approval if a final map is not recorded. Upon written request, by the developer, the time limit may be extended an additional twelve (12) months by City Council.

5. A final map shall be prepared by or under the direction of a registered Civil engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
6. TTM 19014 shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
7. Any modifications to the approved floor plan/site plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
8. Prior to final release of the residential units for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved for their respective portion.
9. Applicant/builder is responsible, at its sole cost and expense, to cause all 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.
10. The final action of Tentative Tract Map (TTM) No. 19014 shall be contingent upon final approval of Development Plan Review (DPR) No. 2019-02 and Use Permit (UP) No. 2019-03. In the event the TTM is denied, approval of any of the aforementioned entitlements shall be deemed to be null and void.
11. Comply with all applicable conditions of approval of DPR 2019-02 and UP 2019-03.

PUBLIC WORKS – ENGINEERING DIVISION:

12. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.

Final Map

13. Applicant shall provide a quitclaim or relocation of any easement(s) that affects the proposed development.
14. The applicant shall prepare and submit a preliminary title report no older than 90 days.
15. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements and survey Monumentation, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement providing for the necessary right-of-way, design and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
16. The applicant shall establish a Homeowner's association (HOA) for the purpose of maintaining all private access, common lots, onsite fire hydrant, common sewer line, WQMP, LIP, open space, storm drainage and emergency opening of security gate. The association is subject to the review and approval of the Director of Public Works and City Attorney and shall be recorded concurrently with the final map.
17. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer. The computer analysis may be submitted on a CD with a proper labeled.



Perspective

SHEET INDEX

0.1 Cover Sheet

Civil

Tentative Tract
Conceptual Grading

Landscape

L1 Schematic Landscape Plan
L2 Schematic Enlargement Plan- Open Space Areas
L3 Schematic Wall & Fence Plan
L4 Schematic Planting Plan
L5 Schematic Trash Circulation Plan

Architecture

A1.0 Site Plan
A1.1 Open Space Exhibit
A1.2 Building Coverage Exhibit
A2.0 Building A Elevations
A2.1 Building B Elevations
A2.2 Building C Elevations
A3.0 Building A Floor Plans
A3.1 Building B Floor Plans
A3.2 Building C Floor Plans
A5.0 Plan 1 Unit Plans
A5.1 Plan 2A Unit Plans
A5.2 Plan 2B Unit Plans
A6.0 Perspectives
A6.1 Details



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PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019



COVER SHEET

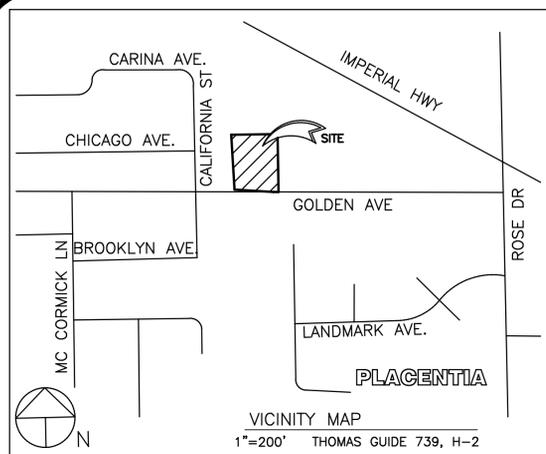
0.1

TENTATIVE TRACT NO. 19014 FOR CONDOMINIUM PURPOSES

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 2 OF TRACT NO. 17489, AS PER MAP FILED IN BOOK 923,
PAGES 44 THROUGH 47, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES

- EXISTING LAND USE: HIGH DENSITY RESIDENTIAL
- PROPOSED LAND USE: 26 RESIDENTIAL CONDOMINIUMS.
- EXISTING ZONING: R-3
- WATER SERVICE PROVIDED BY: YORBA LINDA WATER DISTRICT.
- SEWER SERVICE PROVIDED BY: YORBA LINDA WATER DISTRICT.
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND (OTHER THAN FOR TEMPORARY CONSTRUCTION PURPOSES).
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOCAL GAS CO.
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE TELEVISION PROVIDED BY: CHARTER COMMUNICATIONS.
- PROJECT IS WITHIN THE PLACENTIA - YORBA LINDA UNIFIED SCHOOL DISTRICT
- STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE CITY OF PLACENTIA.
- ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)
PER FIRM PANEL 06059C0063J, DATED DECEMBER 3, 2009.
- ASSESSOR'S PARCEL NUMBER: 334-021-12
- PARKING PROVIDED: 52 ENCLOSED (2 PER UNIT IN GARAGE)
8 GUEST + 1 GUEST (ACCESSIBLE)



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

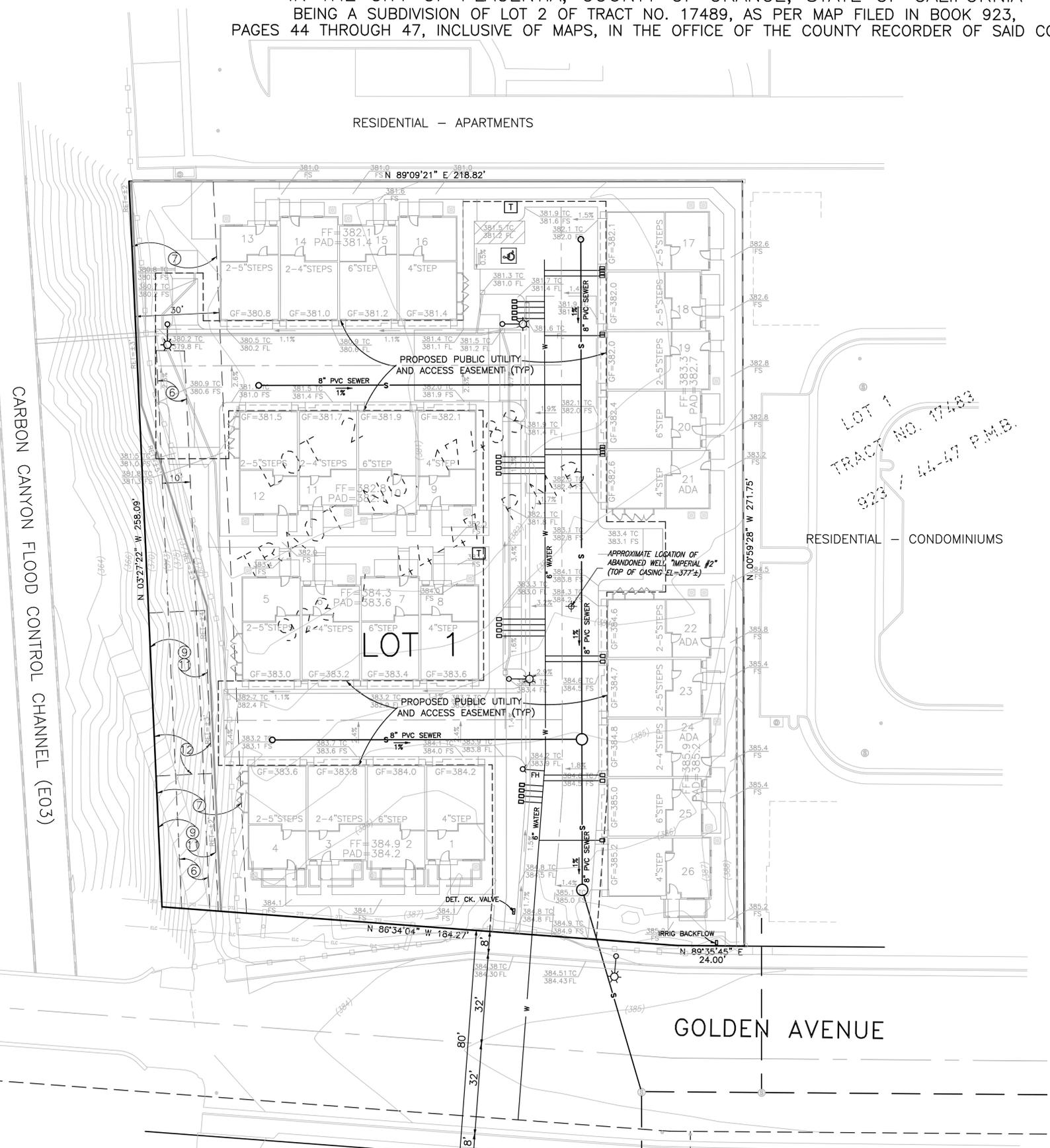
LOT 2 OF TRACT NO. 17843, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 923, PAGES 44 AND 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 334-021-12

EXISTING EASEMENTS:

- FIRST AMERICAN TITLE
Order Number: NHSC-5845958 (C)
- AN EASEMENT IN FAVOR OF THE YORBA LINDA WATER COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 7, 1911 IN BOOK 203, PAGE 291 OF DEEDS. (PLOTTED HEREON)
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN A DOCUMENT RECORDED SEPTEMBER 2, 1913 IN BOOK 242, PAGE 98 OF DEEDS. (BLANKET IN NATURE - NOT PLOTTED HEREON)
 - AN EASEMENT IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 4, 1923 IN BOOK 489, PAGE 266 OF DEEDS. (PLOTTED HEREON)
 - AN EASEMENT IN FAVOR OF THE CITY OF PLACENTIA SUCCESSOR IN INTEREST TO THE COUNTY OF ORANGE FOR THE RIGHT TO ERECT, CONSTRUCT, REPAIR, AND MAINTAIN CHECK DAMS, ETC. AND INCIDENTAL PURPOSES, RECORDED AUGUST 29, 1938 IN BOOK 964, PAGE 78 OF OFFICIAL RECORDS. (PLOTTED HEREON)
 - THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 16, PAGE 34 OF RECORD OF SURVEYS. (BLANKET IN NATURE, VARIOUS COURSE AND DISTANCES OF SAID RECORD OF SURVEY ARE REFERENCED HEREON.)
 - AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR FLOOD CONTROL AND CHANNEL RECTIFICATION AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1960 IN BOOK 5558, PAGE 547 OF OFFICIAL RECORDS. (PLOTTED HEREON)
 - THE TERMS AND PROVISIONS CONTAINED IN A DOCUMENT ENTITLED "DECLARATION OF RESTRICTION" RECORDED JULY 26, 1976 IN BOOK 11825, PAGE 1460 OF OFFICIAL RECORDS. (BLANKET IN NATURE - NOT PLOTTED HEREON)
 - AN EASEMENT IN FAVOR OF THE YORBA LINDA COUNTY WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1981 IN BOOK 13968, PAGE 1513 OF OFFICIAL RECORDS. (PLOTTED HEREON)
 - AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 1981 IN BOOK 14022, PAGE 1239 OF OFFICIAL RECORDS. (PLOTTED HEREON)
 - AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 5, 2014 AS INSTRUMENT NO. 2014000451694 OF OFFICIAL RECORDS. (EXACT LOCATION NOT APPARENT FROM RECORD - NOT PLOTTED HEREON)

CARBON CANYON FLOOD CONTROL CHANNEL (E03)

RESIDENTIAL - SINGLE FAMILY



DEVELOPER:

BRANDYWINE HOMES
16580 ASTON
IRVINE, CALIFORNIA 92606
(949) 296-2400
ATTENTION: MS. ANGELA MEYER

PROPOSED LOT AREA:

LOT	GROSS AREA (SF)	NET AREA (AC)
1	56,581	1.30

DENSITY CALCULATIONS:

PROPOSED CONDOMINIUMS:	26 UNITS
NET AREA:	1.30 AC
PROPOSED DENSITY:	20.0 DU/AC

PROPERTY ADDRESS:

1049 GOLDEN AVENUE
PLACENTIA, CA 92870

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS VESTING TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

JONES IMPERIAL #2, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
417 PALMER AVENUE
APTOS, CA 95003
(831) 662-0888

BY: _____ DATE: _____
GARY SCHILLING

PREPARED BY:

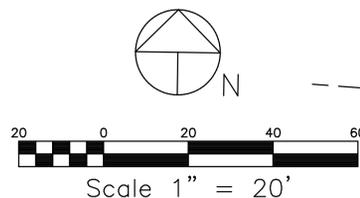


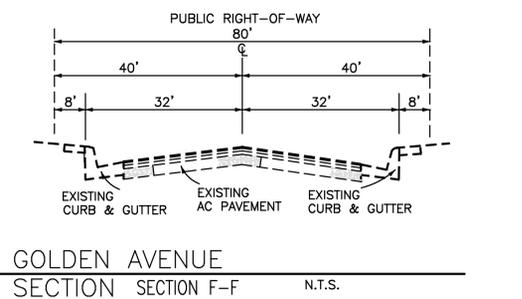
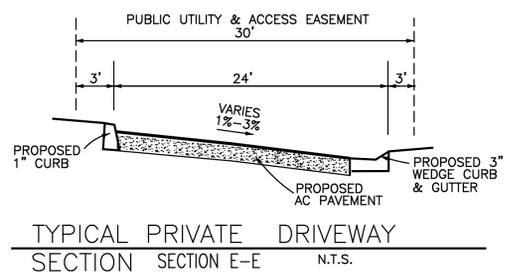
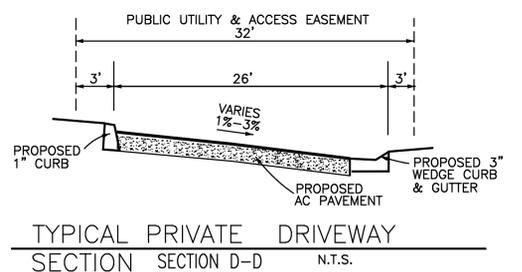
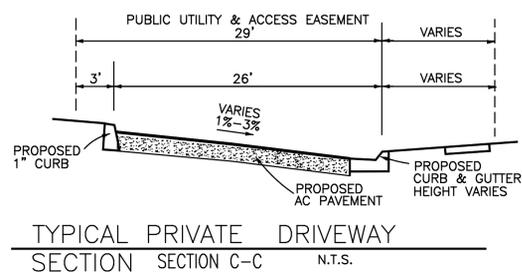
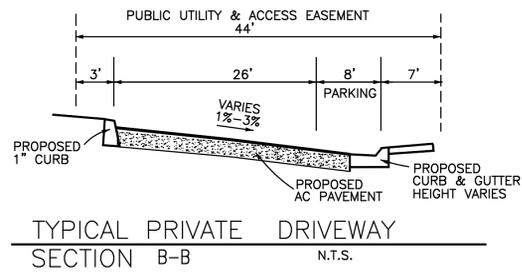
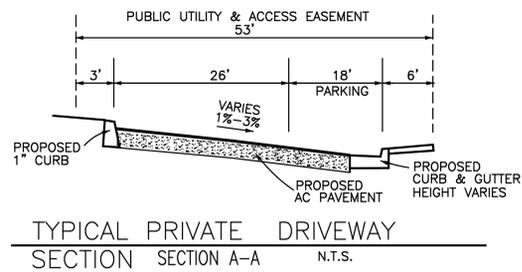
25911 Pinewood Lane
Laguna Hills, CA 92653
(949) 586-5200
ALANSHORT@COX.NET

Alan R. Short
ALAN R. SHORT, P.E.
R.C.E. 30873, EXPIRES 3/31/20
DATE: 8/26/19

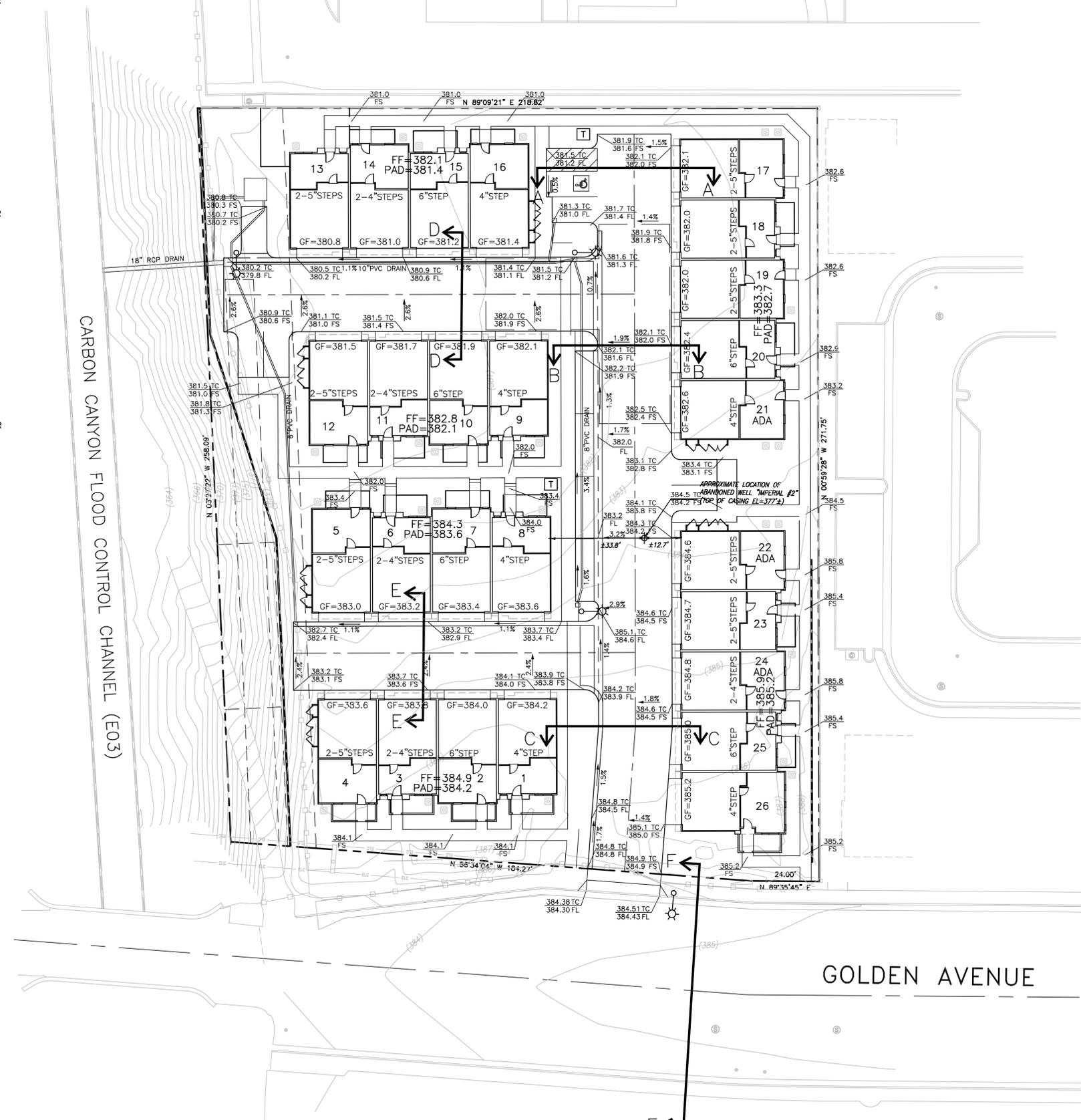
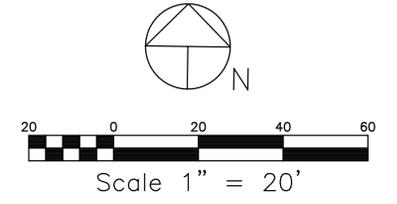
SCALE: 1" = 20'
DATE: 8/26/19
GROSS AREA: ±1.30 AC
CONTOUR: 1
TOTAL LOTS: 1 NUMBERED
0 LETTERED

TENTATIVE TRACT NO. 19014





- LEGEND:**
- TENTATIVE TRACT BOUNDARY
 - FF= 207.50 FINISHED FLOOR ELEVATION
 - PAD= 206.8 PROPOSED PAD ELEVATION
 - S EXISTING SEWER
 - W EXISTING WATER
 - EXISTING STREET LIGHT
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED FIRE LINE
 - EX FH EXISTING FIRE HYDRANT
 - FH PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - TC TOP OF CURB ELEVATION
 - FL FLOW LINE ELEVATION
 - FS FINISHED SURFACE ELEVATION
 - 1 PROPOSED LOT NUMBER
 - RET RETAINING WALL HEIGHT



AS
 ALAN R. SHORT, P.E.
 25911 Pinewood Lane
 Laguna Hills, CA 92653
 (949) 586-5200
 ALANSHORT@COX.NET
 8/26/19
 RCE 30873 EXP. 3/31/20

SCALE: 1" = 20'
 DATE: 8/26/19
 GROSS AREA: ±1.30 AC
 CONTOUR: 1'
 TOTAL LOTS: 1 NUMBERED
 0 LETTERED

**CONCEPTUAL GRADING
 TENTATIVE TRACT
 NO. 19014**

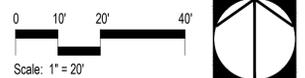


LEGEND

1. Central community open space area with shade structure & freestanding BBQ & picnic table for small social events and group gatherings; see sheet L-2 Enlargement.
2. Two community cluster mailboxes, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
4. 4' wide community natural colored concrete sidewalk, with light broom finish.
5. Accessible parking stall and striping, per Civil plans.
6. Guest parking stall.
7. Natural colored concrete driveway, with light broom finish.
8. Private concrete patio / yard area, homeowner maintained.
9. Common area landscape, builder installed and HOA maintained.
10. Property line.
11. Public street R.O.W.
12. Public street sidewalk, per Civil plans.
13. Transformer to be screened with landscape, quantity and final locations to be determined.
14. Proposed trees per sheet L-3 (Planting plan).
15. Stamped colored concrete.
16. Existing channel maintenance access road.
17. Enhanced paving areas at drive alley ends for additional activities for community residents, see sheet L-2 Enlargement.



Conceptual Images (provided herein are subject to change)



Schematic Landscape Plan

Brandywine Homes

2nd City Submittal | Project No.: BH19-D
Date: Aug. 28, 2019

L-1

1049 Golden Avenue - Placentia, CA

Drive Alley with colored concrete with scoring pattern - identifies areas where community can gather and enjoy various activities

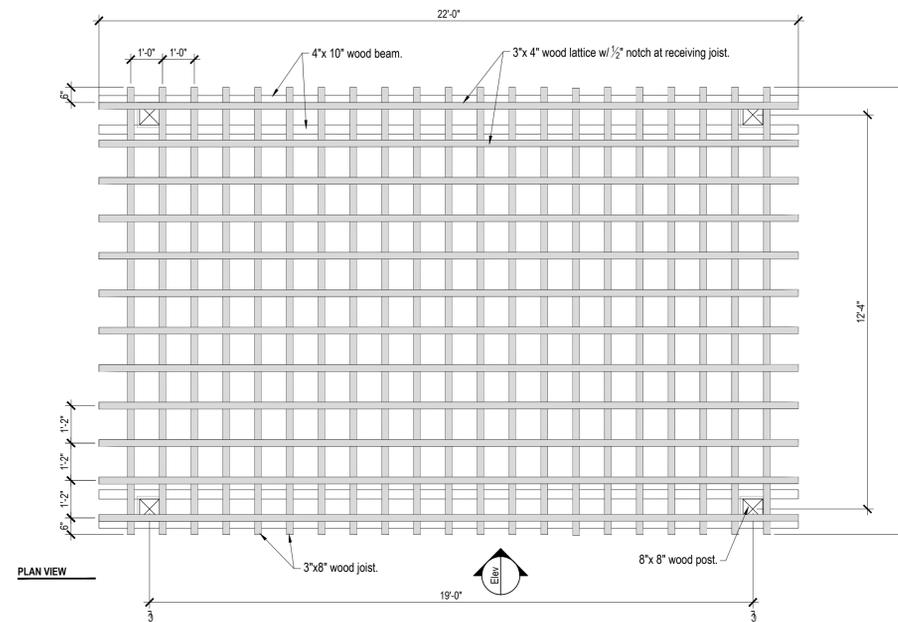


Conceptual Images (provided herein are subject to change)

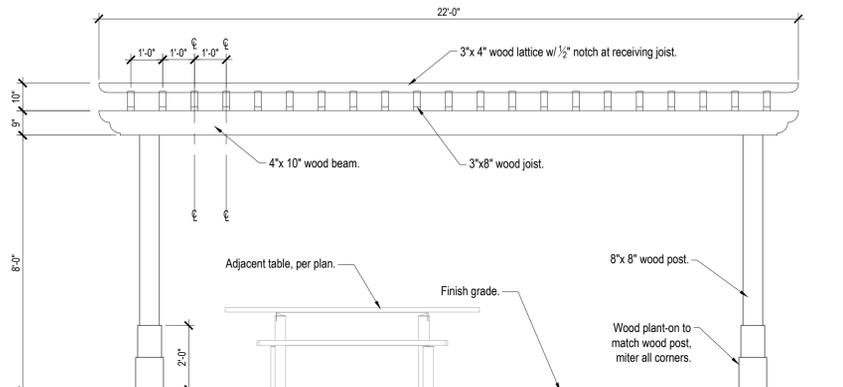
Drive Alley with colored concrete with scoring pattern - identifies areas where community can gather and enjoy various activities



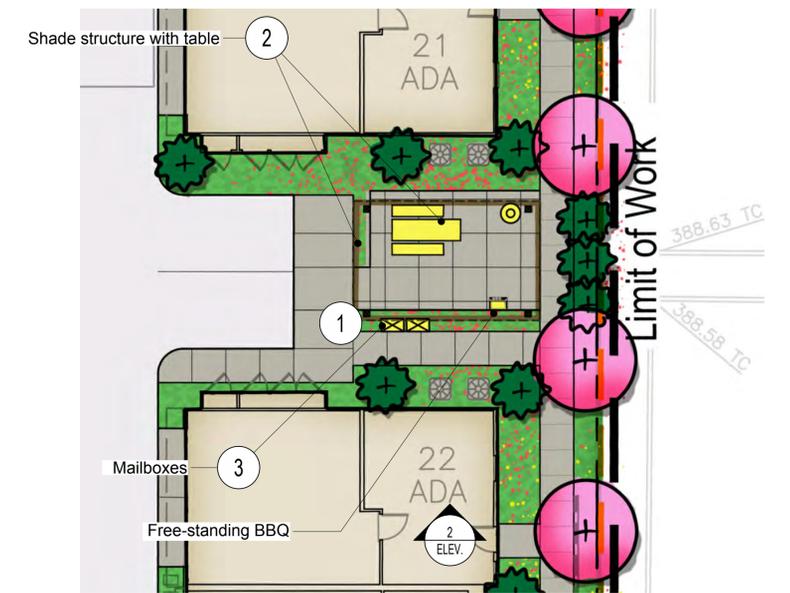
Plan View - Drive Alley Ends



"SHADE STRUCTURE" ELEVATION
Scale: 3/8" = 1'-0"



Conceptual Images (provided herein are subject to change)



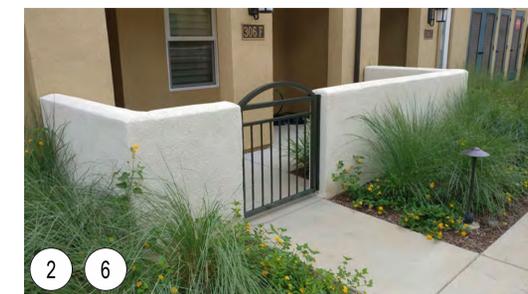
Plan View - Pocket Park

Schematic Enlargement Plan - Open Space Areas

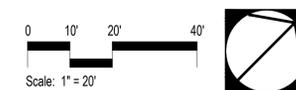


WALL LEGEND

- ① — Existing 6' min. (varying ht.) property line precision CMU wall, protect in place. (If new property line walls are needed, split-face CMU in matching color will be used).
- ② — 3'-0" High stucco over CMU wall, with flat stucco cap.
- ③ — 3'-6" High tube steel patio fence (black paint color).
- ④ — 5'-6" High tube steel fence (black paint color).
- ⑤ — Retaining Verdura block wall (tan color to match existing wall).
- ⑥ — 3'-6" High metal patio gates (black paint color).
- ⑦ — 3'-0" High stucco over CMU sign wall, with stucco or precast cap.
- ⋯ — ADA Path of Travel



Schematic Wall & Fence Plan



Brandywine Homes

2nd City Submittal | Project No.: BH19-D
Date: Aug. 28, 2019

L-3

1049 Golden Avenue - Placentia, CA

SHRUBS and GROUND COVER

Anigozanthos	Kangaroo Paw
Agave sp.	Agave
Aloe sp.	Aloe
Bougainvillea sp.	Bougainvillea
Callistemon citrinus 'Little John'	Dwarf Bottlebrush
Carex	Sedges
Carissa m. 'Green Carpet'	Dwarf Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Cordylone 'Pink Passion'	Pink Passion Dracaena Palm
Dasyliiron longissimum	Mexican Grass Tree
Delosperma cooperi	Trailing Ice Plant
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily
Iris sp.	Iris
Kalanchoe thyrsiflora	Flapjack Paddle Plant
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender
Ligustrum japonicum 'Texanum'	Japanese Privet
Nassella pulchra	Purple Needlegrass
Muhlenbergia rigens	Deer Grass
Rhaphiolepis indica 'Clara'	India Hawthorn
Rosmarinus p. 'Huntington Carpet'	Groundcover / Prostrate Rosemary
Trachelospermum jasminoides	Star Jasmine
Westringia sp.	Westringia
Xylosma congestum 'Compact'	Compact Xylosma
Yucca gloriosa	Spanish Dagger

VINES & ESPALIERS

Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine

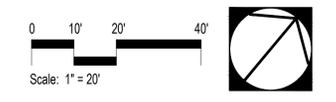


PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	Wucols (R3)	Qty.
TREES						
	Focal	Acacia stephenophila (Shoestring Acacia)	Single	36" Box	Low	2
	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	30
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Moderate	8
	Medium	Rhus lancea (African Sumac)	Single	24" Box	Low	5
	Medium Screen	Geijera parviflora (Australian Willow)	Single	15 gal	Moderate	10
	Columnar	Cupressus sempervirens (Italian Cypress)	Single	15 gal	Low	36
						Total: 87

NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) and any City water conservation ordinances/standards.
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 5' of hardscape to be installed with deep root barriers.



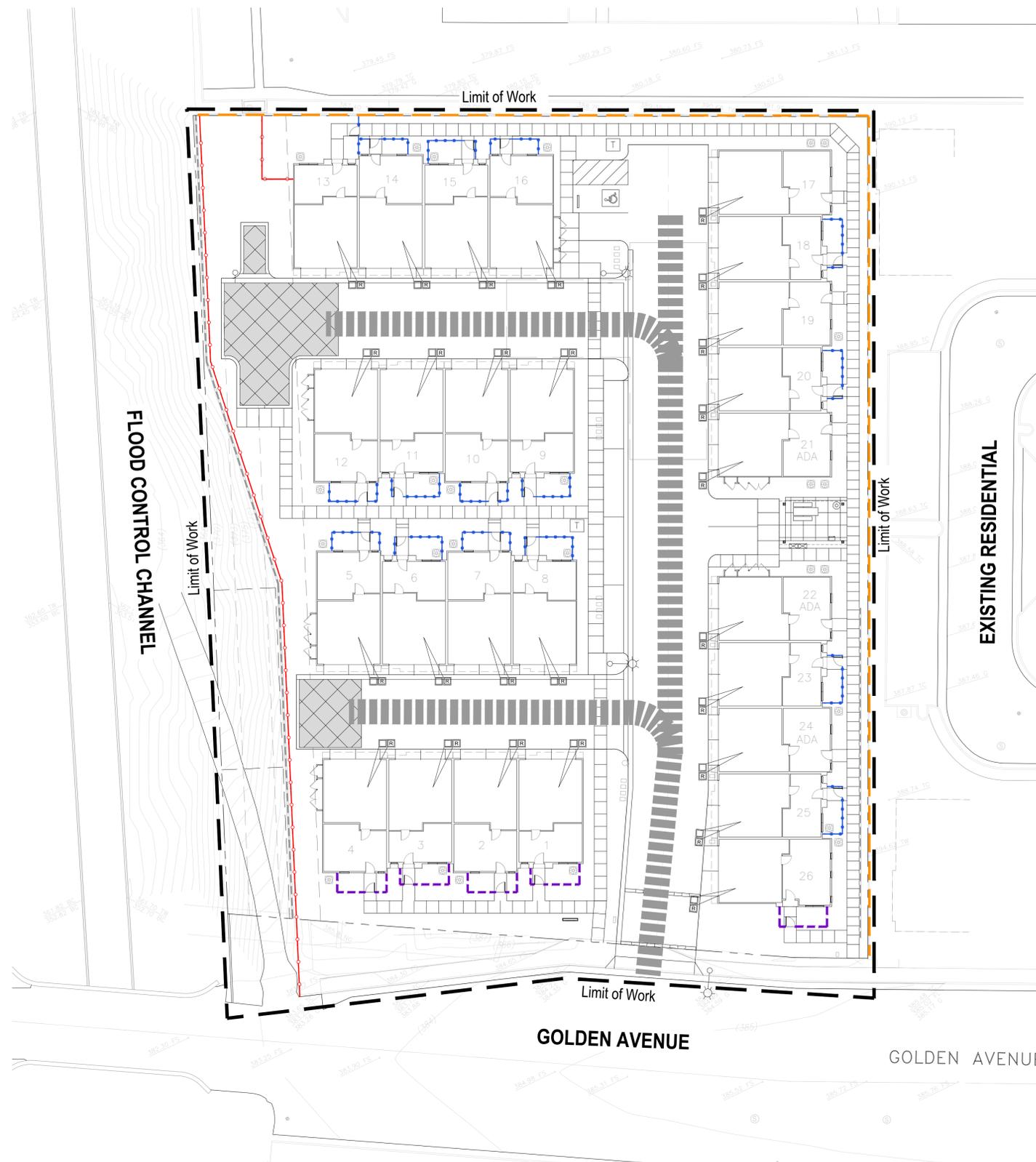
Schematic Planting Plan

Brandywine Homes

2nd City Submittal | Project No.: BH19-D
Date: Aug. 28, 2019

L-4

1049 Golden Avenue - Placentia, CA



LEGEND

-  Regular trash bin.
 -  Recycle bin.
 -  Trash hauler path of travel.
(Backing up into one small lane would be required)
- *Green Waste would be disposed of by HOA Landscape Contractor**



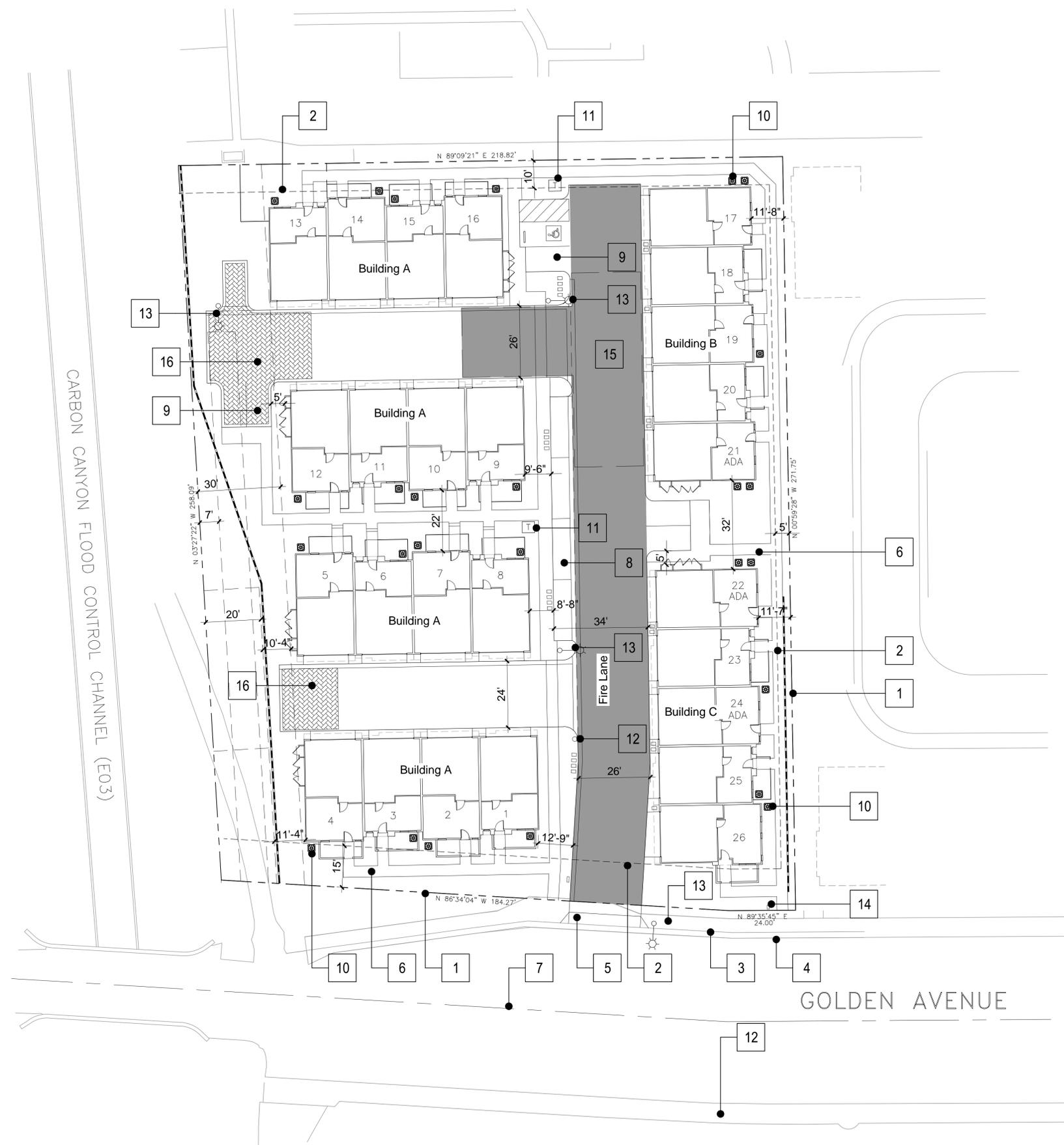
Schematic Trash Circulation Plan

Brandywine Homes

2nd City Submittal | Project No.: BH19-D
Date: Aug. 28, 2019

L-5

1049 Golden Avenue - Placentia, CA



Site Summary

Gross Site Area:	1.30 Acres
Dwelling Units:	26 Units
Gross Density:	20.0 DU/AC

Plan	Type	Area	#
1	3 bd/2.5 ba, Side by Side Garage	1,530 sf	12
2A	4 bd/3.5 ba, Side by Side Garage	1,740 sf	13
2B	4 bd/3.5 ba, Side by Side Garage	1,755 sf	1
Total Units			26

Parking Required

Resident: 26x2.0	52 Spaces
Guest: 26x0.3	8 Spaces
Spaces Required (2.3/unit)	60 Spaces

Parking Provided

Private Garages:	52 Spaces
Open Parking:	11 Spaces
Spaces provided (2.3/unit)	63 Spaces

Open Space Summary

Open Space Required:	
200 sf x 26 units:	5,200 sf
Open Space Provided:	15,395 sf

Development Standards Summary

Standard	Required	Provided
Front Setback	15' Min.	15' Min.
Side Yard Setback	5' Min.	5' Min.
Rear Setback	10' Min.	10' Min.
Building to Building:	20' Min.	20' Min.
Building/Street Coverage:	60% max. (33,949 sf)	33,934 sf
Open Space:	200 sf/Unit	590 sf/Unit
Building Height:	35' Max.	±38'

- LEGEND**
1. Property Line
 2. Building Setback
 3. Curb
 4. Gutter
 5. Driveway Approach
 6. Sidewalk
 7. Street Centerline
 8. Parallel Parking Space - 8'x22'
 9. Perpendicular Parking Space - 9'x18'
 10. AC condenser
 11. Transformer
 12. Fire Hydrant
 13. Light Fixture
 14. Backflow Device
 15. Fire Turnaround
 16. Enhanced Paving Activity Zone

Open Space Summary

	Required	Provided
200sf x 26 units = 5,200 sf	5,200 sf	15,993 sf
	50 sf Min.	50 sf Min.

Summary of Open Space Provided

	Common Open Space	11,500 sf
	Private Patios	2,425 sf
Private Balconies		
	Plan 1: 12 units x 79 sf	948 sf
	Plan 2A: 13 units x 80 sf	1,040 sf
	Plan 2B: 1 unit x 80 sf	80 sf



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PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019



OPEN SPACE EXHIBIT

A1.1

Building Coverage Summary

Maximum Building Coverage: 56,582 sf x 60% = 33,949 sf

Building Coverage Provided:

	Building Footprint Area:	19,982 sf	
	Street Area (Excluding Activity Zone Pavers):	13,952 sf	
<hr/>		Total Building Coverage:	33,934 sf = 60%
	Activity Zone Paving Area:	2,025 sf	





Facing Alley Left Elevation



Facing Golden Ave Front Elevation

Material Legend

- 1. S-Tile Roof
- 2. Stucco
- 3. Stucco Trim
- 4. Garage Doors
- 5. Wood Railing
- 6. Metal Railing
- 7. Corbels
- 8. Decorative Iron Work
- 9. Decorative Tile
- 10. Light Fixture
- 11. Vinyl Windows
- 12. Window Shutters
- 13. Gable Accents



Right Elevation



Rear Elevation



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PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019



BUILDING ELEVATIONS
BUILDING A

A2.0



Left Elevation



Front Elevation

Material Legend

- 1. S-Tile Roof
- 2. Stucco
- 3. Stucco Trim
- 4. Garage Doors
- 5. Wood Railing
- 6. Metal Railing
- 7. Corbels
- 8. Decorative Iron Work
- 9. Decorative Tile
- 10. Light Fixture
- 11. Vinyl Windows
- 12. Window Shutters
- 13. Gable Accents



Right Elevation



Rear Elevation



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PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019



BUILDING ELEVATIONS
BUILDING B

A2.1



Facing Golden Ave Left Elevation



Front Elevation

Material Legend

- 1. S-Tile Roof
- 2. Stucco
- 3. Stucco Trim
- 4. Garage Doors
- 5. Wood Railing
- 6. Metal Railing
- 7. Corbels
- 8. Decorative Iron Work
- 9. Decorative Tile
- 10. Light Fixture
- 11. Vinyl Windows
- 12. Window Shutters
- 13. Gable Accents



Right Elevation



Rear Elevation

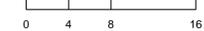


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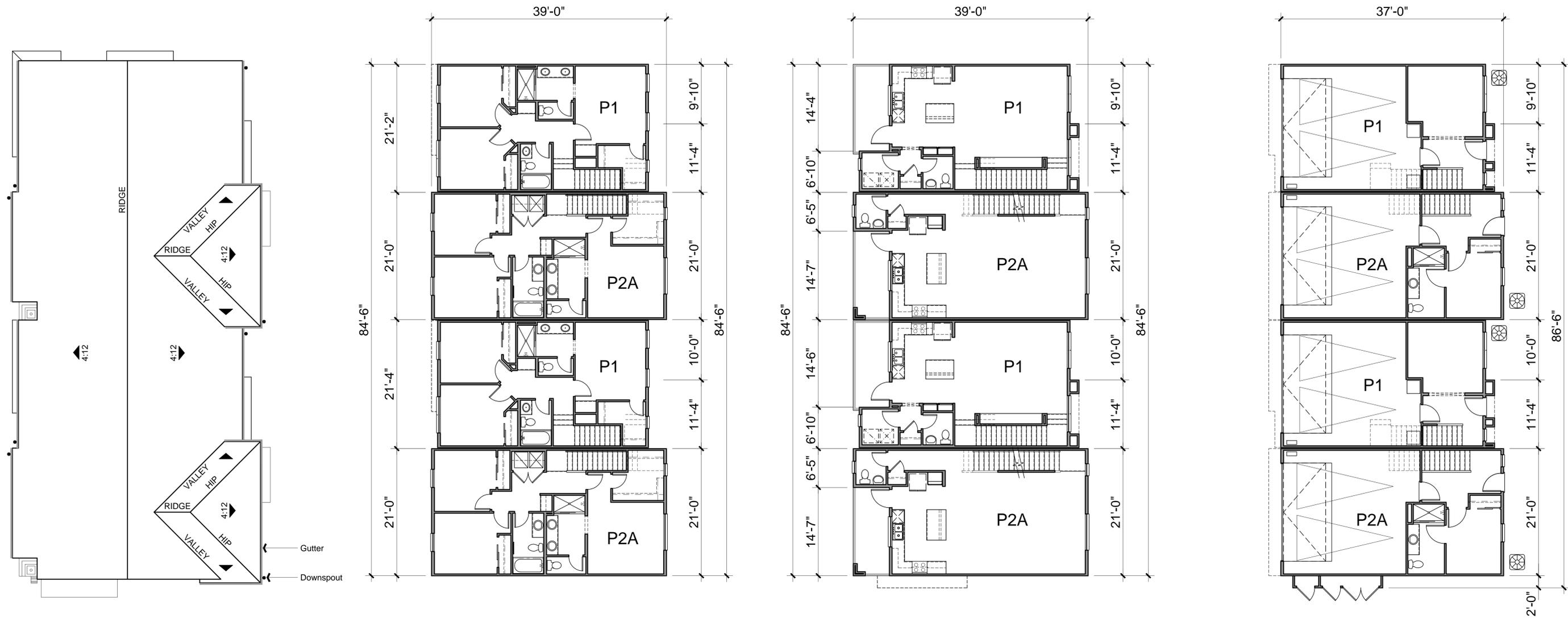
PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019



BUILDING ELEVATIONS
BUILDING C

A2.2



Roof Plan

Third Floor
3126 SQ. FT.

Second Floor
3189 SQ. FT.

First Floor
3063 SQ. FT.

Building A



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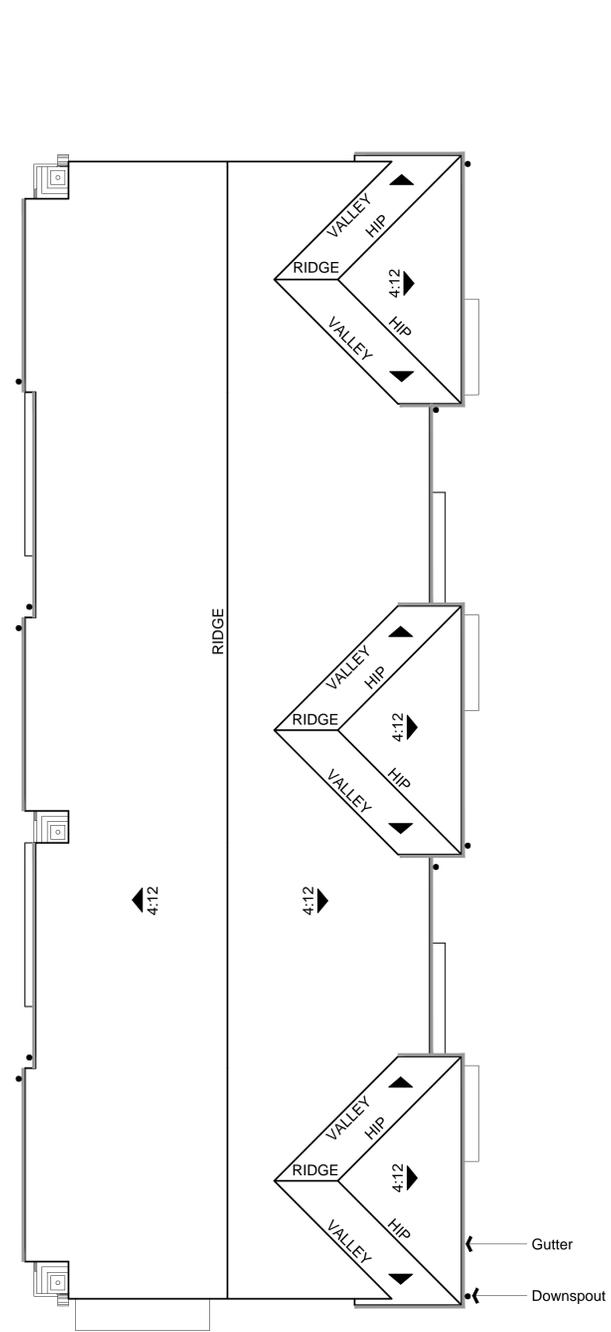
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CONCEPT DESIGN
AUGUST 23, 2019

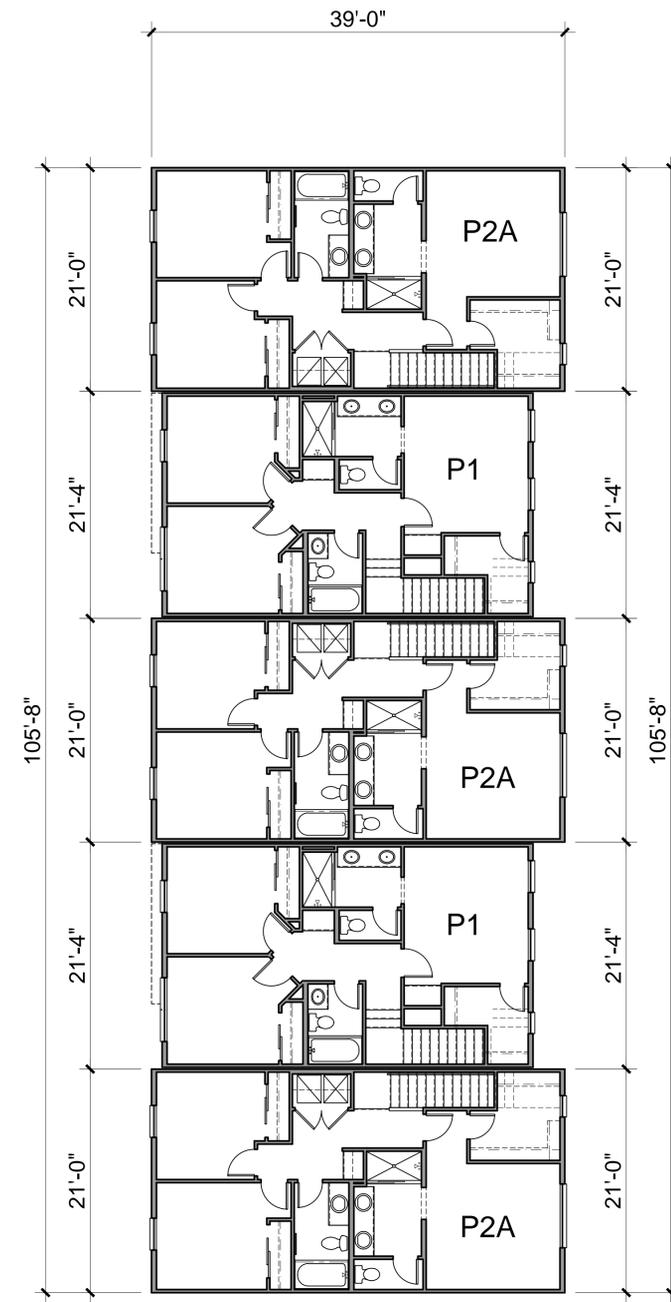


BUILDING PLANS
BUILDING A

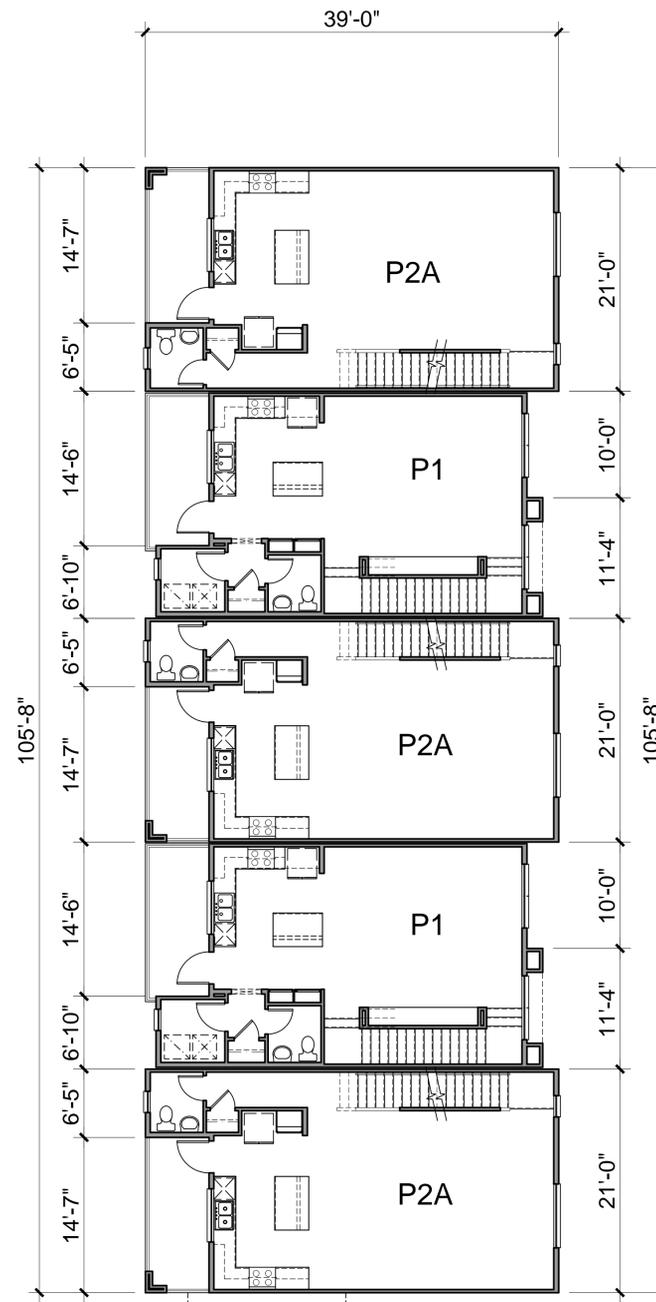
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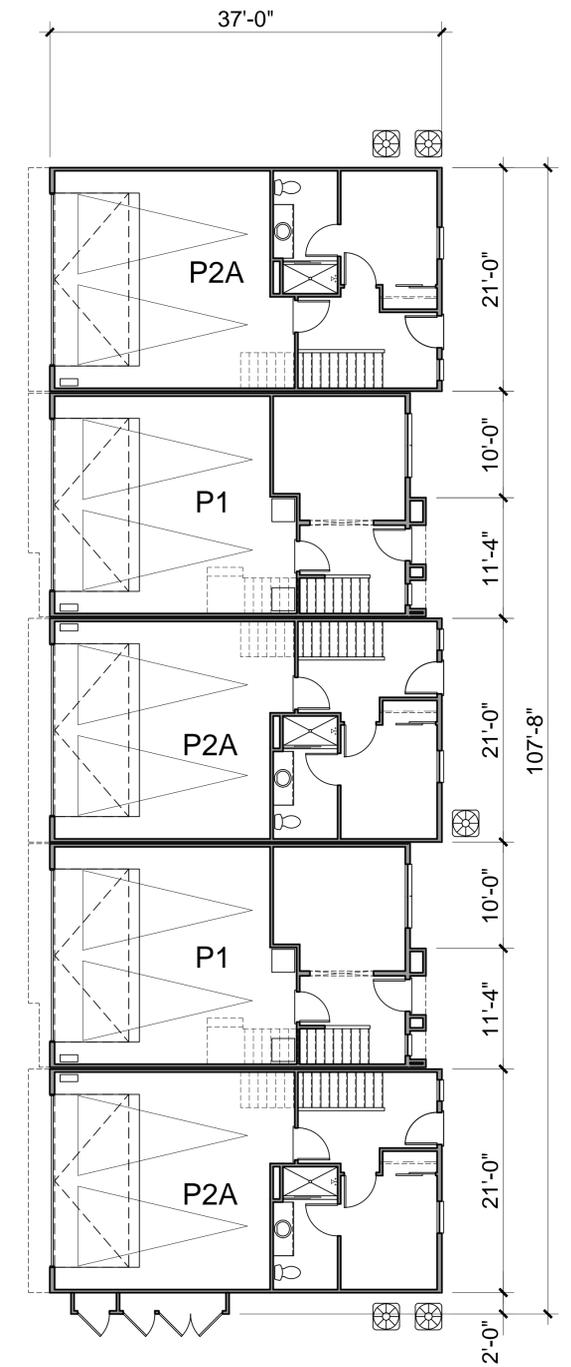
Roof Plan



Third Floor
3950 SQ. FT.



Second Floor
4014 SQ. FT.



First Floor
3845 SQ. FT.

Building B

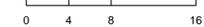


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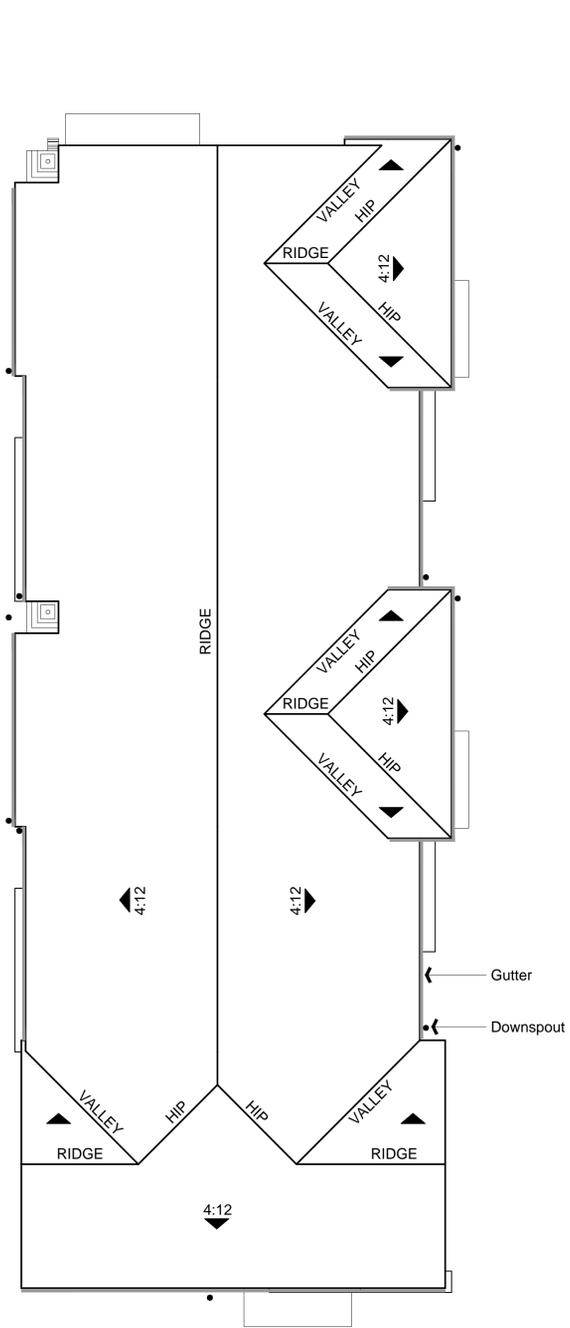
PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019

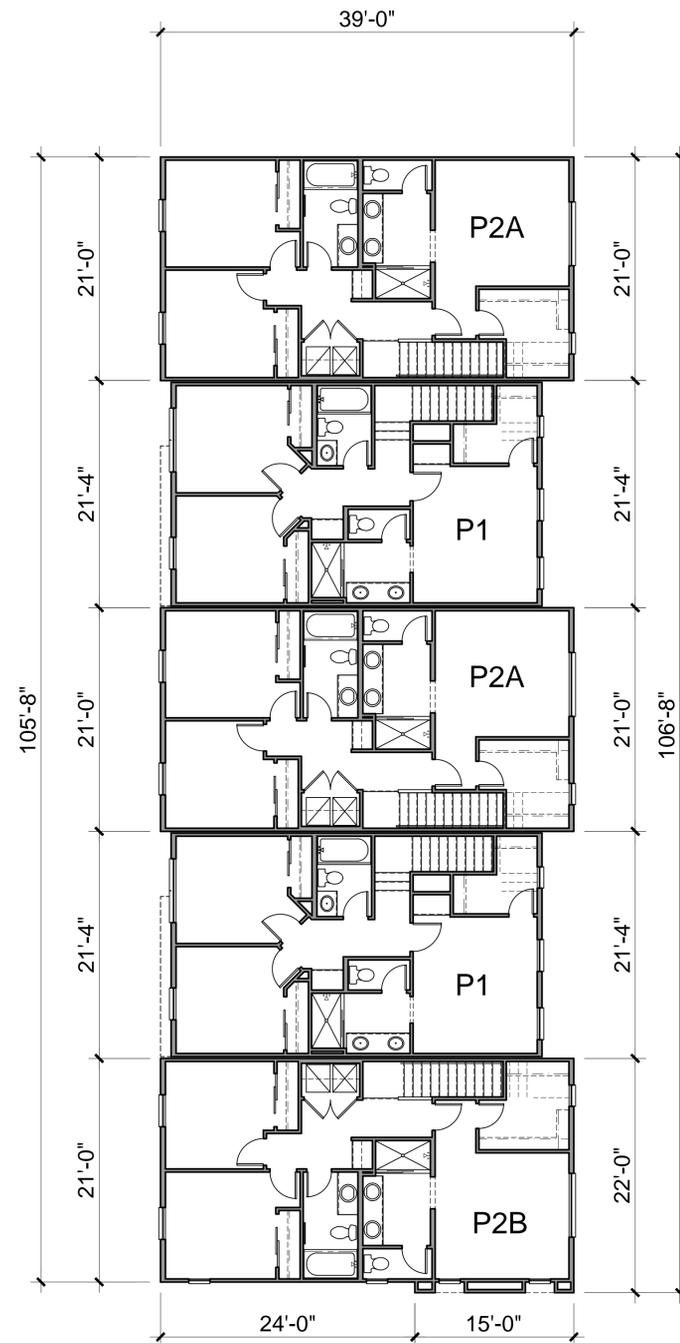


BUILDING PLANS
BUILDING B

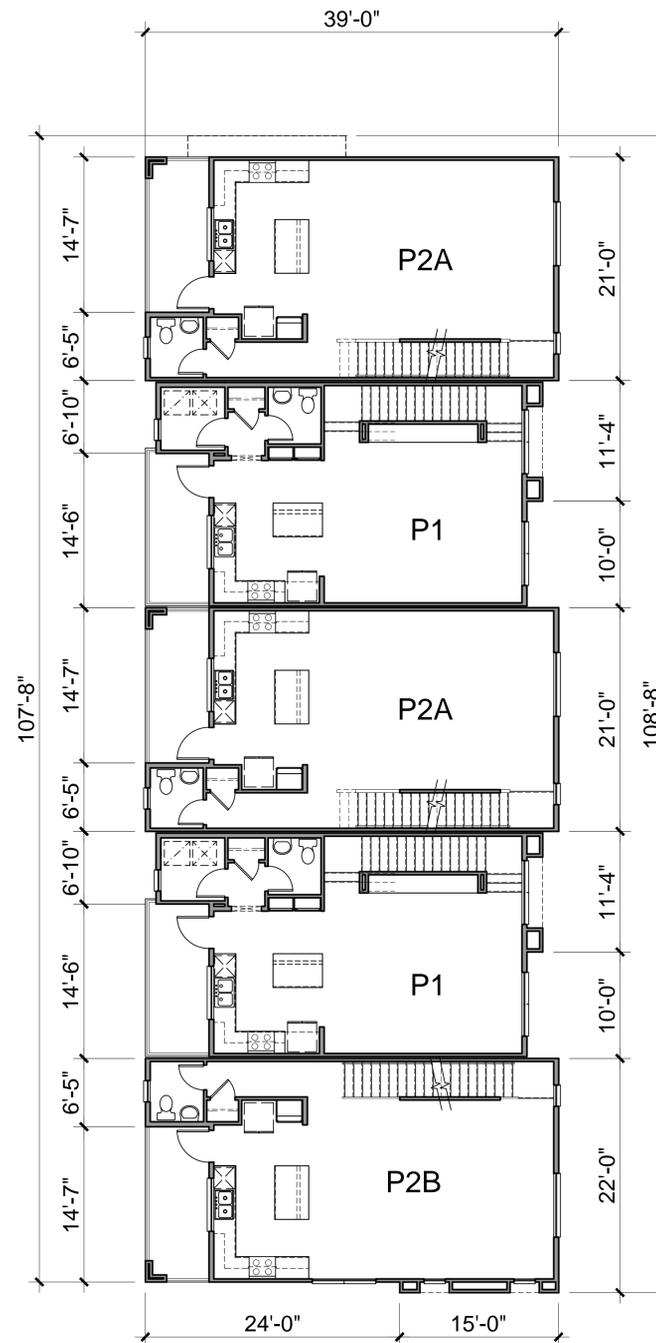
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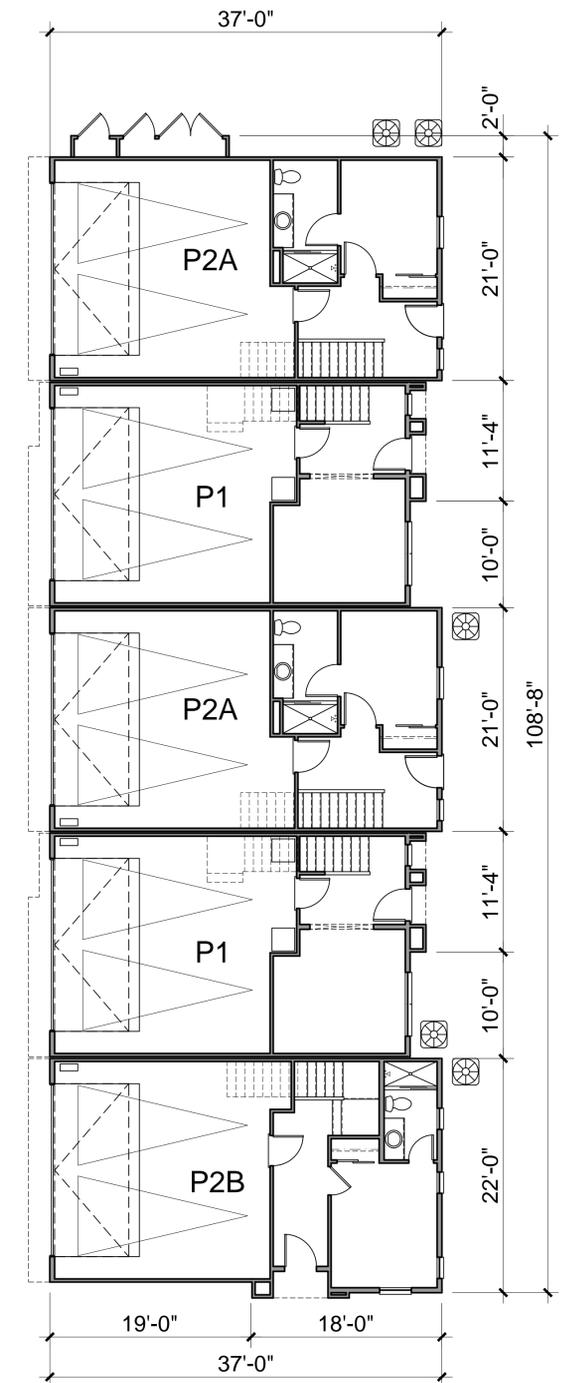
Roof Plan



Third Floor
3965 SQ. FT.



Second Floor
4029 SQ. FT.



First Floor
3863 SQ. FT.

Building C



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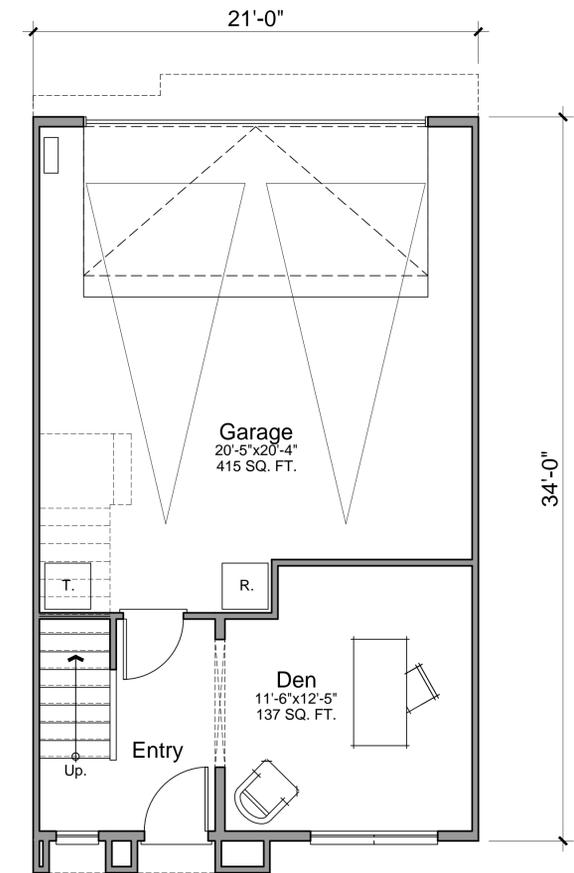
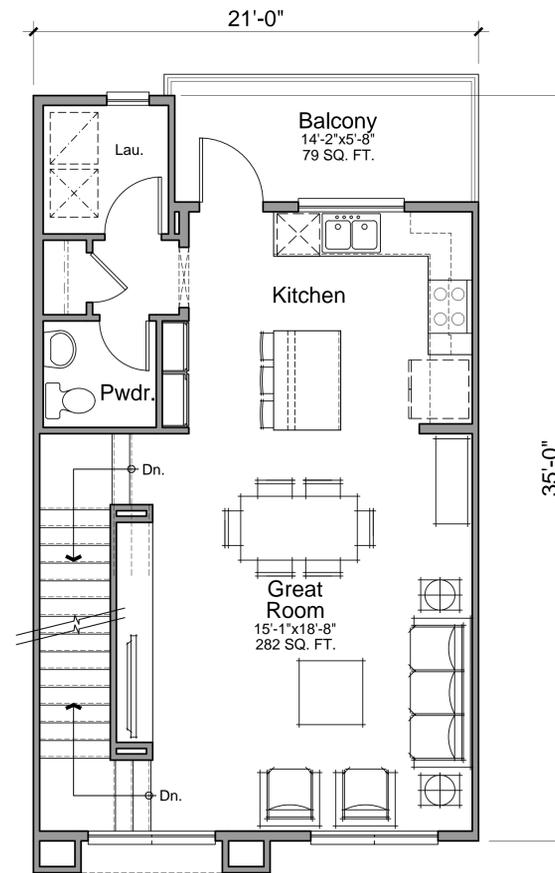
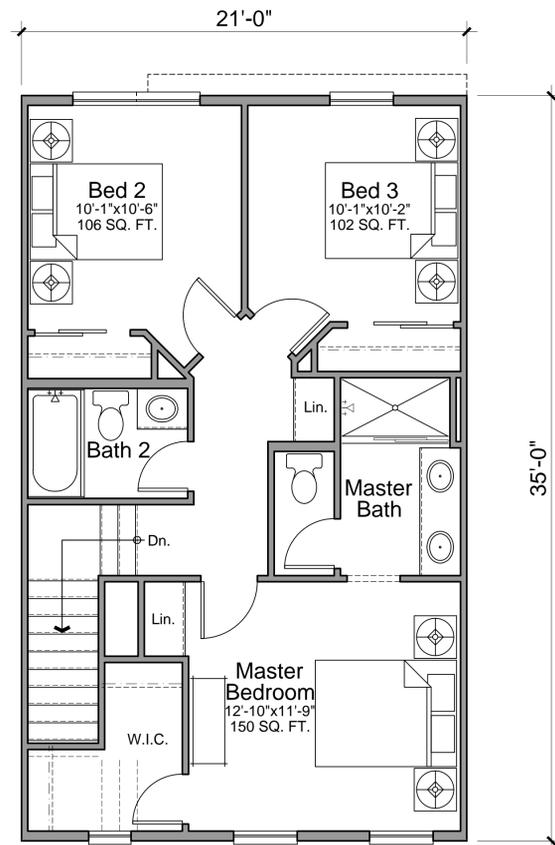
PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019



BUILDING PLANS
BUILDING C

A3.2



Plan 1
3 Bed, 2.5 Bath + Den
1,530 SQ. FT. Net
Private Open Space: 79 SQ. FT.

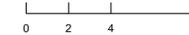


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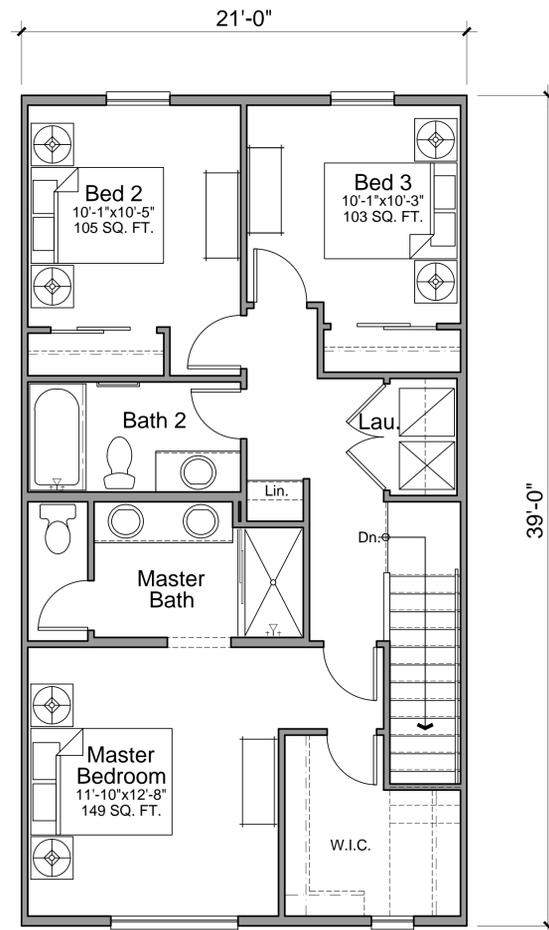
PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019

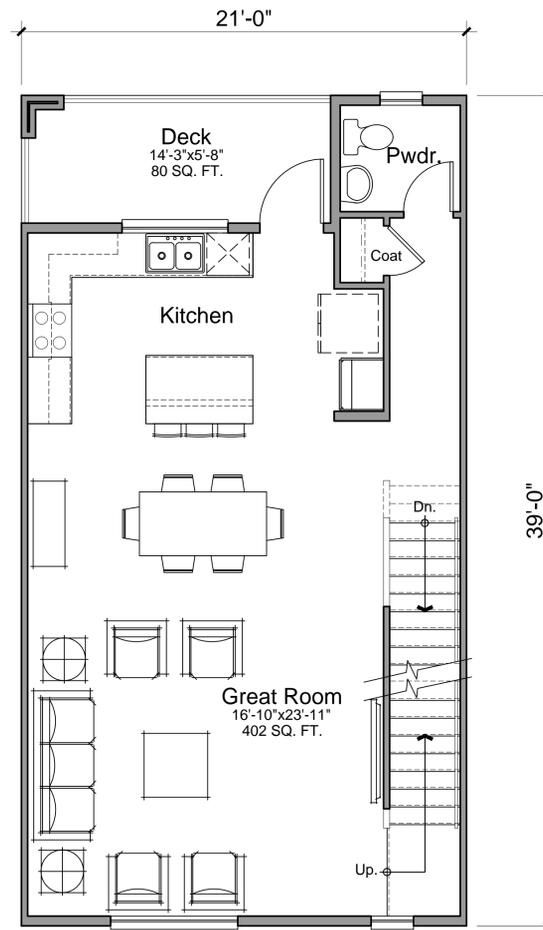


UNIT PLANS
PLAN 1

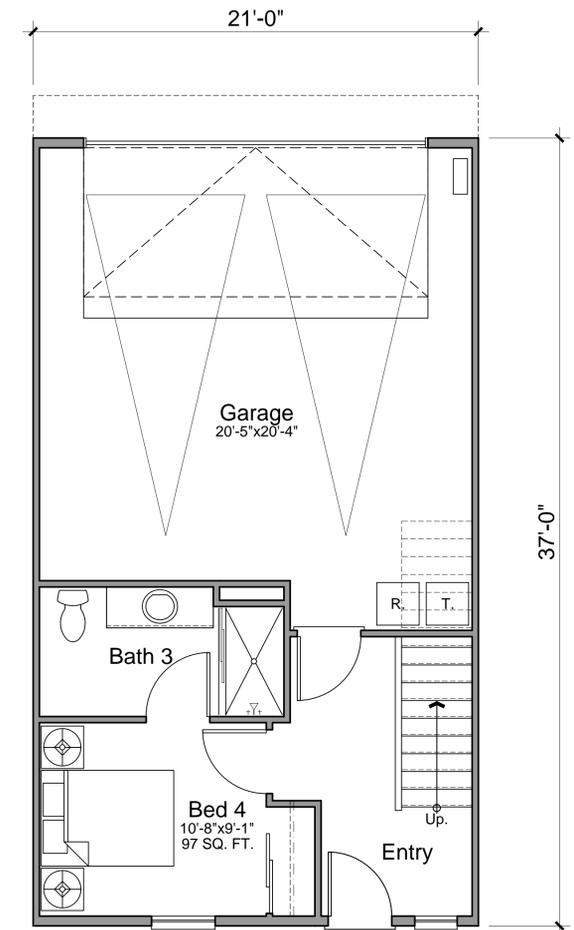
A5.0



Third Floor
732 SQ. FT.



Second Floor
689 SQ. FT.



Accessible First Floor
319 SQ. FT.

Plan 2A
4 Bed, 3.5 Bath
1,740 SQ. FT. Net
Private Open Space: 80 SQ. FT.



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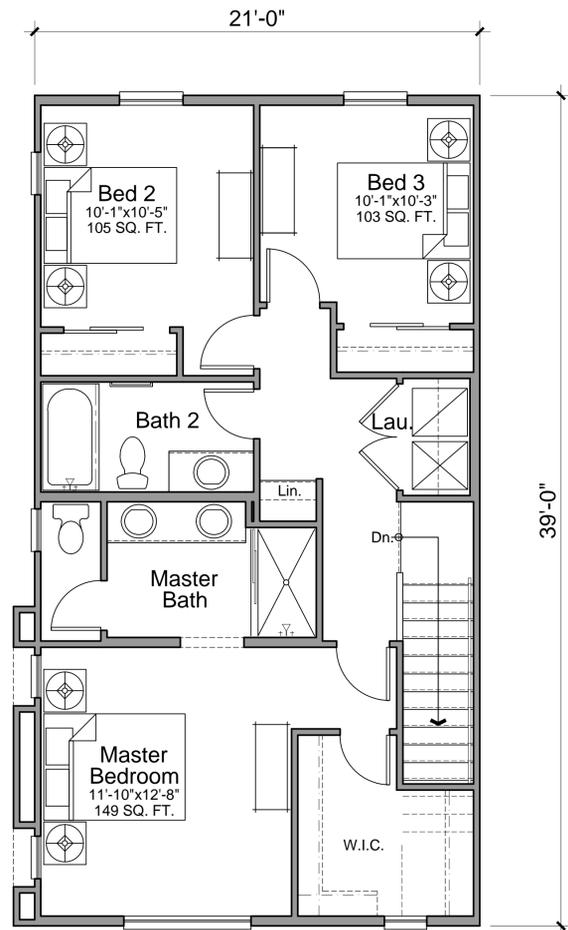
PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019

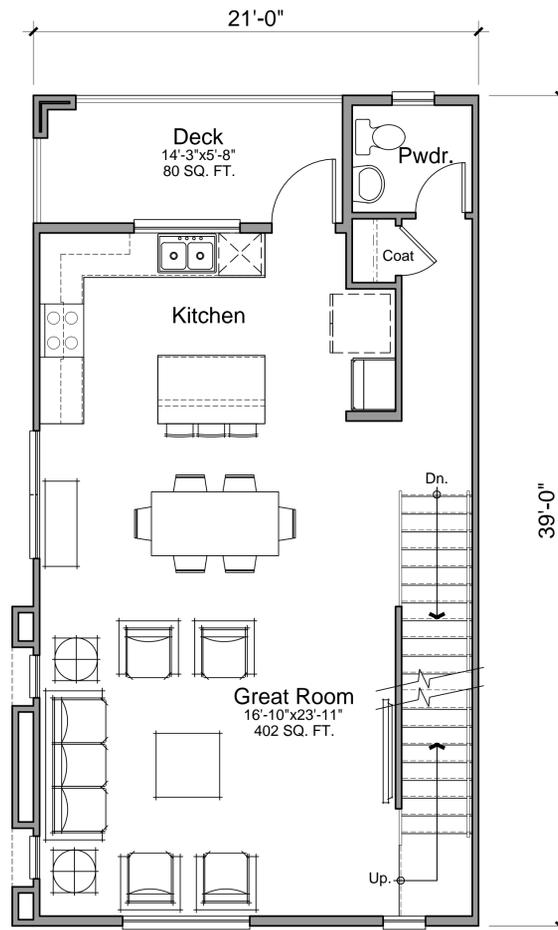


UNIT PLANS
PLAN 2A

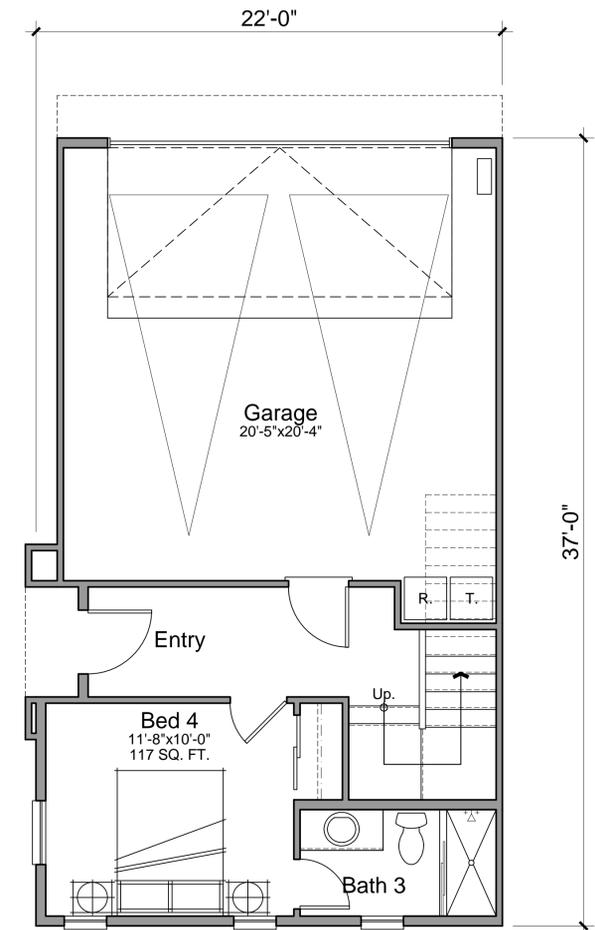
A5.1



Third Floor
732 SQ. FT.



Second Floor
689 SQ. FT.



Side Entry First Floor
334 SQ. FT.

Plan 2B
4 Bed, 3.5 Bath
1,755 SQ. FT. Net
Private Open Space: 80 SQ. FT.

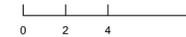


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PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019



UNIT PLANS
PLAN 2B

A5.2



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PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
AUGUST 23, 2019



PERSPECTIVES
VIEW FROM GOLDEN AVENUE

A6.0



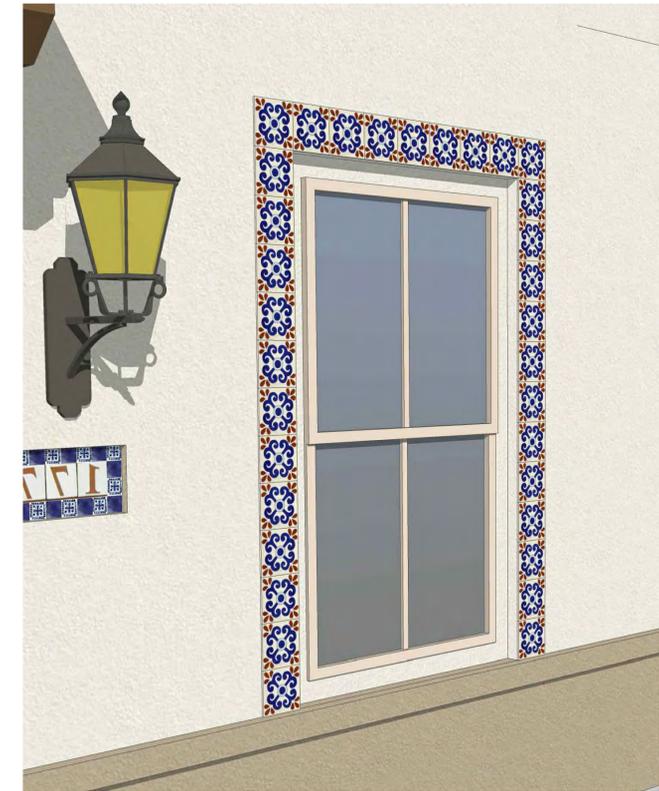
Gable Accent



Finial



Entry Trim



Accent Tile Surround



Eave Detail



Window Trim and Shutters



Decorative Metal Pot Shelf



Metal Railing Balcony



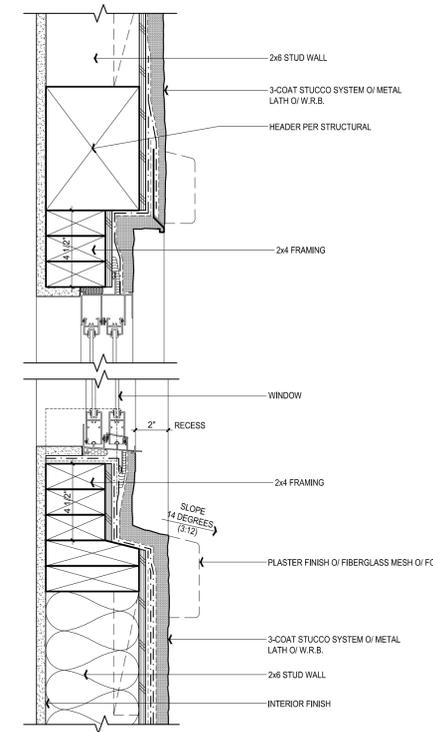
Entry Canopy



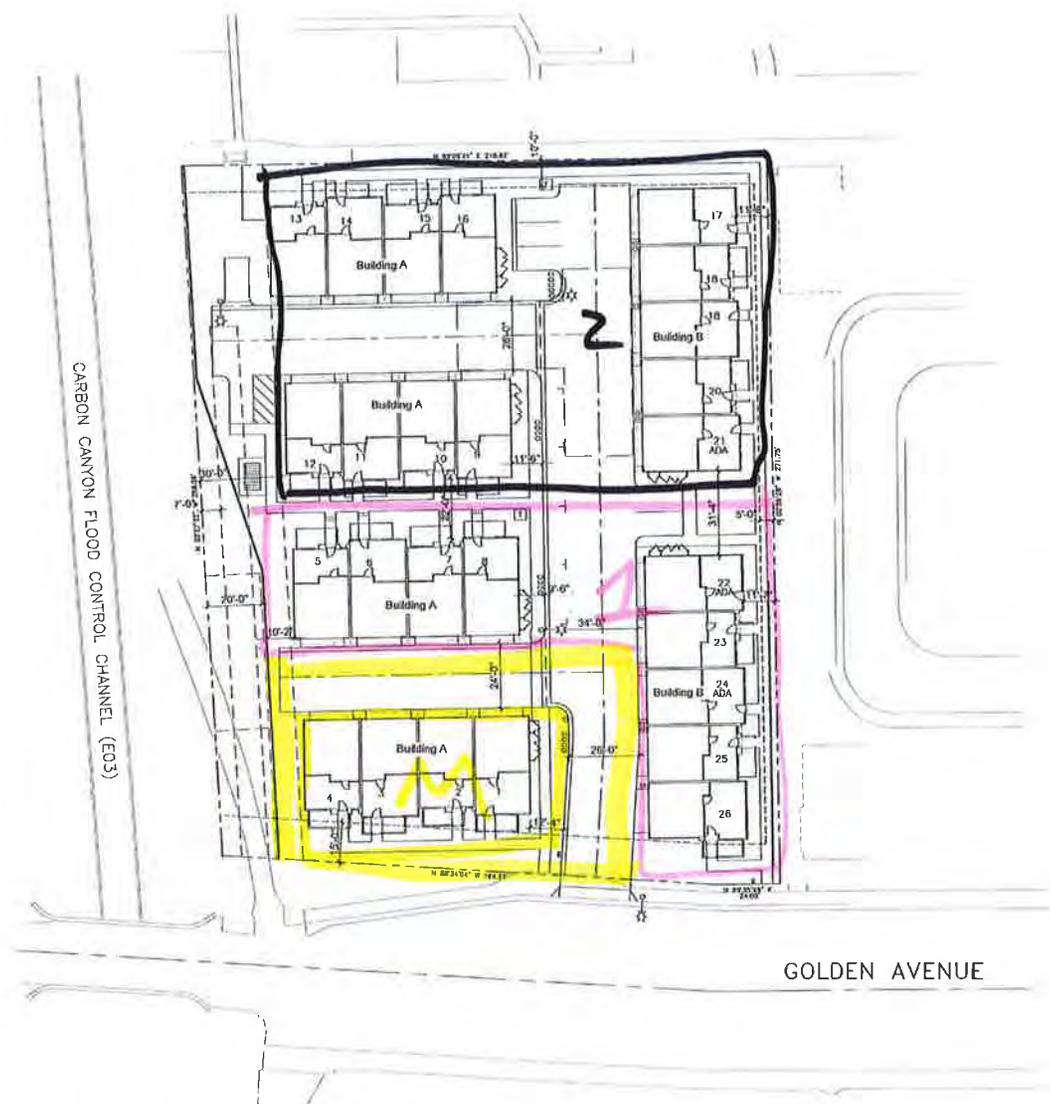
Wood Railing



Garage and Decorative Corbel



Typical Recessed Window



Site Summary

Gross Site Area:	1.30 Acres
Dwelling Units:	26 Units
Gross Density:	20.0 DU/AC

Plan Type	Area	#
2 3 bd/2.5 ba, Side by Side Garage	1,530 sf	12
3 4 bd/3.5 ba, Side by Side Garage	1,742 sf	14
Total Units		26

Parking Required

Resident: 26x2.0	52 Spaces
Guest: 26x0.3	8 Spaces
Spaces Required (2.3/unit)	60 Spaces

Parking Provided

Private Garages:	52 Spaces
Open Parking:	11 Spaces
Spaces provided (2.3/unit)	63 Spaces

Open Space Summary

Open Space Required:	
200 sf/Unit: 200x26	5,200 sf
Open Space Provided:	15,353 sf

Development Standards Summary

Standard	Required	Provided
Front Setback	15' Min.	15' Min.
Side Yard Setback	5' Min.	5' Min.
Rear Setback	10' Min.	10' Min.
Building to Building:	20' Min.	20' Min.
Building/Street Coverage:	60% max.(33,977 sf)	±35,000 sf
Open Space:	200 sf/Unit	590 sf/Unit
Building Height:	35' Max.	±38'

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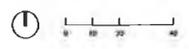


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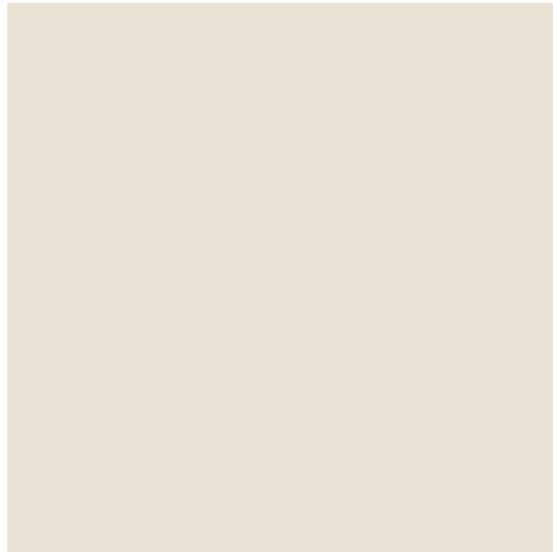
PLACENTIA TOWNHOMES
 PLACENTIA, CA # 2019-0024

CONCEPT DESIGN
 JULY 3, 2019

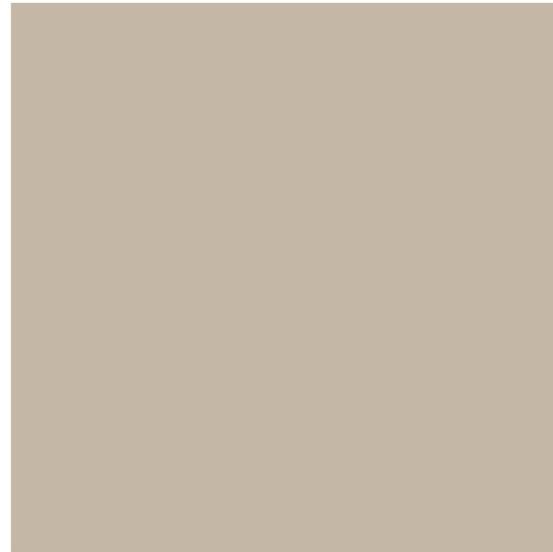


SITE PLAN

A1.0



STUCCO 1
OMEGA A6503



STUCCO 2
SW 7506



STUCCO 3
SW 7037



ROOF
EAGLE 3636



SPANISH TILE
ZACATECAS TALAVERA
GROUT - ORCO MAC CREAM



TRIM 1
SW 6083



ACCENT 1
SW 7584



ACCENT 2
SW 9150



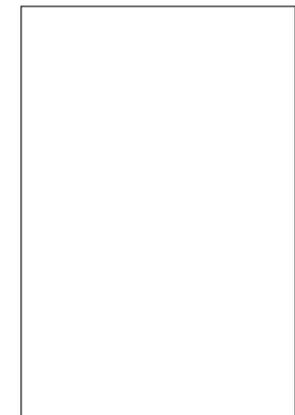
GARAGE 1
SW 6102



GARAGE 2
SW 9090



DOWNSPOUTS
CUSTOM-BILT METALS
BEAVER BROWN OR SIMILAR



WINDOW FRAME
WHITE



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Brandywine Homes
16580 Ashton
Irvine, CA 92606

PLACENTIA TOWNHOMES
PLACENTIA, CA # 2019-0024

MATERIAL BOARD



STYLE LINE[®] SERIES

More Light, More View
Contemporary Design
Energy Efficient



More Light *More View*

Now you can have a contemporary design and energy efficiency all in one.

Enhance your home's design with a sleek, clean look. Milgard® Style Line® Series windows will make your home feel expansive and the slim profile allows for plenty of natural light. With clean lines, functionality and durability, you will enjoy the light, the view and so much more for years to come.

"They stand by their product. We have lived in a home for more than 22 years that had Milgard windows. They truly do have a "lifetime warranty". This is why we chose Milgard again as replacement windows in a different home. The difference these windows made was astonishing to look through."

– Linden, CA

STYLE LINE® SERIES

Above: Single hung and double horizontal sliding windows
Cover: Picture-over-casement windows in combination



Single hung windows



Double horizontal sliding window

Full Lifetime Warranty



At Milgard, we build our windows and doors to last. With the dedication to quality that we put into building the best windows in the business, it wouldn't make sense to back them with anything but the best warranty in the business.

That's why we back every properly installed window and door for as long as the homeowner owns their home – including parts and labor. It's why you can be sure you won't find any windows better than Milgard.

For complete warranty details, visit milgard.com.

Why you should choose Milgard windows and doors

Quality

Milgard offers award-winning windows and patio doors built for long-lasting comfort. For over 50 years, industry experts have consistently recognized Milgard as a trusted brand. By producing our vinyl and fiberglass frame materials in-house, we can more closely monitor for quality control. Milgard windows and patio doors stand up, while standing out.

Experience

Since 1962, Milgard Windows & Doors has designed and assembled superior, top quality windows and patio doors, backed with a Full Lifetime Warranty. Milgard engineers are known for their industry-leading designs using patented technologies. Whatever your project calls for, Milgard has the right product that can beautifully reflect your vision. From new construction to home remodeling, all Milgard windows and doors are custom made to your exact specifications.

Service

We serve the Western U.S. and Canada with a dozen full-service facilities and customer care centers. Our belief is that by being close to our customers, we can provide you better service.



BUILDER Magazine Brand Survey Western U.S. Results



Read our Customer's reviews at milgard.com



LEARN MORE AT energystar.gov

PARTNER

Peace of Mind

All Your Needs are Covered

- Worry-free vinyl construction that won't corrode and does not need painting.
- Custom sizes built to your exact specifications.
- Positive Action™ Lock that assures you when the window is closed, it's locked.
- The standard dual-pane construction provides more noise control than single-pane windows, giving you more peace and quiet.
- Optional Accessory and Comfort Package upgrades to maximize efficiency and durability.
- Seemingly endless combinations of windows, doors, and transoms in any array you can imagine.
- Style Line Series windows are designed for both new construction and replacement projects.



Hassle-free Installation

Style Line Series windows can be manufactured with the specific frame profile needed for replacement or new construction projects, giving the flexibility your installer requires.

Installation Configurations



Block Frame

Enables quick "tilt-in" installation with almost no disruption to siding or interior trim casework.



Nailing Fin

Perfect for home additions and remodeling where siding or stucco is removed.



Z-bar

Integrated window trim that makes replacing windows on stucco homes fast and easy, reducing the possibility of costly repairs.



Exclusively for the Style Line Series, the Comfort Package is an optional upgrade that includes:

Accessory Package

Weep hole covers and Pull Rail Screens described below.

Glass Breakage Coverage

With Glass Breakage Coverage, your broken glass will be replaced at no charge. See Full Lifetime Warranty for details.

Milgard Energy Package Upgrade

Ask your Milgard Dealer to guide you through the best energy package for your area and climate that can meet or exceed ENERGY STAR® standards.

Accessory Package

The optional Accessory Package gives you additional features that help your windows perform even better.



Weep Hole Covers

An aesthetic touch, but these help to keep the weeping system clear of debris or pests.



Pull Rail Screens

Let the fresh air in while keeping everything else out. This upgraded screen frame has an integrated pull rail that makes removing the screens easy. Available on horizontal slider and single hung windows.

Define your home with *Windows*

Style Line® Series windows can be combined to include different operating styles for even more design options.



HORIZONTAL SLIDER



SINGLE HUNG



CASEMENT



AWNING



PICTURE AND RADIUS



SLIDING DOOR



Horizontal Slider windows open with the sash sliding left or right. In a single slider, one sash slides to open. In a double slider, both sashes open.

Since they open and close without protruding, horizontal sliders are an excellent choice for rooms facing walkways, porches or patios.



In the single hung window, the bottom sash moves up to open and allow air flow and the top sash is fixed. Since it opens and closes without protruding, single-hung windows are an excellent choice for first-story rooms. Single hung windows work well in combinations.



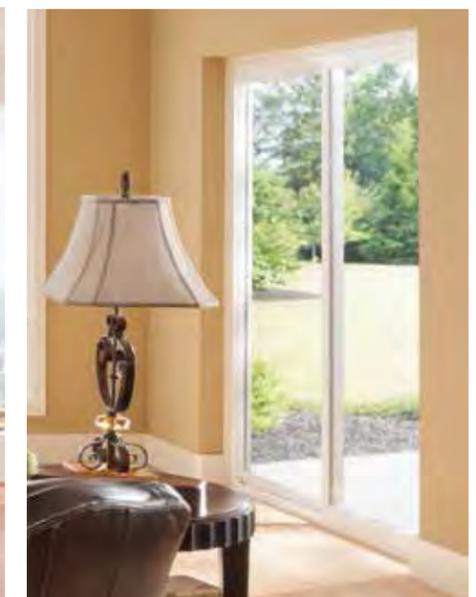
A casement window is hinged at the side and opens outward like a door. Unlike single hung or sliding windows, a casement window has no rail for an unobstructed view. If you're installing windows over a sink, countertop or appliance, a casement window with a crank can be the perfect solution.



Awning windows are hinged on top and open outward, enabling ventilation without letting in rain or falling leaves. They are a great choice to pair with non-operable windows, such as above or below a picture window.



Like the art on the walls, picture windows are the frame for your view. With picture windows, you can frame your view in just about any shape or size. Combine picture windows with any operating style, and use in any room.

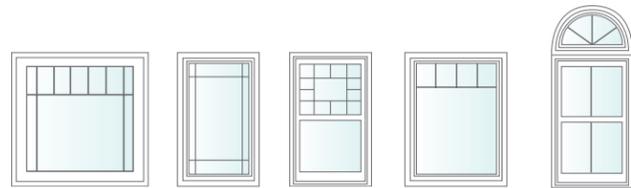


Style Line Series sliding patio doors are the perfect complement to Style Line windows, with the same narrow frame profile that expands your home and your view.

Make it your *Own*

Grids

Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. Flat and Sculptured grids are placed inside the glass unit for easy cleaning.



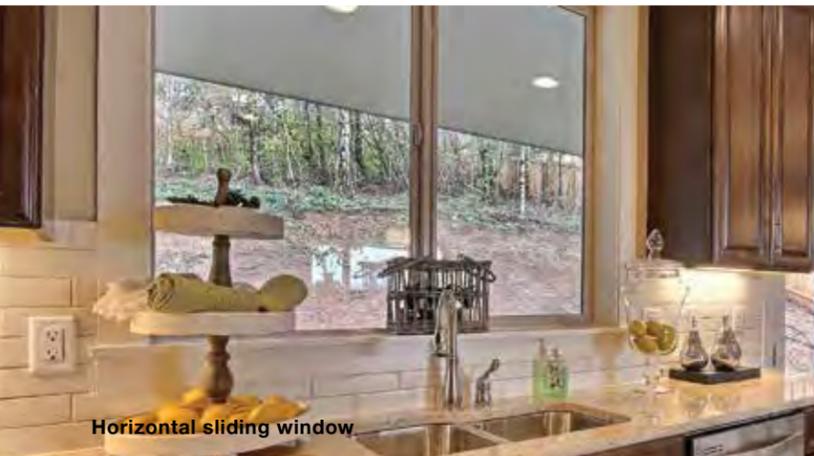
Premium Exterior Vinyl Finishes

Not available on sliding patio doors

Standard
Same color interior and exterior



Premium
White interior only



Horizontal sliding window



Combination windows



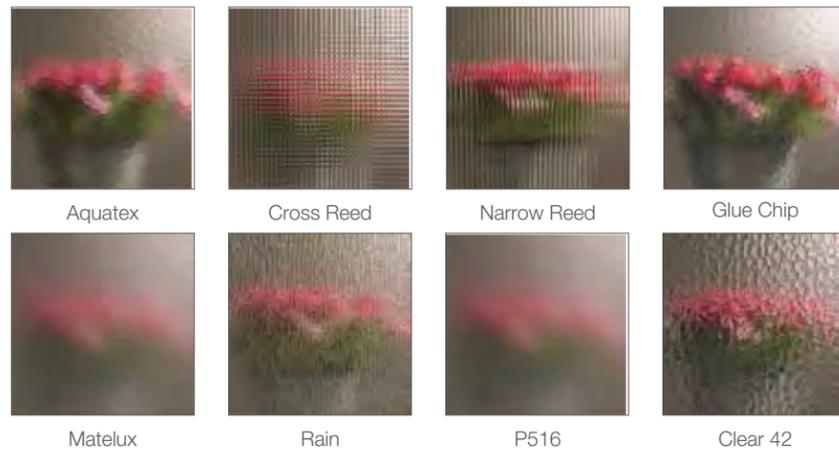
Bronze Premium Exterior Finish



Arched picture window

Decorative Glass

Decorative glass can add privacy or design to any room. All decorative glass can be tempered, which turns it into safety glass. Consider this for showers or over a bathtub. Decorative glass is available in these and many more styles and tints. Ask your Milgard dealer to show you the options.



Positive Action Lock

With its simple operation, the Milgard Positive Action Lock is window hardware you can count on to perform. Made to close and lock the window securely in one action, it eliminates any guessing. If the window is closed, it's locked. Plus, it meets and exceeds the toughest residential forced entry codes in the nation, making your windows beautiful and safer.

Casement and Awning Hardware

The operating hardware for casement and awning styles is an innovative folding handle that tucks out of the way with the locking hardware designed for smooth, easy-to-operate action. A folding nesting handle with stainless steel hardware is available as an optional upgrade.

Colors shown are approximate due to printing limitations.



Offset single hung windows and sliding door with transom



milgard.com

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Style Line® and Positive Action™ are trademarks of Milgard Manufacturing, Inc.

ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency. Milgard Windows is proud to be an ENERGY STAR® partner, with all Style Line® Series products ENERGY STAR® qualified for all U.S. zones.

Milgard windows and doors meet criteria for structural integrity and reliable performance established by the American Architectural Manufacturers Association (AAMA). Consult your Milgard representative for specific test information.

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(<https://www.championwindows.biz/>)

Serving all of Southern California

661-295-5930

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7000 Series Windows



Our Warranty (<http://www.championwindows.biz/support/warranty/>)

The Champion 7000 Series, our original model, provides a lifetime of reliable, trouble-free operation, as well as a very high level of energy efficiency for your home. With Champion Windows, you will find quality windows and doors that help builders achieve better results with quick delivery times, personalized service and minimal call backs. The Champion 7000 Series is affordable and available in many styles and sizes. The 7000 series also provides a 5/16" stucco key for security and an exterior glaze for optimum performance during all seasons. We provide all of our windows with weather-resistant features and virtually maintenance-free vinyl construction. You will be giving your customer's added value with Champion window and patio door products.

If you have ever used our windows, you already know the difference we provide for our customers. If you have not, we hope you will take this opportunity to see what a quality-conscious company can do for your construction business.

Fusion Welded Frame and Sash: Superior strength, leak resistance and structural integrity

Block and Tackle Balance System: Provides a lifetime of smooth sash operation

Interlocking Meeting Rails: Integral interlocks provide additional security

Trim Sightline: Allows a great amount of natural light

Frames Available with Integral Nail Fin and Stucco Key: Allows for use in new construction applications

Designer Sweep Lock: Provides added security

2 Full Length Extruded Lift Rails: On Single Hung's specifically, both upper and lower lift rail provides easy sash operation

3/4" High Performance Insulated Glass System: Minimally conductive, thermally efficient spacer provides barrier to heat transfer in insulating glass unit

Unique Pocket Sill: Provides immediate water runoff and out-performs traditional weep systems

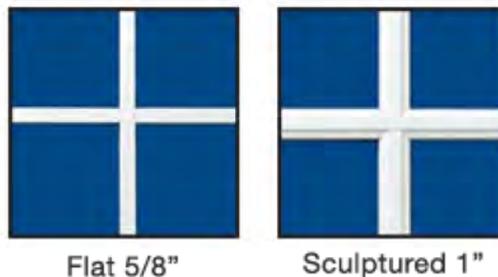
Heavy Duty Weather-strip Design: Single weather-stripping provides superior resistance to air and water infiltration

Sturdy Half Screen: Heavy-duty construction for a lifetime of trouble-free operation

Available In: Single Hung, XO and XOX Horizontal Slider and Picture Window

Style Options

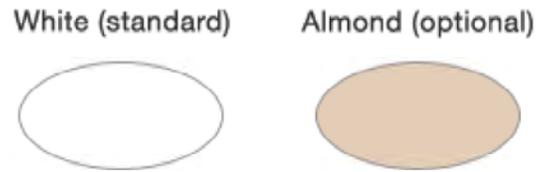
Internal Grid Style Options:



Flat 5/8"

Sculptured 1"

Optional Designer Color Choices:



Min/Max Sizes for 7000 Series Windows

Window Type	Min	Max
Single Hung (SH)	2020	4060
Horizontal Slider(XO)	2020	6060
XOX 1/4 Vent	4020	8050
XOX 1/3 Vent	3020	9060
Fixed / OP	1610	5050

7000 Series Windows (<https://www.championwindows.biz/products/7000-series-windows/>)

7100 Series Windows (<https://www.championwindows.biz/products/7100-series-windows/>)

6000 Series Sliding Patio Doors (<https://www.championwindows.biz/products/6000-series-sliding-patio-doors/>)

Internal Grids (<https://www.championwindows.biz/products/internal-grids/>)

Window Styles (<https://www.championwindows.biz/products/window-styles/>)

Glass Types (<https://www.championwindows.biz/products/glass-types/>)

Warranty (<https://www.championwindows.biz/support/warranty/>)

Egress Calculator (<https://www.championwindows.biz/products/egress-calculator/>)

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Lighting Your Life Since 1970

Product Specifications - 85103BK

Job Name:	Job Type:
Quantity:	Comments:



85103BK
Westlake EE 1-Light Outdoor Wall Lantern



Finish
Black

Glass/Shade
Frosted

Product Category
Outdoor Wall Mount

Lamping

Number of Bulbs	1
Light Type	Fluorescent
Bulb Type	GU24
Max Bulb Wattage	18
Max Fixture Wattage	18
Rated Life	±10,000 Hours
Rated Lumens	±1,355
Color Temp	±2,700 K
Bulb(s) Included	Included
Light Up/Down	N/A
Beam Spread	N/A
CRI	81-82
Photo Cell Included	N/A
Ballast/Driver/Transformer	No
Dimmable	No

Measurements

Width	9.5"
Height	24.0"
Length	N/A
Extension	10"
Back Plate Width	4.5"
Back Plate Height	10.0"
HCO	19.5"
Min Overall Height	N/A
Max Overall Height	N/A
Hanging Weight	4.4 lbs
Height Adjustable	N/A
Slope	N/A
Chain Length	N/A
Wire Length	N/A
Canopy Width	N/A
Canopy Height	N/A
Canopy Length	N/A

Shipping

Carton Weight	4.4 lbs
Carton Width	10"
Carton Height	21"
Carton Length	12"
Carton Cubic Feet	1.42
Master Pack	4
Master Pack Weight	30.0 lbs
Master Pack Width	21.9"
Master Pack Height	21.5"
Master Pack Length	23.9"
Master Cubic Feet	6.50
UPS Shippable	Yes

Certification

Safety Rating	Wet
Energy Star	Yes
CA Title 24	Yes
CA Title 20	No
ADA	No
Dark Sky	N/A

Other

UPC Code	783209032323
Shades Included	N/A
Crystals Included	N/A
Diffuser Included	N/A
Conversion Kit	N/A
Material	Die Cast Aluminum

Equivalents

Incandescent Watts	123
Fluorescent Watts	N/A

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Always consult a qualified, licensed electrician before installation of any product weighing 35 pounds or more. We recommend that a qualified, licensed electrician do the installation. Always install to a mechanically sound structure.

CONCRETE COLOR

SELECTOR



Davis Colors: *Setting the Standard for Concrete Colors.*



Colors for Concrete

Davis Colors™ mix into any concrete, transforming it into a new design feature for building and paving projects or to enhance appearance around the home. Davis Colors™ are strong, durable and last as long as the concrete. Installation is cleaner and easier than

toppings, stains or coatings and requires less labor. There are bold and intense premium colors, standard colors that make an attractive upgrade for any project, and

This pdf color card is just for ideas. If you choose a color by viewing this on your PC or from a printout of the pdf file, your colored concrete may be a big surprise. Please make your selection from our printed color card, hard samples or job site test.



SANDSTONE
0.75 LB 5237



CANYON
0.5 LB 160



SANTA FE
0.75 LB 1117



MOCHA
1 LB 6058



RUSTIC BROWN
2 LBS 6058



PEBBLE
0.5 LB 641



DUNE
0.5 LB 6058



OUTBACK
0.5 LB 677



SEQUOIA SAND
1 LB 641



YOSEMITE BROWN
2 LBS 641

**Color name,
number and
dose-rate to
mix with each
94 lb. sack
of cement.**

*(Dry dose rates shown,
liquid dose rates higher)*



SILVERSMOKE
0.25 LB 8084 * or 1.25 LBS 860



LIGHT GRAY
0.5 LB 8084 * or 2.5 LBS 860



OMAHA TAN
1 LB 5084



HARVEST GOLD
2 LBS 5084



◀ Concrete Base Color

The natural base color of concrete, finishing and curing method determines final color. This card simulates lab samples made with a light broom finish from Type II gray cement, sand and water at 0.56 water/cement ratio for a 4" slump (see uncolored reference at left). Different cements, sand, rock, mixing and job-site conditions and contractor technique can alter color from this card. Concrete is produced from natural materials. Surface variation common to uncolored concrete can impact colored concrete.



DARK GRAY
1 LB 8084 * or 5 LBS 860



BAYOU
1 LB 6130



COCOA
2 LBS 6130

* **Caution:** 8084 is not compatible with air-entraining admixtures. See back page for more information.

low-cost subtle shades that add a hint of color to gray concrete. As the leading producer of colors for concrete since 1952, we offer the widest spectrum available.

This pdf color card is just for ideas. If you choose a color by viewing this on your PC or from a printout of the pdf file, your colored concrete may be a big surprise. Please make your selection from our printed color card, hard samples or job site test.



SANGRIA
1.5 LBS 1117



TILE RED
3 LBS 1117



BRICK RED
4 LBS 160



SAN DIEGO BUFF
1.5 LBS 5237



SUNSET ROSE
1 LB 160



BAJA RED
2 LBS 160



TERRA COTTA
4 LBS 10134



SPANISH GOLD
3 LBS 5084



SOUTHERN BLUSH
1 LB 10134



SALMON
2 LBS 10134



MESA BUFF
2 LBS 5447



PALOMINO
3 LBS 5447



FLAGSTONE BROWN
3 LBS 641



MESQUITE
1 LB 677



TAUPE
2 LBS 677



SIERRA
2 LBS 61078



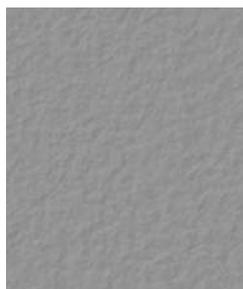
ADOBE
4 LBS 61078



KAILUA
4 LBS 677



PEWTER
1 LB 860



COBBLESTONE
2 LBS 860



GRAPHITE
2 LBS 8084 *



WILLOW GREEN
3 LBS 5376



GREEN SLATE
3 LBS 3685

MIX-IN COLORS FOR CONCRETE

Uses: Davis Colors are used in cast-in-place, slab-on-grade, precast, tilt-up and decorative concrete; shotcrete, mortar, concrete masonry units, pavers, retaining wall units and roof tile. They can also be used to color cast stone, plaster, stucco and other cement-based construction materials. Designed for mix-in use only, they should not be sprinkled or dusted onto the concrete surface.

Ingredients: Pure, concentrated pigments made of high-quality metal oxides recycled from iron or refined from the earth and specially processed for mixing into concrete. Davis Colors comply with ASTM C 979 *Pigments for Integrally Colored Concrete*. They are lightfast, alkali-resistant, weather-resistant, durable and long-lasting like concrete. Davis Colors are available in a wide spectrum of standard colors and can be custom formulated to match design requirements. *Unlike other Davis Colors, Supra-Instant® black #8084 is a specially treated carbon black. Carbon black is the highest in tint strength and the most economical, but can fade if concrete is not sealed against water penetration. Sealing and periodic re-sealing can minimize this effect.

Packaging: Concrete suppliers use our Mix-Ready® disintegrating bags or Chameleon® bulk handling system. The Chameleon® is a computer-controlled automatic color dosing system used by concrete producers. Mix-Ready® bags are tossed into the mix without opening or pouring. They disintegrate under mixing action, releasing pigments to disperse uniformly leaving no bags to litter the environment.

Installation: Integrally colored concrete is installed the same way as high quality uncolored concrete. Choose a color on the inside of this color card and specify it by name and color number. Create a custom color by varying the amount of color added to the mix. Confirm desired color with a fully-cured job-site test panel. Dry color dose rates range from 1/2 to 7 lbs. per 94 lbs. of cement content and should never exceed 10% of cement content. (Liquid dose rates are higher). Cement content includes portland cement, fly ash, silica fume, lime and other cementitious materials but does not include aggregate or sand. Davis Colors have been used successfully in a wide variety of mix designs and are compatible with commercially available admixtures. The only known incompatibility is with calcium chloride set accelerator which causes blotching and discoloration. *Supra-Instant® black #8084 reduces or negates the effect of air-entraining admixtures.

Finishes: Paving and floors can be finished with pattern-stamped, broomed, troweled, exposed aggregate, salt-finished, sand-blasted, diamond-polishing or many other visually appealing textures. Cast-in-place, precast and tilt-up structures can be textured with sand-blasting, bushhammering, grinding, polishing, special forms or form liners. The combinations and possibilities are endless. Here are just a few:



Exposed Aggregate



Light Broom (wavy)



Stamped/Patterned



Salt Finish



Sand Blasted



Form Liner

Curing & Sealing: W-1000 Clear™ is a non-clouding, spray-on cure and sealer that meets or exceeds ASTM C309 standards and is specially formulated for colored concrete and exposed aggregate finishes. Other curing methods, such as water curing or plastic sheets cause discoloration. Color Seal™ is an optional, thin-film sealer that's tinted to match the shades on this Color Selector. When applied over colored concrete or the W-1000 Clear™, it provides a more uniform appearance.

Quality Tips: For best results; materials, curing, weather conditions and workmanship should be uniform throughout a project. Quality starts with the concrete mix; use a low water-content, high-performance mix design. When planning a project, budget for craftsmanship.

Consumer Advice: Contractors are independently owned and operated without affiliation to Davis Colors. Choose a licensed and qualified contractor who provides written information and example projects you can see before you buy. Check the yellow pages, ask your local ready mix or building material dealer or visit www.concreteconnection.com to find contractors who specialize in colored concrete.

Specify Davis: Choose a color from this color selector and specify it by name and color number. Add color call-out to plan documents or specifications. For complete architectural and guide spec information, visit our web site, refer to our architectural binder, call, fax or write. Our guide specifications can be found in SweetSource®, Spec-Data®, ARCAT/Spec-Disk® or at www.daviscolors.com/specs.

For samples or additional information contact:



Tel: 800-356-4848

Fax: 323-269-1053

www.daviscolors.com



Because the conditions of use and application of our products are beyond our control, DAVIS COLORS MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE and expressly disclaims liability for consequential or incidental damages whether based on warranty or negligence. Buyer's sole remedy shall be refund of color purchase price from point of purchase.

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Mixing Guide:

Use the same pigment-to-cement ratio, type and brand of cement and aggregates throughout project. Changes in cement and aggregate color affect final color.

Keep slump less than 5" (12.5 cm) and water content consistent. High water content causes concrete to appear pale or "faded". If higher slump is required, use a water reducing admixture instead of added water.

Calcium Chloride set-accelerator causes discoloration; Do not use with color.

Specify air content of 5% to 7% for improved workability and long term durability in freeze/thaw climates.

Schedule loads for consistent mix times. Deliver and discharge in less than 1-1/2 hours. Clean mixer thoroughly between color change-overs.

Confirm color number and weight in Mix-Ready® bag (or combination of bags) is the same required by mix design.

Wet mixer with 1/2 to 2/3 total batch water. Toss in Mix-Ready® bags and mix at charging speed for at least one minute. Add cement, aggregate and remaining batch water. Continue mixing at charging speed for at least 5 minutes (7 minutes for pea-gravel mixes).

Notice: In mixes with small aggregate or batches with short mixing duration, Mix-Ready® bags may not completely disintegrate. In sand-blasted or exposed aggregate finishes, use small bag sizes (15 lbs. maximum) or open bag and pour color normally.

The Chameleon® is a computer-controlled color dosing system for Ready Mix operators exclusively from Davis. It improves color accuracy and availability. Chameleon® dose rates differ from the rates on front of this card. For more information, go to www.daviscolors.com/chameleon.

Contractor's Guide:

Prepare a well-drained subgrade. Add a 2 to 3 inch (50 to 75 mm) layer of sand, gravel or crushed stone. Uniformly compact the subgrade and moisten evenly, leaving no puddles, standing water, ice, frost, or muddy areas.

If vapor barrier is used, overlap sheets and tape over holes in barrier. Place a 3" (75mm) layer of granular self-draining compactible fill over the barrier to minimize shrinkage cracking.

Position forms for uniform slab thickness. Follow American Concrete Institute standards for reinforcement and joint placement to control cracking.

Allow ample time and manpower for placement and finish work. Finish evenly and with care.

Begin troweling after bleed water evaporates. Late or hard troweling and edging causes "burns" or dark spots.

Water added at job-site to mixer or pumps will cause color to pale. Keep additions to a minimum and consistent among loads. Don't wet finishing tools or brooms or sprinkle water on the surface.

Do not sprinkle pigment or cement onto the surface.

Rotary, dry-broom, pattern stamped or rough finishes usually cure more even-colored than smooth-troweled finishes.

Uneven curing=uneven drying=uneven color. Cure colored concrete with Davis W-1000 Clear™ cure and seal. (info at: www.daviscolors.com/literature)

Do not use plastic sheets, water curing or curing products which discolor. Wood and other objects left on curing concrete cause discoloration.

Efflorescence is a white powdery substance that appears on concrete surfaces. A result of water evaporation, it is more noticeable on colored surfaces making them look faded or lighter in color when not cleaned off. Proper curing and protection against water penetration reduces tendency for efflorescence to occur. Remove with detergent or mild-acid cleaners formulated to remove efflorescence. Follow cleaner instructions and test in a small area to make sure cleaner will not etch or discolor the surface. Wear rubber gloves and eye protection.

LIQUID & GRANULAR COLORS

TECHNICAL SPECIFICATIONS: ColorFlo® CF Liquid & SG Granular Colors

THIS COLOR CARD REPRESENTS COLORS THAT CAN BE PRODUCED BY SOLOMON COLORSELECT AND QUICKCOLOR SYSTEMS.

IRON OXIDE PIGMENTS

The use of iron oxide colors in concrete has grown to be the single largest application for this type of pigment. This increase in usage has created a demand for better technology and quality control throughout the concrete industry.

MIXING

- The drum must be cleaned. Do not use reclaimed slurry water or reclaimed aggregates.
- Add approximately two-thirds of the mix water and one-half of the aggregates to the drum, then add color pigment at full charging speed. Add the balance of the ingredients (water, aggregates, cement and admixtures) and mix at a full charging speed for a minimum of 5 minutes (60 revolutions) when using Solomon Color ColorFlo liquid color, or 10 minutes when using dry pigment powder or granules (100 revolutions), before pouring concrete (6.13-7.36 m²/L).
- When using small or smooth rounded aggregates, do not add the bag to the truck. Add only the color pigment by opening the bag and pouring all color into the truck.
- Mixer should be loaded to a minimum of 40% capacity to ensure good color dispersion.
- Be sure to use the same mix design and maintain a consistent water-to-cement ratio throughout the job. The use of plasticizers, water reducers and air entraining products designed for colored concrete production are acceptable. Solomon Colors strongly recommends the use of test slab to determine final color outcome.
- After pour has begun, adding water to the load to improve workability often causes color variation.
- When using Solomon Colors pigments packaged in repulpable bags, slit the bag along the top dotted line, and completely remove and discard the top portion of the bag. Following these guidelines will destroy the paper bag and provide the best dispersion of the pigment.

ADDITIVES

- DO NOT use calcium chloride. This product can cause discoloration in the form of light and dark areas in the finished product. Non-chloride accelerators, including hot water, are acceptable accelerators.
- Check the compatibility of the mix design (plasticizers, water reducers and air entraining products) with the addition of color by pouring a test slab to confirm the preferred results.

JOB PREPARATION

Good drainage and compacted aggregate add many benefits to decorative concrete. Pouring concrete over an inconsistent sub-grade or mix of dirt, plastic, wood, asphalt and existing concrete will not cure evenly. These types of sub-grades will force the majority of water to the surface to evaporate, causing efflorescence in those affected areas. In hot conditions, dampen the sub-grade before each pour to keep moisture in the concrete to allow better hydration. Keep the sub-grade moisture consistent throughout the day without allowing the water to pool.

Jobs requiring a vapor retarder, and job sites having high heat and low humidity conditions, are exceptions to pouring over plastic. Pouring concrete directly over plastic can lead to numerous problems including excessive bleed water, uneven drying time, shrinkage, cracking, and efflorescence. Consider adding 2"-4" of sand between plastic and concrete. If pouring directly over plastic, mix design may need to be altered. Slump and placement techniques require tighter tolerances, and finishers need to be well trained and experienced.

FOR VERTICAL APPLICATIONS (CAST-IN-PLACE OR TILT-UP WALL)

All forms should be cleaned thoroughly prior to use or reuse, and applied release agents should be non-staining. For best results, forms should be free of cement residue from any prior concrete pour of a different color. Vertical wood forms should be made of medium-density overlay plywood. For color uniformity, methods and material used in preparing the forms should be consistent through the completion of the job. Lightly and uniformly sandblasting vertical surfaces is highly recommended to remove minor form marks and any colored residue resulting from water, cement and coloring agents bleeding toward the forms during concrete placement.

CURING

- DO NOT fog or spray water on the surface during the initial curing period.
- DO NOT cover the surface with plastic.
- Failure to follow these guidelines can lead to uneven curing and coloration.

Solomon Colors recommends the following products and curing method:

BRICKFORM CURE & SEAL products meet the ASTM Standards C 309 and C 1315 for curing most new colored architectural concrete flatwork. Apply at a rate of 250-300 sq. ft. per gallon (6.13-7.36 m² per liter) once the slab is hard enough to be walked on without marring the surface.

Use caution when applying these products in high heat, direct sunlight, and/or in windy conditions. Please reference the appropriate Cure & Seal Technical Information Sheet for a full description of the product use, limitations and precautions. Links to these sheets

and additional coloring information are available at www.brickform.com.

Proper curing, along with maintaining a low slump and protecting the surface against water penetration, reduces the possibility of efflorescence. If efflorescence does occur, remove efflorescence using BRICKFORM E-ETCH. Follow with a light scrubbing or the use of a low r.p.m. rotary scrubbing machine.

TECHNICAL SPECIFICATION DATA

Composition and Materials: Pigments are pure red, yellow, and black iron oxides.

Solomon Colors has expanded the color range by formulating laboratory-controlled, high tinting strength pigment blends. Each of these colors is 95% to 99% minus 325 mesh particle size. Solomon Colors iron oxides are permanent, inert, stable to atmospheric condition, sunfast, limeproof, and free of deleterious fillers and extenders. All Solomon Colors pigments comply with ASTM C979 for integrally colored concrete and are produced and tested to an established plant standard.

SOLAR REFLECTANCE INDEX (SRI)

SRI is the measure of a surface's ability to stay cool in the sun by reflecting solar radiation and emitting thermal radiation. The SRI value is calculated according to ASTM E 1980. Please visit the Solomon Colors website for additional SRI information: www.solomoncolors.com

LIMITATIONS

A level of 7% (by dry weight) color based on the weight of total cementitious material used is the color saturation point. Color added in excess of 10% (by dry weight) can reduce the overall strength of the finished product. Conversely, a level of color below 1% can cause irregular coloring and general "washed out" appearance.

LIMIT OF WARRANTY AND LIABILITY

Solomon Colors, Inc. warrants that their products conform to the description and standards as stated on the product packaging and specific product literature. If properly mixed and applied, Solomon Colors, Inc. warrants the color to be uniform, limeproof, and sunfast. The exclusive remedy of the user or buyer and the limit of the liability of this company shall be the purchase price paid by the user or buyer for the quantity of the Solomon Colors, Inc. products involved.

For more information go to: www.solomoncolors.com www.brickform.com

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To improve a colored concrete project, consider using UltraFiber 500 and DAY1 Finishing Aid made by Solomon Colors. UltraFiber 500 will not ball or fuzz, and is the only fiber to accept color. DAY1 lubricates the surface and eliminates the need to add water to the surface. See www.solomoncolors.com for more information.

LIQUID & GRANULAR COLORS

Colors for ColorSelect® & QuickColor® Systems



LIQUID & GRANULAR COLORS

Loadings in four-color groupings are represented as follows:

1% loading	2% loading
3% loading	4% loading

ColorFlo® CF Liquid & SG Granular Colors FOR COLORSELECT® & QUICKCOLOR® SYSTEMS

These color chips represent shades of integral colors based on medium tone gray Type I-II Portland cement with 4" slump. Use this chart as a guideline only. The colors may not exactly represent the final color. Shade variations of cement and aggregate, plus variations in the mix design, volume of water, addition of admixtures and other additives, etc., may have an effect on the final color. Therefore, we recommend that a test slab be poured and approved prior to the start of the job.

115 Limestone	115 Shell (IRS 56)	238 Thyme (SRI 44)	238 Doeskin (SRI 41)	242 Sandstone (SRI 36)	242 Sahara (SRI 46)	750 Desert Tan (SRI 45)	750 Salmon (SRI 45)	211 Tawny - 6.4% loading	258 Pecos Sand - 4.4% loading	298 Sandy Buff - 4.4% loading
115 Yellow (IRS 44)	115 Safety Yellow* *4% loading in white cement	238 Buttercup (SRI 44)	238 Marigold	242 Sandalwood (SRI 24)	242 Nutmeg	750 Prairie Tan	750 Peach	317 Hickory - 7% loading	326 Tarragon - 4.4% loading	350 Portabella - 4.4% loading
288 Rosemary	288 Ginger (SRI 41)	306 Canvas (SRI 37)	306 Toffee (SRI 29)	338 Earthen	338 Rawhide (SRI 25)	755 Trail Dust	755 Driftwood (SRI 40)	376 Smokey Beige - 4.4% loading	380 Rust Belt - 4.4% loading	395 Walnut - 7% loading
288 Bamboo (SRI 41)	288 Straw (SRI 48)	306 Burlap (SRI 29)	306 Cinnamon	338 Buckskin (SRI 24)	338 Leather	755 Spice (SRI 41)	755 Apricot	398 Pine Cone - 4.4% loading	435 Sunbaked Clay - 4.7% loading	440 Russet - 4.4% loading
385 Taupe (SRI 29)	385 Lava (SRI 23)	413 Colony Red	413 Clay (SRI 50)	417 Rose	417 Brick Red (SRI 40)	775 Sand (SRI 46)	775 Cedar (SRI 45)	474 Barn Red - 4.4% loading		
385 Buffalo (SRI 20)	385 Bark (SRI 16)	413 Fox Red (SRI 37)	413 Terra Cotta (SRI 48)	417 Paver Red	417 Apple Red	775 Camel (SRI 45)	775 Sedona			
467 Ash	467 Oyster (SRI 15)	489 Dusty Rose	489 Light Plum (SRI 24)	492 Mauve	492 Merlot	920 Slate (SRI 22)	920 Smoke			
467 Orchid (SRI 13)	467 Rustique	489 Redwood (SRI 22)	489 Dark Redwood	492 Lilac	492 Garnet	920 Charcoal	920 Onyx			

