



Placentia Planning Commission Agenda

Regular Meeting
February 11, 2020
City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Matthew Rocke
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)

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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 Lee
Commissioner Polichetti
Commissioner Rocke
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:

1. **Planning Commission Meeting Minutes – August 9, 2016**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – September 13, 2016**
Recommended Actions: Approve
3. **Planning Commission Meeting Minutes – September 10, 2019**
Recommended Actions: Approve
4. **Planning Commission Meeting Minutes – January 14, 2020**
Recommended Actions: Approve

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Leandra Smith, representing P&L Smith Group, LLC
Project Location: 1521 N. Placentia Avenue, Unit B,C,D

Use Permit (UP) 2019-10: To permit the establishment and operation of a fitness studio with the name of “Substance Fitness” that will offer weight management plans and exercise classes at an existing 2,584 square foot retail space located at

1521 N. Placentia Avenue, Unit B,C,D, in the Neighborhood Commercial (“C-1”) Zoning District.

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

1. Open the public hearing concerning UP 2019-10;
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-06, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2019-10 to permit the establishment and operation of a fitness studio that will offer weight management plans and exercise classes at an existing 2,584 square foot retail space located at 1521 N. Placentia Avenue, Unit B,C,D, in the Neighborhood Commercial (“C-1”) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

2. **Applicant:** **Francisco Vazquez**

Project Location: **954 Vista Avenue**

Use Permit (UP) 2019-09 (continued from the meeting of January 14, 2020):
A request to remove and rebuild an existing 938 square foot home, with a 97 square foot porch, and 34 square foot patio, on an approximately 2,764 square foot parcel, in order to correct structural problems with the residence. The existing home is a two-bedroom, two-bathroom, single-story single-family residence. There is no garage on site, and one will not be constructed in conjunction as a part of this request as the applicant would like to maintain the existing building footprint. The lack of a garage is a legal, non-conforming situation. There are two tandem parking spaces in the driveway. The home is within the (R-2) Low-Medium Density Multiple-Family Zoning District, at the site address 954 Vista Avenue. The requested rebuild will result in demolishing and rebuilding more than fifty percent of the home. Pursuant to Placentia Municipal Code (PMC) Section 23.84.030(b-1), “a legal nonconforming building damaged by fire, explosion, earthquake or other act to an extent of more than fifty (50) percent of the appraised value thereof, according to the Assessor’s records, may be restored to a total floor area not exceeding that of the former building, if a Use Permit is obtained.” Therefore, the applicant requests a Use Permit, pursuant to the PMC.

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

1. Open the Public Hearing concerning Use Permit 2019-09; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the Public Hearing; and
4. Adopt Resolution PC-2020-05, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia Planning Commission approval of Use Permit (UP) no. 2019-09 to permit the rebuild of an existing, legal nonconforming, 938 square foot house on the same building footprint, located making findings to permit the establishment and operation of a tutoring facility located within the R-2 Low-Medium Density Multiple-Family Zoning District at the site address 954 Vista Avenue (Assessor's Parcel Number 344-141-04), and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15302 (Class 2 – Replacement and Reconstruction) and the City of Placentia Environmental Guidelines.

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

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 March 10, 2020 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 February 11, 2020 Regular Meeting of the Planning Commission of the City of Placentia was posted on February 6, 2020.



Joseph M. Lambert, Secretary

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

August 9, 2016

The regular meeting of the Placentia Planning Commission of August 9, 2016 was called to order at 6:33 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Solomonson, Tomazic, Perez, Schaefer

ABSENT: Commissioners Francine, Lee, Schenck

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney
Charles Rangel, Contract Senior Planner
Elsa Villagrana, Senior Administrative Assistant

PLEDGE OF ALLEGIANCE: Commissioner Schaefer

ORAL COMMUNICATIONS:

Mr. John Angley, 1826 E. Taft Lane, Placentia, CA, expressed concerns regarding the Anaheim Sustainability Center and its potential effects on the City of Placentia.

Mr. Carlos Espinoza, 1729 N. Oakwood Avenue, Anaheim, CA, expressed concerns regarding the digester in Anaheim and the odor.

Mr. Eric Padilla, resident of Fullerton, CA, stated he was just made aware of the Anaheim Sustainability Center project last week and is concerned about notification to City of Placentia residents, air quality and property values.

Ms. Julia Espinoza expressed that she is opposed to the Anaheim Sustainability Center due to its proximity to an elementary school.

Mr. Robert Cohen, 428 Normandy Avenue, Placentia, CA, is concerned about the detailed plans and engineering design of the Anaheim Sustainability Center project, including potential hazards and odor.

Senior Planner Charles Rangel addressed public comments, noting that the City of Anaheim has circulated a Mitigated Negative Declaration. Mr. Rangel stated that staff is reviewing the environmental document and is preparing a comment letter to be submitted to the City of Anaheim by August 15, 2016.

Mr. Rangel clarified for Chair Schaefer that the City of Anaheim is the lead agency and is tasked with studying the potential environmental impacts to the environment regarding that project.

CONSENT CALENDAR:

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** Xue Vai, dba as Massage Eden
Project Location: 1166 E. Yorba Linda Boulevard
Use Permit (UP) No. 2016-02: A request to permit a massage establishment inside an enclosed 1,116 square foot suite, within an existing multi-tenant commercial building located at 1166 E. Yorba Linda Boulevard in the Neighborhood Commercial District (C-1).

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

1. Open the public hearing concerning Use Permit No. (UP) 2016-02; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2016-11, a resolution of the Planning Commission of the City of Placentia, approving UP 2016-02 and making findings to permit the operation of a massage establishment within a +/- 1,200 square foot commercial suite, located at 1166 E. Yorba Linda Boulevard. "C-1" Neighborhood Commercial Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel provided the staff report, noting that City Council approved an ordinance requiring all massage establishment applicants to apply for a use permit for the operation of a massage establishment. He stated that staff has begun implementing this ordinance and UP 2016-02 is part of this process.

Mr. Rangel provided the Commissioners a summary of the business, including zoning information, hours of operation, interior layout, parking requirements and Conditions of Approval.

Responding to Commissioner Solomonson's inquiry regarding a discrepancy between the location listed on the Staff Report and that listed on the attached layout, Mr. Rangel stated that the applicant would clarify.

The applicant was not present in the audience.

After discussion, Commissioners recommended continuance of the item to the next meeting to allow for clarification of the location, and correction of the map to be included by the next meeting.

Motion by Solomonson, second by Perez carried on a (4-0-3-0) vote to continue the item to September 13, 2016.

Ayes: Solomonson, Tomazic, Perez, Schaefer
Noes: None
Absent: Francine, Lee, Schenck
Abstain: None

2. **Applicant:** Jun Sheng, dba Beauty Bodycare Massage / Spa

Project Location: 1414 Kraemer Boulevard

Use Permit (UP) No. 2016-04: A request to permit a massage establishment to be conducted entirely inside an existing enclosed 1000 square feet multi-tenant commercial building located at 1414 N. Kraemer Boulevard in the Town Center District (T-C). Section 8.44 of the Placentia Municipal Code allows for massage establishment subject to approval of the Use Permit. The Beauty Body Care Massage/Spa is an existing establishment, but the newly enacted ordinance applies to all existing uses and new establishments.

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

1. Open the Public Hearing concerning Use Permit 2016-04; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the Public Hearing; and
4. Adopt Resolution PC-2016-12, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-04 and making findings to permit the operation of a massage establishment within a +/- 1000 square foot commercial suite, located at 1414 N. Kraemer Blvd. in "T-C" Town Center Commercial Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Rangel presented the staff report and summary of the business operations. Mr. Rangel provided zoning information, hours of operation, interior layout, parking requirements and Conditions of Approval.

Mr. Rangel responded to Chair Schaefer's questions by stating that he has not received notification regarding inappropriate or criminal activity from the Police Department. Mr. Rangel also stated that he will incorporate additional information such as the amount of experience and training an applicant has in future staff reports and clarified how massage establishments are notified regarding the new state regulations.

Michael Kim, with A&E Consultants, spoke on behalf of the Applicant, Ms. June Sheng of Beauty Bodycare Massage. Mr. Kim stated that the Applicant was not present. Mr. Kim stated that this a request to continue the operation of an existing massage business that

was established in 2012, noting that all his massage therapists are State certified. Mr. Kim continued to state that a valid business license has been obtained.

Mr. Kim requested a correction regarding the hours of operation stated on the staff report. Mr. Kim stated that the hours are 10:00 a.m. to 9:00 p.m. instead of 9:00 a.m. to 10:00 p.m. Mr. Kim clarified for the Commission the days of operation.

Mr. Robert Cohan, 428 Normandy Avenue, Placentia, CA, expressed concerns regarding the amount of massage establishments in the City and possible legal issues.

Assistant City Attorney Yolanda Summerhill noted that in the event the Commission's inclination is to move toward a denial of a use permit for an existing massage establishment, her recommendation is to start a revocation process for a given establishment.

In response to questions from Chair Schaefer, Mr. Kim stated that he has reviewed the Conditions of Approval with his client and that the Applicant has full understanding of conditions and is prepared to comply.

Motion by Solomonson, second by Perez carried on a (4-0-3-0) vote to approve the recommended actions.

Ayes: Solomonson, Tomazic, Perez, Schaefer
Noes: None
Absent: Francine, Lee, Schenck
Abstain: None

3. **Applicant:** Hui Wang, dba as Violet Moon Spa

Project Location: 909 E. Yorba Linda Boulevard

Use Permit (UP) No. 2016-04: A request to permit for a massage establishment to be conducted entirely inside an enclosed 956 square foot (sq. ft.) multi-tenant commercial building located at 909 E. Yorba Linda in the "C-1" Neighborhood Commercial Zoning District. Section 8.44 of the Placentia Municipal Code allows for massage establishment subject to approval of a Use Permit. The applicant is actually an existing establishment, but the newly enacted ordinance applies to all existing uses and any new proposed establishments.

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

1. Open Public Hearing, concerning Use Permit (UP) No. 2016-04; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and

4. Adopt Resolution PC-2016-15, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-04 and making findings to permit the operation of a massage establishment within a +/- 956 square foot commercial suite, located at 909 E. Yorba Linda in the "C-1" Neighborhood Commercial Zoning District; and making Findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel presented the staff report and provided the Commissioners with a site plan, operational characteristics of the business and a description of adjacent commercial uses.

Mr. Rangel stated the hours of operation and days that the establishment will be open for business. Mr. Rangel described the floor plan and parking requirements. Mr. Rangel noted that he has not received notification regarding inappropriate or criminal activity from the Police Department.

Dah Cheng, served as a translator for the Applicant, Hui Wang Dah Cheng. Mr. Cheng stated that this is an existing business, which was established three years ago. Mr. Cheng stated that the Applicant is requesting permission to continue operations.

In response to questions from Chair Schaefer, Mr. Cheng stated that the Applicant understands and accepts the Conditions of Approval for the Use Permit.

Motion by Perez, second by Tomazic carried on a (4-0-3-0) vote to approve the recommended actions.

Ayes: Solomonson, Tomazic, Perez, Schaefer
Noes: None
Absent: Francine, Lee, Schenck
Abstain: None

4. **Applicant:** Franco & Madeline Diaddezio dba Fit Body Boot Camp
Project Location: 1434 N. Kraemer Boulevard
Use Permit No. UP 2016-09: To request a Use Permit for a fitness studio within a +/- 1450 square foot commercial suite located at 1434 N. Kraemer Boulevard in the T-C Town Center District. Additionally, the applicant intends to offer sales of taxable fitness products (foam rollers, wrist wraps, wrist bands, jump ropes, etc.) and apparel (t-shirts, tank tops, hats, jackets), and nutritious food and drink products such as Fit Pro protein shakes, FitAid recovery beverages and focus beverages, water, protein powder, protein bars such as Balance Bars and Quest Bars. Section 23.27.040 (4) of the Placentia Municipal Code allows for health clubs including, but not limited to, racquetball clubs, swim clubs, tennis clubs and gymnasiums subject to approval of a Use Permit. A fitness studio is therefore similar in land use characteristics to health clubs.

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

1. Open the public hearing concerning Use Permit (UP) No. 2016-14; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2016-14, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-09 and making findings to permit the operation of a fitness studio within a +/- 1,450 square foot commercial suite located at 1434 N. Kraemer Boulevard in the T-C Town Center Commercial and making Findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel presented the staff report, noting that the applicant will also provide sales of various retail items. Commissioners were provided with a site plan, land use matrix and parking requirements.

Mr. Rangel clarified the hours of operation with the applicant.

The Applicant, Madeline Diaddezio dba Fit Body Boot Camp, 1434 N. Kraemer Boulevard, Placentia, CA, stated that they currently operate another fitness facility in Anaheim, which was established in 2015. Ms. Diaddezio described their fitness training plan and gave examples of client success stories.

The Applicant responded to the Commissioners' questions by stating that the location was selected due to the proximity to their Anaheim facility. Ms. Diaddezio also noted the number of employees, hours of operation, and discussed details regarding sales revenue.

In response to questions from Chair Schaefer, the Applicant stated her understanding and acceptance of the Conditions of Approval for the Use Permit and Development Plan Review.

Motion by Solomonson, second by Tomazic carried on a (4-0-3-0) vote to approve the recommended actions.

Ayes: Solomonson, Tomazic, Perez, Schaefer
Noes: None
Absent: Francine, Lee, Schenck
Abstain: None

5. **Applicant:** Mahin Sofia Rastegari
Project Location: 431 Palm Avenue
Use Permit No. UP 2016-08: To request a Use Permit for rehabilitating a previous

but now vacant one-story house used for preschool and operation of a 60-student maximum preschool/Montessori school in a 3,345 square foot (SF) building located at 431 Palm Ave. in the C-O Commercial Office Zoning District. Section 23.87 of the Placentia Municipal Code allows for schools subject to approval of a Use Permit.

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

1. Open the public hearing, concerning Use Permit 2016-08; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2016-13, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-08 and Making Findings to Permit the Operation of a 60 student maximum private preschool/Montessori school in a 3,345 square foot (SF) building located at 431 Palm Ave. in the C-O Commercial Office Zoning District and adopt Resolution PC-2016-1, a Resolution of the Planning Commission of the City of Placentia, Variance 2016-16 approving a variance for less than the parking stall required by Code and make Findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel presented the staff report, describing the history and unique challenges of this parcel. Mr. Rangel also stated that the Police Department provided a lengthy history of calls for service involving this property, which has been neglected for a long period of time.

Mr. Rangel clarified the State requirements and regulations regarding school facilities. Mr. Rangel also stated morning drop off times would be staggered to mitigate the impacts of traffic congestion. The school will provide students with transportation to the afternoon programs. Mr. Rangel continued by describing the parking requirements and requested variance, due to the irregularly shaped parcel.

Mr. Rangel continued by discussing the costs involved for street improvements, landscaping and the rehabilitation of the existing structure. The Commissioners were provided with a site plan and photographs showing the existing condition of the property. Mr. Rangel noted that the Oak tree on the property is diseased and will require removal.

Mr. Rangel answered questions from the Commissioners regarding street improvement plans, improvement costs and the City's lien on the property.

The Applicant, Mahin Sofia Rastegari, 35512 Aragon Way, Yorba Linda, CA, discussed her experience working with children, noting that she has the required credentials and that the teachers would also need to meet certain requirements.

Ms. Rastegari responded to the Commissioners' questions regarding basement access, licensing requirements and the age of the students.

In response to questions from Chair Schaefer, the Applicant stated her understanding and acceptance of the Conditions of Approval for the Use Permit.

Mr. Soon Choi 401 E. Rockaway Drive, Placentia, CA, expressed concerns regarding noise, parking, property values, traffic and security.

Mr. Robert Cohan, 428 Normandy Avenue, Placentia, CA, expressed concerns regarding the pickup and drop off times, speed limit and parking.

Mr. Rangel and the Applicant addressed public concerns and clarified points regarding the pickup and drop off times, noise barriers and street parking options. Staff will review State speed limit requirements for private schools. Assistant City Attorney Yolanda Summerhill added that special conditions can be incorporated in the Conditions of Approval to address specific concerns.

The Applicant responded to Chair Schaefer's question, regarding possibly continuing this item to next month by stating that Escrow has already been delayed and that further delay would be problematic.

Mr. Rangel clarified for the Commission the Conditions of Approval regarding mitigation that addresses street parking concerns. Ms. Summerhill confirmed that modifications can be made to the Conditions of Approval, if deemed necessary by the Commission.

Motion by Solomonson, second by Perez carried on a (4-0-3-0) vote to approve the recommended actions.

Ayes: Solomonson, Tomazic, Perez, Schaefer
Noes: None
Absent: Francine, Lee, Schenck
Abstain: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

Senior Planner Charles Rangel provided updates regarding the Metrolink Station and The Bruery.

PLANNING COMMISSION REQUESTS:

Chair Schaefer requested that staff provide the Commission with the following information when presenting use permit applications for massage establishments:

- Number of massage establishments in the City of Placentia
- A description of how staff is communicating with the businesses to comply with the new ordinance
- New proposals for massage establishments
- An analysis of the number of massage establishments allowed
- The possible limitations in zoning codes or General Plan
- Police Department history for each business to be included in the staff report
- Length of time the establishment has been in business
- Site plan

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:36 p.m. to the regular meeting Tuesday, September 13, 2016 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Secretary to the Planning Commission

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

September 13, 2016

The regular meeting of the Placentia Planning Commission of September 13, 2016 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Francine, Lee, Schenck, Solomonson, Tomazic, Perez,
Schaefer

ABSENT:

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney
Joseph Lambert, Director of Development Services
Charles Rangel, Contract Senior Planner
Elsa Villagrana, Senior Administrative Assistant

PLEDGE OF ALLEGIANCE: Commissioner Perez

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** Xue Vai, dba as Massage Eden
Project Location: 1166 E. Yorba Linda Boulevard
Use Permit (UP) No. 2016-02 (continued from August 9, 2016): A request to permit a massage establishment inside an enclosed 1,116 square foot suite, within an existing multi-tenant commercial building located at 1166 E. Yorba Linda Boulevard in the Neighborhood Commercial District (C-1).

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

1. Open the public hearing concerning Use Permit No. (UP) 2016-02; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2016-11, a resolution of the Planning Commission of the City of Placentia, approving UP 2016-02 and making findings to permit the

operation of a massage establishment within a +/- 1,200 square foot commercial suite, located at 1166 E. Yorba Linda Boulevard. "C-1" Neighborhood Commercial Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel provided the staff report, noting that this item was continued from the August 9, 2016 meeting. Mr. Rangel also noted that the business establishment has since changed ownership.

Mr. Rangel stated that this is an existing massage establishment. Mr. Rangel provided the Commissioners with a description of adjacent uses, operational characteristics of the business, hours of operation, a site plan and parking requirements. Mr. Rangel also stated that the Police Department review noted no calls for service at this location.

Mr. Rangel clarified for the Commissioners that the business name has changed to Massage VIP. Assistant City Attorney Yolanda Summerhill added that adequate notice was provided regarding the requested use, and that this request can be treated as a new business establishment. Staff also confirmed that all new massage business establishments go through a Police Department background review.

Ms. Zhenny Lin, former owner of Massage Eden, 1166 E. Yorba Linda Boulevard, Placentia, CA stated that she transferred the business to the new owner, Massage VIP.

The Applicant, Xue Vai, dba as Massage VIP, 1166 E. Yorba Linda Boulevard, Placentia, CA noted that the new business is in the same location as Massage Eden. Commissioner Lee assisted with translating for the Applicant.

The Applicant clarified for the Commissioners that there are no material changes to the business and that she has simply taken over the business, also noting that she has assumed all of the previous employees. Ms. Vai stated that the services offered have remained unchanged.

The Applicant also discussed her previous business experience and certifications as a massage therapist.

Mr. Rangel responded to Chair Schaefer's question by stating that there have been a total of 21 business licenses issued to massage establishments in the City of Placentia.

Ms. Summerhill confirmed for the Commissioners that modifications will be made to the Resolution to be consistent with the new name of the business establishment.

In response to questions from Chair Schaefer, the Applicant stated her full understanding and acceptance of the Conditions of Approval for the Use Permit.

Motion by Lee, second by Tomazic carried on a (7-0-0-0) vote to approve the recommended actions.

Ayes: Francine, Lee, Solomonson, Schenck, Tomazic, Perez, Schaefer

Noes: None
Absent: None
Abstain: None

2. **Applicant:** Kendon Industries
Project Location: 1672 Sierra Madre Circle

Use Permit 2016-11: A request to permit a manufacturing business which focuses on building and selling a patented folding motorcycle trailer which is defined by the Department of Motor Vehicles (DMV) as a motorized vehicle, in the “M” Manufacturing Zoning District. Section 23.47.040 of the Placentia Municipal Code allows for small scale retail sales of motor vehicles, motorcycles and recreational vehicles subject to approval of a Use Permit.

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

1. Open the public hearing concerning Use Permit 2016-11; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2016-20, A Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-11 and making findings to permit the Operation of Retail Automotive (trailer) Sales Within a +/- 8,400 Square Foot Suite, Located at 1672 Sierra Madre Circle in the “M” Manufacturing Zoning District; and making Findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Rangel presented the staff report and a provided a brief background of the proposed business. Mr. Rangel provided the Commissioners with zoning information, a site plan and parking requirements.

Mr. Rangel addressed the Commissioners’ concerns regarding hours of operation and potential industrial noise.

The Applicant, Randy Cecola, owner of Kendon Industries, 1290 Oak Ridge Road, Barrington, IL provided a description of the business operations and discussed the DMV requirements.

In response to questions from Chair Schaefer, the Applicant stated his full understanding and acceptance of the Conditions of Approval for the Use Permit.

Motion by Tomazic, second by Schenck carried on a (7-0-0-0) vote to approve the recommended actions.

Ayes: Francine, Lee, Solomonson, Schenck, Tomazic, Perez, Schaefer
Noes: None
Absent: None
Abstain: None

3. **Applicant:** Yufen Lui dba as A+ Spa

Project Location: 1360 N. Kraemer Boulevard

Use Permit (UP) No. 2016-05: A request to permit a massage establishment to be conducted entirely inside an enclosed +/- 1,100 square foot suite that is within an existing multi-tenant commercial building located at 1360 N. Kraemer Boulevard in the "T-C" Town Center Commercial Zoning District. Section 8.44 of the Placentia Municipal Code allows for the establishment of massage uses subject to approval of a Use Permit. The applicant is operating an existing establishment, however, the newly enacted ordinance applies to all massage uses legally established prior to the ordinance as well as to proposed establishments.

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

1. Open the public hearing concerning Use Permit 2016-05; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2016-18, A Resolution of the Planning Commission of the City of Placentia, Approving Use Permit No. 2016-05 and making findings to permit the Operation of a Massage Establishment within a +/- 1,100 Square Foot Commercial Suite, Located at 1360 N Kraemer Boulevard "T-C" Town Center Commercial Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel presented the staff report and provided the Commissioners with a site plan, operational characteristics of the business and a description of adjacent commercial uses.

Mr. Rangel stated the hours and days of operation and provided a brief description of the floor plan and parking requirements. Mr. Rangel stated that the Police Department records show no calls for service or criminal activity.

The Applicant, Yufen Lui dba as A+ Spa, from Fullerton, CA, provided for the Commissioners with the number of employees and prior business experience. Commissioner Lee assisted with translating for the Applicant.

In response to questions from Chair Schaefer, the Applicant stated her full understanding and acceptance of the Conditions of Approval for the Use Permit.

Motion by Perez, second by Francine carried on a (7-0-0-0) vote to approve the recommended actions.

Ayes: Francine, Lee, Solomonson, Schenck, Tomazic, Perez, Schaefer
Noes: None
Absent: None
Abstain: None

4. **Applicant: Hong Xiao, dba Ace Massage**

Project Location: 532 W. Chapman Avenue

Use Permit No. UP 2016-10: To request a Use Permit for a massage establishment to be conducted entirely inside an enclosed +/- 767 square foot suite within an existing multi-tenant commercial building located at 532 W. Chapman Avenue in the (C-1) Neighborhood Commercial District. Section 8.44 of the Placentia Municipal Code allows for the establishment of massage uses subject to approval of a Use Permit. The applicant is operating an existing establishment, however, the newly enacted ordinance applies to all massage uses legally established prior to the ordinance as well as to proposed establishments.

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

1. Open the public hearing concerning Use Permit (UP) No. 2016-10; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2016-19, A Resolution of the Planning Commission of the City of Placentia, Approving Use Permit No. 2016-10 and making findings to permit the Operation of a Massage Establishment within a +/- 767 Square Foot Commercial Suite, Located at 532 W. Chapman Avenue in the "C-1" Neighborhood Commercial District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

Senior Planner Charles Rangel presented the staff report and provided the Commissioners with a site plan, operational characteristics of the business and a description of surrounding commercial uses.

Mr. Rangel stated the proposed hours and days of operations. Mr. Rangel continued to provide the Commissioners with a description of the floor plan and parking requirements.

Mr. Rangel stated that the Police Department records show no calls for service or criminal activity, noting the current monument sign does not meet code requirements and will require replacing or removal, as noted in the Conditions of Approval.

Mr. Rangel responded to the Commissioners' questions regarding compliance requirements for the monument sign and parking access.

The Applicant, Hong Xiao dba Ace Massage, 8935 Cortada Street, Rosemead, CA, responded to the Commissioners' questions regarding business ownership and experience. Commissioner Lee assisted with translating for the Applicant.

Assistant City Attorney Yolanda Summerhill, clarified for the Commissioners that the existing sign is not permitted and needs to be brought into compliance. The Applicant stated that she will obtain the required permit.

Ms. Summerhill continued by stating that additional research will be required to ascertain if the property owner or the Applicant is responsible for the monument sign. Staff will work with the Applicant and the property owner regarding the signage requirements.

In response to questions from Chair Schaefer, the Applicant stated her full understanding and acceptance of the Conditions of Approval for the Use Permit.

Motion by Lee, second by Schenck carried on a (7-0-0-0) vote to approve the recommended actions with the understanding that Staff will amend the Conditions of Approval to include a November 15, 2019 deadline regarding signage compliance.

Ayes: Francine, Lee, Solomonson, Schenck, Tomazic, Perez, Schaefer
Noes: None
Absent: None
Abstain: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Senior Planner Charles Rangel provided updates regarding Laser Island, The Bruery and The Original Pancake House. Director of Development Services provided an update regarding the Golden Avenue bridge project.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

Chair Schaefer requested that Staff consider making arrangements for an interpreter to be present to assist applicants at future Commission meetings.

Chair Schaefer requested that Staff ensure parade applications are sent to the Commissioners at least six weeks prior to the event.

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:43 p.m. to the regular meeting Tuesday, October 11, 2016 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

September 10, 2019

The regular meeting of the Placentia Planning Commission of September 10, 2019 was called to order at 6:30 p.m. in the Front Community Meeting Room, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Keller, Tomazic, Perez, Schaefer

ABSENT: Commissioners Francine, Lee

OTHERS PRESENT: Tom Duarte, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Lesley Whittaker, Associate Planner
Alana Spector, Administrative Assistant
Tom Dodson, Tom Dodson and Associates
Jennifer Davis, High Peaks Planning

PLEDGE OF ALLEGIANCE: Assistant City Attorney Tom Duarte

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. Resolution PC 2019-06

Recommended Actions: Approve

Director of Development Services Joseph Lambert provided a verbal update. Mr. Lambert stated that this Resolution was previously adopted by the Commission in July. The Planning Commission acted on the Use Conformity Decision, but Staff failed to properly include it in the Resolution. Mr. Lambert noted the amended language underlined in Section 4 of the Resolution for Planning Commission consideration.

Motion by Schaefer, second by Keller carried on a (4-0-2-0) vote to approve the recommended actions.

Ayes: Keller, Tomazic, Perez, Schaefer

Noes: None

Absent: Francine, Lee

Abstain: None

2. Planning Commission Meeting Minutes – May 14, 2019

Recommended Actions: Approve

3. Planning Commission Meeting Minutes – June 11, 2019

Recommended Actions: Approve

4. Planning Commission Meeting Minutes – July 9, 2019

Recommended Actions: Approve

Motion by Schaefer, second by Keller carried on a (4-0-2-0) vote to approve the recommended actions.

Ayes: Keller, Tomazic, Perez, Schaefer
Noes: None
Absent: Francine, Lee
Abstain: None

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** City of Placentia
Project Location: Citywide
General Plan Amendment (GPA) 2018-02 and Environmental Impact Report (EIR 2019-01): Consideration of General Plan Amendment (GPA) 2018-02 To Adopt Rich Heritage, Bright Future - Placentia General Plan (General Plan Update) and related Draft Environmental Impact Report (EIR 2019-01). In accordance with California Government Code Section 65103(a), each city in California “must periodically review and revise, as necessary, their General Plan.” This proposed update contains the seven mandatory elements, as well as an Economic Development Element, a Sustainability Element, and a Health, Wellness and Environmental Justice Element, bringing the total to ten. The existing Housing Element, the remaining required element, remains in full effect, having been previously adopted by the City Council in 2014.

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

1. Open the Public Hearing, concerning the General Plan Update; and
2. Receive the staff report and consider all public testimony; and
3. Consider the additional changes to the Proposed General Plan Land Use Map as recommended by the General Plan Advisory Committee (GPAC): Re-designate 550 Richfield Rd., 527 Fee Ana St., 507 Fee Ana St., 506 Fee Ana St. (APNs 346-015-13, 346-015-07, 346-015-14, 346-241-13) from High Density Residential to Industrial; and
4. Close the public hearing; and
5. Adopt Resolution PC-2019-16, A Resolution of the Planning Commission of the City of Placentia, recommending that City Council adopt Resolution CC 2019-

16, recommending that the City Council certify the Final Environmental Impact Report (EIR 2019-01), State Clearinghouse No. 2018101031 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines, and approve and adopt the proposed General Plan Update entitled Rich Heritage, Bright Future - Placentia General Plan, a General Plan Amendment (GPA 2018-02).

Director of Development Services Joseph Lambert presented the staff report. Mr. Lambert stated that the General Plan amendment would update the General Plan in its entirety except for the Housing Element, adopted in 2014.

Mr. Lambert discussed the recommendations of GPAC and discussed the proposed new elements of the General Plan, noting that many of the elements have not been updated for decades. Mr. Lambert also provided a brief description and goals for each element.

Mr. Lambert provided the Commissioners with a proposed Land Use Map and a summary of the proposed amendments. Mr. Lambert noted that General Plan land use amendments are limited to four per year, and Placentia is in compliance with these limitations.

Mr. Lambert, Jennifer Davis and Tom Dodson responded to Commissioner Keller's question by describing various state requirements in a General Plan, and how the action plans of certain elements are monitored by staff.

Mr. Lambert responded to the Commissioners' questions and clarified points regarding housing requirements, disadvantaged communities, and affordable housing.

Ms. Davis answered Chair Schaefer's question regarding the proposed Land Use Map.

Motion by Keller, second by Tomazic carried on a (4-0-2-0) vote to approve the recommended actions, including additional changes to the proposed Land Use Map as recommended by the GPAC.

Ayes: Keller, Tomazic, Perez, Schaefer
Noes: None
Absent: Francine, Lee
Abstain: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert informed the Commission that Commissioner Francine is resigning from the Commission and that Alana Spector is leaving to take a position in another city.

Mr. Lambert and Senior Planner Andrew Gonzales notified the Commissioners regarding ribbon cutting ceremonies at the new Chipotle, the Placentia Library and Springhill Suites by Marriott.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:51 p.m. to the regular meeting of Tuesday, October 8, 2019 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission

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

January 14, 2020

The regular meeting of the Placentia Planning Commission of January 14, 2020 was called to order at 6:34 p.m. in the Front Community Meeting Room, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioners Keller, Lee, Polichetti, Rocke, Perez, Schaefer

ABSENT: None

OTHERS PRESENT: Tom Duarte, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Arlen Beck, Assistant Planner
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Keller

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – November 12, 2019**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – December 10, 2019**
Recommended Actions: Approve

Motion by Perez, second by Keller carried on a (5-0-0-1) vote to approve the recommended actions.

Ayes: Keller, Polichetti, Rocke, Perez, Schaefer
Noes: None
Absent: None
Abstain: Lee

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** Hui Lu, dba CT Progressive USA, Inc.
Project Location: 895 E. Yorba Linda Blvd., Suite #201
Use Permit (UP) 2019-06: To establish and operate an approximately 1,572 square foot tutoring facility within an existing multi-tenant commercial office center located at 895 E. Yorba Linda Blvd. Suite #201, within the C-O zoning district. The

requested Use Permit (UP) will allow the establishment and operation of a tutoring center for students in the first to eighth grade at an existing office space.

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

1. Open the public hearing concerning Use Permit 2019-06; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-01, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2019-06 and making findings to permit the establishment and operation of a tutoring facility located within a multi-tenant commercial office center within the C-O (Commercial Office) Zoning District on property located at 895 E. Yorba Linda Blvd. #201, and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Assistant Planner Arlen Beck presented the staff report and an overview of the proposed project to the Commission.

Mr. Beck briefly described the proposed business and stated the proposed hours of operation, noting that there would be no negative impacts to adjacent businesses. Mr. Beck also provided the Commission with a site plan, floor plan, zoning and parking requirements.

The Applicant, Hui Lu, 895 E. Yorba Linda Blvd., Suite #201, Placentia CA provided an overview of the tutoring center's mission.

The Applicant responded to Chair Schaefer's questions by stating that although this is a new business, she does have prior experience. The property owner, Jim Schreder, spoke on the Applicant's behalf and stated that state certifications are not required to operate a tutoring business. Ms. Lu also stated that optional transportation service will be provided to students living within 3 to 5 miles.

Staff confirmed for Chair Schaefer that other tutoring businesses are located in the City of Placentia.

In response to questions from Chair Schaefer, the Applicant stated her understanding and acceptance of the Conditions of Approval for the Use Permit.

Motion by Perez, second by Rocke carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer

Noes: None
Absent: None
Abstain: None

2. **Applicant:** Elliot Barker

Project Location: 1600 Block of La Paloma Avenue

Tentative Parcel Map (TPM) 2019-175: To permit the subdivision of an approximately 0.26 acre (11,520 square feet) parcel into three (3) parcels for a property within the R-1 (O) (Single-Family Residential – Oil Combining District) Zoning District located on the 1600 block of La Paloma Avenue (Assessor’s Parcel Number 346-172-24) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

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

1. Open the public hearing concerning TPM 2019-175; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-02, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2019-175 to permit the subdivision of an approximately 0.26 acre (11,520 square feet) parcel into three (3) parcels for a property within the R-1 (O) (Single-Family Residential – Oil Combining District) Zoning District located on the 1600 block of La Paloma Avenue (Assessor’s Parcel Number 346-172-24) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

Assistant Planner Arlen Beck provided the staff report and an overview of the proposed project, clarifying that the resulting properties will receive new City addresses once developed.

Mr. Beck provided an overview of the project, site plan, and zoning standards. Mr. Beck also noted that the surrounding uses are single-family residential. Director of Development Services Joseph Lambert added that, if approved by the Planning Commission, the TPM would go to City Council for final approval.

Staff responded to the Commissioners’ questions regarding garage and parking requirements, zoning code setbacks and potential home prices.

The Applicant, Elliot Barker, 5383 Stillwater Drive, Los Angeles, CA stated that he is representing the property owner, his aunt Ann Barker. Mr. Barker described the previous and current plans for the property, also noting the he is the Architect for the proposed project.

Mr. Lambert answered questions from the Commission by stating that approval from the Commission is not necessary in order to build on the properties, building homes on each property requires only non-discretionary approvals. The property owner is responsible for meeting the Conditions of Approval and other construction requirements and nuisance laws apply if the property becomes an attractive nuisance. Mr. Lambert also stated that a Final Map is required to be recorded within two years or the TPM approval becomes invalid.

In response to questions from Chair Schaefer, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Tentative Parcel Map.

Motion by Polichetti, second by Keller carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer
Noes: None
Absent: None
Abstain: None

3. **Applicant:** Francisco Vazquez

Project Location: 954 Vista Avenue

Use Permit (UP) 2019-09: To allow for the rebuilding of an existing, 938 square-foot, legal nonconforming house on the same building footprint, located within the Low-Medium Density Multiple-Family (R-2) Zoning District and generally located north of W. La Jolla Street, on the eastside of Vista Avenue. Staff is recommending a categorical exemption pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15302 (Class 2 – Replacement or Reconstruction).

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

1. Staff is recommending that this item be continued to the next regularly scheduled Planning Commission meeting to be held on February 11, 2020.

Director of Development Services Joseph Lambert provided the staff report, noting that the public hearing notice was posted in the newspaper, but notices mailed to property owners were returned due to inadequate postage.

Motion by Lee, second by Perez carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer
Noes: None



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ARLEN BECK, ASSISTANT PLANNER
DATE: FEBRUARY 11, 2020
SUBJECT: **USE PERMIT 2019-10**

RECOMMENDATION:

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

1. Open the public hearing concerning UP 2019-10; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-06, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2019-10 to permit the establishment and operation of a fitness studio that will offer weight management plans and exercise classes at an existing 2,584 square foot retail space located at 1521 N. Placentia Avenue, Unit B,C,D, in the Neighborhood Commercial ("C-1") Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Leandra Smith, representing P&L Smith Group, LLC, is requesting to permit the establishment and operation of a fitness studio with the name of "Substance Fitness" that will offer weight management plans and exercise classes at an existing 2,584 square foot retail space located at 1521 N. Placentia Avenue, Unit B,C,D, in the Neighborhood Commercial ("C-1") Zoning District.

PROJECT BACKGROUND AND DESCRIPTION:

Substance Fitness is a fitness studio that focuses on teaching weight management skills as well as offering group fitness classes. The group fitness classes are 50-minute exercise sessions. Specialty classes are offered periodically that are designed for people with special needs.

Substance Fitness is not continually open throughout the day. Please see the proposed hours table on the following page.

Proposed Operating Hours:

	Open	Close		Open	Close		Open	Close
Monday	No Early Class	No Early Class		8:30 AM	9:30 AM		4:00 PM	8:00 PM
Tuesday	5:00 AM	7:00 AM		8:30 AM	9:30 AM		4:00 PM	8:00 PM
Wednesday	5:00 AM	7:00 AM		8:30 AM	9:30 AM		4:00 PM	8:00 PM
Thursday	5:00 AM	7:00 AM		8:30 AM	9:30 AM		4:00 PM	8:00 PM
Friday	No Early Class	No Early Class		8:30 AM	9:30 AM		4:00 PM	8:00 PM
Saturday	8:00 AM	10:00 AM		Closed	Closed		Closed	Closed
Sunday	Closed	Closed		Closed	Closed		Closed	Closed

The applicant’s Statement of Use indicates that the facility employs a staff of approximately 1-2 full time employees and 1-3 part time employees. Based on other business locations for the proposed fitness facility anticipates peak attendance hours to occur between 8:30 a.m. and 9:30 a.m. and 6:00 p.m. and 7:00 p.m.

The facility has been conditioned to be monitored by cameras inside and outside the gym area that monitor the building interior as well as the entrance and the parking lot area.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned C-1. The project will be required to comply with development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the C-1 Zoning District. Section 23.33.040 (6) of the PMC allows Health Clubs; including, but not limited to, racquetball clubs, swim clubs, tennis clubs and gymnasiums subject to the approval of a Use Permit (UP) by the Planning Commission.

Subject Site and Surrounding Land Uses:

Substance Fitness will be located within an existing shopping center, Smoketree Plaza, which is within an existing Neighborhood Commercial district on the west side of N. Placentia Avenue, north of Macadamia Lane and south of W. Palm Drive. The table on the following page shows surrounding existing land uses, zoning, and General Plan Land Use Designations.

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Neighborhood Commercial	Commercial	C-1 (Neighborhood Commercial)
North (Across W. Palm Dr.)	Planned Unit Development Residential District	Medium Density Residential	PUD-2 (Planned Unit Development)
South	Neighborhood Commercial	Commercial	C-1 (Neighborhood Commercial)
East	City of Fullerton (Commercial)	City of Fullerton	City of Fullerton
West	Planned Unit Development Residential District	Medium Density Residential	PUD-2

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the C-1 zoning district in an existing shopping center. Based on staff’s analysis, the project meets all minimum and maximum development standards of the PMC, including minimum off-street parking requirements. No changes to the building footprint and overall building envelope will occur as a result of the project.

Other Departments Concerns and Requirements

The Divisions of Planning, Building and Safety, and Code Enforcement, as well as the Orange County Fire Authority have reviewed the application and submitted comments, applicable code requirements, and conditions of approval, but had no major concerns with the proposal.

ISSUES ANALYSIS:

General Plan Consistency

In an overall review of the General Plan, the proposed fitness facility is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan Economic Development Element under policy 7.2, “Increase job opportunities by attracting new businesses to the City.” The proposed fitness facility will fulfill this goal by creating job opportunities for both full time and part time employment.

PMC Consistency and On-site Parking

The proposed project will comply with the provisions of the C-1 zoning district and other applicable provisions of the PMC. The PMC identifies a parking ratio of 4 parking spaces per 1,000 square feet of gross floor area. The requirement of 1 space per 250 square feet ratio is consistent with the parking ratio of the previous occupant. Since the proposed use will not modify the required parking ratio from the previous use, the proposed fitness facility will not result in an onsite parking deficiency. Substance Fitness will not be continually open throughout the day which will help minimize the potential influx of customers utilizing at any one time and have a lesser impact on overall parking demand. The applicant has stated that they plan to have 10-14 patrons at peak hours, which would not increase parking demand from the last use of the space which was a dance studio.

Land Use Compatibility

The project will be compatible with the surrounding area because the proposed fitness facility will be located within an established shopping center containing complementary commercial and residential uses. The nature of the use will not have impacts on the nearest sensitive land uses (i.e., residential). The use is proposing to only modify the interior layout of the unit with no changes to the exterior of the building. The project will not alter onsite vehicular circulation or existing vehicular ingress/egress from Macadamia Lane and W. Palm Drive. No significant impacts are anticipated by the establishment of the proposed use.

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 UP 2019-10 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing facility.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on January 30, 2020, and notices were sent to property owners of record within a 300-foot radius of the subject property on January 30, 2020. Notices were posted at the Civic Center and on the City website. As of February 6, 2020, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed request is consistent with the City’s General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to establish and operate a 2,584 square foot fitness studio offering weight management plans, located at 1521 N. Placentia Avenue, Unit B,C,D, within the C-1 zoning district 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 adopt Resolution PC 2020-06, recommending approval of UP 2019-10 and making the findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Prepared and submitted by:

Reviewed and approved by:



Arlen Beck
Assistant Planner



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2020-06 approving UP 2019-10
 - 1.a. Conditions of Approval
2. Vicinity Map
3. Statement of Use
4. Site Plan and Floor Plan
5. Current photos of subject site

Absent: None
Abstain: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding the Herald development, JPI Properties, the Navigation Center, Audi development, Village Plaza and Sierra Vista Plaza.

Mr. Lambert reported on the homeless encampment conditions and the Navigation Center future bed availability, noting that surrounding businesses and residents are supportive of this project. City Attorney Tom Duarte added that the purpose of the Navigation Center is to transition individuals into a home and that there are requirements and rules that patrons of the Navigation Center must follow to stay there.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:34 p.m. to the regular meeting of Tuesday, February 11, 2020 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission

RESOLUTION NO. PC-2020-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2019-10 MAKING FINDINGS TO ALLOW THE ESTABLISHMENT AND OPERATION OF A FITNESS STUDIO THAT WILL OFFER WEIGHT MANAGEMENT PLANS AND EXERCISE CLASSES AT AN EXISTING 2,584 SQUARE FOOT RETAIL SPACE LOCATED AT 1521 N. PLACENTIA AVENUE, UNIT B,C,D, IN THE NEIGHBORHOOD COMMERCIAL (“C-1”) ZONING DISTRICT.

A. Recitals.

WHEREAS, Leandra Smith, representing P&L Smith Group, LLC, (“Applicant” hereinafter) located at 1521 N. Placentia Ave. Unit B,C,D, filed an application for approval of Use Permit No. 2019-10, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

WHEREAS, on February 11, 2020, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution; 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 NO. 1: Based on the evidence presented and the findings set forth, Use Permit No. 2019-10 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 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 use will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use 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 and Standard Development Requirements (Attachment “A”), this use complies with all applicable code requirements and development standards of the C-1 (Neighborhood Commercial) Zoning District and (3) it is not anticipated that the fitness facility will generate negative impacts on the adjacent neighborhood. All primary activities shall be conducted within the building, while maintaining an environment free

from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial", which allows for a variety of commercial and retail uses. The proposed use is a fitness facility and is compatible with surrounding land uses.

c. The operations of an fitness facility, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The existing use is a conditionally permitted use in the C-1 Zoning District in the City of Placentia. Approval of the Use Permit (UP) for the fitness facility will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within the C-1 Zoning Districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 2019-10 to ensure compliance with the PMC.

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that UP 2019-10 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 Impact Report Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to establish a new use in an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of UP 2019-10, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2019-10 as modified herein, and specifically subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein.

SECTION NO. 6: The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 11th day of February 2020

CHRISTINE 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 11th day of February 2020, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of February, 2020, 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 USE PERMIT NO. 2019-10

Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2019-10
1521 N. Placentia Avenue Unit B, C, D

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 USE PERMIT TO CONTINUE IN GOOD STANDING.

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION:

1. Use Permit (UP) 2019-10 is valid for a period of one (1) year from the date of final determination. If occupancy of the building for uses approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. Use Permit (UP) 2019-10 shall expire and be of no further force or effect if the fitness facility use of the building, as a primary use, is discontinued or abandoned for a period of one (1) year.
3. 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.
4. 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.

5. Any changes or modifications to Use Permit 2019-10 shall be reviewed and approved by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. Prior to any changes in the days and hours of the fitness facility, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Monday - Sunday: 5:00 a.m. to 9:00 p.m.

7. Prior to any modification of the floor plan 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.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. The use shall comply with the following:
 - a. No vending machines of any kind shall be installed outdoors within the project site.
 - b. There shall be no public pay phones installed within or upon any portion of the premises.
 - c. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
 - d. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.
10. All signage must comply with the associated master sign program for the established shopping center.
11. All wall signs must be individual channel letters. "Can" or "Cabinet" signs are not allowed.
12. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation. All portable signs, to include, but not limited to pole flags, inflatable devices and a-frames are prohibited.
13. This site shall operate as a fitness facility at all times. All activities shall be conducted within the enclosed tenant space, while maintaining an environment free from objectionable noise, odor or other nuisances.

14. The applicant/property owner/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner within 72 hours of defacement and/or upon notification by the City.
15. The operator shall maintain a valid business license for as long as the business remains in operation.
16. There shall be no special promotional events held on the property, unless a written request, and any applicable fees, for such is received and approved by the City of Placentia at least 14 days in advance. Such promotional events shall be processed through the applicable City of Placentia permit process in place at the time of application.
17. Adult supervision (eighteen years of age or older) shall be provided on the premises during all hours of operation and shall be stationed appropriately within the facility in order to have direct visibility over all activities.
18. If applicable, and based on a photometric lighting analysis, the applicant/property owner shall install additional lighting as necessary in the parking lot area for the safety of patrons during early morning and night time usages and said lighting shall be appropriately timed to coincide with hours of operation, beginning one (1) hour before the opening and ceasing no earlier than one (1) hour after the close of business. Installation of additional lighting shall be approved by the Director of Development Services and Director of Public Works and conform to exterior lighting standards as designated by the Public Works Departments.
19. Change of ownership, to include new general partners, shall be noticed to the City of Placentia at least thirty (30) days prior to a legal change taking effect. Once legal change of ownership has occurred, new owner(s) shall obtain a Building and Zoning Compliance Application and shall obtain a valid City Business License prior to operating the business.
20. This Use Permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.

DEVELOPMENT SERVICES DEPARTMENT - BUILDING DIVISION:

21. Applicant shall obtain all necessary approvals from the City prior to constructing any tenant improvements. Tenant improvement plans shall be prepared by a California-licensed architect or engineer to the satisfaction of the Building Official or his/her designee.

22. All plans submitted shall comply with the 2019 CBC, CMC, CEC, CPC, CFC, CALGreen, & California energy Standards.
23. The new building is considered an A-3 Assembly Occupancy Group. All requirements of A-3 occupancy including the required accessibilities inside and outside the building shall be addressed on plans per 2020 CBC Chapter 11B.
24. If the existing building was built prior to 1989 any demolition requires asbestos mitigation to be approved by the Air Quality Management District (AQMD).
25. Maximum occupant load signs shall be posted on all exit doors based upon A (assembly) occupancy.
26. All existing and new proposed restrooms shall be in compliance with ADA current requirements.
27. Site plan including parking spaces nearby shall be provided; site plan shall be in compliance with current ADA requirements. Twenty percent (20%) of the total cost for the tenant improvement shall be used for the ADA improvements.
28. Future tenant improvement projects require building permits prior to construction.
29. Proposed floor plan shall be in compliance with Title 24 Access regulations, which include restroom renovations, exits, parking, etc.
30. Applicant shall provide structural plans and calculations for all proposed structural work such as removing and relocating bearing and non-bearing walls, shear wall(s), future HVAC systems on top of the existing roof, etc.
31. All contractors and sub-contractors shall obtain a city business license. Applicant and/or contractor shall request a standard sub-contractor form from the City Building Division prior to issuance of a building permit. This standard form shall be completed and submitted to the City Business License Division prior to the issuance of any building permits.
32. Prior to final occupancy, the applicant shall obtain approval from the Orange County Fire Authority, or the City of Placentia Fire and Life Safety Department if requested after June 30, 2020. Applicant shall submit architectural plans to the Orange County Fire Authority (OCFA) or the City's Fire and Life Safety Department for review and approval to the satisfaction of the Development Services Director.

FIRE AUTHORITY:

33. Prior to issuance of any building or grading permit, whichever comes first, submit plans, and obtain approvals from the local fire authority to the satisfaction of said Fire Authority.

POLICE DEPARTMENT:

34. The establishment shall remain in compliance with Placentia Police Department Standard Development Requirements for security.
35. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot, with a minimum of one foot-candle of light on the parking surface.
36. Lighting in the parking area of the premises shall be directed, positioned, and shielded in such a manner so as to not unreasonably illuminate the window area of nearby residences, residential facilities or adjacent commercial facilities.
37. Consideration of parking locations for employees and guests after 10:00 p.m. should be so that parking is encouraged in the front of the facility near the main entrance/exit and in well illuminated and areas to discourage potential incidents of crime. If a video surveillance system is used, a minimum of one camera should be situated so as to record the parking area in front of the main entrance/exit of the facility.
38. Applicant shall install cameras at the entrance to the facility and at the entrance to the locker rooms. Cameras should be capable of producing highly recognizable facial features of persons entering these locations.
39. All emergency exit doors are to be alarmed with an audible device sounding at the door when the door is opened. Only a key shall shut off the alarm.
40. Locker rooms shall be designed to minimize interior rows of lockers and create an open area void of walls.
41. Lockers in locker rooms are to be secured and approved by the Development Services Director.
42. Signs shall be placed in the locker room reminding patrons to not leave valuables in the lockers or exposed in their vehicles. Place a sign at the check-in area reminding patrons not to leave valuables exposed in their vehicles.
43. The facility entrance shall be configured so patrons/visitors must check in with staff and cannot walk around or otherwise avoid contacting staff when they enter.

44. All cameras shall be color and positioned to provide facial features inside the facility and at patron entrances.
45. All cameras shall be digitally recorded and a library of 30 days shall be kept of the recordings.
46. The recorder shall be stored in a locked area and only accessible to management staff.

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

The following standards shall be required for all commercial/industrial developments when applicable. No modifications shall be made without the approval of the Chief of Police.

EXTERIOR DOORS

Sliding Doors:

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

Other Doors:

Wood doors and aluminum stile doors shall be used only as front entry doors. *ALL OTHER DOORS SHALL BE METAL.*

Wood doors shall be of solid core construction with the minimum thickness of one and three-fourths (1 $\frac{3}{4}$) inches. Wood panel doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch centers.

Metal doors shall be of a minimum sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed. Such reinforcement shall restrict collapsing of the door around any locking device. Metal jambs shall be used.

Doors with glass panels and/or glass within thirty-six (36) inches of locking mechanism shall be fully tempered glass or rated burglary resistant material.

Door stops on wooden jambs for in-swinging door shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

All swinging exterior wood and steel doors shall be equipped as follows:

Single doors: equipped with "single unit" containing door knob and single cylinder deadbolt. (Single turn of the knob also retracts the locked deadbolt.) Deadbolt must have one (1) inch throw and exterior case hardened, rotating steel cylinder guard.

Or:

(Exterior Doors, Continued...)

Equipped with single or double cylinder deadbolt in which no other device is located in the area where door hardware is installed. If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

In either case, a sign must also be displayed above the front door indicating that the front door is to remain "unlocked" during business hours. Letter size to be minimum one (1) inch in size on contrasting background.

Aluminum stile, single door: equipped with a double cylinder, minimum one and one-half (1½) inch upswing or one (1) inch slide deadbolt and exterior case hardened, rotating steel cylinder guard and minimum of five (5) pin tumblers. The inside key-operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "open." A sign must also be displayed above the door indicating that the door is to remain "unlocked" during business hours. Letter size to be minimum of one (1) inch in height on contrasting background.

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

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Strike area for metal or aluminum framed doors must be constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to prevent removal of the door from the exterior by removing the hinge pins.

Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.
- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

Deadbolt locks shall not be used on doors that are required to have panic hardware.

Overhead or sliding doors shall be secured on the inside by minimum one-half (1/2) inch slide bolt(s) protruding at least one (1) inch into the door frame at floor; or secured on outside by a case hardened or minimum ten (10) gauge steel construction slide bolt using a padlock having a hardened steel shackle locking both at heel and toe with a minimum five (5) pin tumbler operation. Locking bar or bolt to extend through the receiving guide minimum of one (1) inch.

Doors exceeding ten (10) feet in width shall have two locking points on opposite sides.

WINDOWS

No louvered windows shall be used.

Windows and/or transoms having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected in the following manner:

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x ¼) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

The protective bars or grills shall be able to be opened if such windows are required to be opened by the Uniform Building Code.

ROOF OPENINGS

Skylights shall be fully tempered glass or rated burglary resistant material*; or

- (1) Protected by iron bars at least one-half (1/2) inch round material spaced not more than five (5) inches apart; or
- (2) Steel grill at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted under the skylight.

Ventilator skylights with side openings exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected as in (1) or (2) above.

Air ducts or vents exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches on roof or exterior walls shall be covered by iron or steel bars of at least one-half (1/2) inch material spaced not more than five (5) inches apart; or steel grills of at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted.

HATCHWAYS

Hatchways on the roof, if not of metal construction, shall be covered on the inside with sixteen (16) gauge sheet metal, or its equivalent, and secured from the inside with a slide bar or slide bolt. Outside hinges shall be equipped with non-removable hinge pins.

LADDERS

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

BURGLARY RESISTANT MATERIAL

- (1) Products intended for use shall be permanently labeled as such.
- (2) Materials used shall meet UL 972 Standards for Safety Burglary Resistant Glazing Materials.

(3) Only materials approved by ICBO shall be used.

ADDRESS

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building.

Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches. The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street address.

EXTERIOR LIGHTING

Exterior lighting of an intensity of at least twenty-five hundredths (.25) foot-candles shall be provided adjacent to doors and windows. Exterior bulbs shall be protected by polycarbonate or other weather and vandal resistant globe or cover. Light(s) shall be operated during hours of darkness through either photovoltaic sensors or appropriate timers.

Parking lots for use by the general public and/or employees shall be provided with exterior lighting of an intensity of at least one (1) foot-candle of light on the parking surface and operated from dusk until at least one-half (1/2) hour after the termination of business.

What is SUBSTANCE Fitness?

In short, we are a fitness studio that focuses on teaching weight management skills as well as offering group fitness classes where we guide members through 50 minutes of efficient, body-weight based exercises.

SUBSTANCE Fitness is not another group fitness gym like fit body boot camp. And we're distinctly different than Crossfit when comparing the exercises we program, the nutrition services we offer and the clientele we appeal to.

At SUBSTANCE Fitness, our fitness studio is focused on showing the community that fitness is made up of two equally important halves, nutrition as well as exercise. It is important to us that we show our members that we are not a typical gym and that we understand the important correlation between proper nutrition, exercise and results. We purposely choose to not focus 100% of our time, energy, or business in believing that one method is better than the other.

What makes up SUBSTANCE Fitness

The Exercise Program

SUBSTANCE Fitness combines 50 minute, high-calorie burning exercise sessions with heart rate monitoring to provide members with the best results. Trainers guide members through a variety of exercises using free weights, suspension body-weight training bands and a number of high intensity metabolic conditioning movements. All the while you're not only being monitored by your expert trainer, but also by SUBSTANCE's group heart rate monitoring technology. Your exercise data is stored in our servers so that we can reference it to accurately prescribe members their free weight management advice.

The Weight Management Program

At SUBSTANCE, members use heart-rate monitoring technology during classes to ensure they are in their target heart-rate zone. While SUBSTANCE isn't the first to use heart-rate monitors, we take it to the next level and use the calorie burn data to develop personalized weight management plans as an offering for our members. Numerous studies have proven that diet is just as, if not more, important than exercise for weight management. Plans include one-on-one counseling, prescriptive macro-nutrient diets, and weight and body measurement check-ins. The success is in the numbers, 93% of our members who are on our weight management program have been successful in achieving their weight loss goals.

Specialty Classes

To help further round out our fitness offerings we provide an ever-changing list of unique specialty classes designed to keep members engaged.

One specialty class that stands out is our Adaptive fitness class, which is designed for people of special needs. These classes provide an important and underserved part of our community an outlet for their fitness needs.

Having already established our adaptive program in our Los Alamitos location we've seen a need for this type of fitness program in communities all across Southern California. Our plan is to have our sister company, ADAPTFIT help us organize specialty classes in our new location to better serve the needs of the community.

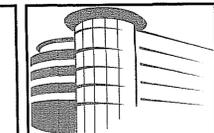
Taking this balanced approach to our business allows us to have smaller class sizes and overall fewer classes during the week. We choose to focus on quality and not quantity.

Days and hours of operation – We are not continually open throughout the day. Please see below for a breakdown of our schedule.

	Open	Close	Open	Close	Open	Close
Monday	No Early Class	No Early Class	8:30 AM	9:30 AM	4:00 PM	8:00 PM
Tuesday	5:00 AM	7:00 AM	8:30 AM	9:30 AM	4:00 PM	8:00 PM
Wednesday	5:00 AM	7:00 AM	8:30 AM	9:30 AM	4:00 PM	8:00 PM
Thursday	5:00 AM	7:00 AM	8:30 AM	9:30 AM	4:00 PM	8:00 PM
Friday	No Early Class	No Early Class	8:30 AM	9:30 AM	4:00 PM	8:00 PM
Saturday	8:00 AM	10:00 AM	Closed	Closed	Closed	Closed
Sunday	Closed	Closed	Closed	Closed	Closed	Closed

Number of full and part time employees – 1-2 full time- employee(s) 1-3 part time employee(s).

Number of vehicles – There are no need for vehicles to be used in the operation of our business.



**Westwood
Design**

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Upland, CA 91786
Tel (909) 374-5610
WESTWOODDESIGN@HOTMAIL.COM
WWW.WESTWOODDESIGN.COM

△	REV	BY	DATE
1	ADJ	BJH	09/26/18
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

All content within this drawing set are the exclusive property of Westwood Design LLC and no part shall be copied, transferred, or reproduced (for any reason) without prior written consent from Westwood Design LLC.

STAMP:

PROJECT ADDRESS:
1521 North Placentia Ave., Suite D Placentia, CA

CLIENT:
Substance Fitness, P&L Smith Group (714) 831-1257

JOB#
COB18

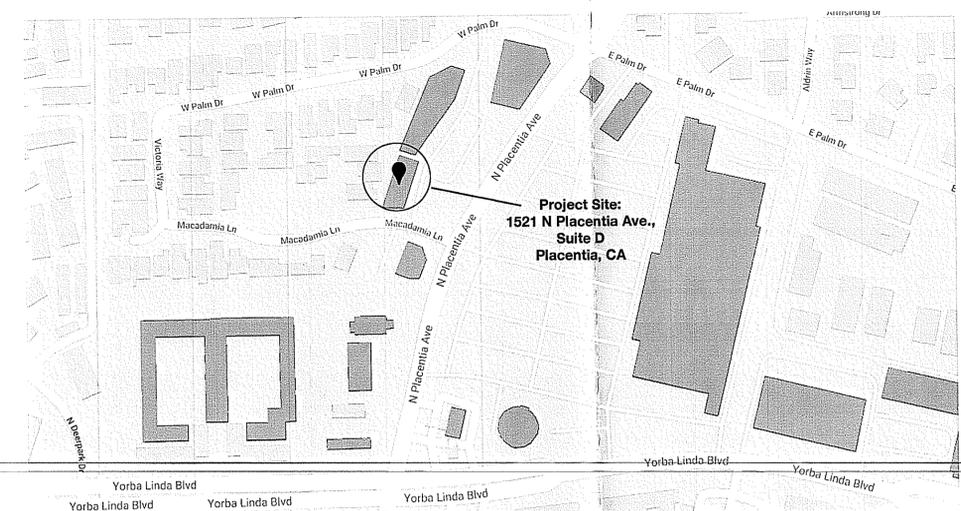
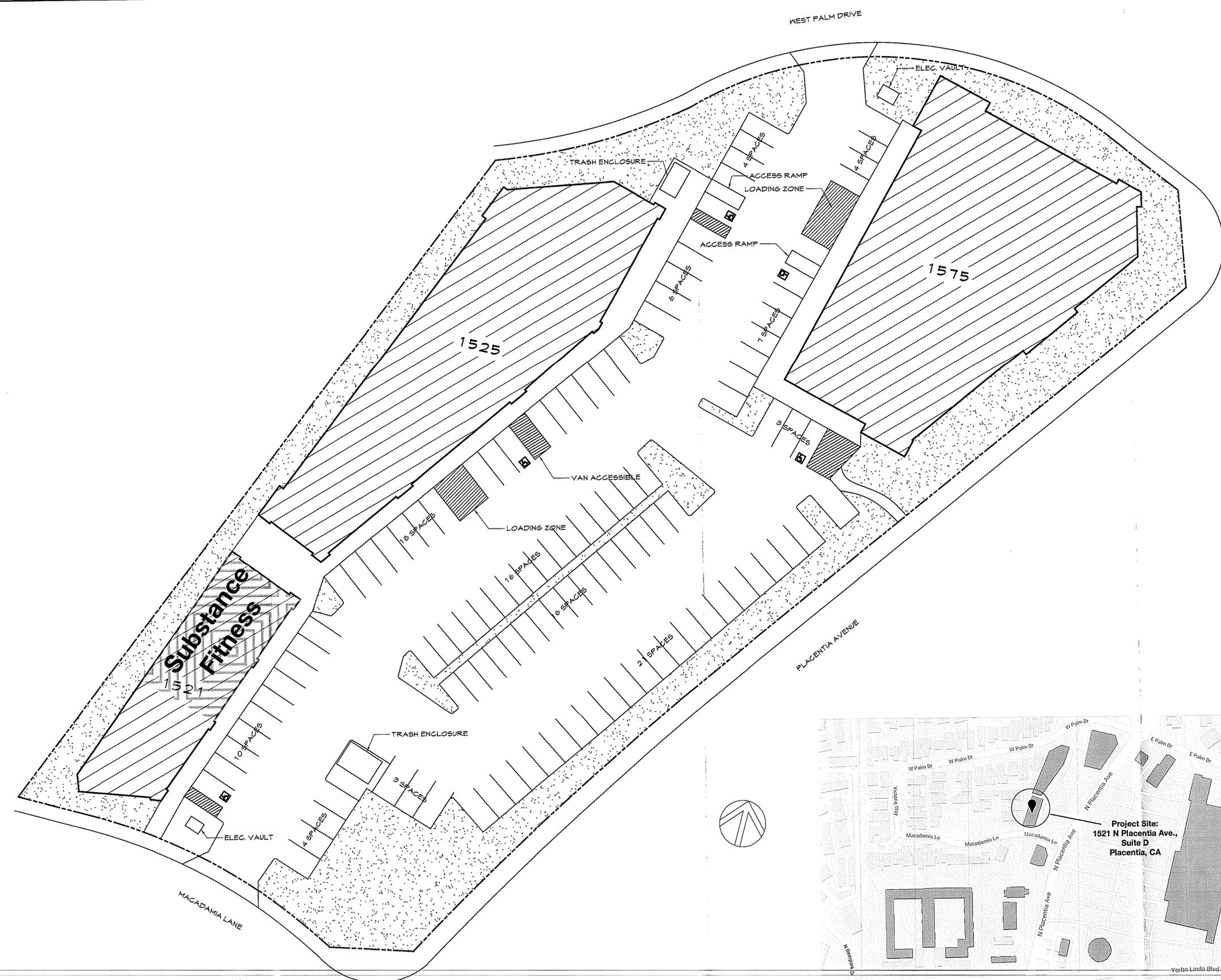
DATE
Aug 2018

DRAWN BY:
BJH

SCALE:
Noted

SHEET #
A 1

Site Plan

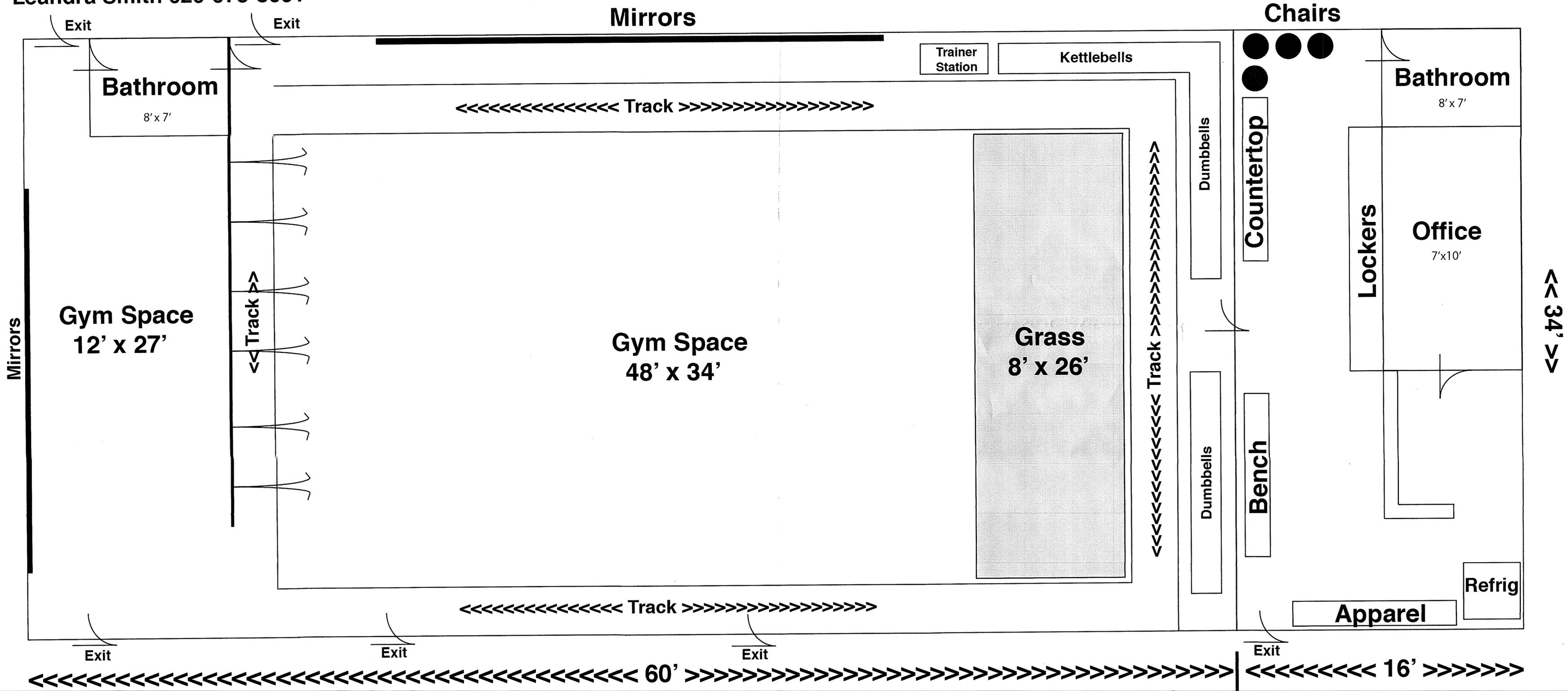


Site Plan

Scale: 1" = 20'-0"

1521 North Placentia Ave Unit D
Placentia Ca, 92870

Leandra Smith 626-675-3661





PHAN
OPTOMETRY
DRY EYE TREATMENT
CENTER

Tailor's
TAILORING

1521 C

5KSL018



ATTACHMENT B. VICINITY ZONING MAP UP 2019-10; 1521 N. PLACENTIA AVENUE



Aerial A.

Zoning Code			
	C-1		R-3
	C-1 (O)		R-3 (O-1)
	C-1 (O-1)		R-A
	C-2		R-G
	C-2-H65		R-G (O)
	C-M		R-G(O) & C-1 (O)
	C-O		RPC (O)
	M		SP-1
	M (O)		SP-2
	M (PMD)		SP-3
	PUD-1		SP-4
	PUD-2		SP-5
	PUD-2 (O)		SP-6 (O)
	PUD-3		SP-7
	PUD-3 (O)		SP-8
	PUD-4		SP-9
	R-1		SP-10
	R-1 (MHP)		T-C
	R-1 (O)		Old Town
	R-2		TOD
	R-2 (MHP)		N/A



Aerial B.



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER
DATE: FEBRUARY 11, 2020
SUBJECT: **USE PERMIT 2019-09**

RECOMMENDATION:

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

1. Open the public hearing concerning UP 2019-09; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-05, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia Planning Commission approval of Use Permit (UP) no. 2019-09 to permit the rebuild of an existing, legal nonconforming, 938 square-foot house on the same building footprint, located within the R-2 Low-Medium Density Multiple-Family Zoning District at the site address 954 Vista Avenue (Assessor's Parcel Number 344-141-04) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15302 (Class 2 – Replacement and Reconstruction) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Francisco Vazquez, is requesting permission to remove and rebuild an existing 938 square-foot home, with a 97-square foot porch, and 34-square foot patio, on an approximately 2,764 square foot parcel, in order to correct structural problems with the residence. The existing home is a two-bedroom, two-bathroom, single-story single-family residence. There is no garage on site, and one will not be constructed in conjunction as a part of this request as the applicant would like to maintain the existing building footprint. The lack of a garage is a legal, non-conforming situation. There are two tandem parking spaces in the driveway. The home is within the (R-2) Low-Medium Density Multiple-Family Zoning District, at the site address 954 Vista Avenue. The requested rebuild will result in demolishing and rebuilding more than fifty percent of the home. Pursuant to Placentia Municipal Code (PMC) Section 23.84.030(b-1), "a legal nonconforming building damaged by fire, explosion, earthquake or other act to an extent of more than fifty (50) percent of the appraised value thereof, according to the Assessor's records, may be restored to a total floor area not exceeding that of the former building, if a Use Permit is obtained." Therefore, the applicant requests a Use Permit, pursuant to the PMC.

PROJECT DESCRIPTION:

Applicable Code Section – Placentia Municipal Code

The existing single-family home is located within the (R-2) Low-Medium Density Multiple Family Zoning District. The existing home is considered legal nonconforming, due to the lack of a garage. According to PMC Section 23.84.030 (b-1), the applicant must apply for a Use Permit to rebuild a legal nonconforming home exceeding fifty percent of the appraised value thereof, according to Assessor’s records. The applicant would like to keep the same building footprint as the existing home and not add a garage, thus maintaining the legally nonconforming status. The home has two uncovered tandem parking spaces on the southern side of the parcel, which provides parking for the residence.

Subject Site and Surrounding Land Uses:

The subject site is located within the Low-Medium Multiple-Family residential district at 954 Vista Avenue. The site is north of West La Jolla Street and west of State Route 57. The table below shows surrounding existing land uses, zoning, and General Plan Land Use Designations.

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Single Family Residential Home	Medium Density Residential	R-2 (Low-Medium Density Multiple-Family)
North, South, West (across Vista Ave.)	Single Family Residential Home	Medium Density Residential	R-2
East	SR 57	SR 57	N/A

PROJECT ANALYSIS & COMPLIANCE:

General Plan Consistency

The General Plan Policy LU-3.5 advocates for the City to “Vigorously enforce City codes, including building, safety, and housing codes, to promote property maintenance.”, this proposed project complies with this policy, in that it will bring the home into compliance with current building codes, thereby enhancing property maintenance and overall curb appeal. While it is noted the property will not be including a garage, the reconstruction of the dilapidated and unsafe residence will enhance the site and overall neighborhood.

PMC Consistency

The proposed project will comply with all the provisions of the R-2 Zoning District and other applicable provisions of the PMC (except those provisions the applicant is seeking relief from). The purpose of the R-2 district is to stabilize and maintain the residential character of the City and permit a suitable environment for family living on a smaller scale by permitting a higher density, while maintaining individual privacy, open space and other facilities necessary for good family living. This project is consistent with the PMC, in that the footprint will not change as compared to the original building footprint. The overall neighborhood character of the zoning district will be maintained by this proposal.

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 UP 2019-09 is exempt from CEQA pursuant to State CEQA Guidelines §15302 (Class 2 – Replacement and Reconstruction), where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on February 7, 2020, and notices were sent to property owners of record within a 300-foot radius of the subject property on January 30, 2020. Notices were posted at the Civic Center and on the City website. As of February 6, 2020, no comments in support or in opposition to 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 rebuilding of this house located within the existing R-2 Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

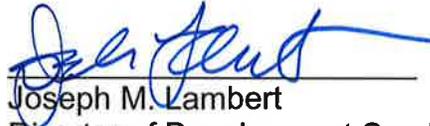
Staff recommends that the Planning Commission of the City of Placentia adopt Resolution PC-2020-05 recommending approval of UP 2019-09.

Prepared and submitted by:



Lesley Whittaker
Associate Planner

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2020-05 approving of UP 2019-09
2. Vicinity Map
3. Project Plans, including site plan, floor plans, and elevations.

RESOLUTION NO. PC-2020-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2019-09 AND MAKING FINDINGS TO PERMIT THE REBUILD OF AN EXISTING, LEGAL NONCONFORMING, 938 SQUARE-FOOT HOUSE WITHIN THE SAME BUILDING FOOTPRINT, LOCATED WITHIN THE R-2 LOW-MEDIUM MULTIPLE-FAMILY ZONING DISTRICT, LOCATED AT 954 VISTA AVENUE

A. Recitals.

WHEREAS, Francisco Vazquez (“Applicant” hereinafter), currently residing at 157 Cascade Court, Brea, filed an application for approval of Use Permit (UP) No. 2019-09, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

WHEREAS, on February 11, 2020, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2019-09; 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 NO. 1: Based on the evidence presented and the findings set forth, UP 2019-09 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the 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 request to permit the rebuild of an existing, legal nonconforming, 938 square-foot house on the same building footprint, within the R-2 (Low-Medium Multiple-Family Residential) Zoning District will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, because the proposed rebuild will be the same use and development type as the existing residence; or (2) injurious to the property or improvements within the neighborhood or within the City. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), this use complies with all applicable code requirements and development standards of the R-2 Zoning District; and, (3) it is not anticipated that

the proposed rebuild of the existing home will generate any negative impacts affecting adjacent properties and businesses.

b. The proposed request for the home rebuild at the subject location is consistent with the City's General Plan, as it remains the same use and density as what is existing. The General Plan Land Use designation for the subject site is Medium Density Residential.

c. The proposed request for the home rebuild, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. Approval of the Use Permit for the request to rebuild the house at the proposed location will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within other similar residential districts, and substantially complies with all development standards outlined within chapters 23.15 ("R-2" – Low-Medium Density Multifamily District) and 23.84 (Non-Conforming Uses and Buildings).

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 2019-09 to ensure compliance with the Placentia Municipal Code (PMC).

SECTION NO. 3: Based upon the evidence presented to the 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. This Planning Commission finds that the proposed use will promote the orderly development of the City and the public health, safety, and welfare.

SECTION NO. 4: Based upon the environmental review of the project, the Planning Commission finds that UP 2019-09 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 § 15302 (Class 2 – Replacement and Reconstruction) where the new structure will be located on the same site as the structure it will replace and will have substantially the same purpose and capacity as the structure replaced.

SECTION NO. 5: The Planning Commission hereby directs that, upon approval of UP 2019-09, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 6: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2019-09.

SECTION NO. 7: The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 11th day of February 2020

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 11th day of February 2020, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of February, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

TOM DUARTE,
ASSISTANT CITY ATTORNEY

Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit 2019-09
954 Vista Avenue

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 TO CONTINUE IN GOOD STANDING FOR THE USE PERMIT TO PERMIT THE REBUILD OF AN EXISTING 938 SQUARE-FOOT, LEGAL NONCONFORMING HOUSE WITHIN THE SAME BUILDING FOOTPRINT, LOCATED WITHIN THE LOW-MEDIUM DENSITY MULTIPLE-FAMILY (R-2) ZONING DISTRICT.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit (UP) 2019-09 is valid for a period of one (2) year from the date of final determination. If the single-family residence approved by this action has not initiated construction 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 by the Director of Development Services.
2. Use Permit (UP) 2019-09 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. 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.
4. The applicant shall, as a condition of 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 be issued 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.

5. Any changes or modifications to Use Permit (UP) 2019-09 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. Any modifications to the approved floor plans shall be reviewed by the Director of Development Services and may be modified administratively. Modifications to the approved floor plans may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.
7. The applicant and/or property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant, current business owner, and/or property owner within 48 hours of defacement and/or upon notification by the City. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Director of Development Services.
8. 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.
9. 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.
10. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.

11. Applicant/builder shall comply with all applicable Water Quality Management Plan (WQMP) requirements and Best Management Practices (BMPs) to control pollutant run-off from the subject site during construction.
12. Any changes or modifications to the approved use shall be subject to review and approval by the Director of Development Services. The Director may determine if such change or modification requires approval by the Planning Commission.
13. Complete project Landscape and irrigation plans shall comply with the provisions of Chapter 23.77, Model Water Efficient Landscape Ordinance (MWELo) of the Placentia Municipal Code.
14. 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.
15. Applicant/Builder shall establish a rodent abatement program prior to the demolition of existing structures on the property, or before any other on or off-site work. A detailed description of how this program will work shall be submitted to the City Planning Division for approval prior to obtaining a demolition permit.
16. Prior to the issuance of building permits, the developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction staging plan shall include measures such as, but not limited to the following:
 - a. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.

- b. If deemed necessary by the Director of Development Services, a flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - c. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and the site.
 - d. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - e. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.
17. During construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Also, compliance shall be required with the permitted working hours as specified in Section 23.81.170, Grading, construction and maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.
18. A solid block wall, a minimum of 6'-0" high shall be installed around the perimeter boundaries of the site along the north, east and south property lines, except that within the front yard setback, then the maximum height shall be 3'-0". Applicant shall repair any existing walls that will remain to the satisfaction of the City Building Official and Development Services Department.
19. Developer shall pay in full to the City of Placentia, any and all applicable citywide Development Impact Fees (including, but not limited to fees relating to recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, public safety impacts and affordable housing impacts) adopted by and set forth by the City Council in effect at the time building permits are issued prior to issuance of the first building permit for the project.
20. Developer and/or property owner agrees to approve the incorporation of the project into 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.
21. 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.

22. 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.
23. Developer and/or property owner agrees that the City may, at its sole election, require that, instead of 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, provided that the incorporation of the new CFD does not otherwise delay the development of the project; in which event the project shall instead be annexed into SLD 1981-01 and/or LMD 1992-1. Any automatic fee increases for the Community Services District shall not be inconsistent with the approved rate study.
24. Developer shall pay all applicable residential DIF's as required by the Placentia Municipal Code prior to issuance of the first building permit including but not limited to 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.
25. Prior to final release of the buildings for occupancy:
 - a. All Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
 - b. Landscape and irrigation plans shall be approved and on file with the City Building Division and all landscape materials established and irrigation system properly functioning.

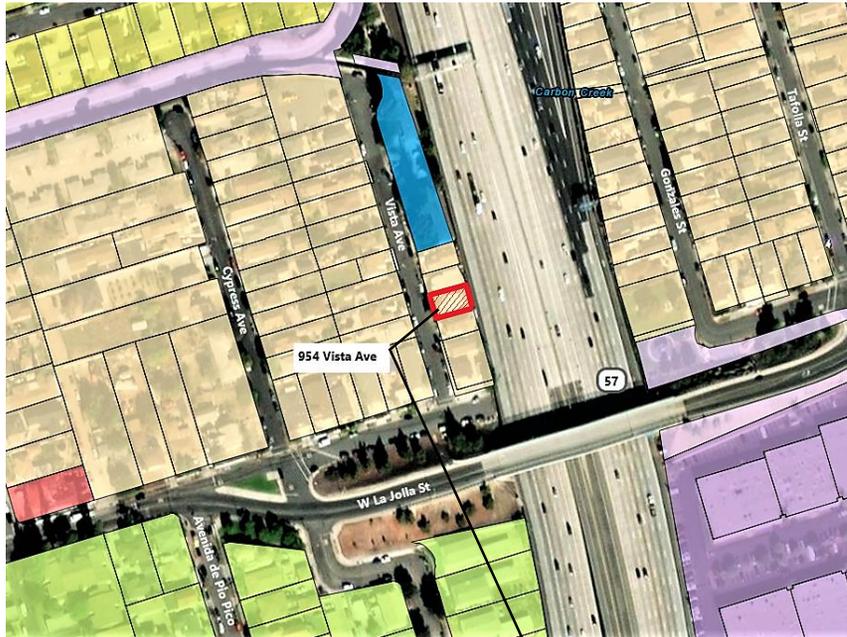
DEVELOPMENT SERVICES DEPARTMENT – BUILDING DEPARTMENT:

26. Since the existing building is to be demolished approval of AQMD for mitigation of any Asbestos, which might exist is required and shall be part of plans submittal.



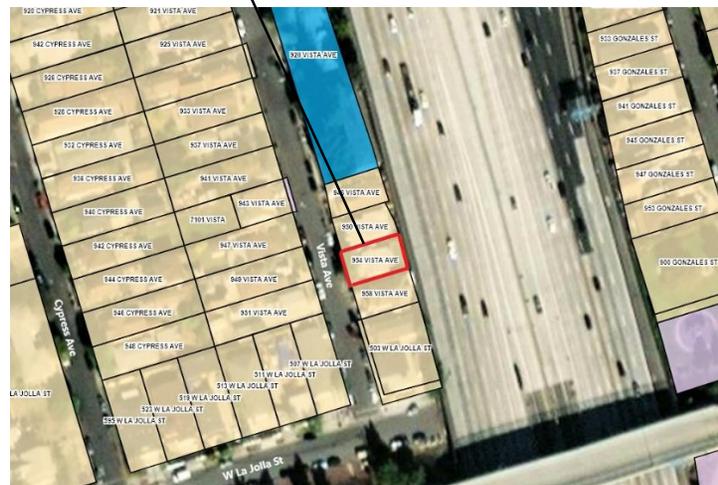
ATTACHMENT B. VICINITY ZONING MAP

UP 2019-09; 954 VISTA AVENUE



Aerial A.

Zoning Code	
■ C-1	■ R-3
■ C-1 (O)	■ R-3 (O-1)
■ C-1 (O-1)	■ R-A
■ C-2	■ R-G
■ C-2-H65	■ R-G (O)
■ C-M	■ R-G(O) & C-1 (O)
■ C-O	■ RPC (O)
■ M	■ SP-1
■ M (O)	■ SP-2
■ M (PMD)	■ SP-3
■ PUD-1	■ SP-4
■ PUD-2	■ SP-5
■ PUD-2 (O)	■ SP-6 (O)
■ PUD-3	■ SP-7
■ PUD-3 (O)	■ SP-8
■ PUD-4	■ SP-9
■ R-1	■ SP-10
■ R-1 (MHP)	■ T-C
■ R-1 (O)	■ Old Town
■ R-2	■ TOD
■ R-2 (MHP)	■ N/A



Aerial B.

December 9, 2019
Francisco Vazquez
954 Vista Ave
Placentia, CA 92870

STATEMENT OF USE

I would like to re-construct / remodel 938 s.f. single-family dwelling unit. The home will include a 97 s.f. front porch and a 34 s.f. patio. Re-constructing this home to it's original square footage will keep the existing traditional concept while maintaining the raised floor foundation design concept will certainly help the neighbor's home value. If you grant this, you will help towards the housing shortage we are currently dealing with here in Southern California.

Please consider my proposal to attempt to make a curb appeal much better than what it currently is at address: 954 Vista Avenue Placentia, CA 92870.

Thank you,

Francisco Vazquez

27. Since the plans are going to be submitted in 2020 the governing codes for subject project will be 2019 CRC, CBC CMC, CEC, CPC, CFC, CALGreen, & California energy Standards.
28. The rebuilt building is considered as a new building and shall be equipped with fire sprinkler system.
29. Design/plans/details of the building may be prepared by a California Licensed architect or civil/structural engineer or by some persons who knows how to use conventional framing to address the vertical and lateral stability of the building.

VAZQUEZ RESIDENCE

954 VISTA AVE. PLACENTIA, CA 92870
PARCEL#344-144-04



VICINITY MAP
SCALE: N.T.S.

WATER HEATER NOTES:

- EFFECTIVE JAN. 1, 2017 NEW INSTALLATION GAS WATER HEATER SHALL HAVE ALL THE FOLLOWING AS PER 2016 ENERGY STANDARDS 150.0 (N):
 - 120V ELECTRICAL RECEPTACLES IS WITHIN 3 FEET FROM THE HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS
 - A CATEGORY III OR IV VENT, OR TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE AND WATER HEATER.
 - A CONDENSATE DRAIN NO MORE 2" HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING.
 - A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 Btu/hr. EFFECTIVE JAN. 1, 2017 INSTANTANEOUS GAS WATER HEATERS WITH AN INPUT RATING > 6.8 Btu/hr (2kW) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN THE VALVE ARE CLOSED [2016 CEC 110.3(c)(7)]. (if applicable)

NOTES:

- ALL RECEPTACLE OUTLET LOCATIONS SHALL COMPLY WITH CEC ART. 210-52(a).
- ALL RECEPTACLES INSTALLED WITHIN KITCHEN SHALL BE G.F.C.I. (MAX. @24" O.C.)
- BATHROOM RECEPTACLES SHALL BE SERVED BY DEDICATED 20 AMP. CIRCUIT.
- WALL RECEPTACLES IN BATHROOM SHALL HAVE G.F.I.
- ALL STUMP AND ROOTS SHALL BE REMOVED FROM SOIL TO A DEPTH OF AT LEAST 12" BELOW THE SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING.
- WATER HEATERS HAVING NON-RIGID WATER CONNECTIONS AND OVER 4" IN HEIGHT SHALL BE ANCHORED OR STRAPPED TO THE STRUCTURE. COMBUSTIBLE AIR EXHAUST REQUIRED FOR COVER.
- RECOMMEND TO UPGRADE SERVICE PANEL IF OVER 80% FULL.
- SELF-CLOSING, TIGHT FITTING 1/2" SOLID WOOD DOOR FOR OPENING BETWEEN GARAGE AND DWELLING. DOOR MUST BE WEATHER-STRIPPED (IF APPLICABLE).
- 26 GAGE DUCT PENETRATION.
- FINISH GARAGE WALLS AND CEILING ADJACENT TO OR UNDER DWELLING WITH MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTANCE. (5/8" TYPE 'X' GYP BD.).
- ATTIC ACCESS OPENING SHALL BE SIZED FOR REMOVAL OF THE LARGEST PIECE OF EQUIPMENT (30" X 30"). (IF HVAC UNIT IS APPLICABLE).
- A DOOR MAY OPEN ON A LANDING THAT IS NOT MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD ONLY WHEN SAID DOOR DOES NOT SWING OVER THE LANDING. OTHERWISE MAX. 1'-1/2" LOWER THAN THE TOP OF THE THRESHOLD.
- SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6" ABOVE THE FLOOR (R307.2 CRC)
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, SHALL EITHER BE HIGH EFFICIENCY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES: THE 2016 CALIFORNIA BUILDING CODE AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
- CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE (IC-1) FORM & INSULATION CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS & MADE AVAILABLE TO THE INSPECTOR.
- CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMFORT AND ENERGY SAVINGS, CF-1R, MF-1R, CGR, AND IC-1 FORM TO THE BUILD. OWNER.
- DURING CONSTRUCTION, IF ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS, THE DESIGNER MUST BE NOTIFIED ASAP, FOR CLARIFICATION DRAWINGS TO BE ISSUED.

SITE PLAN NOTES:

- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITH THE FIRST 10% (5%), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE (CRC R401.5)
- PERVIOUS SURFACES WITHIN 10% OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING (CRC R401.3 EXCEPTION).

SEWER NOTES:

- PROPOSED SEWER CONNECTION SHALL BE CONNECTED TO EXISTING SEWER LINE WITH A MIN. 1/4" PER FOOT (GRAVITY SLOPE).
- MATERIAL FOR PIPE SHALL BE ADSI TYPE & TRAP SHALL BE PROVIDED @ ALL DRAINS. COMPLETE PROTECTION OF THE EXISTING SEWER LINE FROM ACCUM. @ ALL DRAINS.
- SOLID OBJECTS OR CONSTRUCTION DEBRIS DURING CONSTRUCTION.

2016 RESIDENTIAL LIGHTING STANDARDS

The 2016 Energy Standards requires that all lighting in residential buildings, high-rise residential buildings, and hotel and motel guest rooms be high efficacy. The following is summary for low-rise residential building monitoring lighting requirements from 2016 California Energy Code section 150.0(a) effective on Jan. 1, 2017 [see www.energy.ca.gov/title24/2016updates/index.html for more details].

KITCHENS LIGHTING:
All kitchen lighting must be high efficacy. Permanently installed lighting in cabinets must be high efficacy. Under cabinet lighting must be switched separately from other lighting.

BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS LIGHTING:
All lighting must be high efficacy. Each room must have at least 1 luminaire controlled by vacancy sensor. Exhaust fans must be switched separately from lighting systems or utilize a device where lighting can be turned OFF while the fan is running.

COSETS AND HALLWAYS LIGHTING:
Lighting for closets less than 70 ft² and hallways must be high efficacy. Lighting for closets larger than 70 ft² must be high efficacy AND controlled by a vacancy sensor or dimmer.

OTHER ROOMS OR AREAS LIGHTING:
Must be high efficacy AND controlled by either a vacancy sensor or dimmer.

OUTDOOR LIGHTING:
All permanently installed outdoor lighting must be high efficacy AND must be controlled by a manual on and off switch AND one of these automatic control types:
• Photocell and motion sensor, OR
• Photocell and automatic time switch control, OR
• Astronomical time clock that automatically turn outdoor lighting off during daylight hours, OR
• Energy Management Control System (EMCS) that provides the functionality of an astronomical time clock. EMCS does not have an override or bypass that allows the luminaires to be always on, and is programmed to automatically turn the outdoor lighting off during daylight hours.

NIGHT LIGHTS:
Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan. Night lights do not need to be controlled by vacancy sensors.

LIGHTING INTEGRAL TO EXHAUST FANS:
Lighting integral to exhaust fans (except when installed by the manufacturer in the kitchen hood), must meet the applicable requirements of section 150.0(a).

RECESSED DOWNLIGHT LUMINAIRES IN CEILING:
Shall be listed for use in recessed installation (IC), labeled as airtight (AT) with an ingress level less than 2.0 CFM, sealed with a gasket or seal between the housing and ceiling, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling, shall not contain screw base sockets, comply with the elevated temperature requirements and install lenses must be marked "UL 0054" (For recessed, screw base ICs) must be UL certified to be installed in ceiling recessed downlights. All ceiling recessed downlights and enclosed luminaires must be controlled by a dimmer or vacancy sensor.

BASE ELECTRICAL BOXES:
The number of electrical boxes that are more than 5 feet above the finish floor and do not contain a luminaire or other device shall be not greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.

SWITCHING DEVICES AND CONTROLS:
• All forward phase dimmers used with LED light sources shall comply with IESNA 55.76.
• Exhaust fans shall be switched separately from lighting system except for exhaust fans with integral lighting where the lighting system can be manually turned OFF while the fan is running.
• Luminaires shall be switched with readily accessible controls that permit manual on/off switching.
• No controls shall bypass the dimmer or vacancy sensor function.
• Energy Management Control System (EMCS) may be used to comply with vacancy sensor or dimmer requirements.
• Multifunction programmable controller may be used to comply with dimmer requirements.

TITLE 24 ENERGY REQUIREMENTS

G. Note on plan: "For kitchen lighting, 100% of all wattage must be high efficacy (e.g. fluorescent). The high efficacy fixtures and non-high efficacy fixtures have to be switched separately. Any adjacent to the kitchen on the same light switched are considered part of the kitchen. This must be documented in the report that is submitted to the building department."

H. Note on plan: "Lighting in bathrooms, garages, laundry rooms, and or utility rooms must be high efficacy and must be controlled by a manual - on occupancy sensor. A manual-on occupancy sensor must be manually turned on and as long as the sensor detects movements stays on. When movement is not detected, which cannot be longer than 30 minutes, the future automatically turns off."

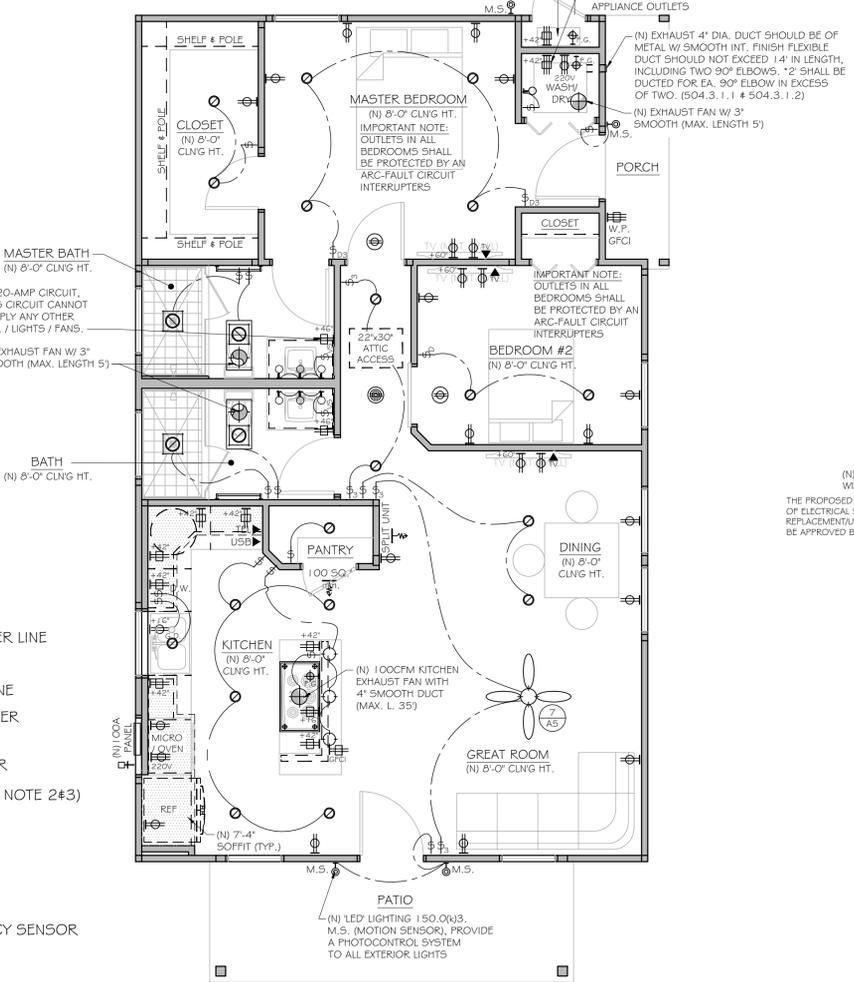
CEC NOTES:

- ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, RECREATION ROOMS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, PARLORS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINED-TYPE. [CEC 210.12(A)].
- ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLE EXCEPT FOR RECEPTACLES (CEC 406.12).
 - LOCATED MORE THAN 5/2' ABOVE THE FLOOR.
 - THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
 - LOCATED WITHIN A DEDICATED SPACE FOR APPLIANCE.
 - REPLACEMENT NON-GROUNDING TYPE.
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICIENCY FIXTURES [CEC 150.0 (k) 1. A].
- DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB [CEC 150.0 (k) 2. K].
- RECESSED DOWNLIGHT LUMINAIRES IN CEILING SHALL BE RATED AS AIR-TIGHT (AT) AND WHEN INSTALLED IN AN INSULATED CEILING, IT SHALL AN APPROVED ZERO CLEARANCE INSULATION COVER (IC) [CEC 150.0 (k) 1. G].

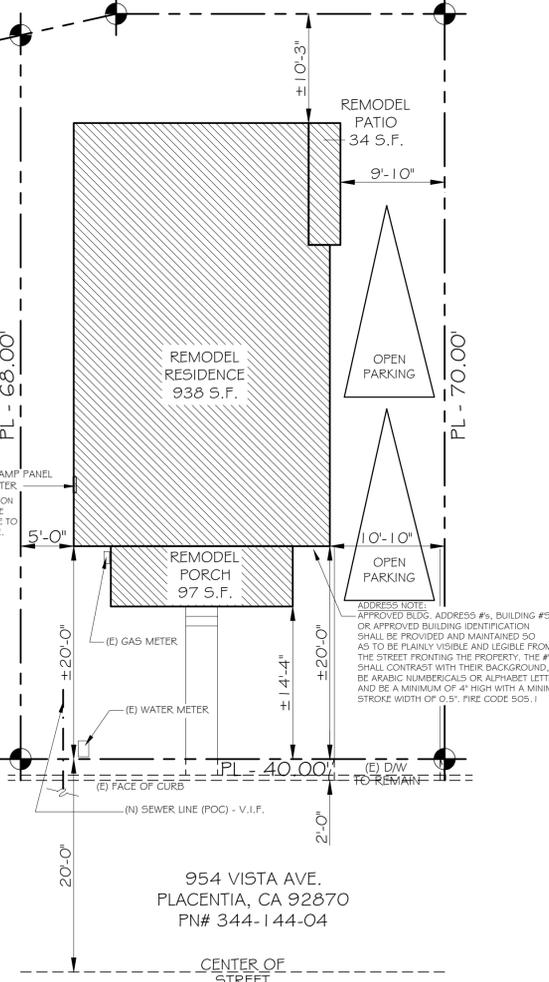
ALARM NOTES:

- SMOKE ALARMS AND CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS. (CBC 907.2.1 (3) (CRC R314.3, R315.1.3)
- SMOKE ALARM SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.
- SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. (CRC R314.4)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITH THE DWELLING UNIT OR WITHIN A SLEEPING UNITS THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. (CRC R315.1.2, CBC 420.4.1)
- SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND 315.2) OR (SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - FOR R-1 ONLY a. ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES. (CRC R315.3, CBC 420.4.3)

ELECTRICAL PANEL SCHEDULE LOAD CALCULATIONS			
GENERAL LIGHTING LOAD 5-F.	1,069	x 3 VOLT AMPS	= 3,207 VA
SMALL APPLIANCE CIRCUITS AT 1500 VA EACH MINIMUM OF TWO	6,000		= 6,000 VA
LAUNDRY (WASHING MACHINE) CIRCUIT 1500 VA MINIMUM OF ONE	3,000		= 3,000 VA
A/C COMPRESSOR UNIT AT 3,000 VA	0		= 0 VA
TOTAL VOLT AMPS	12,207	DIVIDED BY 240 VOLTS	= 50.9 AMP
		PANEL SIZE	100.0 AMP
		UPGRADE PANEL SIZE (TO 240V / 100 AMP)	240V / 60 AMP



MECH. & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- INDEX:
- A1 GENERAL NOTES, SITE PLAN, ELEC., MECH. PLAN & VICINITY MAP & CAL GREEN BUILDING CODES
 - A2 FLOOR PLAN, DOOR / WINDOW SCHED., CAL GREEN VOC LIMITS & INT. ELEV.
 - A3 BLDG. ELEVATIONS & BLDG. SECTIONS
 - A4 FOUNDATION PLAN, NOTES & DETAILS
 - A5 FRAMING PLAN, NOTES & DETAILS
 - AG CAL GREEN MEASURES, ROOF VENT SPEC., NAILING SCHED., WASTE MANAGEMENT & DETAILS
 - M1 TITLE 24 ENERGY CALCULATIONS
 - M2 TITLE 24 ENERGY CALCULATIONS

PROJECT DESCRIPTION

- REMODEL 938 S.F. (LIVING ROOM / KITCHEN / BATHROOM / STUDIO AREA / MSTR. BEDROOM & MST. BATH)
- REMODEL PORCH 97 S.F.
- REMODEL PATIO 34 S.F.

PROJECT AREA CALCULATION

REMODEL RESIDENCE:	938 S.F.
REMODEL PORCH:	97 S.F.
REMODEL PATIO:	34 S.F.
REMODEL AREA:	1,069 S.F.

BUILDING AREA:	(1,069 S.F.)
LOT AREA:	(2,764 S.F.)

BUILDING COVERAGE:	= 38.7%
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CODE ANALYSIS

- ZONE: R-2
 - OCCUPANCY: R-3
 - CONSTRUCTION TYPE: V-B
 - SPRINKLER: NO
 - STORIES: 1
- GOVERNING CODE
- 2016 CBC
 - 2016 CRC
 - 2016 CEC
 - 2016 CMC
 - 2016 CPC
 - 2016 GREEN BUILDING STANDARDS CODE
 - 2016 CALIFORNIA ENERGY CODE
 - RECENT LOCAL CITY ORDINANCE & STATE AMENDMENTS

IMPORTANT NOTES:

- AIRPORT NOISE IMPACT ZONE (PART 150): NO
- BASIC WIND SPEED: V_{50d} = 25 mph (CRC) OR V_{ult} = 110 mph (CBC), EXPOSURE C.

UNDER GROUND SERVICE ALERT

CALL TOTAL FREE 1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION / ISSUE	DATE

DESIGNER

EDGARSIS

3352 JUNIPER CIR.
LAKE ELSINORE
(909) 578-4968
ARCGARCIAB1@YAHOO.COM

PROJECT NAME AND ADDRESS

VAZQUEZ RESIDENCE
954 VISTA AVE.
PLACENTIA, CA 92870
PN# 344-144-04
(562) 818-8544

PROJECT	HOME REMODEL	SHEET	A1
DATE	12/02/19		
SCALE	VARIES		

RESIDENTIAL MANDATORY MEASURES

TABLE 4.504.1
ADHESIVE VOC LIMIT^{1,2}
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCF and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic to plastic	50
Formwork (except wood)	30
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}
Grams of VOC per Liter of Coating
Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ³	120
Magnesia cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	250
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.4
FORMALDEHYDE LIMITS¹
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 1/8 inch (3 mm).

DOOR SCHEDULE

SYMBOL	SIZE (W X H)	FRAME	TYPE	REMARKS
①	3'-0" X 6'-8" (1-3/4")	WOOD	A	W/ LOCKSET LOCKSET (S.C.)
②	3'-0" X 6'-8" (1-3/4")	WOOD	B	W/ SELF-CLOSER (S.C.)
③	2'-8" X 6'-8" (1-3/8")	WOOD	C	W/ LOCKSET HARDWARE (H.C.)
④	2'-6" X 6'-8" (1-3/8")	WOOD	C	W/ NON-LOCKSET HARDWARE (H.C.)
⑤	2'-6" X 6'-8" (1-3/8")	WOOD	D	W/ NON-LOCKSET HARDWARE (H.C.) - TEMP.
⑥	3'-0" X 6'-8" (1-3/8")	WOOD	F	W/ NON-LOCKSET HARDWARE (H.C.)
⑦	2'-6" X 6'-8" (1-3/8")	WOOD	C	W/ NON-LOCKSET HARDWARE (H.C.)
⑧	3'-0" X 6'-8" (1-3/8")	WOOD	E	W/ NON-LOCKSET HARDWARE (H.C.)

DOOR TYPES

WINDOW SCHEDULE

SIZE (W X H)	FRAME	TYPE	REMARKS
A	3'-0" X 4'-9"	VINYL	2 DUAL GLAZED - SINGLE HUNG
B	2'-6" X 4'-0"	VINYL	3 DUAL GLAZED - SINGLE HUNG
C	3'-0" X 3'-0"	VINYL	1 DUAL GLAZED - SLIDER
D	3'-0" X 1'-0"	VINYL	4 DUAL GLAZED - SLIDER

WINDOW TYPES

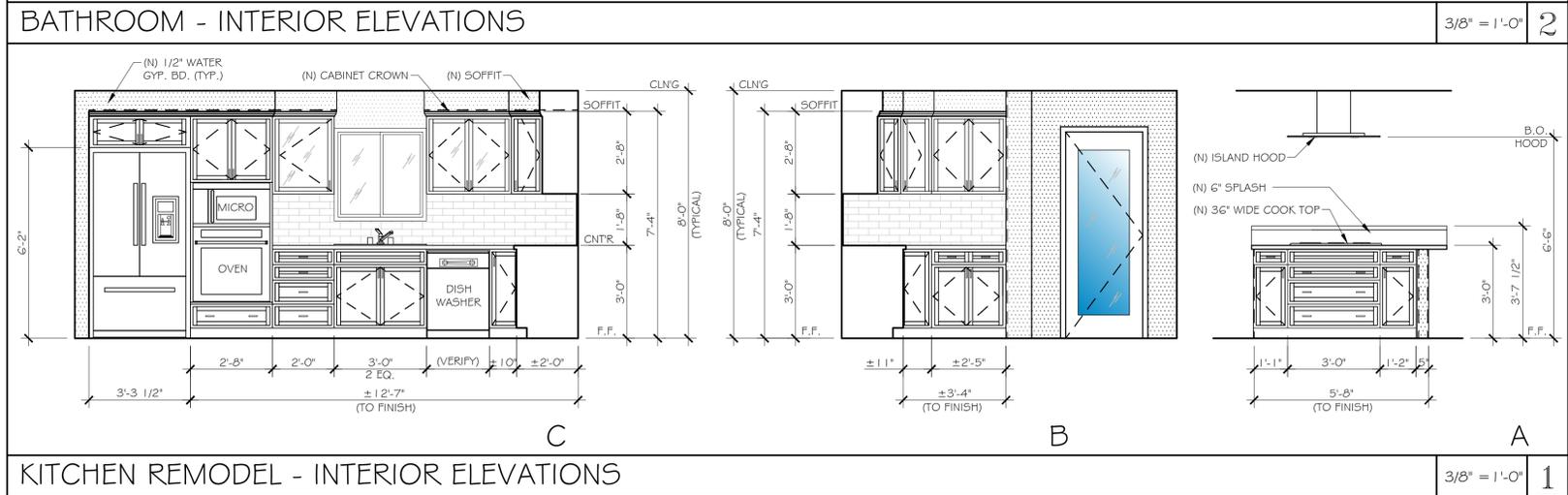
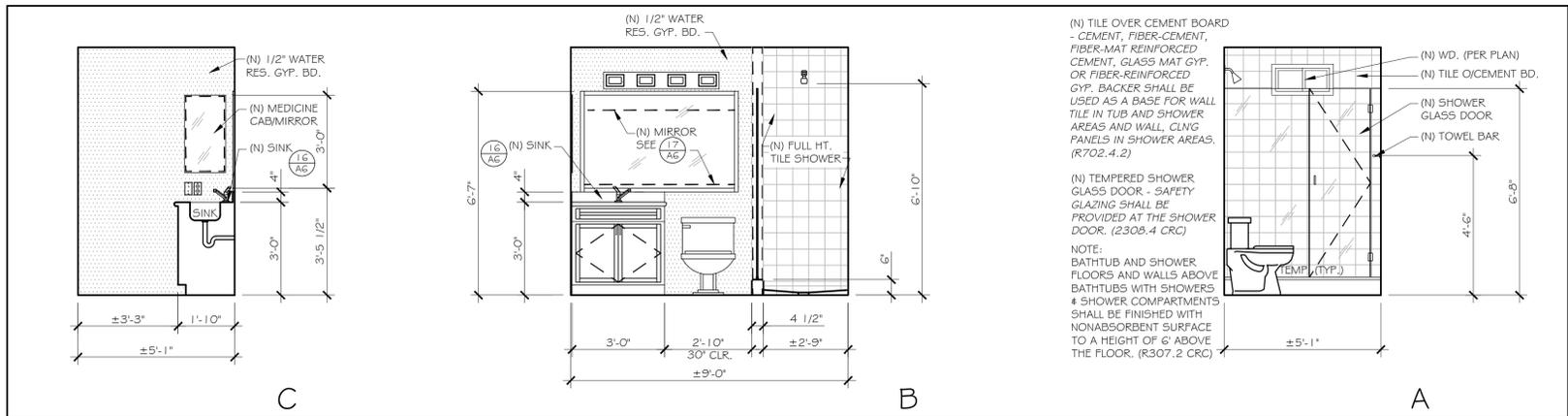
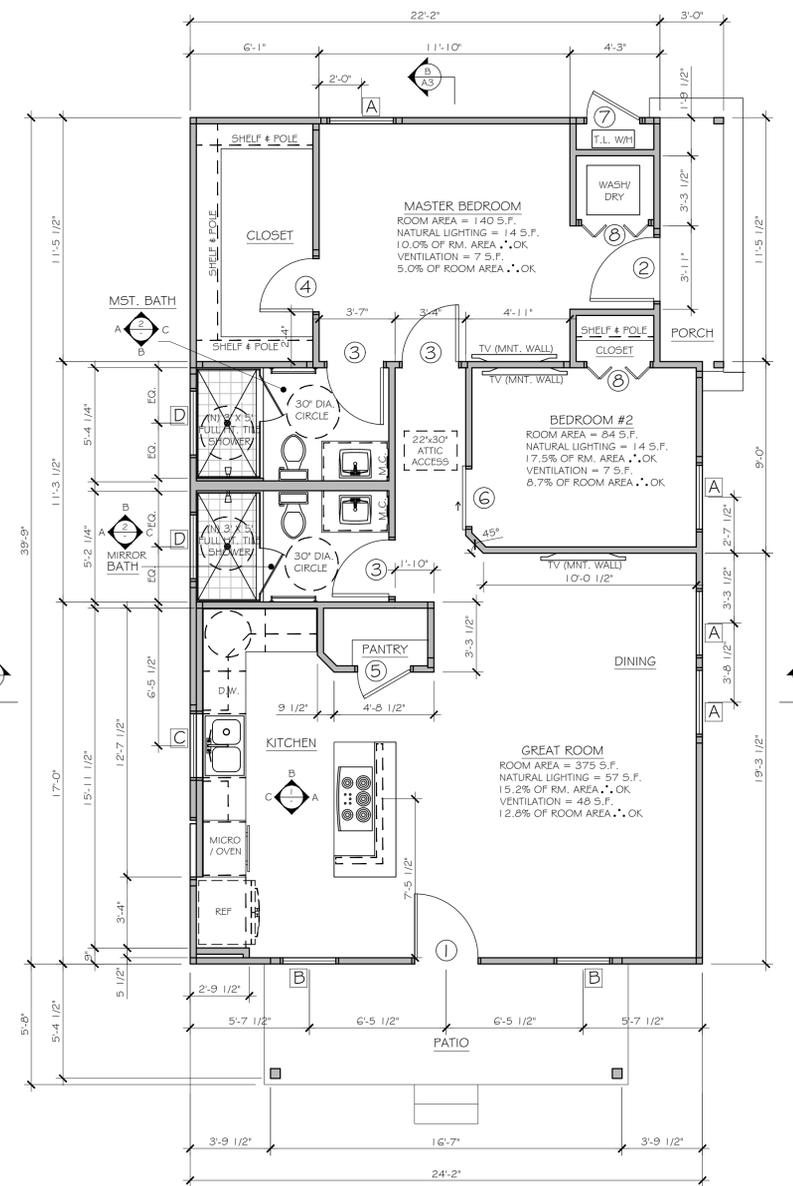
NOTE: ALL WINDOWS SHALL BE DOUBLE GLAZED WINDOW SASH, STILE AND FRAMES MAY BE WOOD, ALUMINUM, VINYL OR FIBERGLASS MATERIAL. OSFM INTERPRETATION: 10-013. (ALL NEW WINDOWS TO BE (U-FACTOR: 0.32 & SHGC: 0.25))

GENERAL NOTES

- VOC:
1. FOR VOC LIMIT TABLES REFER TO SHEET (A3).
 2. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
 3. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
 4. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT VOC LIMITS.
 5. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
 6. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
 7. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
 8. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA.
 9. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN THE INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- FINISH NOTES:
* FINISH MATERIALS INCLUDING ADHESIVE, SEALANTS, CAULK, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER LAC685C CHAPTER 4.

30

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE



NO.	REVISION / ISSUE	DATE

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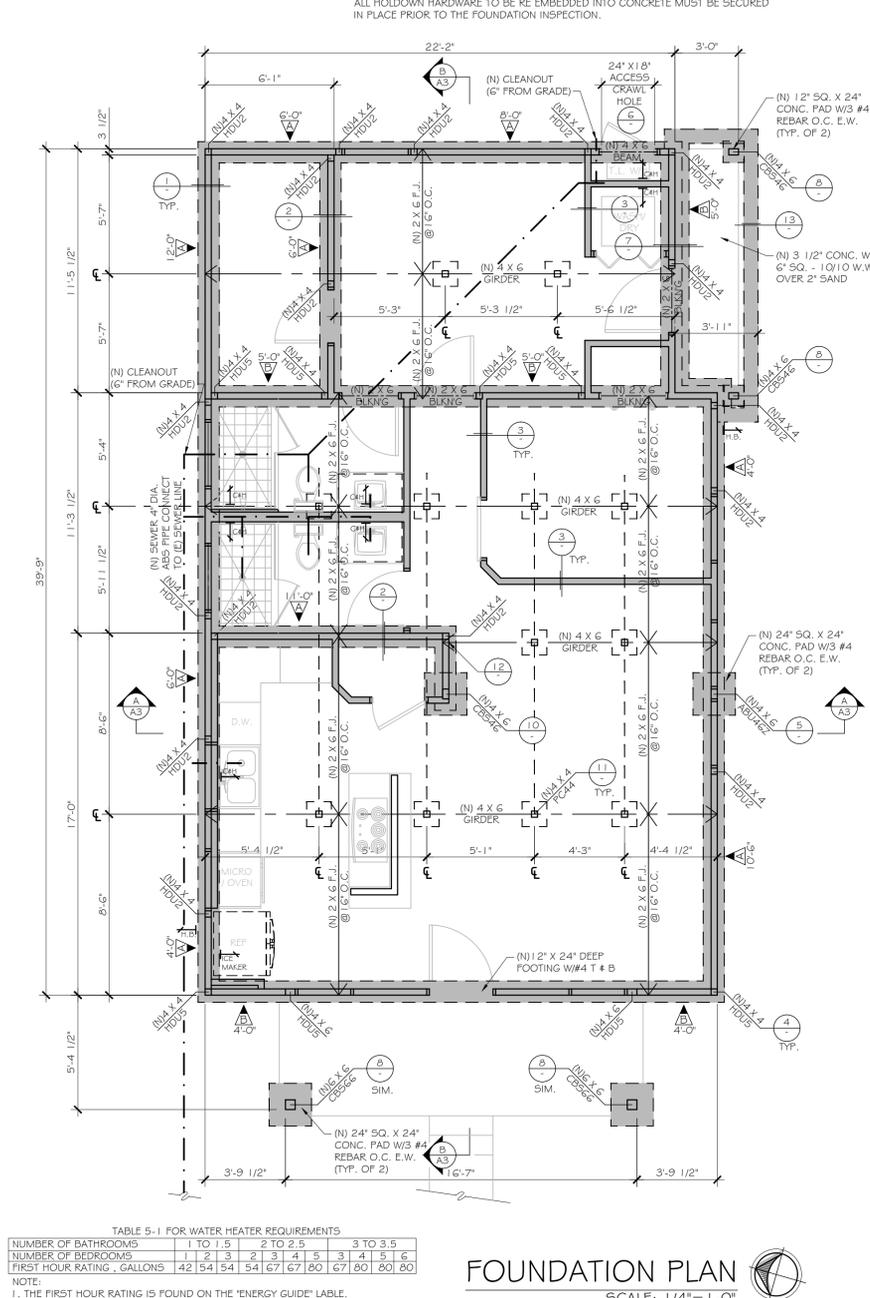
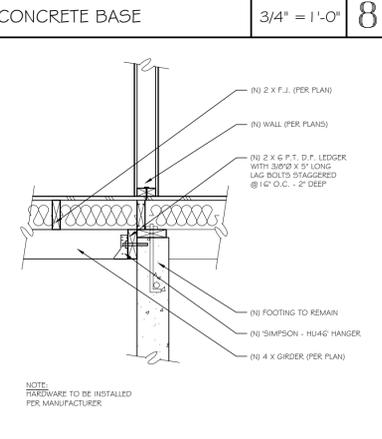
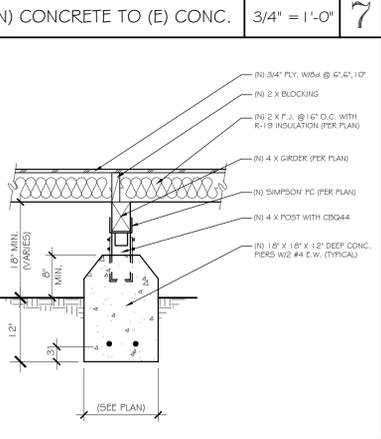
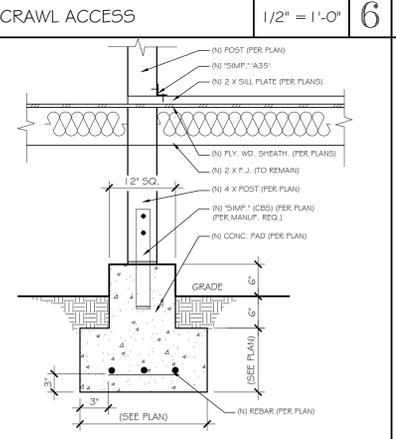
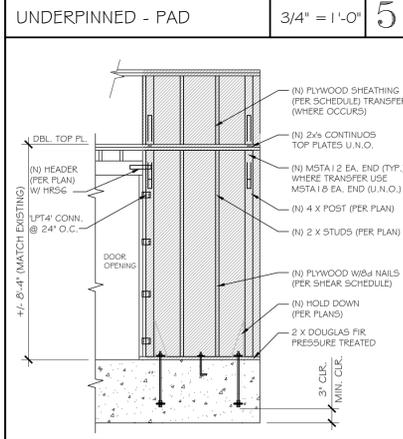
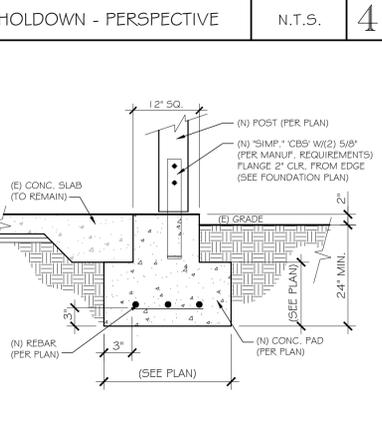
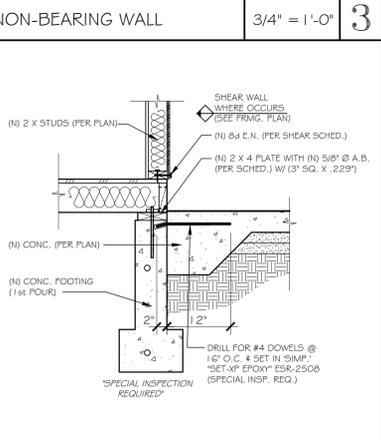
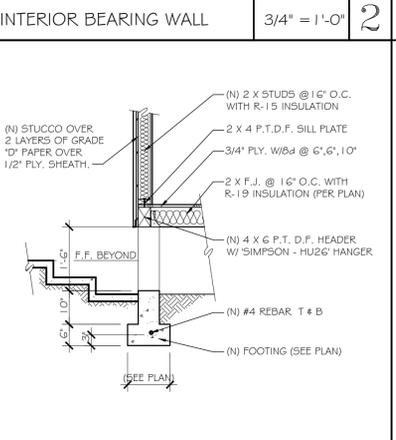
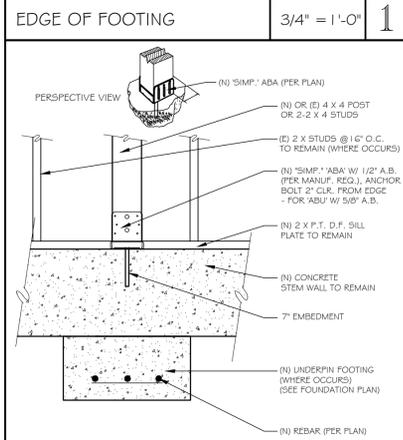
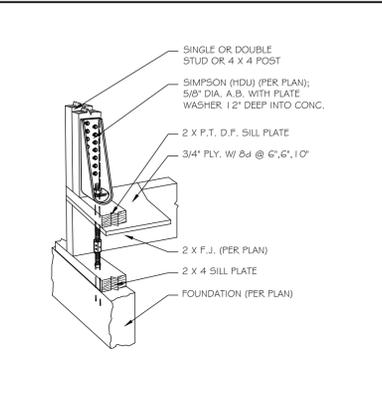
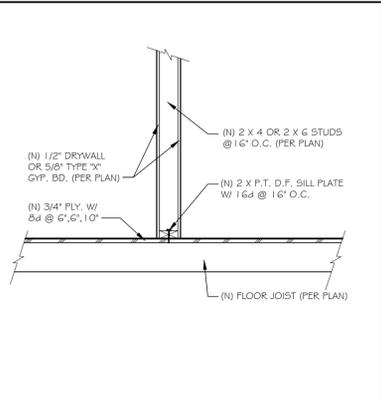
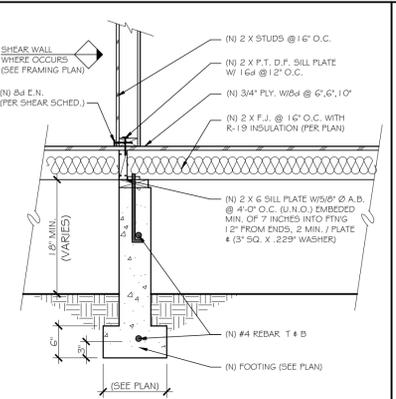
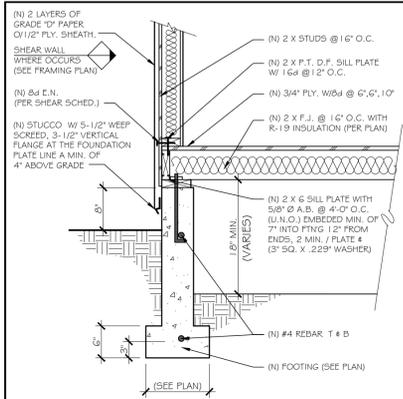
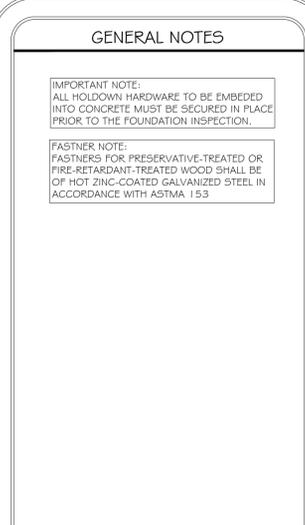
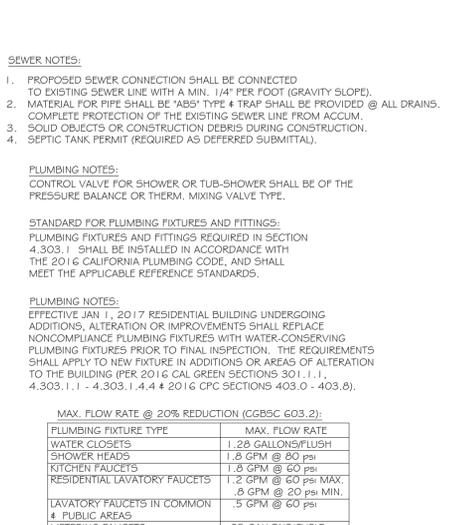
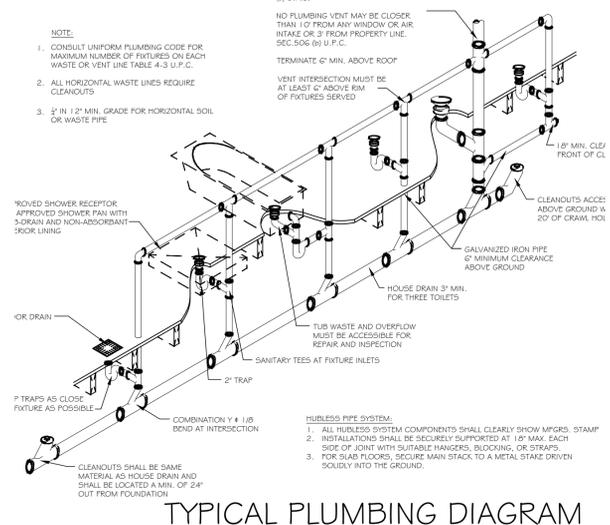
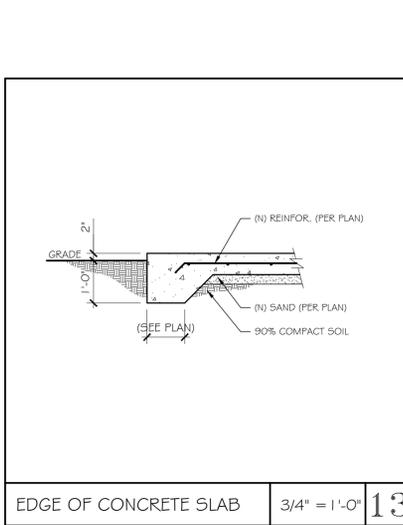
PROJECT NAME AND ADDRESS
VAZQUEZ RESIDENCE
954 VISTA AVE.
PLACENTIA, CA 92870
PN# 344-144-04
(562) 818-8544

PROJECT
HOME REMODEL
DATE
12/02/19
SCALE
VARIES

SHEET
A2

FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

EXIST. WALL TO REMAIN
NEW WALL - 2 X 4 STUDS @ 16" O.C. (U.N.O.)

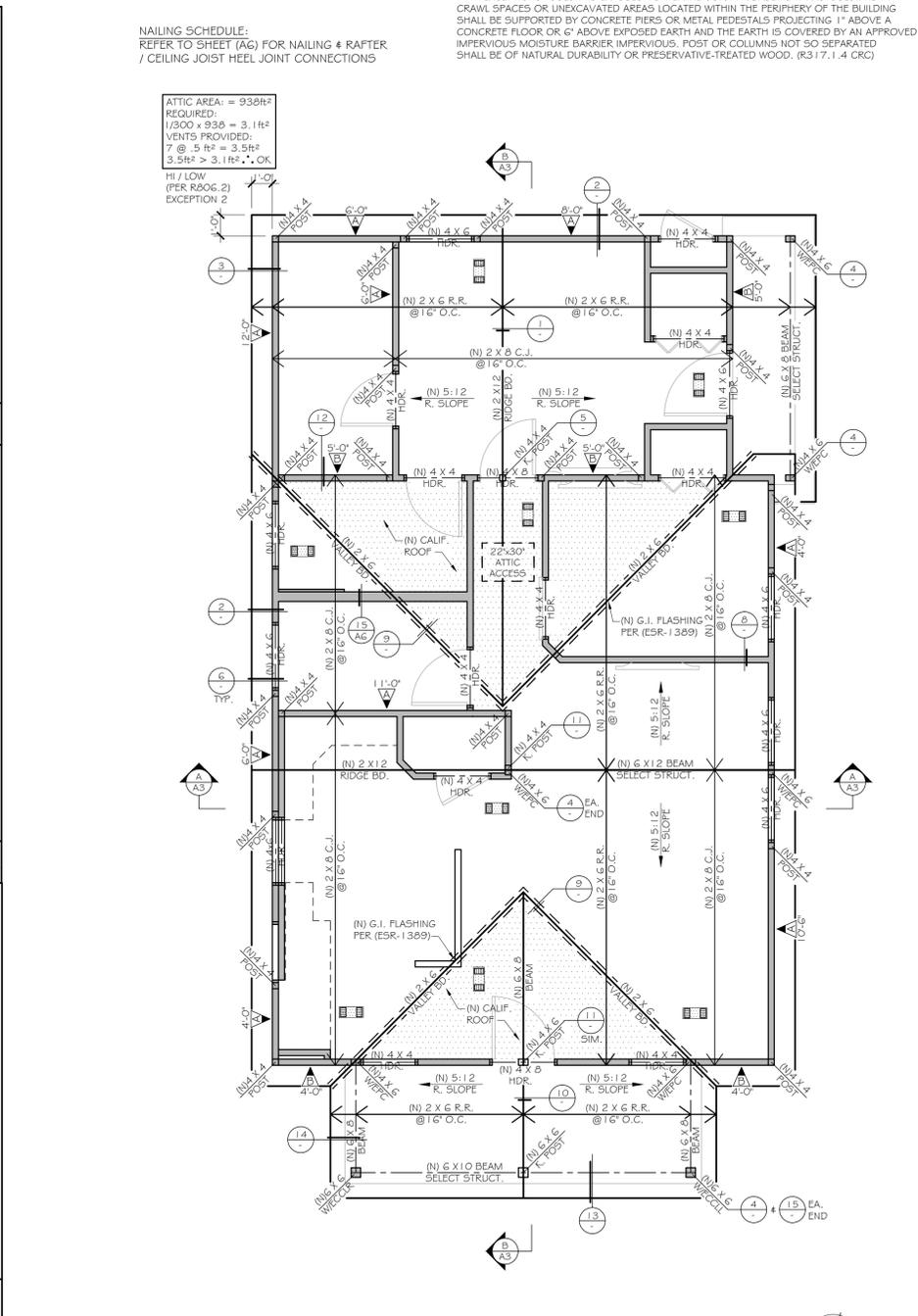
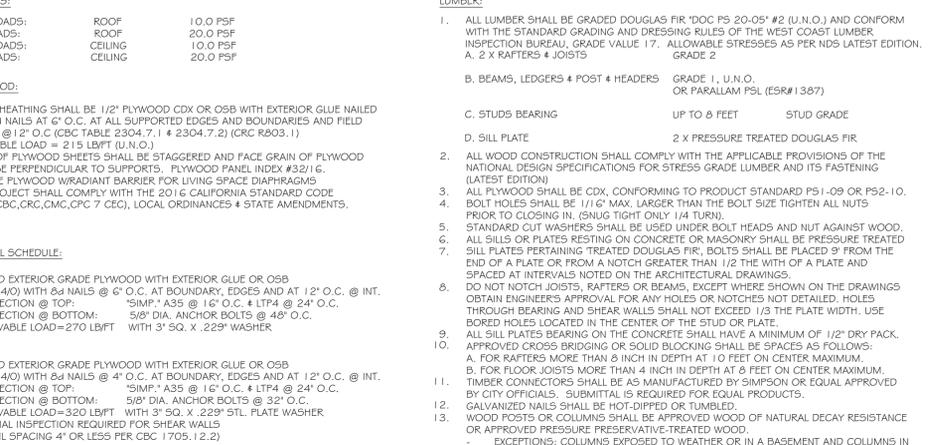
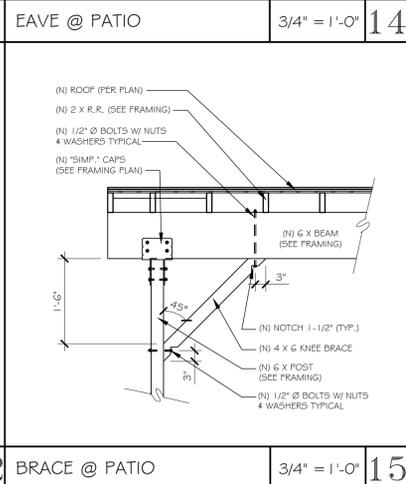
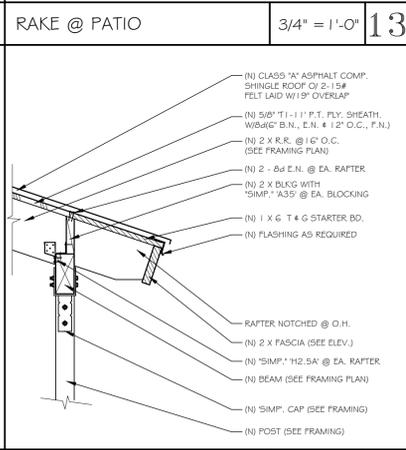
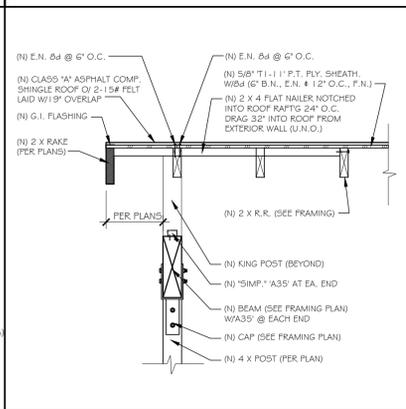
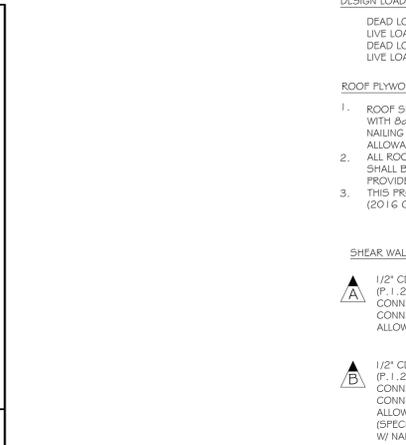
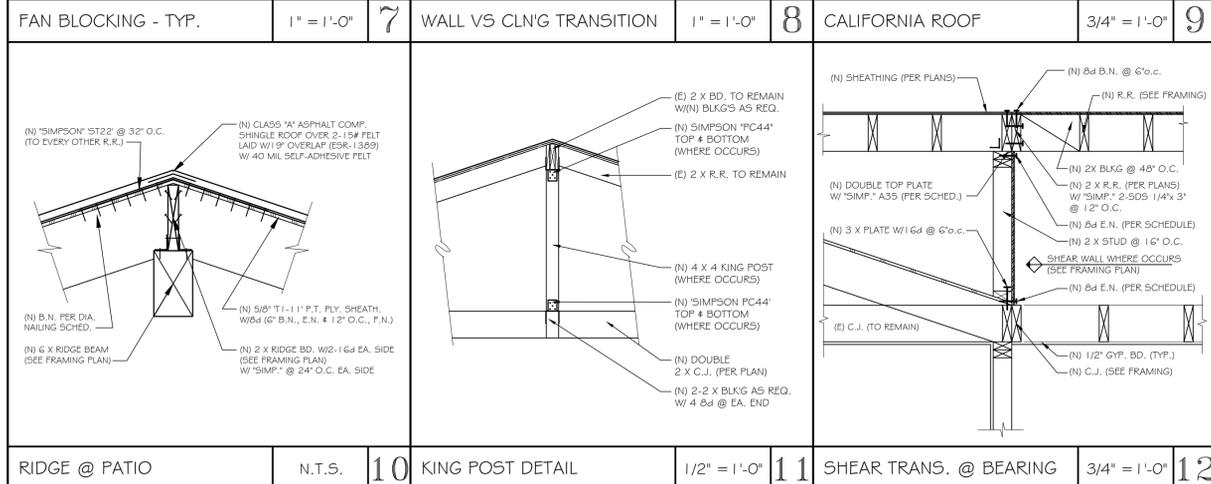
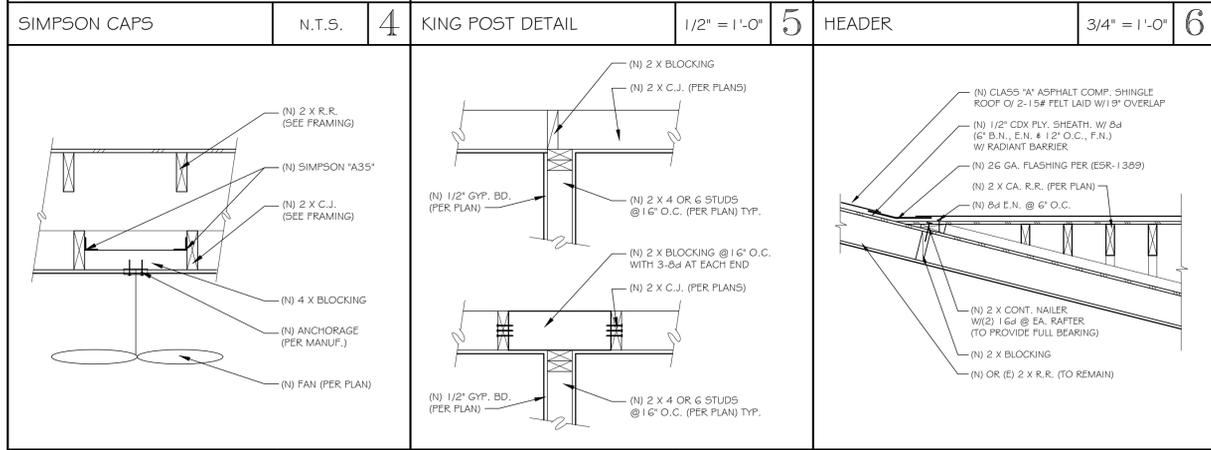
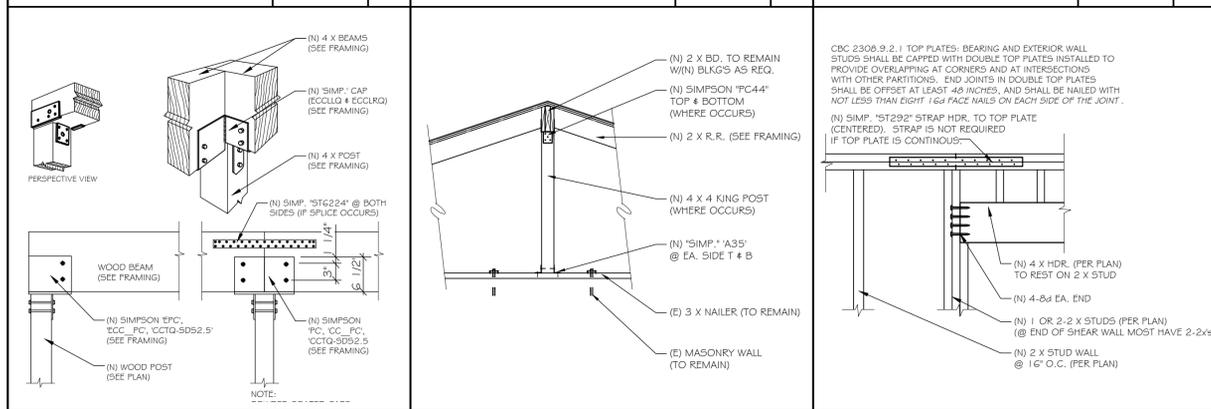
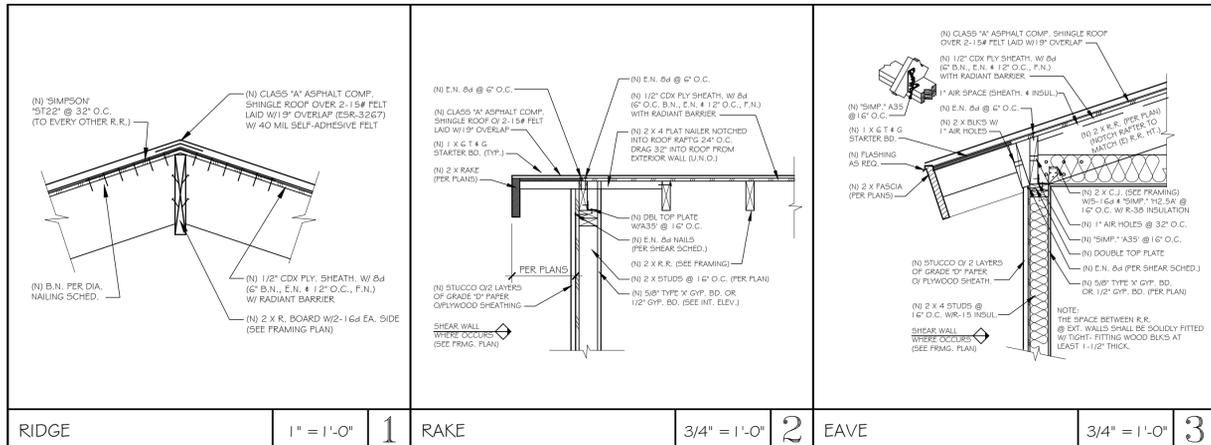


NO. REVISION / ISSUE DATE

DESIGNER
EDGARSIS
 3352 JUNIPER CIR.
 LAKE ELSINORE
 (909) 578-4968
 ARCCGARCIA81@YAHOO.COM

PROJECT NAME AND ADDRESS
VAZQUEZ RESIDENCE
 954 VISTA AVE.
 PLACENTIA, CA 92870
 PN# 344-144-04
 (562) 818-8544

PROJECT HOME REMODEL SHEET
 DATE 12/02/19
 SCALE VARIES
A4



GENERAL NOTES

- ALL LUMBER SHALL BE GRADED DOUGLAS FIR "DOC P5-20-05" #2 (U.N.O.) AND CONFORM WITH THE STANDARD GRADING AND DRESSING RULES OF THE WEST COAST LUMBER INSPECTION BUREAU, GRADE VALUE 17. ALLOWABLE STRESSES AS PER NDS LATEST EDITION. A. 2 X RAFTERS & JOISTS GRADE 2
- B. BEAMS, LEDGERS & POST & HEADERS GRADE 1, U.N.O. OR PARALLAM P5L (ESR-1387)
- C. STUDS BEARING UP TO 8 FEET STUB GRADE
- D. SILL PLATE 2 X PRESSURE TREATED DOUGLAS FIR
- ALL WOOD CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENING (LATEST EDITION)
- ALL PLYWOOD SHALL BE CDX, CONFORMING TO PRODUCT STANDARD PS1-09 OR PS2-10. BOLT HOLES SHALL BE 1/16" MAX. LARGER THAN THE BOLT SIZE TIGHTEN ALL NUTS PRIOR TO CLOSING IN. (SNUG TIGHT ONLY 1/4 TURN)
- STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS AND NUT AGAINST WOOD.
- ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
- SILL PLATES PERTAINING TREATED DOUGLAS FIR, BOLTS SHALL BE PLACED 9" FROM THE END OF A PLATE OR FROM A NOTCH GREATER THAN 1/2 THE WITH OF A PLATE AND SPACED AT INTERVALS NOTED ON THE ARCHITECTURAL DRAWINGS.
- DO NOT NOTCH JOISTS, RAFTERS OR BEAMS, EXCEPT WHERE SHOWN ON THE DRAWINGS OBTAIN ENGINEER'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
- ALL SILL PLATES RESTING ON THE CONCRETE SHALL HAVE A MINIMUM OF 1/2" DRY PACK. APPROVED CROSS BRIDGING OR SOLID BLOCKING SHALL BE SPACES AS FOLLOWS: A. FOR RAFTERS MORE THAN 8 INCH IN DEPTH AT 10 FEET ON CENTER MAXIMUM. B. FOR FLOOR JOISTS MORE THAN 4 INCH IN DEPTH AT 8 FEET ON CENTER MAXIMUM. TIMBER CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON OR EQUAL APPROVED BY CITY OFFICIALS. SUBMITTAL IS REQUIRED FOR EQUAL PRODUCTS.
- GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED.
- WOOD POSTS OR COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVE-TREATED WOOD.
- EXCEPTIONS: COLUMNS EXPOSED TO WEATHER OR IN A BASEMENT AND COLUMNS IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER IMPERVIOUS. POST OR COLUMNS NOT SO SEPARATED SHALL BE OF NATURAL DURABILITY OR PRESERVATIVE-TREATED WOOD. (K317.1.4 CRC)

NO.	REVISION / ISSUE	DATE

DESIGNER: **EDGARSIS**
 3352 JUNIPER CIR.
 LAKE ELSINORE
 (909) 578-4968
 ARCGARCIAB1@YAHOO.COM

PROJECT NAME AND ADDRESS:
VAZQUEZ RESIDENCE
 954 VISTA AVE.
 PLACENTIA, CA 92870
 PN# 344-144-04
 (562) 818-8544

PROJECT: HOME REMODEL SHEET: **A5**
 DATE: 12/02/19
 SCALE: VARIES

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: One Story Addition/Remodel
 Calculation Date/Time: 13:36, Wed, Nov 27, 2019
 Calculation Description: Title 24 Analysis
 Input File Name: E27Nov19Vista.rbd1fx
 CF1R-PRF-01
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GENERAL INFORMATION	
01	Project Name: One Story Addition/Remodel
02	Calculation Description: Title 24 Analysis
03	Project Location: 954 Vista Ave.,
04	City: Placentia
05	Standards Version: Compliance 2017
06	Zip Code: 92870
07	Compliance Manager Version: BEMCompMgr 2016.3.1 (1149)
08	Climate Zone: C28
09	Software Version: EnergyPro 7.2
10	Building Type: Single Family
11	Front Orientation (deg/Cardinal): 270
12	Project Scope: Addition and/or Alteration
13	Number of Dwelling Units: 1
14	Total Cond. Floor Area (ft²): 938
15	Number of Zones: 1
16	Slab Area (ft²): 0
17	Number of Stories: 1
18	Addition Cond. Floor Area (ft²): 0
19	Natural Gas Available: Yes
20	Addition Slab Area (ft²): 0
21	Glazing Percentage (%): 9.5%

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building DOES NOT require HERS Verification

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kWh/yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	3.85	2.77	1.08	28.1%
Space Cooling	26.71	29.66	-2.95	-11.0%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	14.87	12.31	2.56	17.2%
Photovoltaic Offset	---	0.00	0.00	---
Compliance Energy Total	45.43	44.74	0.69	1.5%

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
NO SPECIAL FEATURES REQUIRED

Registration Number: 219-P10250232A-000-000-000000-0000
 Registration Date/Time: 2019-11-27 14:47:33
 CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Report Version: CF1R-06232018-1149
 HERS Provider: CalCERTS Inc.
 Report Generated at: 2019-11-27 13:37:10

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-Level Verifications:
 - None -
Cooling System Verifications:
 - None -
HVAC Distribution System Verifications:
 - None -
Domestic Hot Water System Verifications:
 - None -

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
One Story Addition/Remodel	938	1	2	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
(A) SFD	Conditioned	(A) HVAC1	938	8	DHW Sys 1	n/a

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)	Wall Exception	Status	Verified Existing Condition
Front Wall-W	(A) SFD	2x4 R-15 Wall	270	Front	193.36	40	90	n/a	Altered	n/a
(A) Right Wall-S	(A) SFD	2x4 R-15 Wall	180	Right	318	62.75	90	n/a	Altered	n/a
Back Wall-E	(A) SFD	2x4 R-15 Wall	90	Back	193.36	14.25	90	n/a	Altered	n/a
Left Wall-N	(A) SFD	2x4 R-15 Wall	0	Left	318	15	90	n/a	Altered	n/a
(A) Roof	(A) SFD	R-38 Roof			938			n/a	Altered	n/a
(A) Raked Floor	(A) SFD	R-19 Floor (F:19.2x8.16)			938			n/a	Altered	n/a

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ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic (A) SFD	Attic Roof(A) SFD	Ventilated	5	0.1	0.85	Yes	No	Altered	No

FENESTRATION / GLAZING										
01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
(N) Double Op NM NFRC Win	Front Wall-W (Front-270)	---	---	1	10.0	0.32	0.25	Insect Screen (default)	New	n/a
(N) Double Op NM NFRC Win 2	Front Wall-W (Front-270)	---	---	1	10.0	0.32	0.25	Insect Screen (default)	New	n/a
(N) Double Op NM NFRC Win 3	(A) Right Wall-S (Right-180)	---	---	1	14.3	0.32	0.25	Insect Screen (default)	New	n/a
(N) Double Op NM NFRC Win 4	(A) Right Wall-S (Right-180)	---	---	1	14.3	0.32	0.25	Insect Screen (default)	New	n/a
(N) Double Op NM NFRC Win 5	(A) Right Wall-S (Right-180)	---	---	1	14.3	0.32	0.25	Insect Screen (default)	New	n/a
(N) Double Op NM NFRC Win 6	Back Wall-E (Back-90)	---	---	1	14.3	0.32	0.25	Insect Screen (default)	New	n/a
(N) Double Op NM NFRC Win 7	Left Wall-N (Left-0)	---	---	1	3.0	0.32	0.25	Insect Screen (default)	New	n/a
(N) Double Op NM NFRC Win 8	Left Wall-N (Left-0)	---	---	1	3.0	0.32	0.25	Insect Screen (default)	New	n/a
(N) Double Op NM NFRC Win 9	Left Wall-N (Left-0)	---	---	1	9.0	0.32	0.25	Insect Screen (default)	New	n/a

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
(N) Wood Door	Front Wall-W	20.0	0.50	New	No
(N) Wood Door 2	(A) Right Wall-S	20.0	0.50	New	No

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OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
Attic Roof(A) SFD	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	Cavity / Frame: no insul. / 2x4 Top Chord of Roof Deck: Wood Shingles/shathing/shedding / Roofing: Light Roof (Asphalt Shingle)
2x4 R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.095	Inside Finish: Gypsum Board / Cavity / Frame: R-15 / 2x4 / Exterior Finish: 3 Coat Stucco
R-38 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 38	0.025	Inside Finish: Gypsum Board / Cavity / Frame: R-8 / 1 / 2x4 / Over Ceiling Joints: R-28 9 insul.
R-19 Floor (F:19.2x8.16)	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-15)	0.050	Floor Surface: Carpeted / Floor Deck: Wood Shingles/shathing/shedding / Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	DHW	Standard	DHW Heater 1	1	0	Altered	No

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NECA Heat Pump Brand / Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.99 EF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

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SPACE CONDITIONING SYSTEMS							
01	02	03	04	05	06	07	08
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Status	Verified Existing Condition
(A) HVAC1	Heat Pump Heating and Cooling System	Heat Pump System 1	Heat Pump System 1	None	- none -	Altered	No

HVAC - HEAT PUMPS											
01	02	03	04	05	06	07	08	09	10	11	
Name	System	Type	Number of Units	HSPF/COP	Cap 47	Cap 17	SEER	EER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	DuctlessMiniSplitHeatPump		1	8.2	22200	21000	16	12.5	Not Zonal	Single Speed	Heat Pump System 1-hera-cool

HVAC COOLING - HERS VERIFICATION					
01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Heat Pump System 1-hera-cool	Not Required	n/a	Not Required	Not Required	Not Required

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
Sfam IAQVentPgt	0	0.25	Default	0	Not Required

PROJECT NOTES
 All building dimensions, window, and door sizes are provided by designer. All new windows are two panes non-metal frames, with NFRC labels, U-factor of 0.32 and SHGC factor of 0.25 or better. New/retired roof with R-38 insulation, R-15 for new altered walls and R19 for altered raised floor.

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 CF1R-PRF-01
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Stevenson Lim	Documentation Author Signature: <i>Stevenson Lim</i>
Company: City Printing Center	Signature Date: 2019-11-27 14:46:42
Address: 201 N Figueroa St, Suite P1-103 City/State/Zip: Los Angeles, CA 90012	CA/HERS Certification Identification (if applicable): CA9345 Phone: 213-977-8868

RESPONSIBLE DESIGNER'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Edgar Garcia	Responsible Designer Signature: <i>Edgar Garcia</i>
Company: Garcia Designs	Date Signed: 2019-11-27 14:47:33
Address: 12400 Cypress Avenue Suite 108 City/State/Zip: Chino, CA 91710	License: 00 Phone: 951-674-7416

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PROJECT HOME REMODEL	SHEET M1
DATE 12/02/19	SCALE VARIES





2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (Original 05/20/16)

Building Envelope Measures:	
§ 110.0(1):	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft ² or less when tested per NFRC-400 or ASTM E283 or AAMA WDMA/CSA 1011.5.2/1445-2011.
§ 110.0(2):	Labeling. Fenestration products must have a label meeting the requirements of 10-1116(a).
§ 110.0(3):	Field-fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6.A and 110.6.B for compliance and must be caulked and/or weatherstripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weatherstripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(i).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(j) when the installation of a cool roof is specified on the CRHS.
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified by the Department of Consumer Affairs.
§ 110.8(k):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. After access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or top of a drywall ceiling.
§ 150.0(4):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(5):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.
§ 150.0(6):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(7):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without fittings, no greater than 1.3%; have a water vapor permeance no greater than 2.0 perm-inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(11):	Vapor Retarder. In Climate Zones 1-16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(6).
§ 150.0(12):	Vapor Retarder. In Climate Zones 14 and 15, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vertical attics, and unvented attics with air-permeable insulation.
§ 150.0(13):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.35, or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(14):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(15):	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and sign-lighted damper or combustion-air control device.*
§ 150.0(16):	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(17):	Pilot Light. Continuous burning pilot lights and the use of in-room air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2.A through TABLE 110.2.K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compressor heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compressor heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(a):	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(a)(5).
§ 110.3(b):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 MBTUH (2 MW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas fan-type central furnaces, household cooking appliances (appliance without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.*
§ 150.0(1):	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(12).



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§ 150.0(1)(3A):	Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 6 feet from the outlet of any dryer vent.
§ 150.0(1)(3B):	Liquid Line Order. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(1):	Storage Tank Insulation. Unvented hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(2A):	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger, all piping associated with a domestic hot water recirculation system regardless of the pipe diameter, piping from the heating source to storage tank or between tanks, piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
§ 150.0(2B):	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(2C):	Water piping and cooling system line insulation. Pipes for cooling system lines must be insulated as specified in § 150.0(2A). Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(3):	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(3A):	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(3B):	Insulation Protection. Insulation covering chilled water piping and refrigerant piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(1):	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 5 feet of the water heater, a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 1/2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.*
§ 150.0(1)(2):	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(a)(5).
§ 150.0(1)(3):	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.0(9)(3):	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(1)(1A):	CMC Compliance. All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-005-2005 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of 0.42 when entirely in conditioned space as confirmed through field verification and diagnostic testing.
§ 150.0(1)(1):	RA3.1.4.3.8. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other dust-tight system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/2 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.*
§ 150.0(1)(2):	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, tape, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(1)(3):	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(1)(7):	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.*
§ 150.0(1)(8):	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(1)(9):	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(1)(10):	Parous Inner Core Flex Duct. Parous inner core flex duct must have a non-parous layer between the inner core and outer vapor barrier.
§ 150.0(1)(11):	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(1) and Reference Residential Appendix RA3.
§ 150.0(1)(12):	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with an air filter device that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(1)(2).



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§ 150.0(1)(1):	Duct System Sealing and Air Filter Grille Sealing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (hSPSP), or a permanently installed static pressure probe (PSPSP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 250 CFM per ton of nominal cooling capacity through the return grille, and an air-handling unit fan efficiency ≥ 0.8 WCFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.*
§ 150.0(1):	Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(1)(4):	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(4):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(1)(1):	Piping. Any pool or spa heating equipment must be installed with at least 38 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(1)(2):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(1)(3):	Directional Intake and time switches for pools. Pools must have directional intakes that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(1):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.1.
§ 110.9(4):	JAB High Efficiency Light Sources. To qualify as a JAB high efficiency light source for compliance with § 150.0(1), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JAB.
§ 150.0(1)(1A):	Luminaire Efficiency. All installed luminaires must be high efficiency in accordance with TABLE 150.0-A.
§ 150.0(1)(B):	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or luminaire must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(1)(C):	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(1)(C). A JAB-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(1)(D):	Electronic Ballasts. Ballasts for fluorescent lamps rated 15 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(1)(E):	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 3 watts of power per luminaire or exhaust fan as determined in accordance with § 150.0(1). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(1)(F):	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(A).*
§ 150.0(1)(G):	Screw based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JAB. Installed lamps must be marked with "JAB-2016-E" as specified in Reference Joint Appendix JAB.*
§ 150.0(1)(H):	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-2016-E."
§ 150.0(2A):	Interior Switches and Controls. All forward phase dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(2B):	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.*
§ 150.0(2C):	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(2D):	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(2E):	Interior Switches and Controls. No control may bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(1).
§ 150.0(2F):	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(2)(G):	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it functions as a dimmer according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 150.0(1), and meets all other requirements in § 150.0(2).
§ 150.0(2)(H):	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(1) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 150.0(1); and all other requirements in § 150.0(2).
§ 150.0(2)(I):	Interior Switches and Controls. A multistage programmable controller may be used to comply with dimmer requirements in § 150.0(1) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(2).



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§ 150.0(2):	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by a vacancy sensor.
§ 150.0(2)(K):	Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JAB, except luminaires in closets less than 70 square feet and luminaires in hallways.*
§ 150.0(2)(L):	Interior Switches and Controls. Undercabinet lighting must be switched separately from other lighting systems.
§ 150.0(3A):	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirements in Item § 150.0(3)(A) (ON and OFF switch) and the requirements in either Item § 150.0(3)(A) (photocell and motion sensor) or Item § 150.0(3)(A) (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(3)(B):	Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches, and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(3)(A) or with the applicable requirements in §§ 110.9, 130.0, 130.1, 130.4, 140.7, and 141.0.
§ 150.0(3)(C):	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting is required by § 150.0(3)(B) or § 150.0(3)(D) must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(3)(D):	Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(4):	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(3).
§ 150.0(5):	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.8, and 141.0.
§ 150.0(6A):	Interior Common Areas of Low-Rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be high efficiency luminaires and controlled by an occupant sensor.*
§ 150.0(6B):	Interior Common Areas of Low-Rise Multi-Family Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building must: Comply with the applicable requirements in §§ 110.9, 130.0, 130.1, 140.8 and 141.0; and Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designated paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(1):	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(2):	Low-Rise Multi-Family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(1)(1):	Minimum Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 8 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet.
§ 110.10(1)(2):	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 degrees of true north.
§ 110.10(3A):	Shading. The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(3)(B):	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(4):	Structural Design Loads on Construction Documents. For areas of the roof designated as solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(5):	Interconnection Pathways. The construction documents must indicate a location for inverters and metering equipment and a pathway for routing of conduct from the solar zone to the point of interconnection with the electrical service for single family residences and a pathway for interconnection with the main service panels; and a pathway for routing of plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(3) through § 115.10(3) must be provided to the occupant.*
§ 110.10(6):	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(7):	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be positioned at the opposite (load) end from the input feeder location or main circuit location and permanently marked as "For Future Solar Electric."

GENERAL NOTES

NO.	REVISION / ISSUE	DATE

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PROJECT	SHEET
HOME REMODEL	M2
DATE	
12/02/19	
SCALE	
VARIES	



454

NO PARKING
TOWED AWAY