



Placentia Planning Commission Agenda

Regular Meeting
February 14, 2023
City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing Planning Commission Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Planning Commission.

Given the health risks associated with COVID-19, please be advised that while the City Council Chambers are open to the public, some or all of the Placentia Planning Commission Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public. Seating in the Council Chambers will be limited.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access in addition to being open to the public, all Planning Commission meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

Join Zoom Meeting

<https://us02web.zoom.us/j/83599453597?pwd=OE0zRFIYd1NtWnlMZIU2U0d5U1VDZz09>

Meeting ID: 835 9945 3597 Passcode: 946454

or dial +16699006833, 83599453597#

How to Submit Public Comment

Members of the public may provide public comment in person in a safe and socially distanced manner. Comments may also be sent for Planning Commission consideration by email to Sylvia Minjares at sminjares@placentia.org. Please limit submitted comments to 200 words or less. Comments received before or during a Planning Commission meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the Planning Commission meeting but will be summarized in the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the Development Services Department for assistance at (714) 993-8124.

Americans with Disabilities Act Accommodation

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 cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health in regards to social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal Planning Commission meeting procedures as soon as the emergency has ended.



Placentia Planning Commission Agenda

Regular Meeting
February 14, 2023
City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Nick Polichetti
Commissioner

Susan Silvestri
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing.

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

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(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk, and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

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

CALL TO ORDER:

ROLL CALL: Commissioner Evans
Commissioner Keller
Commissioner Polichetti
Commissioner Silvestri
Vice Chair Rocke
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS)

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 – December 13, 2022**
Recommended Actions: Approve

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Applicant:** Toffoli Investments

Project Location: 1952 & 1958 E. Veterans Way

Development Plan Review (DPR) 2022-01, Use Permit (UP) 2022-01, and Tentative Tract Map (TTM) 19183: A request to permit the development of a 1.3-acre vacant lot for the construction of four, three story, multi-family buildings consisting of 39 for-sale residential townhome units and associated hardscape and landscaping improvements.

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

1. Open Public Hearing, concerning Development Plan Review No. DPR 2022-01, Use Permit No. UP 2022-01, Tentative Tract Map No. TTM 19183; and

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 14, 2023 Regular Meeting of the Planning Commission of the City of Placentia was posted on February 9, 2023.



Joseph M. Lambert, Secretary

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

December 13, 2022

The regular meeting of the Placentia Planning Commission of December 13, 2022 was called to order at 6:45 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Commissioners Evans, Keller, Perez, Polichetti, Silvestri
PRESENT (VIDEO CONFERENCE): Rocke
ABSENT: None

OTHERS PRESENT: Keith Collins, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Lesley Whittaker, Associate Planner
Masoud Sepahi, City Engineer
Kyra Tao, Transportation Manager
Sylvia Minjares, Administrative Assistant

PLEDGE OF ALLEGIANCE: Commissioner Keller

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

- 1. **Planning Commission Meeting Minutes – November 8, 2022**
Recommended Actions: Approve

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

Ayes: Evans, Keller, Polichetti, Rocke, Silvestri
Noes: None
Absent: None
Abstain: Perez

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Toffoli Investments
Project Location: 503 & 513 S. Van Buren Street
Development Plan Review (DPR) 2022-03, Use Permit (UP) 2022-04, and Tentative Tract Map (TTM) 19251: A request to permit the development of two residential condominium buildings with a total of 12 units. The site is 0.40 gross acres, and the townhome development proposes a density of 30 units per acre. Entitlements for the project include a Development Plan Review, as required for construction of new buildings; Use Permit for the development of condominiums, as required by the R-3 Zoning District and a Tentative Tract Map to combine two parcels and subdivide the resulting property for residential condominium purposes.

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

1. Open Public Hearing, concerning Development Plan Review No. DPR 2022-03, Use Permit No. UP 2022-04, Tentative Tract Map No. TTM 19251; 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 No. PC-2022-20, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2022-03 and UP 2022-04 and making findings to permit the development of an approximately 0.40-gross acre lot for the construction of two, three-story, multi-family buildings consisting of 12 for-sale residential townhome units and associated hardscape and landscape improvements within the proposed High Density Residential (R-3) Zoning District on property located at 502 and 513 S. Van Buren Street and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
5. Adopt Resolution No. PC-2022-21, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Tentative Tract Map 19251 to permit the subdivision of 12 townhome units for residential condominium purposes requested via DPR No. 2022-03 and UP No. 2022-04 subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposed project to the Commission, noting that this tract will be conditioned to function as an integrated part of the current Hudson development.

Ms. Whittaker provided a project site plan, vicinity map, site photos, zoning standards, landscaping plans, floor plans, parking requirements, and elevations. Ms. Whittaker noted that the applicant would provide updated floor plans during his slide presentation.

One public comment was received in support of the proposed project, which was forwarded to the Commissioners prior to the meeting.

Ms. Whittaker and Director of Development Services Joseph Lambert answered the Commissioners' questions and made clarifications regarding how the proposed project would be integrated with the current Hudson development, vehicular access, and whether this project would be owned by the same owner of the Hudson development.

The Applicant, Alan Toffoli, provided a slide presentation that included the corrected floor plans. Mr. Toffoli also addressed the Commissioners' concerns regarding ownership.

The Applicant answered the Commissioners' questions regarding the projected unit price range, HOA dues, residential trash pickup location, and fencing.

Mr. Lambert noted that Ms. Whittaker had distributed an updated copy of the draft Conditions of Approval to the Commissioners prior to the start of the meeting.

In response to questions from Vice Chair Rocke, the Applicant, stated his understanding and acceptance of the Conditions of Approval for the Development Plan Review, Use Permit, and Tentative Tract Map.

Chair Perez closed the public hearing.

Motion by Polichetti, second by Keller carried on a (5-0-0-1) vote to approve the recommended actions, with amendments to Resolution PC 2022-20; amending Conditions of Approval #27, #51, #75, #97, and the omission of Conditions of Approval #39, #76, #77, #78, and #79.

Ayes: Evans, Keller, Perez, Polichetti, Rocke, Silvestri

Noes: None

Absent: None

Abstain: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding Shea Homes, Village Plaza, and Hudson.

Mr. Lambert informed the Commissioners that he anticipated having a January 10, 2023 Planning Commission meeting and that it would be held in the Front Community Meeting

Room at Placentia City Hall.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 7:22 p.m. to the regular meeting of Tuesday, January 10, 2023, at 6:30 p.m. in the Front Community Meeting Room at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: FEBRUARY 14, 2023

SUBJECT: **DEVELOPMENT PLAN REVIEW NO. DPR 2022-01, TENTATIVE TRACT MAP NO. TTM 19183, AND USE PERMIT NO. UP 2022-01 FOR THE DEVELOPMENT OF AN APPROXIMATELY 1.3-NET ACRE SITE WITH 39 RESIDENTIAL TOWNHOME UNITS LOCATED AT 1952 & 1958 EAST VETERANS WAY (TOFFOLI INVESTMENTS)**

RECOMMENDATION

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

- 1) Open Public Hearing, concerning Development Plan Review No. DPR 2022-01, UP 2022-01, and Tentative Tract Map No. TTM 19183; and
- 2) Receive the Staff Report and consider all Public Testimony; and ask any questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. PC-2023-01, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2022-01 and UP 2022-01 and making findings to permit the development of an approximately 1.3-net acre lot for the construction of four, three-story, multi-family buildings consisting of 39 for-sale residential townhome units and associated hardscape and landscape improvements within the proposed High Density Residential (R-3) Zoning District on property located at 1952 and 1958 Veterans Way and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
- 5) Adopt Resolution No. PC-2023-02, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve Tentative Tract Map No. 19183 to permit the subdivision of 39 townhome units for residential condominium purposes requested via DPR No. 2022-01 and UP No. 2022-01 subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in

Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines.

STRATEGIC PLAN STATEMENT

This item is consistent with the City Council 5-Year Strategic Goals to:

- Promote Community and Economic Development; and
- Improve City Beautification

The development of vacant land into 39 condominium townhomes, which will include hardscape and landscape improvements, will enhance the recently rezoned from Manufacturing to High-Density Residential area—offering more housing opportunities. The project, with the proposed landscaping, will aesthetically enhance the streetscape of the area.

PROJECT DESCRIPTION

The applicant, Toffoli Investments, requests approval of a Development Plan Review, Tentative Tract Map, and Use Permit to develop a 1.3-acre vacant lot for the construction of four, three story, multi-family buildings consisting of 39 for-sale residential townhome units and associated hardscape and landscaping improvements.

The property is located south of Orangethorpe Avenue, west of N. Lakeview Avenue. The project site is adjacent to the existing Veterans Village housing development. Access to the site will be provided from Lakeview Loop. A future City trail system project, referred to as Atwood Trail, will provide future residents with East and West access along the Orange County Flood Control Channel.



A Tentative Tract Map has been submitted in conjunction with the DPR and UP to combine two parcels into one, 56,628-square foot parcel and to subdivide the resulting lot that will create 39 residential condominium units.

The proposed 39 units will be located within four separate three-story buildings. Each of the four buildings feature side-by-side attached units. Building 1, is located on the westerly end of the lot and will contain seven townhomes. Buildings 2 and 3 will each contain 12 units and Building 4 on the easterly side will contain eight townhomes. Each building contains a mix of one, two, and three-bedroom condominiums.

Access to the site will be provided by two 20-foot-wide driveways that form a loop connecting to each driveway. There is also an internal street that intersects the two middle buildings (Buildings 1 and 2) and dead ends before intersecting with Veterans Way. A pedestrian walkway in the northwest corner leads to a community firepit, with lounge chairs among shade trees. Another walkway in the northeast corner leads to community picnic tables and barbeques.

The proposed development will have a residential density of 30 units per acre, in compliance with R-3 maximum density standards. In November 2022, the City Council approved a Zoning Code Amendment changing the R-3 (High Density Residential) density from 25 du/ac to 30 du/ac.

Buildings 1 and 4 (located on the westerly and easterly ends of the property respectively) contain a mix of three floor plans, which are noted in the development plans as Plan One X, Plan Two, and Plan Three. Plan One X is a bedroom, with a loft that can be opted to construct as a second bedroom. Each unit will have either one bedroom and 1.5 baths or 2.5 baths. The two buildings (Building 2 and 3) are designed back-to-back, offering Plan One, Plan Two, Plan Three. The Plan One in these buildings does not offer the optional second bedroom. A breakdown of the unit mix is provided below:

| Building 1 (7-plex) | | | | |
|-----------------------------|----------------|-----------------|------------------|-------------|
| Unit Type | Bedroom | Bathroom | Unit Size | Qty. |
| Plan 1X | 1+1* | 1.5 | 990 sq. ft. | 2 |
| Plan 2 | 1 | 2.5 | 1,320 sq. ft. | 3 |
| Plan 3 | 2 | 2.5 | 1,368 sq. ft. | 2 |
| Building 2 (12-plex) | | | | |
| Plan 1 | 1 | 1.5 | 775 sq. ft. | 4 |
| Plan 2 | 2 | 2.5 | 1,312 sq. ft. | 4 |
| Plan 3 | 3 | 2.5 | 1,340 sq. ft. | 4 |
| Building 3 (12-plex) | | | | |
| Plan 1 | 1 | 1.5 | 775 sq. ft. | 4 |
| Plan 2 | 2 | 2.5 | 1,312 sq. ft. | 4 |

| | | | | |
|----------------------------|------|-----|---------------|---|
| Plan 3 | 3 | 2.5 | 1,340 sq. ft. | 4 |
| Building 4 (8-plex) | | | | |
| Plan 1X | 1+1* | 1.5 | 990 sq. ft. | 2 |
| Plan 2 | 2 | 2.5 | 1,320 sq. ft. | 4 |
| Plan 3 | 3 | 2.5 | 1,368 sq. ft. | 2 |
| *Loft or optional bedroom | | | | |

Each building will be three stories with an overall building height of approximately 35 feet, with certain allowable projections of the building exceeding the maximum height limit to assist with greater roof articulation. A total of 85 parking spaces will be provided, comprised of 66 garage spaces and 19 open parking stalls. The majority of parking spaces is concentrated in the northerly rear of the property, with four compact spaces near Buildings 1, 2, and 3.

Decorative hardscape will be added to the compact spaces toward the front of the development and landscaping will be provided throughout the site. Community amenities in the form of a firepit lounge area and picnic tables, with barbeques, will be located in the rear corners of the development.

Small greenbelts, with shade trees will align the north and south edges of the project. All four buildings will have pedestrian walk-up access from Veterans Way

PROJECT CHARACTERISTICS

Applicable Code Section – Placentia Municipal Code

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

Subject Site and Surrounding Land Uses

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

| Location | Existing Land Use | Land Use Element General Plan Designation | Zoning Map Designation |
|-----------------|--------------------------|--|-----------------------------------|
| Existing | Vacant | High Density Residential | High Density Residential (R-3) |

| | | | |
|---|---|--------------------------|--------------------------------|
| Proposed | Attached, Single-Family Residential Townhomes | High Density Residential | High Density Residential (R-3) |
| North | B.N.S.F. Railroad | Railroad | N/A |
| South (Across Veterans Way & Atwood Channel) | Commercial Manufacturing Buildings | Industrial | C-M |
| East | Private Recycling Facility | High Density Residential | High Density Residential (R-3) |
| West | Veterans Way Apartments for Veterans | High Density Residential | High Density Residential (R-3) |

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the R-3 Zoning District. The townhome development is conditionally permitted with a DPR subject to review and approval by the Planning Commission. In accordance with PMC Section 23.21.030, proposed condominium or townhome developments within the R-3 Zoning District require the approval of a Use Permit (UP) by the Planning Commission. Residential development projects are developed as condominiums or townhomes.

When calculating parking requirements for this development, it was evident that, the municipal code did not adequately address onsite parking for one-bedroom units. Using these standards results in an overage of parking as compared to uses in other high-density zones within the city such as the TOD (Transit Oriented Development Packing House District) Zoning District which requires one space per each studio or one bedroom unit. Applying the R-3 parking standard to the one-bedroom units will result in an overage of parking using the conservative industry standards. The one-bedroom units will be parked at a significantly higher rate than the TOD Zone requires and will be commensurate with the R-3 parking requirements, yet slightly modified for the one-bedroom units for this Veterans Way Project. The Planning, Community, Economic Development, and Housing Ad Hoc Committee supported an interpretation of the code for the one-bedroom units.

The following matrix provides a summary of the development’s compliance with the identified development standards:

| STANDARD | PROJECT |
|---|--|
| Height 35 ft. max. | 35.2 ft. – top of roof (PMC Section 23.81.090 allows buildings to exceed the height limit for roof elements) |
| Setbacks Front Yard Setback – 15 ft. min. Interior Side Yard Setback – 5 ft. min. Rear Yard Setback - 10 ft. min. | Front: 15 ft. (Veterans Way) West Side Yard: 13.9 ft. East Side Yard: 9.7 ft. North Rear Yard: 24.3 ft. |
| Building Separation 20 ft. min. | 24 ft. |
| Lot Coverage 60% max. (33,978 sq. ft.) | 38.2% (21,602 sq. ft.) |
| Parking *Two spaces per dwelling: 74 spaces min. Additional 15% min. of total parking required for guest parking (74 x 15%) Total Parking Required: 85 spaces min. | 74 spaces 11 spaces 85 spaces* (see discussion above) *Applying a one space requirement for one-bedroom units results in an overall minimum parking mandate of 85 spaces. |
| Lot Area and Dimensions Minimum Lot Area: 8,000 sq. ft. Minimum Lot Width: 80 linear ft. | Lot Area: 56,628 sq. ft. (1.3 gross acres) Approx. 222.63 linear ft. |

Other Departments Concerns and Requirements

The Divisions of Planning and Building, Public Works Department, Engineering/Traffic, Police Department, and Fire and Life Safety Department have reviewed the application and submitted comments but had no major concerns with the proposal. The project was reviewed by Ad Hoc Committee and there were no major concerns with the proposed development. All applicable code requirements and conditions of approval have been incorporated into draft resolutions for consideration and recommendation by the Planning Commission to the City Council for TTM 19183, as the DPR and UP do not require City Council review, however the resolution for the DPR and UP is a final approval by Planning Commission.

ISSUES ANALYSIS:

Consistency with the General Plan

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

Land Use Element

Policy 1.2 – Allow for a variety of residential infill opportunities including single family, multi-family, mixed-use, manufactured housing and mobile homes, in designated areas to satisfy regional housing needs.

Policy 2.6 – Require new multifamily development to provide adequate buffers (such as decorative walls and landscaped setbacks) along boundaries with single-family residential uses to reduce impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility.

Policy 5.1 – Encourage development projects to utilize high quality design for architecture and site planning through the City’s design review process. Create Design Guidelines for focused areas and for development Citywide.

Policy 5.8 – Improve the quality of Placentia’s multi-family neighborhoods through a) improved buffers between multi-family residences, and commercial, and business park uses; b) provision of usable private and common open space in new multi-family projects; c) increased code enforcement; and d) improved site, building, and landscape design.

Housing Element

Goal 1 – Develop and maintain an adequate supply of housing that varies sufficiently in cost, size, type, and tenure to meet the economic and social needs of existing and future residents within the constraints of available land.

The addition of 39 townhomes is compatible with the High-Density Residential District Land Use, which is now 30 du/ac. The proposed townhomes will provide more housing for the community.

Land Use Compatibility

The project will be compatible with the surrounding area as the development will enhance and add an additional 39 housing units to the recently rezoned area. The project adds more residential development and investment into the neighborhood, and this additional 1.3-acre parcel development, with 39 for-sale condominium townhomes will complement the adjacent Veterans Village Apartments to the west. The development will provide a compatible transition between nearby land uses that complement the residential densities of the housing tracts under construction to the west. Based upon the use, overall site layout, and building design, the proposed development is not anticipated to result in any significantly adverse impacts to the surrounding area.

Architecture





The residential buildings will be a clean and contemporary modern design, with elements of Industrial architecture. The exteriors are made up of asymmetrical clean lines. The building volume is broken up by the employment of a number of design techniques as exterior façade pop outs/building projections, inset front doors that offer a pop of color and

inset 2nd floor patios creating shadow and relief, and contrasting building materials. These design techniques visually minimize the size/volume of the building. The project employs four-sided architecture by using the same materials on all four sides of a structure so that, no matter what vantage point it is viewed from, the design is never interrupted, and all the parts are perceived as part of a unified whole.

CEQA

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgement and find that DPR 2022-03 and UP 2022-02 is exempt from CEQA pursuant to State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects) and recommend that the City Council find that TTM 19183 is exempt from CEQA, as the entitlement is to approve an infill development project.

PUBLIC NOTIFICATION

Legal notice was published in the Placentia News-Times on February 2, 2023. Notices were sent to property owners of record within a 300-foot radius of the subject property and posted at the Civic Center on February 2, 2023. As of February 9, 2023, staff has not received any correspondence related to this project.

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, it is the determination of city staff that the proposed development will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding neighborhood.

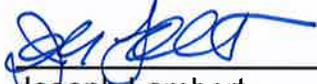
RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution PC-2023-01 approving DPR 2022-01 and UP 2022-01, and that the Planning Commission adopt Resolution PC-2023-02 recommending to the City Council of the City of Placentia approval of TTM 19183.

Prepared and submitted by:



Lesley Whittaker
Associate Planner



Joseph Lambert
Development Services Director

ATTACHMENTS:

1. Resolution No. PC-2023-01
2. Resolution No. PC-2023-02
3. Project Plans including the Site Plan, Floor Plans, Building Elevations, Preliminary Landscape Plan, Colored Renderings, and Tentative Tract Map (TTM 19183)
4. Vicinity Map
5. Site Photographs
6. Legal Hearing Notice, Radius Map, and Mailing List

RESOLUTION NO. PC-2023-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING DEVELOPMENT PLAN REVIEW NO. DPR 2022-01 AND USE PERMIT NO. UP 2022-01 FOR THE DEVELOPMENT OF FOUR, THREE-STORY RESIDENTIAL TOWNHOME BUILDINGS CONSISTING OF A TOTAL OF 39 CONDOMINIUM UNITS ON A 1.30-ACRE LOT LOCATED AT 1952 AND 1958 EAST VETERANS WAY (APN: 346-331-33 & 346-331-35) WITHIN THE HIGH DENSITY RESIDENTIAL (R-3) 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 § 15332 (CLASS 32 – INFILL DEVELOPMENT PROJECTS) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES.

A. Recitals.

WHEREAS, Alan Toffoli, representing Toffoli Investments, LLC (“Applicant” hereinafter), located at 1952 and 1958 East Veterans Way (346-331-33 & 346-331-35), filed two applications for approval of Development Plan Review No. DPR 2022-01 and Use Permit No. UP 2022-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Development Plan Review and Use Permit requests are referred to as the “Applications”; and

WHEREAS, on February 14, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, and received a staff report and other relevant information from City staff and members of the public regarding the Veterans Way Development c/o Alan Toffoli, application for Development Plan Review and Use Permit applications; and

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

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

B. Resolution.

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

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

- a. The project meets or exceeds the criteria established in PMC Section 23.75.020; and
- b. Conditions of Approval have been prepared as necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city, and
- c. The proposed development will be consistent with the latest adopted General Plan; and
- d. Conditions necessary to secure the purposes of PMC Section 23.75.020, including guarantees and evidence of compliance with conditions, are made part of the development approval.

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

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

Section 3. Based upon the environmental review of the project, the Planning Commission finds that DPR 2022-01 and UP 2022-01 is exempt from the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects) as the permit would be issued to an infill development project.

Section 4. The Planning Commission hereby directs that, upon approval of DPR 2022-01 and UP 2022-01, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

Section 5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves DPR 2022-01 and UP 2022-01 as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

Section 6. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED THIS 14TH DAY OF FEBRUARY 2023.

FRANK PEREZ, 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 14th day of February 2023, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of February 2023, 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:

CITY ATTORNEY

Attachment A: Conditions of Approval for Development Plan Review No. 2022-01 and Use Permit No. 2022-01

Attachment “A”
Special Conditions of Approval and Standard Development Requirements for
Development Plan Review No. (DPR) 2022-01 &
Use Permit No. (UP) 2022-01
1952 & 1958 E. Veterans Way

SPECIAL CONDITIONS

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

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

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Development Plan Review No. DPR 2022-01 and Use Permit No. UP 2022-01 is valid for a period of twenty-four (24) months from the date of final determination, unless extended pursuant to Placentia Municipal Code (PMC) Sections 23.75.080 and 23.87.080. If the development of the site and/or use approved by this action is not established by obtaining Building Permits within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant’s project. The applicant shall pay the City’s defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

4. The site plan, floor plans, and elevations, including all associated architectural, landscape, and civil drawings, received and dated April 14, 2022, shall be the conceptually approved design.
5. Any significant modifications to the approved site plan, floor plans, and elevation plans, including any modifications which will change, expand or intensify the use(s) shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the City of Placentia Planning Commission or may be approved administratively by City staff.
6. All applicable provisions of the Placentia Municipal Code (PMC) shall be met prior to issuance of Building Permits and shall be adhered to at all times.
7. Prior to issuance of building permits, except as otherwise noted, the project plans shall be submitted for the review and certification for inclusion into the entitlement file by the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of DPR 2022-01 and UP 2022-01. Include any project revisions on the applicable sheets of the project plans. Additionally, include separate sheets with approved Special Conditions of Approval and Standard Development Requirements to be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - c. Location of transformers, meters and other aboveground appurtenances.
 - d. The developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction stage plan shall include measures such as, but not limited to the following:
 - i. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.
 - ii. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - iii. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and from the site.

- iv. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - v. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.
 - vi. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
 - vii. In no event shall construction staging and construction vehicles be parked within the Veterans Village Apartment Community or neighboring City of Anaheim to the East.
8. All waste bins shall be kept within their respective garages so as not to be visible from the adjacent street.
9. Prior to any modification of the floor plans that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
10. All mechanical equipment shall be screened from public view to the satisfaction of the Development Services Director.
11. The applicant, property owner(s), and/or homeowners' association (HOA) shall be responsible for maintaining their respective properties, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner(s) within 72 hours of defacement and/or upon notification by the City.
12. Prior to issuance of the residential building permits, the applicant must follow the procedure for approval under the MWELo for the proposed landscaping of each respective portion. A MWELo procedure and approval package is available from the front counter in the Development Services Department.
13. At the request of the Director of Development Services, applicant and/or property owner will provide a Parking Management Plan at their own expense to be reviewed by the Director of Development Services to remedy any parking concerns that may arise with the project. The staff review of the parking management plan will be at the expense of the property owner/property management company.
14. Developer shall pay all applicable residential DIF's prior to issuance of the first building permit, including but not limited to:
 - a. Developer shall pay in full to the City of Placentia, all applicable citywide Development Impact Fees adopted by and set forth in City Council Ordinance O-2021-02 prior to issuance of the first building permit.

- b. Developer shall pay in full to the City of Placentia, all applicable citywide Affordable Housing Fees adopted by and set forth in City Council Ordinance O-2021-02 prior to issuance of the first building permit.
15. Developer and/or property owner agrees to approve the incorporation of the project into the Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
 16. Developer and/or property owner agrees to approve the incorporation of the project into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into LMD No. 1992-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
 17. Developer and/or property owner agrees to approve the incorporation of the project into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into SLD No. 1981-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
 18. Developer and/or property owner agrees that the City may, at its sole election, require that, instead annexing into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which, and the initial amount of the taxes and assessments thereunder, will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District.
 19. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting (photometric) plan showing location, type of fixtures and-areas of illumination shall be submitted and reviewed for compliance with City standards and the Placentia Municipal Code. Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. Complete landscape and irrigation plans.
 - c. Postmaster approval of the location and design of the mailboxes, if applicable.
 20. The individual residential units cannot be occupied, the final Certificate of Occupancy cannot be approved, and utilities cannot be released until the following is completed for each respective portion of the property:

- a. The property owner(s) and/or their successor(s) willfully agree to annex into those district(s) for the project area identified by Condition Nos. 15-18 above. If any of the subject units are sold prior to annexation into the three districts, the future property owner(s) must complete the annexation process and no Certificates of Occupancy shall be issued prior to completion of annexation.
 - b. The property owner(s) shall pay in full all applicable impact fees associated with the development project prior to issuance of the first building permit of the project, pursuant to Title 5 of the PMC.
- 21. The final action of DPR 2022-01 and Use Permit 2022-01 shall be contingent upon final approval of and Tentative Tract Map 19183. In the event the DPR or UP is denied, approval of any of the aforementioned entitlements shall be deemed to be null and void.
 - 22. Comply with all applicable conditions of approval of TTM 19183.
 - 23. If the sale of this property occurs in the future, and is to be redeveloped, all development standards of the Placentia Municipal Code Chapter 23.21 shall apply.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

- 24. If the property has two separate records for each parcel with the Orange County Recording Office to have one single property the property line between the two parcels shall that be removed and recorded.
- 25. Any Tentative Tract Map addressing the boundaries of the property/properties shall be prepared sealed and signed by a California License Land Surveyor or a California civil engineer licensed prior to January 1, 1982, with a license number before 33966 per B&P Code §§ 6731, 6731.1.
- 26. The project as presented is townhouses and not condominiums, clarification may be required during building plan check.
- 27. The project shall comply with the City of Placentia latest adopted & amended Editions of California Building Code (CBC), California Residential Code (CRC), California Electrical Code (CEC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Standards Energy Code (CSEC), California Green Building Standards Code (CGBSC), & California Fire Code (CFC).
- 28. Required accessibilities for units shall be per City of Placentia latest adopted & amended Editions of California Building Code (CBC) Chapter 11A & for common use areas shall be per Chapter 11B.
- 29. All required site accessibilities and accessible parking stalls shall be addressed on approved precise grading plans.

30. Complete Building, Electrical, Mechanical, Plumbing, & approved Civil plans are required for building plan check.
31. Shall provide photometric plans to address access from all exits to public ways and other common use areas, which could be used by buildings occupants.
32. Geotechnical investigation report for the proposed townhouses will be required.
33. All units shall be equipped with the minimum required photovoltaic systems.

PUBLIC WORKS DEPARTMENT:

34. All improvement and grading plans shall be drawn on twenty-four (24) inches by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
35. The following items are required for the entitlement review:
 - a. Grading and drainage plan
 - b. Erosion Control plan
 - c. Geotechnical report
 - d. Hydrology/Hydraulics & drainage study
 - e. Water Quality Management Plan (WQMP) in the form and content per the City's WQMP template
 - f. Sewer capacity study
36. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and/or relocation of the existing utilities, vaults, and meters. It is also the applicant's responsibility to ensure applicant notifies the Building Inspection Division that these utilities have been properly relocated and/or disconnected. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.
37. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project and site improvements plans on an AutoCAD DWG and DFX formatted Compact Disc (CD) to the Public Works Department. The applicant shall pay for and provide the City with copies of as-built plans.
38. Applicant shall provide all necessary survey and ALTA reports for dedication and recordation of right-of-way and easements for establishment of new property lines for new sidewalks, roads, and emergency access. Applicant shall provide a recent title report to clarify the ownership of the properties involved and all existing easements on the property.
39. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post excavation activities.

GRADING

40. Prior to the issuance of a grading permit, the applicant shall prepare a Low Impact Development (LID) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and/or non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP) and LID Implementation Guideline. Website available at (<http://ocwatersheds.com/publiced/residents/glltd>) Particular attention should be addressed to the appendix section "Best Management Practices for priority redevelopment." The LID shall clearly show the locations of structural or Nonstructural BMP's, and assignment of long-term maintenance responsibilities. The plan shall be prepared to the general form and content and submitted to the Director of Public Works/City Engineer for review and approval.
41. Prior to the issuance of a grading permit, the applicant shall prepare a Water Quality Management Plan (WQMP) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP). Particular attention should be addressed to the appendix section "Best Management Practices for Development." The WQMP shall clearly show the locations of structural BMP's, and assignment of long-term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the City of Placentia's WQMP Template and shall be submitted to the City Engineer for review and approval. Website available at (<http://www.placentia.org/index.aspx?nid=262>)
42. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City Engineer that coverage has been obtained under the California's General Permit for Discharge of Storm Water Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the City Engineer. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. Prior to the issuance of a grading permit, the applicant shall submit to the City Engineer for review a Storm water Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.
43. Prior to the issuance of grading permits, the applicant shall prepare and submit a precise grading plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls,

erosion control, slope easements, structural best management practices (BMPs) conforming to the approved water quality management plan, and other pertinent information. The project development shall accept and make provisions for the existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.

44. Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence, or collapse for each of the proposed structures. The recommendations shall be implemented by the Applicant.
45. Prior to the issuance of a grading permit, erosion control plans and notes shall be submitted and approved by the Engineering Division of Public Works Department.
46. All private slopes of 4 feet or more in vertical height and of 4:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
47. The development site shall be graded to drain surface water to the existing City storm drain system. Drainage shall be indicated on the precise grading plans and WQMP.
48. Surety and agreement guaranteeing completion of all on-site grading improvements including drainage, structural BMPs, erosion control, grading operations shall be posted and executed to the satisfaction of the City Engineer prior to the issuance of grading permits.
49. The final grading plan for this parcel shall be substantially the same, specifically regarding pad elevations, size, and configuration as the proposed grading illustrated on the approved site plan. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Community Development Director and the City Engineer may refer the matter to the Planning Commission for an opinion before deciding.
50. All parking, common, and storage areas shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo censored cell.

51. The site grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia.
52. The applicant shall provide a quitclaim or relocation of existing easements as applicable in the plan review process prior to issuance of grading permit. Applicant shall accept to take ownership of existing Slope Maintenance Slopes Deeds and Easements on both Parcels A and B. Applicant shall incorporate the areas covered under these easements as part of the overall development of the parcel and provide final design for the drainage of both parcels into the existing storm drainage system, to be reviewed and approved by the City.
53. Provide and identify all pavement and driveway paving materials used inside and outside of the development areas.
54. Identify all storm drain structures, types, sizes and specifications on the plans.

Public Improvements and Construction

55. Applicant shall be responsible for reconstruction of the existing pavement and construct new sidewalks within the limits of the project. The applicant shall provide street resurfacing of full section of pavements (grind to a depth of 2-inch and 2-inch overlay), including driveway approaches, sidewalks, curb and gutter, streetlights, and street trees. The limit of the pavement includes full width of the street starting from the end of the cul-de-sac through the entire property frontage. All public improvements shown on the plans and/or tentative map shall be constructed to City of Placentia standards, ordinances, policies and/or reasonably determined by the City Engineer to be applicable to the project.
56. Prior to issuance of 1st occupancy permit, all new public improvements including curb, gutter, sidewalk, asphalt concrete pavement, and streetlights within property boundaries shall be constructed satisfactorily to the City Standards.
57. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer.
58. All ADA improvements and sidewalks constructed within the public right of way must meet all ADA or CBC standards and will require CASp inspection and certification provided and paid for by the developer.
59. Prior to recordation of final map or issuance of building permit if recordation has already been accomplished, the applicant shall enter into an agreement and post security bond, in a form and amount acceptable to the City Engineer, guaranteeing the construction of public improvements in conformance with applicable City standards and the City Code, including, but not limited to the following:

- Street improvement including, but not limited to: pavement, curb and gutter, sidewalks, driveway approaches, street lights, signing, striping, traffic signal systems and other traffic control devices as appropriate.
- Storm drains facilities
- Landscaping & Irrigation systems
- Sewer systems
- Street lighting
- Fire hydrants
- Traffic signs

Storm Drain Improvements and Construction

60. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the Public Works Director.
61. Drainage easements, when required, shall be shown on the grading plans and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."
62. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval by City Engineer. The hydraulics and hydrology report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, BMP treatment and LID, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood per the Orange County Hydrology Manual. The project development shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.
63. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed. All analysis shall comply with the Orange County Hydrology Manual and County Local Drainage Manual.
64. The post development peak flow rate generated from the project site shall be less than or equal to the predevelopment peak flow rate from the site for all frequency storms up to and including 100-year return.

65. Drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency flow bypass shall also be provided as approved by City Engineer.

Sewer line Improvements and Construction

66. Sewer flow calculations justifying pipeline design and connection to the main shall be prepared by a registered civil engineer and submitted as a part of an improvement plan for approval by the City Engineer. Provide sewer capacity analysis in accordance to the City's Guidelines to evaluate the proposed sewer flow rates into the City sewer system using current flow rate and for pipeline capacity availability. Please see the City's "Sewer Capacity Guidelines."
67. Prior to issuance of building permits, the developer's engineer shall analyze and mitigate any sewer system deficiencies for all phases of the proposed development. Results of the system analysis may require special construction such as booster pumps, upsize the downstream pipes and backwater valves. The engineering analysis and special construction requirements shall be subject to review and approval of City Engineer.
68. Onsite water improvement and fire protection plans shall be approved by the Fire Marshal, the local water district, and City Engineer. The water distribution lines and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Golden State Water Company.
69. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Placentia Fire & Life Safety Department and satisfaction to the City Engineer.
70. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and the Golden State Water Company or YLWD.
71. All sanitary sewer improvements shall be in accordance with the latest OC Public Works Department Standards and the Applicant shall confirm the adequacy of existing sewer systems. In addition, the applicant shall conduct a CCTV and provide the City with a report to show that the existing sewer is in good working condition, and it can be used without any modifications. In case, the existing sewer line serving these parcels is in the need of repairs, the applicant is responsible for all repairs, regardless of the location, where the repair is needed.

Final Map

72. Applicant shall provide a quitclaim or relocation of any existing easements that affect the proposed development in addition to all the necessary easements and dedications for all the street improvements and access to the property by the City.
73. The applicant shall prepare and submit a preliminary title report not older than 90 days.
74. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement providing for the necessary right-of-way, design, and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
75. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer.
76. Developer shall provide CASp inspection and Certification of all improvements located within the public Right-of-way as ADA compliant.
77. This project falls under the City's Municipal Code: 8.04.390 Special requirements for construction/deconstruction waste. This is to ensure the diversion of at least fifty (50) percent of all construction/deconstruction waste generated within the city the following special requirements apply to all covered projects as listed in Section 8.04.400:
 - a) All contractors or owner-builders applying for a permit are required to complete a project form and attest that only an authorized city agent will be used to haul debris and other solid waste generated by that project.
 - b) All contractors or owner-builders are required to place a deposit with the city to ensure their compliance with the required use of an authorized city agent. The specific deposit amount shall be an equivalent to One (1.00) percent of the total project value.
 - c) Upon completion of the project, and if proof deemed satisfactory by the city confirms that all solid waste hauling for that project was done by an authorized city agent then a full refund of the deposit will be made. Acceptable forms of proof are weight tickets, collection receipts, billings, or similar statements from an authorized city agent showing that they performed solid waste collection at the location established for that project. It is the contractor's or owner-builders' responsibility to provide receipts

covering all hauling activity for that project. Failure to provide complete records will be deemed as noncompliance.

- d) Failure to provide receipts or other acceptable proof of compliance for all solid waste hauling on a project will result in the forfeiture of one hundred (100) percent of deposited funds. (O-2011-08 § 2, 2011)
78. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.
 79. Applicant shall provide a quitclaim or relocation of any easement(s) that affects the proposed development. The developer will accept and take over all the existing Slope and Maintenance Easement Deeds on both Parcels A & B, being developed. The City will Quitclaim these deeds to the developer prior to the approval of the final map.
 80. The applicant shall prepare and submit a preliminary title report no older than 90 days.
 81. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements and survey Monumentation, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement providing for the necessary right-of-way, design, and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
 82. The applicant shall establish a Homeowner's association (HOA) for the purpose of maintaining all private access, common lots, onsite fire hydrant, common sewer line, WQMP, LIP, open space, storm drainage and emergency opening of security gate. The association is subject to the review and approval of the Director of Public Works and City Attorney and shall be recorded concurrently with the final map.
 83. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer. The computer analysis may be submitted on a CD with a proper labeled.

PLACENTIA FIRE & LIFE SAFETY DEPARTMENT:

84. A stand-alone fire department access plan is required. Provide additional detail to the fire department access plan that shows compliance with CFC § 503 and City of Placentia Access Guideline and all applicable subsections. At a minimum the access plan shall address the following items:
 - a. Location of the access road. CFC § 503.1.1
 - b. Width of the access road. CFC § 503.2.1
 - c. Vertical clearance. CFC § 503.2.1
 - d. Inside and outside turning radii. CFC § 503.2.4

- e. Road weight capacity. CFC § 503.2.3
 - f. Identify the type of roadway surface (concrete, asphalt, pavers, etc.). CFC § 503.2.3
 - g. Road grade (distinguish changes in 2.5% increments), CFC 503.2.7
 - h. Turn-arounds for dead-end access greater than 150' per CFC § 503.2.5 & Location and details of "Fire Lane - No parking sign" and/or red curb marking CFC § 503.3
 - i. 150 foot hose pull to all portions of the exterior of the buildings measured 10 feet out from the curb line along a normal path of travel. CFC § 503.1.1
 - j. Location of all fire hydrants within 500 feet to the new structures. Note: fire hydrant shall be a minimum of 40' from protected structure. If fire hydrants cannot be located 40' from the building the maximum fire hydrant spacing shall be reduced to 150' CFC § 507.5
 - k. Proposed location of the Fire Department Connection (FDC). CFC § 912.2
 - l. Indicate on the plan the square footage and construction type of the proposed structures.
85. It will be necessary to determine if the property is located in an Administrative Boundary. These are areas determined by the Division of Gas and Geothermal Resources (D.O.G.G.R.) that have the potential to have methane contaminated soil. It is the responsibility of the applicant to acquire this information.
86. Provide a fire flow report that has been completed within the last 6 months. The test flow by the shall be completed from the closest fire hydrant to the property. The City of Placentia Building and Fire Marshal Water Available/Fire Flow Form shall be utilized. CFC 507.3 The square footage and the construction type of the largest structure will determine the minimum fire flow required and will determine the minimum fire hydrants required for the proposed project.

POLICE DEPARTMENT:

PLACENTIA POLICE DEPARTMENT
STANDARD DEVELOPMENT REQUIREMENTS
RESIDENTIAL
October 2022

In accordance with Penal Code section 1405, relating to building safety, the following building standards shall be required for all residential developments. No modifications shall be made without the approval of the Chief of Police.

Doors

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

87. All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches, or with panels not less than nine-sixteenths (9/16) inch thick.
88. A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter.
89. 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.
90. All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the interior.
91. When pairs of doors are utilized in residential structures, a one-piece assembly attached to the full-length edge of the inactive door leaf, incorporating an astragal and flush-bolts for the header and threshold, will be accepted as a strike plate, provided the assembly is constructed of aluminum or steel a minimum of one-eighth inch in thickness.
92. The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.
93. Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb.
94. Glazing in exterior doors or within forty (40) inches of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing, except when double cylinder deadbolt locks are installed.

95. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior from the exterior by removing the hinge pins.
96. Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle one hundred-eighty-degree (180°) door viewer.
97. Upon occupancy by the owner or proprietor, each single unit in tract or multi-unit development, constructed under the same general plan, shall have locks using combinations which are interchangeable free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

Windows

98. No louvered windows shall be used.
99. Sliding windows shall incorporate an anti-lift device.

Addressing-Multiple Family Residential

Multiple family buildings shall display a street address number conforming to the following specifications. Dual signage may be required to meet accessibility requirements of the California Building Code including but not limited to mounting height, size, font, Braille, and tactile standards:

100. Each individual unit within the complex shall display a prominent identification number at the main dwelling entry door, but not on the entry door, of a contrasting color to the background to which it is affixed and clearly visible to approaching vehicles and/or pedestrians. Size and design shall conform to the following:
 - a. Minimum four inches in height; or
 - b. Minimum two inches in height if the entry door is located within a fully enclosed corridor; or
 - c. Minimum two inches in height if, from the interior of the building common space area, the sight line to the entry door from any approach does not exceed 50 feet; and,
 - d. Numerals shall be in a Sans Serif font with a stroke weight of regular to medium, or an approved equivalent font which is clearly legible.
101. Numerals shall be located within one foot of the door frame and illuminated during the hours of darkness. The numerals and light source shall be contained with a single, weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. An illuminated fixture is not required when the address number can be lighted by area lighting as required in the lighting section of these building security requirements regarding walkways and doors.

102. For buildings containing ten or more units, each side which affords vehicle and/or pedestrian access, the primary address number or range of primary address numbers within the building and range of unit numbers within the building where a multi-building complex has one primary address number shall be displayed. If the building has vehicle or pedestrian access from an adjacent street not associated with the building addressing, then in addition to the address numbers, the addressed street name must also be displayed. Numerals and any lettering shall be a minimum of eight inches in height. The font used shall be Sans Serif with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible. Such numerals and any lettering shall be of contrasting color to the background to which they are attached and mounted not less than 10 feet nor more than 20 feet from ground level. Addressing shall be clearly illuminated during the hours of darkness with an uninterruptible A.C. power source or controlled only by a photoelectric device, which may be the common area site lighting. Building landscaping at full maturity shall not obstruct visibility to the numerals.
103. Complexes where unit address numbers are not visible from the addressed public or private street, shall provide vehicle directional signage as follows:
 - a. Signs shall be installed from the point of entry onto the property to each building parking area and/or building entrance and at all decision-making locations along walkways.
 - b. Signs shall display building addresses or unit number range and be located at the complex entry and at all turning points along the route to a building entrance or parking area.
 - c. Range of addresses shall note if all numbers are even or odd based upon existing or potential address sequencing conflicts on the opposite side of the addressed street, with the word "even" or "odd" in minimum one and one-half-inch high letters
104. There shall be positioned, at each vehicle entrance of a multiple family dwelling complex with more than two buildings, an illuminated diagrammatic representation of the complex, which depicts the location of the viewer and the unit designations within the complex. The diagram shall be of a size clearly readable from a distance of at least 10 feet. It shall be lighted during the hours of darkness utilizing a light source, constructed of weather and vandal resistant materials, and provided with an uninterruptible A.C. power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.
105. Signs shall contain directional arrows and street name, in minimum one and one-half-inch high letters if the complex has more than one addressed street.
 - a. Numerals shall be no less than two feet from ground level and not obstructed by building landscaping at full maturity or by parked cars.

- b. Numerals shall be at least three inches in height using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.
106. There shall be positioned, at each common area pedestrian entrance of a multiple-family dwelling complex having buildings that are at least four stories in height, an illuminated diagrammatic representation of the complex, which depicts the location of the viewer and the unit designations within the complex. The diagram shall be of a size clearly readable from a distance of 5 feet. It shall be lighted during the hours of darkness utilizing a light source, constructed of weather- and vandal-resistant materials, and provided with an uninterruptible A.C. power source or controlled by a photoelectric device. Nothing in this section shall preclude the requirement for circuit protection devices where applicable.
107. Pedestrian directional signage shall be provided to guide persons to dwelling units and amenities within and around buildings, being posted at all decision-making locations, including entrances, elevators, stair landings, and walkway intersections. Signage shall include the street name if more than one street name applies to the complex and be so positioned such that text and numerals are mounted between 4 and 6 feet in height, clearly illuminated by dedicated or common area lighting, and not obstructed by landscaping at full maturity. Numerals and lettering shall be at least 2 inches in height using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.
108. In multiple-family complexes, garages or carports not directly attached to the dwelling unit or placed next to the dwelling unit and discernible as being associated with one addressed dwelling unit shall not use corresponding dwelling unit addresses to identify the garage or carport. Where garages are attached and the dwelling unit number is not adjacent to the garage door, an address number shall be displayed, in a clearly visible location, using an address number a minimum of four inches in height.
109. Exterior address identification numbers and/or letters shall not be affixed to a surface using two-sided tape or any material not resistant to weather conditions.
110. An 8.5 inch by 11-inch site plan(s) of the complex shall be provided to the Police and Fire Department. It shall contain all streets, sidewalks, buildings, including identification numbers and/or descriptions, emergency services access key vaults or key override switches, radio-controlled entry system access points, and fire hydrants.

Lighting-Multiple Family Residential

Multiple-family buildings, carports, parking areas, driveways, and walking surfaces shall conform to the following lighting standards:

111. All vehicular drive surfaces, open parking areas and carports shall be illuminated

with a minimum maintained one foot-candle of light at ground level during the hours of darkness.

112. All vehicular drive surfaces, open parking areas and carports shall be illuminated with a minimum maintained one foot-candle of light at ground level during the hours of darkness.
113. All exterior common area pedestrian walkways and recreation areas shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness.
114. Open stairways and enclosed common area corridors shall be illuminated with a minimum maintained 0.5 foot-candles of light on all landings and stair treads during the hours of darkness. Enclosed stairways shall be illuminated at all times with a minimum maintained one foot-candle of light on all landings and stair treads.
115. Cluster mailboxes, trash enclosures/areas, vending machines, and public phones located on the exterior shall be illuminated with a minimum maintained one foot-candle of light, measured within a five-foot radius at ground level, during the hours of darkness.
116. Recessed areas of building or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.
117. Accessible luminaires utilized to meet the requirements of this section shall have vandal resistant light fixtures and be not less than three feet in height from the walking surface when used to illuminate walkways and a minimum of 78 inches in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.
118. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 15,000 hours.
119. A site plan shall be provided, unless otherwise approved, showing buildings, parking areas, walkways, detailed landscaping, fixture schedule, mounting height, the lighting ratio and a point-by-point photometric calculation of the required light levels. If a parking lot is equipped with an occupancy sensor, then a point-by-point photometric calculation is required to show it meets the required minimum level of light. Foot-candles shall be measured at grade on a horizontal plane and conform

to a uniformity ratio of six to one (6:1) average/minimum. Landscaping shall not be planted so as to obscure required light levels with light fixtures exceeding eight feet in height installed at least two feet from a tree's canopy at 70 percent maturity.

120. The light source shall be controlled by a photocell device or a timeclock with an astronomic feature.

Community Mailboxes

Mailboxes, not located within a room, in multi-family complexes are to be located in highly visible areas adjacent to common area activity amenities and not directly accessed from inside parking structures. Mail rooms are to have glass doors and/or windows to provide visibility into them from the surrounding area. The room is to be illuminated with a minimum maintained five foot-candles of light on the floor at all times.

Emergency Access

121. Private roads and parking areas or parking facilities when controlled by unmanned automated parking gates shall provide for police emergency access utilizing Click2Enter radio-controlled entry system and Knox key switch device to be installed and designed as follows:
 - a. The key switch control shall be installed at a height of 42 inches from finished driveway grade and a minimum of 15 feet from the entry/exit gate and be located on the driver's side of the road or driveway. The key switch is to be accessible in such a manner as to not require a person to exit their vehicle to reach it; nor to require any back-up movements in order to enter/exit the gate. The key switch may be installed within a visitor telephone/intercom call box if meeting the above criteria. The control housing shall consist of heavy gauge metal and be vandal- and weather-resistant and be mounted on a substantial structure such as a steel post, concrete, or masonry pedestal.
 - b. Key switches shall be secured to the control housing or telephone/intercom call box utilizing tamper resistant screws.
 - c. Except for an open surface parking lot with less than 100 parking spaces, a Click2Enter radio-controlled entry system shall be installed per No. 2 below.
 - d. Vehicle gates shall be designed to open in a power failure.
122. All lockable pedestrian gates or doors to common area walkways and recreation areas/buildings of residential multifamily complexes or tract of homes shall provide for police emergency access utilizing Click2Enter radio-controlled entry system and Knox key switch device which shall be installed as follows:

- a. Pedestrian gates/doors using an electrically automated type lock shall be provided with a Click2Enter radio controlled entry system and a key switch within a telephone/intercom console, or installed adjacent to the door inside a wall/door frame, or in a control housing as described in section No.1 above or in a method approved by the police department. Key switches shall be secured utilizing tamper resistant screws. The radio-controlled receiver shall be visible in order to determine, when activated, if the signal was received by illuminating a light. More than one gate or door which is in close proximity to another may be operated by the radio-controlled entry system if approved by the police department.

Exceptions:

- (1) Recreation buildings are not required to have a Click2Enter radio-controlled entry system.
 - (2) Interior stairway doors are not required to have a Click2Enter radio-controlled entry system.
- b. Pedestrian gates or doors utilizing mechanical locks shall be provided with a Knox key vault adjacent to each gate or door, securely attaching it to a fence or wall, mounted four feet above finished grade and within two feet of the locking device. Mechanical locks using combination locks shall have a keyway and key for the key vault.
 - c. Pedestrian gates in perimeter community walls or fencing shall utilize a Knox key switch if using an electronically automated type lock, or if a mechanical lock is used, a Knox key vault, mounted four feet above finished grade and within two feet of the locking device.
 - d. Pool gates shall only utilize a Knox key vault, mounted four feet above finished grade and within two feet of the locking device.
 - e. Elevators with access control systems shall be provided with a Knox key switch adjacent to the access control reader utilizing tamper resistant screws.
123. Emergency vehicle access gates shall be designed so as to provide access to the padlock from either side of the gate. A Knox key vault shall be installed on each side of the gate. Owner's padlock shall be used to secure the gate.
 124. All Knox key switches, key vaults, and padlocks shall be sub-mastered to a fire department key for access by the police department. The Click2Enter radio-controlled entry system shall be programmed to frequencies approved by the police department and fire department.
 125. Key switches, key vaults, padlocks, and radio-controlled entry system installations shall be identifiable to approaching police personnel in a manner as approved by the police department.
 126. An Emergency Access Plan shall be required when a Click2Enter radio-controlled

entry system, Knox key switch, or Knox key vault is required to be installed. The plan is to identify the location of each device on a site plan.

Construction Site Security

The number of access points onto the site shall be minimized and, where feasible, situated in locations that are highly visible from an adjacent street, and conform to the following:

127. Perimeter construction site fencing shall be installed adjacent to streets and designed as follows:

- a. Chain link or other metal fencing and gates, at least six feet in height, and
 - (1) Vehicle and pedestrian access gates shall not be covered. Fencing with fabric shall not be covered for the first 50 feet in lineal length, or greater where necessary for sight distance control, on each side of a gate.
- b. All vehicle and pedestrian openings shall have gates secured after hours of operation by a padlock(s) designed to prohibit cutting of the shackle; and
 - (1) Coil chain, minimum 30 grade, at least 3/8-inch thick, if used to secure a gate, or
 - (2) Cable at least 5/16-inch thick, if used to secure a gate.
- c. Perimeter fencing may be removed when there is no longer outside storage of building materials or building fixtures and when there are no remaining exterior construction activities requiring separation of non-construction related personnel and public from exterior construction activity.
- d. Alternative fencing and protection may be approved by the police department.

128. Office trailers and temporary buildings shall be secured as follows:

- a. At a minimum, doors shall have a deadbolt lock and an auxiliary locking device using a hasp or slide bolt with a protective device to prohibit cutting of a padlock, attached with non-removable bolts from the exterior, and locked with a padlock having a minimum 1/2-inch thick shackle with heel and toe locking; or secured in a manner as approved by the police department.
- b. All windows shall be secured from entry using either:
 - (1) Steel bars of at least 1/2-inch round or one-inch by 1/4-inch flat steel material, spaced not more than five inches apart, securely attached on the inside of the trailer using bolts that are nonremovable from the exterior; or
 - (2) Steel grate mesh of at least 1/8-thick material, securely attached on the interior or exterior of the trailer using means that are resistant to

removal from the exterior.

129. Storage containers with at least 64 square feet of storage area shall be secured as follows:

a. Doors shall be secured using a hasp or slide bolt with a protective device to prohibit cutting of the padlock, attached with nonremovable bolts from the exterior, and locked with a padlock having a minimum ½-inch thick shackle with heel and toe locking; or secured in a manner as approved by the police department.

b. Exterior hinge pins shall be rendered nonremovable by design or welding.

130. Site lighting shall be installed and designed as follows:

a. Where lighting required would impinge on occupied residential properties:

(1) Motion sensors may be used to control light fixtures.

(2) Elements of the lighting provisions below may be modified or not required when approved by the police department.

b. All vehicle gate locations shall be illuminated, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground, within and on all sides of the gated opening for a distance of 15 feet beyond the opening. Outdoor lighting shall be maintained and installed so that direct rays are confined to the site and adjacent properties and streets open to the public are protected from glare.

c. All open centralized storage areas for building materials or building fixtures shall be illuminated, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground, within and on all sides of the stored items for a distance of 15 feet beyond the materials or fixtures.

d. All trailers, temporary buildings, or containers used as an office or for storage of building materials, or fixtures for buildings, or construction equipment shall be illuminated on all sides with openings, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground for a distance of 15 feet beyond the exterior walls.

e. Luminaries utilized to meet this section shall be installed at least 18 feet from the ground, have tempered or polycarbonate lenses, and meet or exceed U.L. Bulletin 1572 for wet locations.

131. Forklifts shall be rendered inoperable, when hours of operation are ceased, by removing the key and adding a device to either disable the engine or other measure to prohibit moving it.

132. A record shall be developed and maintained of on-site motorized construction vehicle equipment, which have wheels a minimum of 15 inches in diameter,

listing the manufacturer, model, license plate number, vehicle identification number (VIN), and product identification number (PIN).

133. An address sign shall be installed at all perimeter vehicle access points and include the street name and number, using minimum six-inch high letters and numbers, and shall be posted at the top of the perimeter fence or at least five feet from the ground.
134. A "No Trespassing" sign, conforming to the requirements of California Penal Code, Section 602, shall be installed at all perimeter access points, posted at the top of the perimeter fence or at least five feet from the ground.
135. A 24-hour emergency phone number, for management of the site, shall be posted at the main gated entrance and on the exterior of an on-site office trailer or building near the main vehicle entrance.
136. The following additional security measures shall be required if the residential construction site has 25 or more dwelling units:
 - a. Institute at least one of the following additional security measures:
 - (1) Provide color cameras that view all vehicle access points and record vehicle license plates when the hours of operation cease, saving recorded activity for at least 60 days; or
 - (2) Utilize a California State Licensed Security Guard for every 10 contiguous acres of the same project or portion thereof, to monitor the site when hours of operation cease, recording persons and vehicles entering and leaving it, saving recorded activity for at least 60 days; or
 - (3) Other alternate measure(s) approved by the police department that are found to provide at least the equivalent security of providing one of measures (1) or (2) above.
 - b. Develop a written procedure and implement a property identification program approved by the police department that is designed to readily identify ownership of heavy equipment, building materials where feasible, and building equipment.

Definitions

Astragal is a device, either fixed or movable, which eliminates the vertical opening between a pair of doors when in the closed position.

Burglary resistant glazing means those materials as defined in Underwriters' Laboratories Bulletin 972.

Fully tempered glass means those materials meeting or exceeding UCB Standard 24-2 for Safety Glazing.

Glazing is all glass, plastics, and fiberglass utilized as an exterior window, vision panel, light, or pane within any type of door.

Hours of operation shall mean the time period when any activity requires the presence of employees or workers within or about the affected business.

Hours of darkness shall mean any time from one-half hour before sunset and one-half hour after sunrise and any other time when the illumination level is less than the required lighting for uses as designated in this chapter.

Luminaire is a complete lighting device consisting of a light source together with its direct appurtenances, such as globe, reflector refractor, housing, and such support as is integral with the housing. The pole, post or bracket is not considered a part of the luminaire.

Minimum maintained foot-candles of light is the amount of light falling on that point of a surface with the least illumination, calculated through application of a maintenance factor, which is a multiplier applied to account for aging of the lamp and for dirt build-up on the luminaire during the period for which a lamp is in place.

Vandal resistant light fixture has a lens constructed of materials meeting or exceeding U.L. Bulletin 972 (Burglary Resistant Glazing) and a housing meeting or exceeding U.L. Bulletin 1572 (Wet Locations.)

RESOLUTION NO. PC-2023-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVAL OF TENTATIVE TRACT MAP NO. TTM 19183 FOR THE SUBDIVISION OF 39 RESIDENTIAL TOWNHOME UNITS FOR CONDOMINIUM PURPOSES ON A 1.3-ACRE LOT LOCATED WITHIN THE HIGH DENSITY RESIDENTIAL (R-3) ZONING DISTRICT LOCATED AT 1952 AND 1958 EAST VETERANS WAY (APN: 346-331-33 & 346-331-35) AND MAKING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SET FORTH IN TITLE 14 CCR § 15332 (CLASS 32 – INFILL DEVELOPMENT PROJECTS) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES.

A. Recitals.

WHEREAS, On February 14, 2023, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, recommending to the City Council of the City of Placentia, approval of Tentative Tract Map No. TTM 19183 for the project located at 1952 and 1958 East Veterans Way.

WHEREAS, The Planning Commission heard testimony, received a report and other relevant information from City staff and members of the public regarding Veterans Way Development, c/o Alan Toffoli, application for a Tentative Tract Map.

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

B. Resolution.

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

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

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

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements

within the neighborhood or within the city. Subject to compliance with the attached Conditions of Approval set forth in Attachment "A" of this Resolution and by this reference incorporated herein and Standard Development Requirements, the project complies with all applicable code requirements and development standards of the High Density Residential (R-3) Zoning District and Title 22, and with other applicable regulations of the Placentia Municipal Code (PMC).

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "High Density Residential", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the development of four, three-story, multi-family buildings consisting of a total of 39 residential townhome units.

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

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

e. That the proposed map is consistent with the General Plan. The proposed Tentative Tract Map is to support the construction of four, three-story, multi-family buildings consisting of a total of 39 residential town home units on the site. The proposed residential development is consistent with all policies, programs, and goals of the General Plan.

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

g. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is to allow the formation and subdivision of 39 residential condominium units within the City of Placentia that will accommodate four residential townhome buildings.

h. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. Although easements have been found, they are mostly for utility access only. All of the easements will be protected in place and will not be altered by the construction of the project.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat. The subject site is an underutilized property, with a legal non-conforming single-family residential home and limited vegetation. There are no known areas within the City that host wildlife or their habitat, most particularly species.

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

k. The proposed development's site plan and its design features, including architecture and landscaping are consistent with the General Plan, and will integrate harmoniously with and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City.

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

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

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

Section 4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends that City Council approve Tentative Tract Map 19183, as modified herein, and specifically subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein.

Section 5. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED THIS 14TH DAY OF FEBRUARY 2023.

FRANK PEREZ, 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 14th day of February, 2023, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of February, 2023, 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:

CITY ATTORNEY

Attachment A: Conditions of Approval for Tentative Tract Map No. 19183

**Attachment “A”
Special Conditions of Approval for
Tentative Tract Map No. TTM 19183
1952 and 1958 East Veterans Way**

SPECIAL CONDITIONS

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

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

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant’s project. The applicant shall pay the City’s defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
3. Approval of Tentative Tract Map No. TTM 19183 and the final map is contingent upon City Council Approval.
4. TTM 19183 shall expire twenty-four (24) months after approval or conditional approval if a final map is not recorded. Upon written request, by the developer, the time limit may be extended an additional twelve (12) months by City Council.

5. A final map shall be prepared by or under the direction of a registered Civil engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
6. TTM 19183 shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
7. Any modifications to the approved floor plan/site plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
8. Prior to final release of the residential units for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved for their respective portion.
9. The approval of Tentative Tract Map No. TTM 19183 shall be contingent upon approval of Development Plan Review No. DPR 2022-01 and Use Permit No. UP 2022-01. In the event the TTM is denied, approval of any of the aforementioned DPR and UP entitlements shall be deemed to be null and void. In the event the DPR and UP are denied, TTM 19183 shall be deemed null and void.
10. Comply with all applicable conditions of approval of DPR 2022-01 and UP 2022-01.

PUBLIC WORKS – ENGINEERING DIVISION:

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

Final Map

12. Applicant shall provide a quitclaim or relocation of any existing easements that affect the proposed development in addition to all the necessary easements and dedications for all the street improvements and access to the property by the City.
13. The applicant shall prepare and submit a preliminary title report not older than 90 days.
14. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement providing for the necessary right-of-way, design, and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior

to occupancy of the development and subject to review and approval by the City Engineer.

15. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer.
16. Developer shall provide CASp inspection and Certification of all improvements located within the public Right-of-way as ADA compliant.
17. This project falls under the City's Municipal Code: 8.04.390 Special requirements for construction/deconstruction waste. This is to ensure the diversion of at least fifty (50) percent of all construction/deconstruction waste generated within the city the following special requirements apply to all covered projects as listed in Section 8.04.400:
 - a. All contractors or owner-builders applying for a permit are required to complete a project form and attest that only an authorized city agent will be used to haul debris and other solid waste generated by that project.
 - b. All contractors or owner-builders are required to place a deposit with the city to ensure their compliance with the required use of an authorized city agent. The specific deposit amount shall be an equivalent to One (1.00) percent of the total project value.
 - c. Upon completion of the project, and if proof deemed satisfactory by the city confirms that all solid waste hauling for that project was done by an authorized city agent then a full refund of the deposit will be made. Acceptable forms of proof are weight tickets, collection receipts, billings, or similar statements from an authorized city agent showing that they performed solid waste collection at the location established for that project. It is the contractor's or owner-builders' responsibility to provide receipts covering all hauling activity for that project. Failure to provide complete records will be deemed as noncompliance.
 - d. Failure to provide receipts or other acceptable proof of compliance for all solid waste hauling on a project will result in the forfeiture of one hundred (100) percent of deposited funds. (O-2011-08 § 2, 2011)
18. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.
19. Applicant shall provide a quitclaim or relocation of any easement(s) that affects the proposed development. The developer will accept and take over all the existing Slope

and Maintenance Easement Deeds on both Parcels A & B, being developed. The City will Quitclaim these deeds to the developer prior to the approval of the final map.

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

Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer. The computer analysis may be submitted on a CD with a proper labeled.

SHEET INDEX

SHEET 1 TENTATIVE TRACT MAP
 SHEET 2 PRELIMINARY GRADING & UTILITY PLAN
 SHEET 3 CIRCULATION & PARKING PLAN

OWNER/SUBDIVIDER

TOFFOLI INVESTMENTS, LLC
 3 HUGHES
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 768-2535

ENGINEER INFORMATION

CAV CONSULTING, INC.
 9830 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 PHONE: (949) 916-3800

SOILS ENGINEER

ALTA CALIFORNIA GEOTECHNICAL, INC.
 170 N. MAPLE STREET, SUITE 108
 CORONA, CA 92880
 PHONE: (951) 509-7090

SITE ADDRESS

1952 & 1958 E. VETERANS WAY
 PLACENTIA, CA 92870

ASSESSOR'S PARCEL NUMBERS:

PARCEL A 346-331-33, PORTION OF OLD - 06
 PARCEL B 346-331-35, PORTION OF OLD - 07

LEGAL DESCRIPTION

PARCEL A (APN: 346-331-33 PORTION OF OLD -06):

A PORTION OF LOT 4 IN BLOCK 36 OF THE YORBA LINDA TRACT, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 4, 248.77 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, 254.41 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED AND RUNNING THENCE FROM SAID TRUE POINT OF BEGINNING EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 4, 140.25 FEET TO A POINT; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4, 246.25 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 4; THENCE WESTERLY ALONG SAID NORTHERLY LINE 141.72 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO BIBIANO DE LOS REYES BY DEED DATED MARCH 31, 1931; THENCE SOUTHERLY IN A DIRECT LINE 265.75 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LOT 4 IN BLOCK 46 OF THE YORBA LINDA TRACT IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, AS EXCEPTED IN FEE SIMPLE TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY, A PUBLIC ENTITY, IN DEED RECORDED JANUARY 11, 2019 AS INSTRUMENT NO. 2019000011023 OF OFFICIAL RECORDS.

PARCEL B (APN: 346-331-35, PORTION OF OLD -07):

THAT PORTION OF LOT 4, BLOCK 36 OF THE YORBA LINDA TRACT, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 4, 248.77 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, 123.31 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; RUNNING THENCE FROM SAID TRUE POINT OF BEGINNING EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 4, 130.60 FEET TO A POINT; THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4, 265.75 FEET, TO A POINT IN THE NORTHERLY LINE OF SAID LOT 4; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 131.97 FEET TO THE NORTHEAST CORNER OF THAT OF THAT CERTAIN PROPERTY CONVEYED TO VICENTE DE LOS REYES BY DEED DATED MARCH 31, 1931; THENCE SOUTHERLY IN A DIRECT LINE 283.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 4 IN BLOCK 36 OF THE YORBA LINDA TRACT IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS DESCRIBED IN THE ORDER SETTLING FINAL ACCOUNT AND DECREE OF DISTRIBUTION TO ELMER DE LOS REYES, ET AL., RECORDED MAY 13, 1960 IN BOOK 5243, PAGES 516 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, THAT LIES SOUTHERLY OF A LINE WHICH IS PARALLEL AND CONCENTRIC WITH AND NORTHERLY 28.00 FEET FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE CENTERLINE OF FEE ANA STREET DISTANCE SOUTH 00°23'34" EAST, 323.72 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF ORANGETHORPE AVENUE; THENCE NORTH 89°37'35" EAST, 61.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY 132.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'48"; THENCE TANGENT TO SAID CURVE SOUTH 75°13'37" EAST, 912.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1000.00 FEET; THENCE EASTERLY 126.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°14'09"; THENCE TANGENT TO SAID CURVE SOUTH 82°27'46" EAST, 312.63 FEET TO A POINT ON THE CENTERLINE OF TAYLOR STREET DISTANT SOUTH 00°48'16" EAST, 413.51 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF SAID ORANGETHORPE AVENUE AS SAID CENTERLINE IS LOCATED EASTERLY OF SAID CENTERLINE OF TAYLOR STREET AS GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT IN DEED RECORDED NOVEMBER 23, 1962 IN BOOK 6332, PAGES 788 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THAT PORTION OF LOT 4 IN BLOCK 46 OF THE YORBA LINDA TRACT IN BOOK 5, PAGES 17 AND 18 OF MISCELLANEOUS MAPS, DESCRIBED AND SHOWN AS LAK-015-01 IN FAVOR OF THE ORANGE COUNTY TRANSPORTATION AUTHORITY, A PUBLIC AGENCY BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 27, 2019 AS INSTRUMENT NO. 2019000097312 OFFICIAL RECORDS.

LOT AREA

GROSS: 1.30 AC (56,629 SF)

FLOOD ZONE

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X 0.2% ANNUAL CHANCE FLOOD HAZARD" PER FEMA MAP NO. 06059C0152J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009 (TABLE A-3).

DEMOLITION NOTES:

- 1) ALL EXISTING BUILDINGS LOCATED WITHIN THE PROPERTY SHALL BE DEMOLISHED AND REMOVED
- 2) ALL EXISTING FENCES/SCREEN WALLS WITHIN THE PROPERTY SHALL BE DEMOLISHED AND REMOVED
- 3) ALL EXISTING FENCES/SCREEN WALLS LOCATED ON OR NEAR THE PROPERTY LINE SHALL BE PROTECTED IN PLACE OR RELOCATED, WHERE POSSIBLE.

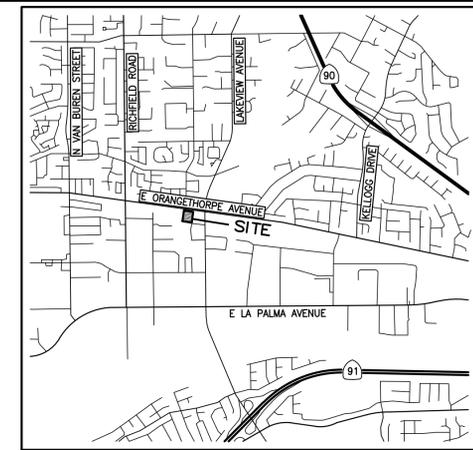
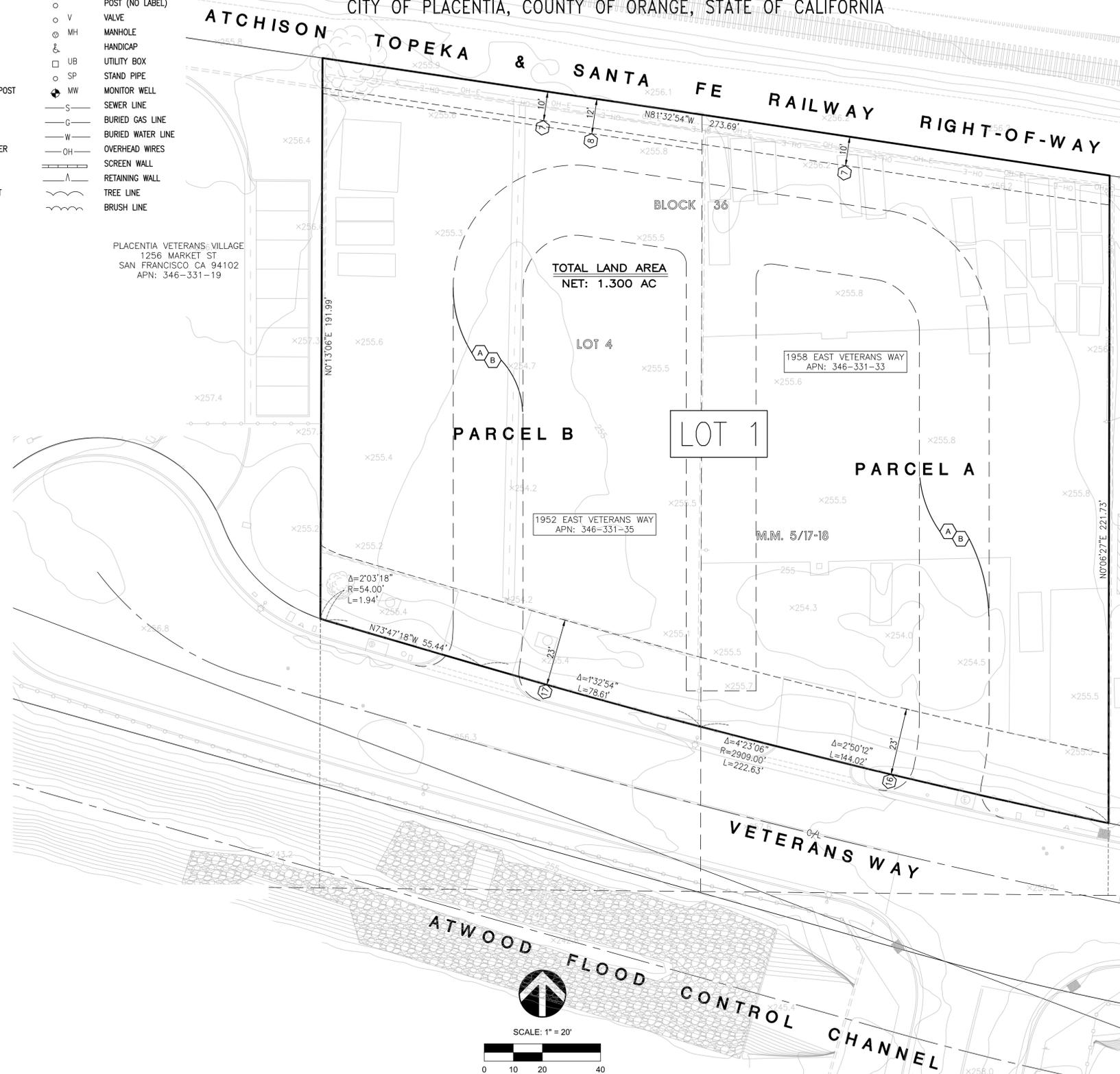
LEGEND

- | | | | |
|------|-----------------|---|-------------------|
| CONC | CONCRETE | — | EXISTING ESMT |
| ASPH | ASPHALT | ● | POWER POLE |
| ○ | TREE | + | GUYWIRE/ANCHOR |
| ○ | BUSH | □ | METER |
| ○ | PALM TREE | ○ | POST (NO LABEL) |
| ○ | MAIL BOX | ○ | VALVE |
| ○ | STREET LIGHT | ⊗ | MH |
| ○ | SIGN (10') | ⊗ | HANDICAP |
| ○ | SIGN (5') | □ | UTILITY BOX |
| ○ | LARGE SIGN POST | ○ | SP |
| ○ | LS | ⊕ | MW |
| ○ | CB | — | SEWER LINE |
| ○ | DI | — | BURIED GAS LINE |
| ○ | LP | — | BURIED WATER LINE |
| ○ | M | — | W |
| ○ | DI | — | OVERHEAD WIRES |
| ○ | S | — | SCREEN WALL |
| + | FH | — | RETAINING WALL |
| | | — | TREE LINE |
| | | — | BRUSH LINE |

PLACENTIA VETERANS VILLAGE
 1256 MARKET ST
 SAN FRANCISCO CA 94102
 APN: 346-331-19

TENTATIVE TRACT MAP NO. 19183

FOR CONDOMINIUM PURPOSES
 CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
 N.T.S.

TITLE INFORMATION

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 989-30054127-A-BAM, AND BEING DATED SEPTEMBER 24, 2020 AT 7:30 AM., AMENDED OCTOBER 6, 2020

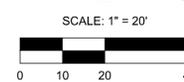
EXCEPTIONS

- # DENOTES PLOTTED ITEM.
- 4 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF: YORBA LINDA WATER COMPANY
 PURPOSE: WATER RIGHTS AND RIGHTS OF WAY
 RECORDING DATE: NOVEMBER 07, 1911
 RECORDING NO: IN BOOK 203, PAGE 291 DEEDS
 (SAID EASEMENT IS BLANKET IN NATURE FOR WATER RIGHTS)
 - 5 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: M. N. NEWMARK, ET AL.
 PURPOSE: IRRIGATION OR DRAINAGE DITCHES, PIPE LINES OR CONDUITS AND ROAD PURPOSES
 RECORDING DATE: NOVEMBER 25, 1912
 RECORDING NO: IN BOOK 224, PAGE 1 DEEDS
 (SAID EASEMENT IS BLANKET IN NATURE)
 - 7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; IN FAVOR OF: STANDARD OIL COMPANY
 PURPOSE: PIPE LINES
 RECORDING DATE: OCTOBER 17, 1919
 RECORDING NO: IN BOOK 344, PAGE 255 DEEDS
 - 8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: CITY OF PLACENTIA
 PURPOSE: SANITARY SEWER
 RECORDING DATE: APRIL 28, 1972
 RECORDING NO: AS INSTRUMENT NO. 1972-25481, IN BOOK 10103, PAGE 958 OFFICIAL RECORDS
 - 16 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT; GRANTED TO: CITY OF PLACENTIA, A PUBLIC BODY CORPORATE AND POLITIC
 PURPOSE: A PERMANENT, NON-EXCLUSIVE EASEMENT FOR THE RIGHT TO CONSTRUCT, MAINTAIN AND ADJUST, AS APPLICABLE, A SLOPE AND INCLUDES THE RIGHT OF INGRESS/EGRESS AND APPURTENANCES
 RECORDING DATE: NOVEMBER 26, 2018
 RECORDING NO: AS INSTRUMENT NO. 2018000440772 OFFICIAL RECORDS
 - 17 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT;
 ENTITLED: FINAL ORDER OF CONDEMNATION
 COURT: SUPERIOR
 CASE NO.: 30-2012-00598191
 IN FAVOR OF: ORANGE COUNTY TRANSPORTATION AUTHORITY, A PUBLIC ENTITY
 PURPOSE: SLOPE AND MAINTENANCE
 RECORDING DATE: MARCH 27, 2019
 RECORDING NO: AS INSTRUMENT NO. 2019000097312 OFFICIAL RECORDS
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
- ENTITLED: SLOPE AND MAINTENANCE EASEMENT DEED
 EXECUTED BY: ORANGE COUNTY TRANSPORTATION AUTHORITY AND THE CITY OF PLACENTIA
 RECORDING DATE: NOVEMBER 25, 2019
 RECORDING NO: AS INSTRUMENT NO. 2019000491699 OFFICIAL RECORDS

CITY OF PLACENTIA
 401 E CHAPMAN AVE
 PLACENTIA, CA 92870
 APN: 346-331-32

PROPOSED EASEMENTS

- (A) AN EASEMENT FOR EMERGENCY AND SOLID WASTE COLLECTION SERVICE PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS PURPOSES AS DEDICATED TO THE CITY OF PLACENTIA.
- (B) AN EASEMENT FOR ROAD, PUBLIC UTILITY AND OTHER PUBLIC PURPOSES AS DEDICATED TO THE CITY OF PLACENTIA.



| | | | | | | | |
|---|------|---|---------------|--|----------------------------------|--------------|-----------------|
| DEVELOPER : TOFFOLI INVESTMENTS, LLC 3 HUGHES, IRVINE, CALIFORNIA 92618 | | OWNER/DEVELOPER: TOFFOLI INVESTMENTS, LLC 3 HUGHES, IRVINE, CALIFORNIA 92618 | PREPARED BY : | REGISTERED PROFESSIONAL ENGINEER DANE F. MEDONALDO C 80705 CIVIL STATE OF CALIFORNIA | TENTATIVE TRACT MAP 19183 | | DATE: 1/23/2023 |
| SOILS ENGINEER : ALTA CALIFORNIA GEOTECHNICAL, INC. 170 N. MAPLE STREET, SUITE 108 CORONA, CA 92880 PHONE (951) 509-7090 | | | | | SCALE: AS SHOWN | DRAWN BY: JV | CHECKED BY: JC |
| REVISIONS | | | | CITY OF PLACENTIA | | SHEET 1 OF 3 | |
| NO. | DATE | INITIAL | DESCRIPTION | APP | DATE | | |

SITE DATA:

LAND AREA
GROSS: 1.30 ACRES

UNITS
TINY TOWNS 39
TOTAL 39

PROPOSED ZONING:
"R-3" HIGH DENSITY MULTIPLE-FAMILY

SETBACKS
FRONT - 15 FEET
STREET - 10 FEET
SIDE - 5 FEET
REAR - 10 FEET

HEIGHT: 35' MAX - PROPOSED 35'-2"

MINIMUM DISTANCE BETWEEN BUILDINGS:
20' MIN. DOUBLE ACCESS
12' MIN. SINGLE ACCESS
10' MIN. BETWEEN ALL OTHER BILLINGS

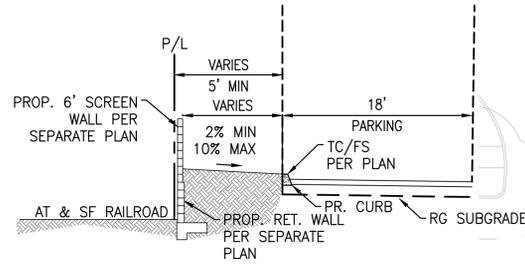
DENSITY
GROSS: 30.0 DU/AC

PARKING
GARAGES STALLS: 66 PROVIDED
OPEN STALLS: 19 PROVIDED
REQUIRED PARKING: 2.15 STALLS/UNIT = 83.85 STALLS

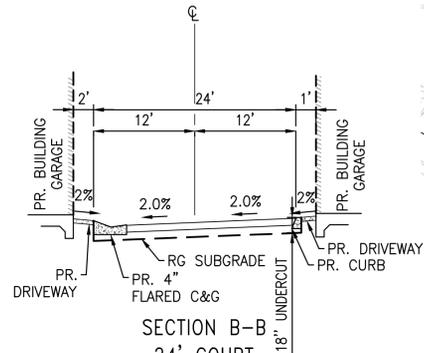
TOTAL PROVIDED:
66 GARAGES STALLS
+ 19 OPEN STALLS
= 85 STALLS PROVIDED

OPEN SPACE
- SQUARE FEET (- ACRES)
REQUIRED: 200 S.F./UNIT = 7,800 S.F.
OR 0.18 ACRES

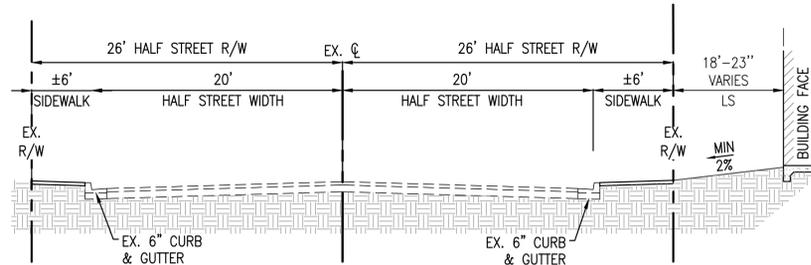
LOT COVERAGE
- SQUARE FEET (- ACRES)
REQUIRED: 60% MAX. = 33,978 S.F. OR
0.78 ACRES



SECTION A-A
NORTH PROPERTY LINE:
RETAINING WALL CONDITION
NOT TO SCALE



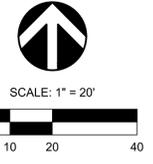
SECTION B-B
24' COURT
NOT TO SCALE



SECTION C-C
VETERANS WAY STREET SECTIONS
52' RIGHT OF WAY
NOT TO SCALE

LEGEND

- 91 --- EX. CONTOUR LINE
- PROPERTY LINE
- EXISTING CURB AND GUTTER
- STREET LIGHT
- FIRE HYDRANT
- CENTERLINE
- === EX. STORM DRAIN LINE
- === PROP. STORM DRAIN
- JUNCTION STRUCTURE
- MANHOLE
- CLEANOUT
- INLET
- 91 --- PROP. CONTOUR LINE



| DEVELOPER : REVISIONS | | | | | |
|-----------------------|------|---------|-------------|-----|------|
| NO. | DATE | INITIAL | DESCRIPTION | APP | DATE |
| | | | | | |
| | | | | | |
| | | | | | |

OWNER/DEVELOPER:
TOFFOLI INVESTMENTS, LLC
3 HUGHES, IRVINE, CALIFORNIA 92618

SOILS ENGINEER :
ALTA CALIFORNIA GEOTECHNICAL, INC.
170 N. MAPLE STREET, SUITE 108
COPPOLE, CA 92680
PHONE (951) 509-7090

PREPARED BY :

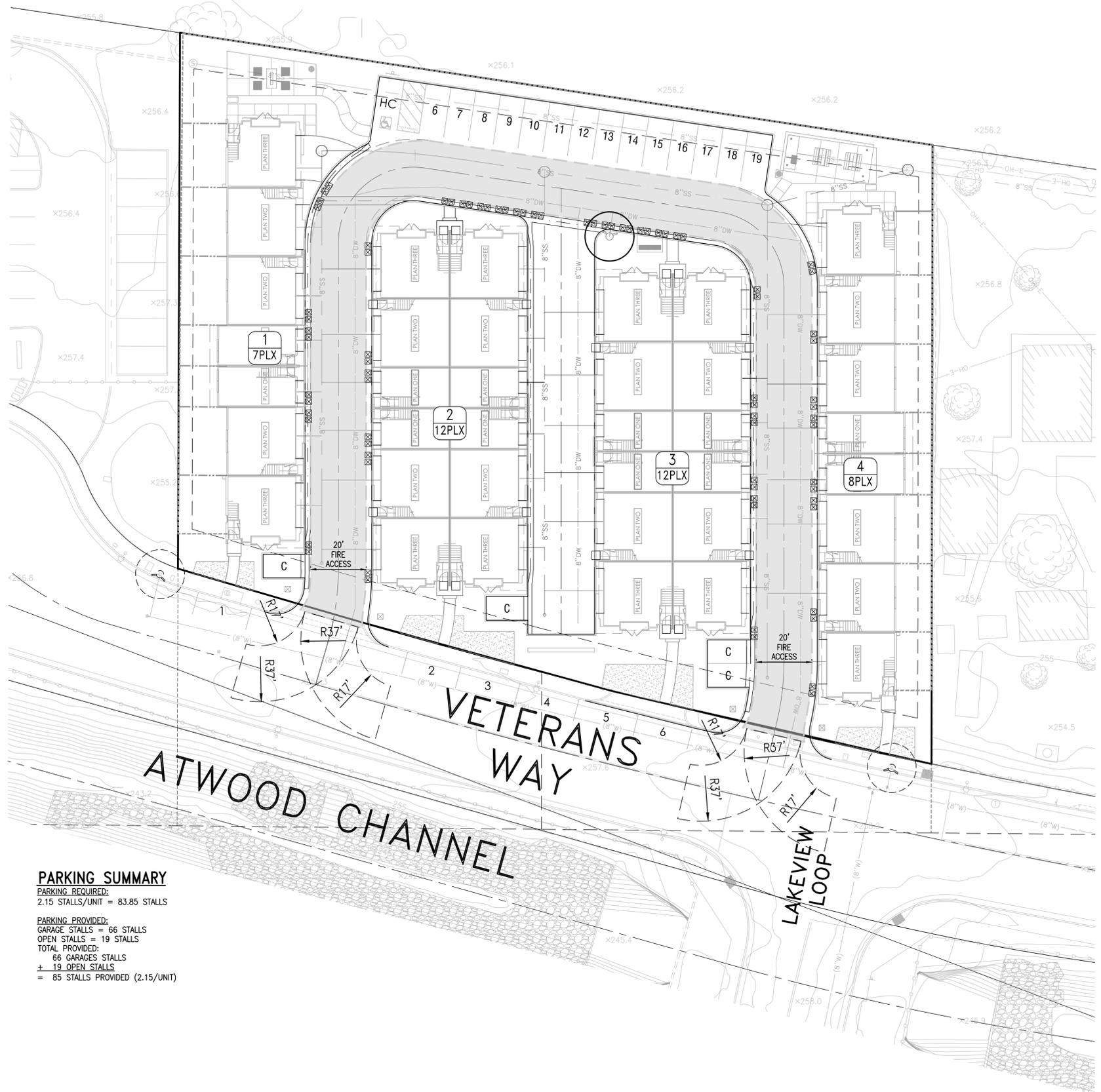


TENTATIVE TRACT MAP
19183
PRELIMINARY GRADING
AND UTILITY PLAN

SCALE: AS SHOWN DRAWN BY: JV CHECKED BY: JC

CITY OF PLACENTIA

DATE: 1/23/2023
SHEET 2 OF 3



LEGEND

TRASH BIN LOCATIONS

2 CANS PER UNIT:
 - 1 FOR TRASH
 - 1 FOR RECYCLING MATERIALS

ADA PATH OF TRAVEL

BUILDING NUMBER 1
 UNIT NUMBERS 6PLX

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

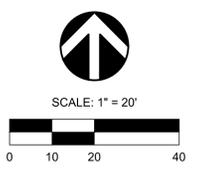
PROPOSED FIRE TRUCK ACCESS

TURNING RADIUS

PARKING SUMMARY

PARKING REQUIRED:
 2.15 STALLS/UNIT = 83.85 STALLS

PARKING PROVIDED:
 GARAGE STALLS = 66 STALLS
 OPEN STALLS = 19 STALLS
TOTAL PROVIDED:
 66 GARAGE STALLS
 + 19 OPEN STALLS
 = 85 STALLS PROVIDED (2.15/UNIT)



| REVISIONS | | | | | |
|-----------|------|---------|-------------|-----|------|
| NO. | DATE | INITIAL | DESCRIPTION | APP | DATE |
| | | | | | |
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DEVELOPER : **TOFFOLI INVESTMENTS, LLC**
 3 HUGHES, IRVINE, CALIFORNIA 92618

OWNER/DEVELOPER:

SOILS ENGINEER : **ALTA CALIFORNIA GEOTECHNICAL, INC.**
 170 N. MAPLE STREET, SUITE 108
 OROVIA, CA 92880
 PHONE (951) 509-7090

PREPARED BY :

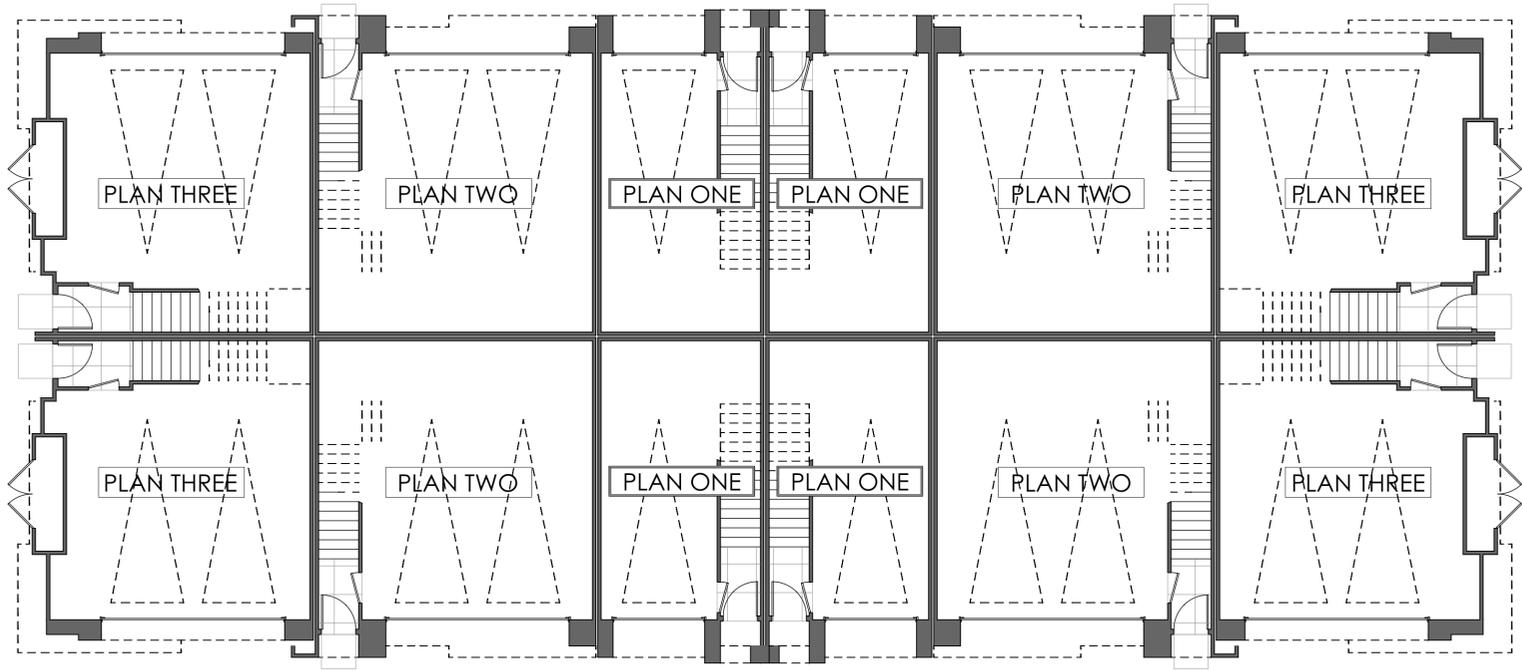


TENTATIVE TRACT MAP 19183
CIRCULATION & PARKING PLAN

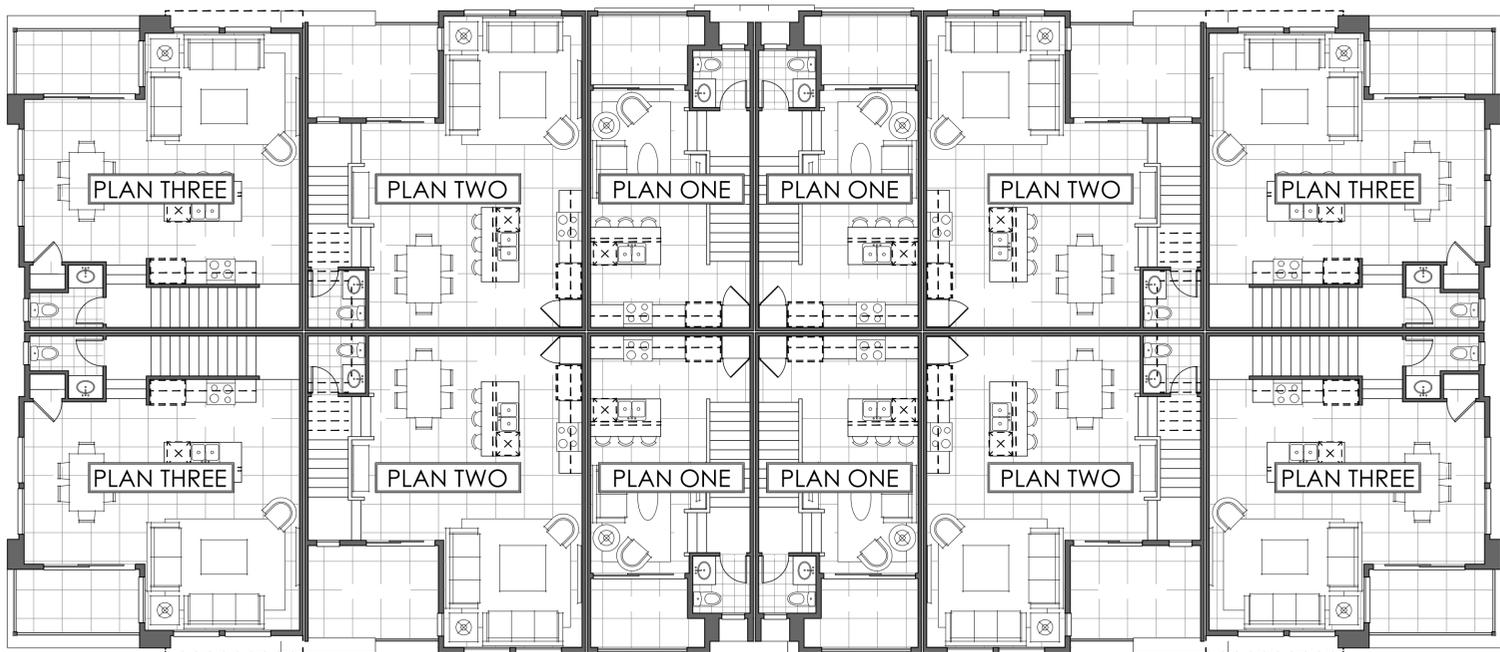
DATE: 1/23/2023
 SHEET 3 OF 3

SCALE: AS SHOWN DRAWN BY: JV CHECKED BY: JC

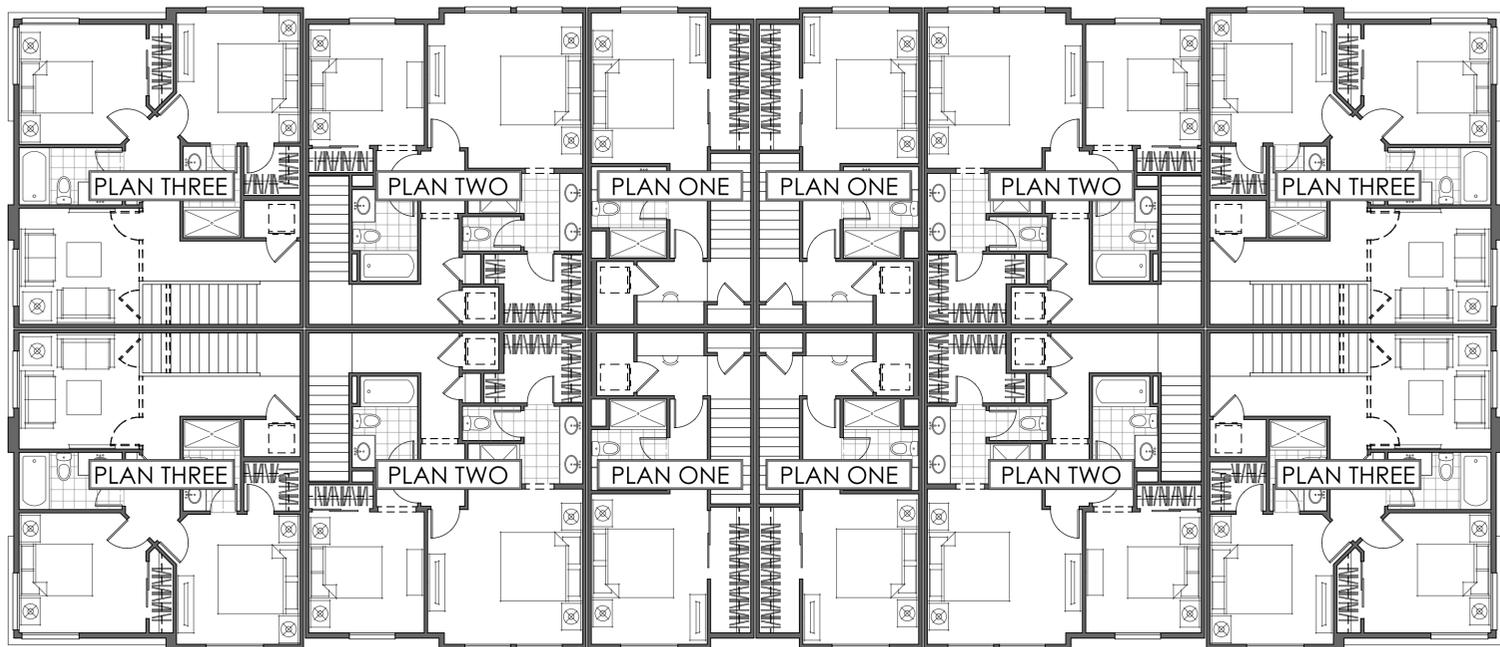
CITY OF PLACENTIA



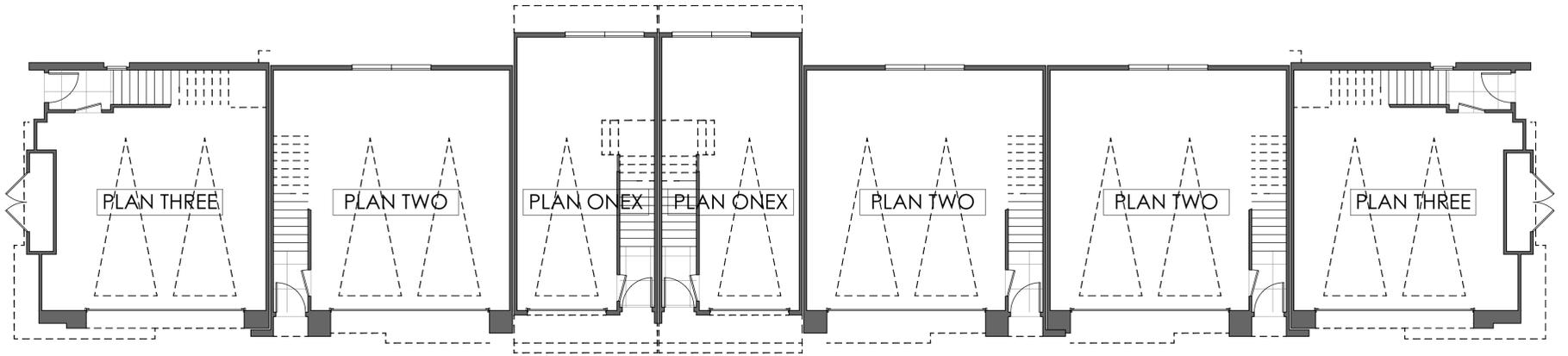
FLOOR ONE



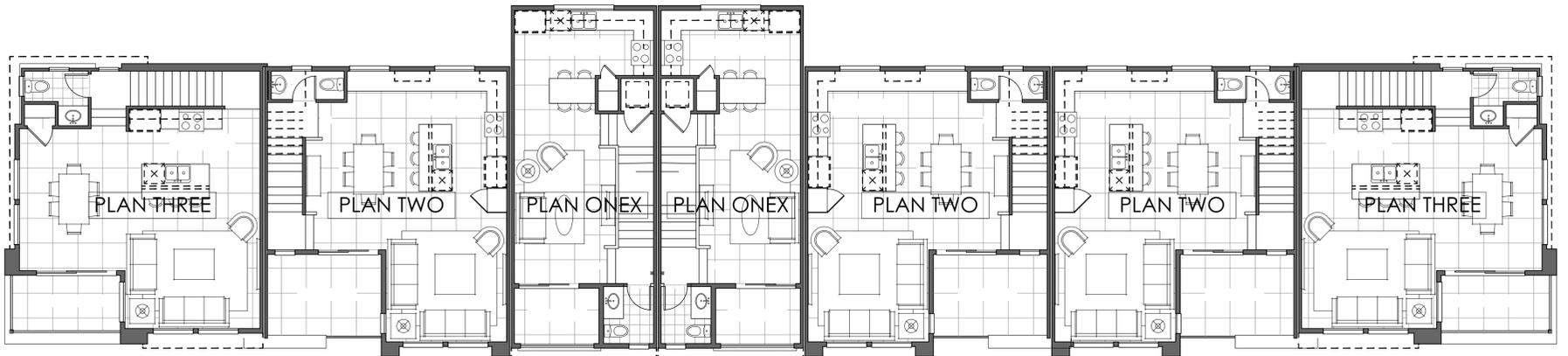
FLOOR TWO



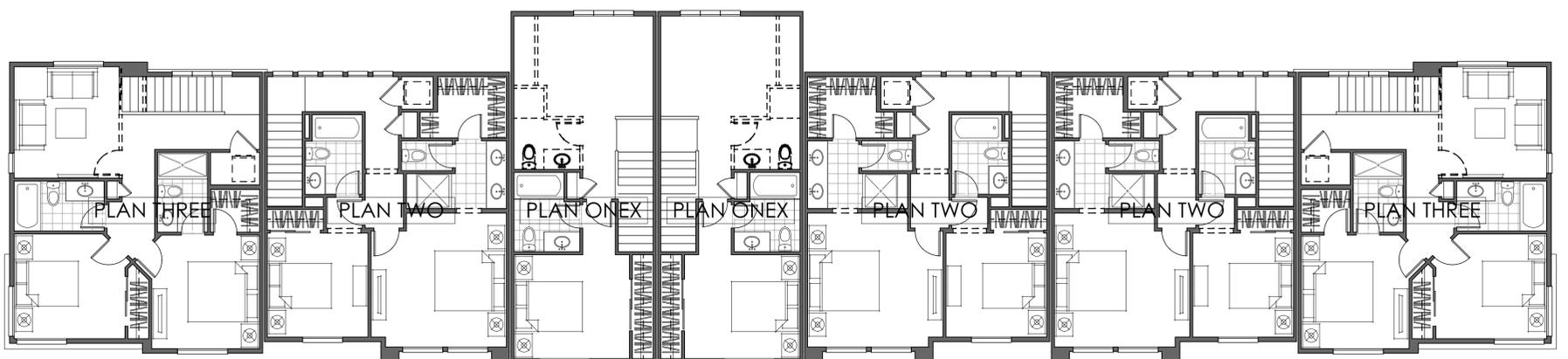
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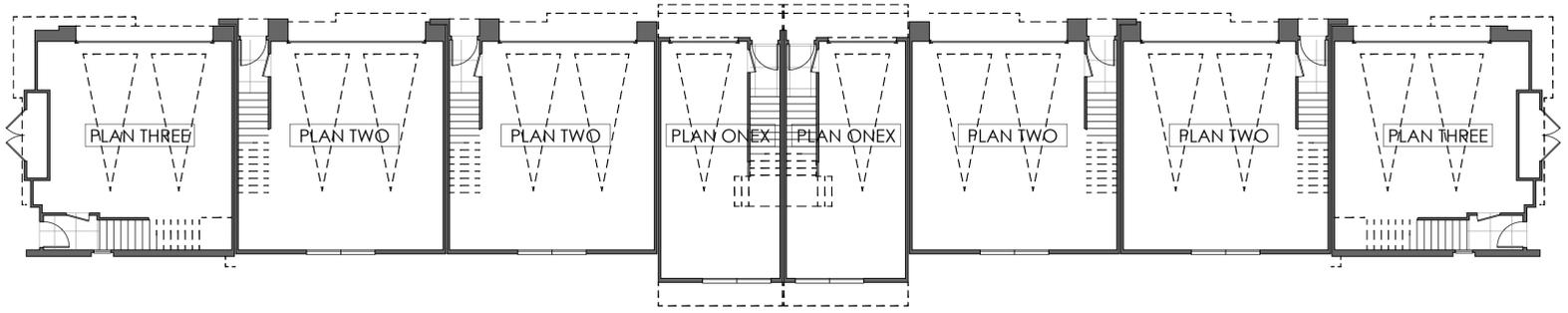
FLOOR ONE



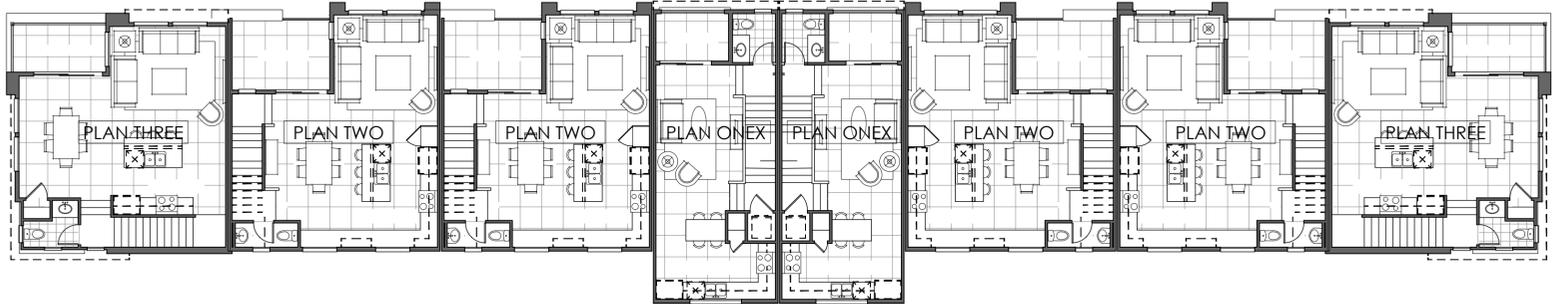
FLOOR TWO



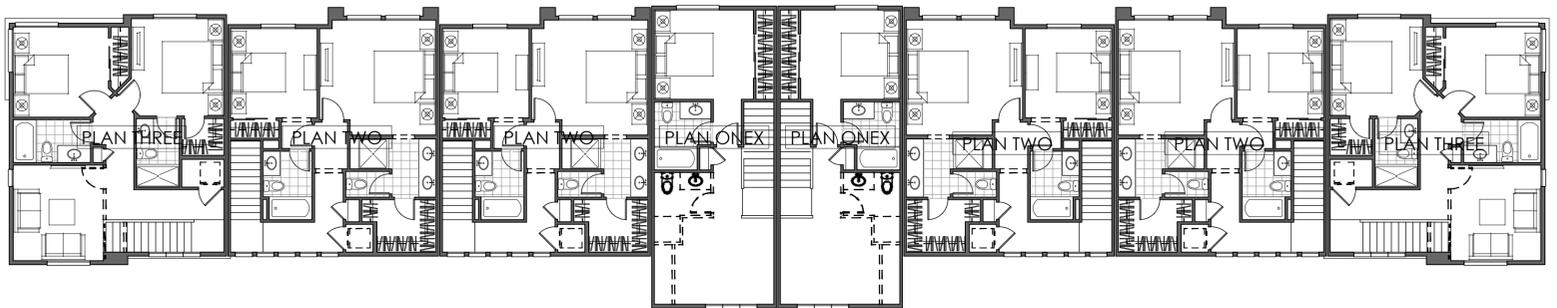
FLOOR THREE



FLOOR ONE



FLOOR TWO



FLOOR THREE

01.11.23

8-UNIT BUILDING | TINY TOWN
VETERANS WAY | TOFFOLI INVESTMENTS
 PLACENTIA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303 683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949 553.8919



07.13.22

CONCEPTUAL CHARACTER STUDY

PLACENTIA - VETERAN'S WAY | TOFFOLI INVESTMENTS, LLC.

PLACENTIA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



07.27.22

CONCEPTUAL CHARACTER STUDY
PLACENTIA - VETERAN'S WAY | TOFFOLI INVESTMENTS
PLACENTIA, CALIFORNIA

TOFF-2104



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07.27.22

CONCEPTUAL CHARACTER STUDY
PLACENTIA - VETERAN'S WAY | TOFFOLI INVESTMENTS
PLACENTIA, CALIFORNIA

TOFF-2104



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LEGEND

- 1. CONCRETE DRIVEWAY
- 2. CONCRETE WALKWAYS
- 3. COMMUNITY GATHERING SPACE W/ FIREPIT LOUNGE AREA
- 4. SHADE STRUCTURE W/ BBQ COUNTER & PICNIC TABLES
- 5. PEDESTRIAN ENTRY WALKS W/ CONCRETE STEPS
- 6. ENTRY MONUMENT SIGN WALL
- 7. ENTRY MONUMENT PILASTERS
- 8. SYNTHETIC TURF AREA
- 9. CONCRETE SIDEWALK
- 10. PARKING STALL
- 11. HANDICAP PARKING STALL, LOADING ZONE & SIGN (TYP)
- 12. PERIMETER BLOCK WALL
- 13. INTERIOR VINYL FENCING
- 14. ASPHALT PAVING
- 15. MAILBOX CLUSTERS

PLANT LEGEND

TREES:

- | | |
|-------------------------------|--------------------------|
| ARBUS UNEDO | STRAWBERRY TREE |
| CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS |
| ERIOBOTRYA JAPONICA | LOQUAT |
| GELERA PARVIFLORA | AUSTRALIAN WILLOW |
| GINKGO BILOBA | MAIDENHAIR TREE |
| KOELREUTERIA PANICULATA | GOLDENRAIN TREE |
| LAGERSTROEMIA INDICA | CRAPE MYRTLE |
| LIRIODENDRON TULIPIFERA | TULIP TREE |
| LOPHOSTEMON CONFERTUS | BRISBANE BOX |
| MAGNOLIA G. 'MAGESTIC BEAUTY' | MAJESTIC BEAUTY MAGNOLIA |
| PARKINSONIA 'DESERT MUSEUM' | PALO VERDE |
| PISTACIA CHINESSIS | CHINESE PISTACHE |
| PODOCARPUS GRACILIOR | FERN PINE |
| RHUS LANCEA | AFRICAN SUMAC |

SHRUBS:

- | | |
|--|--------------------------|
| ACACIA REDOLENS DESERT CARPET | DESERT CARPET |
| ACHILLEA MILLEFOLIUM | COMMON YARROW |
| AGAPANTHUS AFRICANUS (WHITE & BLUE) | LILY OF THE NILE |
| ALOGYNE HUEGELII | BLUE HIBISCUS |
| CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLEBRUSH |
| CEANOTHUS GRISEUS VAR. HORIZONTALIS | CARMEL CREEPER CEANOTHUS |
| CERCIS OCCIDENTALIS | WESTERN REDBUD |
| CISTUS HYBRIDUS | WHITE ROCKROSE |
| CISTUS X PURPUREUS | ORCHID ROCKROSE |
| DIANELLA REVOLUTA | BLACK ANTHEM FLAX LILY |
| DODONAEA VISCOSA | HOPSEED BUSH |
| ELAEAGNUS PUNGENS | SILVERBERRY |
| ESCALLONIA FRADESII | PINK PRINCESS ESCALLONIA |
| FELICIA SELLOWIANA | PINEAPPLE GUAVA |
| HEMEROCALLIS CULTIVARS (EVERGREEN VARIETY) | DAYLILY |
| HESPERALOE PARVIFLORA | RED YUCCA |
| LANTANA CAMARA | YELLOW SAGE |
| LANTANA MONTEVIDENSIS | TRAILING LANTANA |
| LEUCOPHYLLUM FRUTESCENS | TEXAS RANGER |
| LIGUSTRUM JAPONICUM | TEXAS PRIVET |
| MUHLENBERGIA RIGENS | DEER GRASS |
| NANDINA SPP. | HEAVENLY BAMBOO |
| NANDINA DOMESTICA 'NANA' | DWARF HEAVENLY BAMBOO |
| NERIUM OLEANDER | OLEANDER |
| PHOTINIA FRASERI | FRASER PHOTINIA |
| PITTOSPORUM 'TOBIRA 'WHEELER'S DWARF' | WHEELER'S DWARF TOBIRA |
| PODOCARPUS MACROPHYLLUS 'MAK' | SHRUBBY YEW PINE |
| PRUNUS CAROLINIANA | CAROLINA CHERRY LAUREL |
| RHAPHIOLEPIS INDICA | INDIAN HAWTHORNE |
| RHUS INTEGRIFOLIA | LEMONADE BERRY |
| ROSA 'ICEBERG' | ICEBERG ROSE |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| SALVIA GREGGII | AUTUMN SAGE |
| STRELITZIA NICOLAI | GIANT BIRD OF PARADISE |
| STRELITZIA REGINAE | BIRD OF PARADISE |
| TECOMA STANS | YELLOW BELLS |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| WESTRINGIA FRUTICOSA | COASTAL ROSEMARY |
| XYLOSMA CONGESTUM | SHINY XYLOSMA |

SUCCULENT / CACTUS:

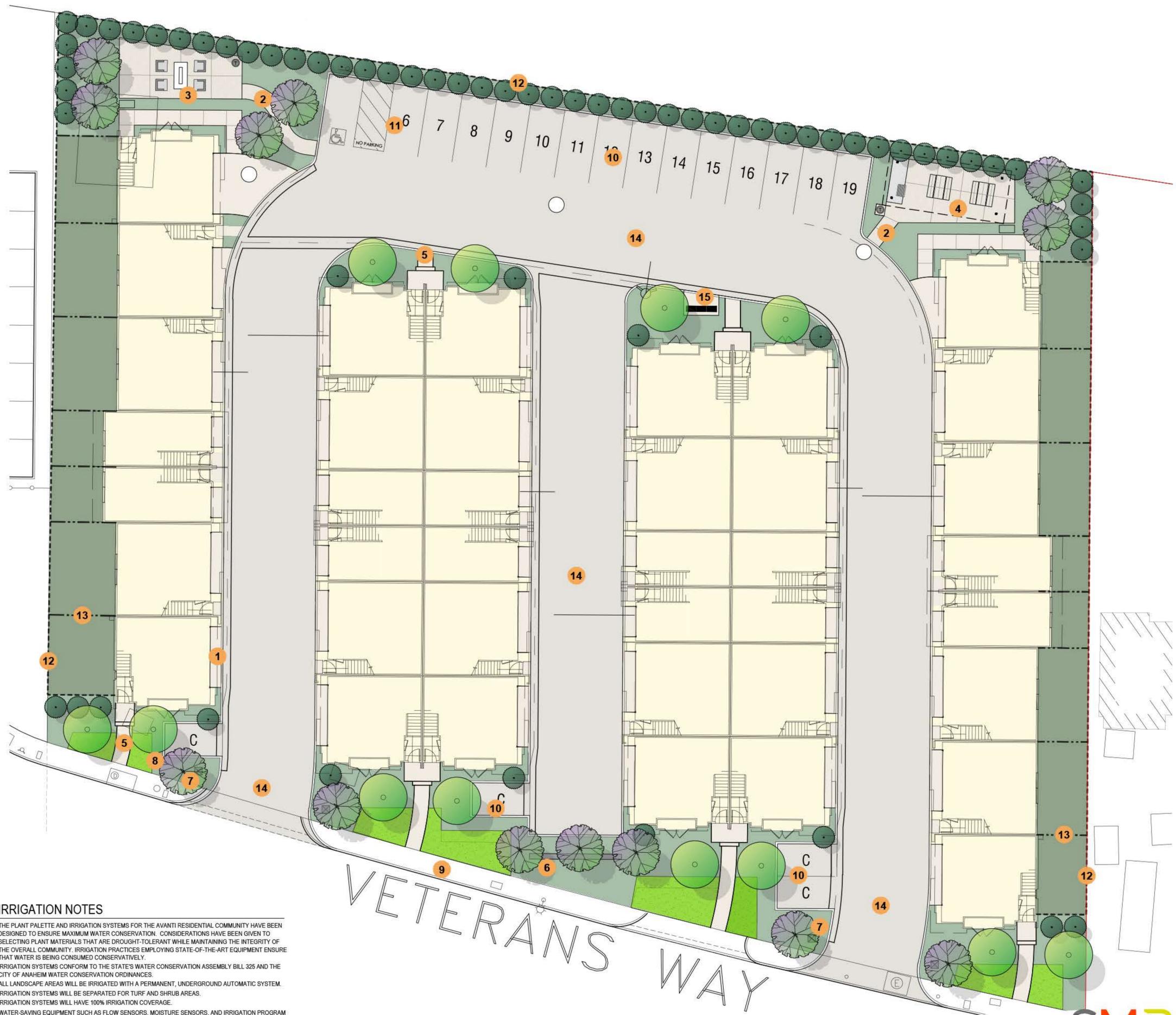
- | | |
|----------------------|----------------|
| AGAVE ATTENUATA | FOXTAIL AGAVE |
| AGAVE DESMETTIANA | SMOOTH AGAVE |
| AGAVE VILMORINIANA | OCTOPUS AGAVE |
| ALOE VERA | MEDICINAL ALOE |
| SENECIO MANDRALISCAE | KLEINIA |

GROUND COVER:

- | | |
|---------------------------|-------------------------|
| CARISSA G. 'GREEN CARPET' | GREEN CARPET NATAL PLUM |
| MYOPORUM PARVIFOLIUM | CREeping MYOPORUM |
| PELARGONIUM PELTATUM | IVY GERANIUM |
| SENECIO SERPENS | BLUE CHALKSTICKS |

VINES:

- | | |
|------------------------------|-----------------------------|
| DISTICTIS BUCCINATORIA | RED TRUMPET VINE |
| HARDENBERGIA COMPTONIANA | LILAC VINE |
| LONICERA JAPONICA 'HALLIANA' | HALL'S JAPANESE HONEYSUCKLE |



IRRIGATION NOTES

THE PLANT PALETTE AND IRRIGATION SYSTEMS FOR THE AVANTI RESIDENTIAL COMMUNITY HAVE BEEN DESIGNED TO ENSURE MAXIMUM WATER CONSERVATION. CONSIDERATIONS HAVE BEEN GIVEN TO SELECTING PLANT MATERIALS THAT ARE DROUGHT-TOLERANT WHILE MAINTAINING THE INTEGRITY OF THE OVERALL COMMUNITY. IRRIGATION PRACTICES EMPLOYING STATE-OF-THE-ART EQUIPMENT ENSURE THAT WATER IS BEING CONSUMED CONSERVATIVELY.

IRRIGATION SYSTEMS CONFORM TO THE STATE'S WATER CONSERVATION ASSEMBLY BILL 325 AND THE CITY OF ANAHEIM WATER CONSERVATION ORDINANCES.

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A PERMANENT, UNDERGROUND AUTOMATIC SYSTEM. IRRIGATION SYSTEMS WILL BE SEPARATED FOR TURF AND SHRUB AREAS.

IRRIGATION SYSTEMS WILL HAVE 100% IRRIGATION COVERAGE.

WATER-SAVING EQUIPMENT SUCH AS FLOW SENSORS, MOISTURE SENSORS, AND IRRIGATION PROGRAM USING CIMIS (CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM) DATA WILL BE INCLUDED.

VETERANS WAY | Preliminary Landscape Plan



SCALE: 1" = 10' - 0"



LEGEND

- | | |
|--|--|
| 1. CONCRETE DRIVEWAY | 8. SYNTHETIC TURF AREA |
| 2. CONCRETE WALKWAYS | 9. CONCRETE SIDEWALK |
| 3. COMMUNITY GATHERING SPACE W/ FIREPIT LOUNGE AREA | 10. PARKING STALL |
| 4. SHADE STRUCTURE W/ BBQ COUNTER & PICNIC TABLES | 11. HANDICAP PARKING STALL, LOADING ZONE & SIGN (TYP) |
| 5. PEDESTRIAN ENTRY WALKS W/ CONCRETE STEPS | 12. PERIMETER BLOCK WALL |
| 6. ENTRY MONUMENT SIGN WALL | 13. INTERIOR VINYL FENCING |
| 7. ENTRY MONUMENT PILASTERS | 14. ASPHALT PAVING |
| | 15. MAILBOX CLUSTERS |

PLANT LEGEND

TREES:

- | | |
|-------------------------------|--------------------------|
| ARBUS UNEDO | STRAWBERRY TREE |
| CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS |
| ERIOBOTRYA JAPONICA | LOQUAT |
| GEUKERA PARVIFLORA | AUSTRALIAN WILLOW |
| GINKGO BILOBA | MAIDENHAIR TREE |
| KOELREUTERIA PANICULATA | GOLDENRAIN TREE |
| LAGERSTROEMIA INDICA | GRAPE MYRTLE |
| LIRIODENDRON TULIPIFERA | TULIP TREE |
| LOPHOSTEMON CONFERTUS | BRISBANE BOX |
| MAGNOLIA G. 'MAJESTIC BEAUTY' | MAJESTIC BEAUTY MAGNOLIA |
| PARKINSONIA 'DESERT MUSEUM' | PALO VERDE |
| PISTACIA CHINESIS | CHINESE PISTACHE |
| PODOCARPUS GRACILIOR | FERN PINE |
| RHUS LANCEA | AFRICAN SUMAC |

SHRUBS:

- | | |
|--|--------------------------|
| ACACIA REDOLENS DESERT CARPET | DESERT CARPET |
| ACHILLEA MILLEFOLIUM | COMMON YARROW |
| AGAPANTHUS AFRICANUS (WHITE & BLUE) | LILY OF THE NILE |
| ALOYNE HUEGELI | BLUE HIBISCUS |
| CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLEBRUSH |
| CELANOTHUS GRISEUS VAR. HORIZONTALIS | CARMEL CREEPER CEANOTHUS |
| CERCIS OCCIDENTALIS | WESTERN REDBUD |
| CISTUS HYBRIDUS | WHITE ROCKROSE |
| CISTUS X PURPUREUS | ORCHID ROCKROSE |
| DIANELLA REVOLUTA | BLACK ANTHEL FLAX LILY |
| DODONAEA VISCOSA | HOPSEED BUSH |
| ELAEAGNUS PUNGENS | SILVERBERRY |
| ESCALLONIA FRADESII | PINK PRINCESS ESCALLONIA |
| FELUJA SELLOWIANA | PINEAPPLE GUAVA |
| HEMEROCALLIS CULTIVARS (EVERGREEN VARIETY) | DAYLILY |
| HESPERALOE PARVIFLORA | RED YUCCA |
| LANTANA CAMARA | YELLOW SAGE |
| LANTANA MONTEVIDENSIS | TRAILING LANTANA |
| LEUCOPHYLLUM FRUTESCENS | TEXAS RANGER |
| LIGUSTRUM JAPONICUM | TEXAS PRIVET |
| MUHLENBERGIA RIGENS | DEER GRASS |
| NANDINA SPP. | HEAVENLY BAMBOO |
| NANDINA DOMESTICA 'NANA' | DWARF HEAVENLY BAMBOO |
| NERIUM OLEANDER | OLEANDER |
| PHOTINIA FRASERI | FRASER PHOTINIA |
| PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' | WHEELER'S DWARF TOBIRA |
| PODOCARPUS MACROPHYLLUS 'MAKI' | SHRUBBY YEW PINE |
| PRUNUS CAROLINIANA | CAROLINA CHERRY LAUREL |
| RHAPHIOLEPIS INDICA | INDIAN HAWTHORNE |
| RHUS INTEGRIFOLIA | LEMONADE BERRY |
| ROSA 'ICEBERG' | ICEBERG ROSE |
| ROSMARINUS OFFICINALIS | ROSEMARY |
| SALVIA GREGGII | AUTUMN SAGE |
| STRELITZIA NICOLAI | GIANT BIRD OF PARADISE |
| STRELITZIA REGINAE | BIRD OF PARADISE |
| TECOMA STANS | YELLOW BELLS |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |
| WESTRINGIA FRUTICOSA | COASTAL ROSEMARY |
| XYLOSMA CONGESTUM | SHINY XYLOSMA |

SUCCULENT / CACTUS:

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| AGAVE VILMORINIANA | OCTOPUS AGAVE |
| ALOE VERA | MEDICINAL ALOE |
| SENECIO MANDRALISCAE | KLEINIA |

GROUND COVER:

- | | |
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| MYOPORUM PARVIFOLIUM | CREEPING MYOPORUM |
| PELARGONIUM PELTATUM | IVY GERANIUM |
| SENECIO SERPENS | BLUE CHALKSTICKS |

VINES:

- | | |
|------------------------------|-----------------------------|
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| HARDENBERGIA COMPTONIANA | LILAC VINE |
| LONICERA JAPONICA 'HALLIANA' | HALL'S JAPANESE HONEYSUCKLE |

LIGHTING LEGEND

- 39W LED POST LIGHT (TYPE III) 12FT OVERALL HEIGHT USA# VPR-EA30PLEDIW-36LED-350MA-WW 9FT POLE (4" ROUND) *FINISH BY OWNER
- BUILDING SCONCE - REFER TO ARCHITECT'S PLANS
- 28W LED 42" TALL BOLLARD TYPE III DISTRIBUTION USA# BDARS-LED-AR-24LED-WW-120-HS-3000K LEDs

IRRIGATION NOTES

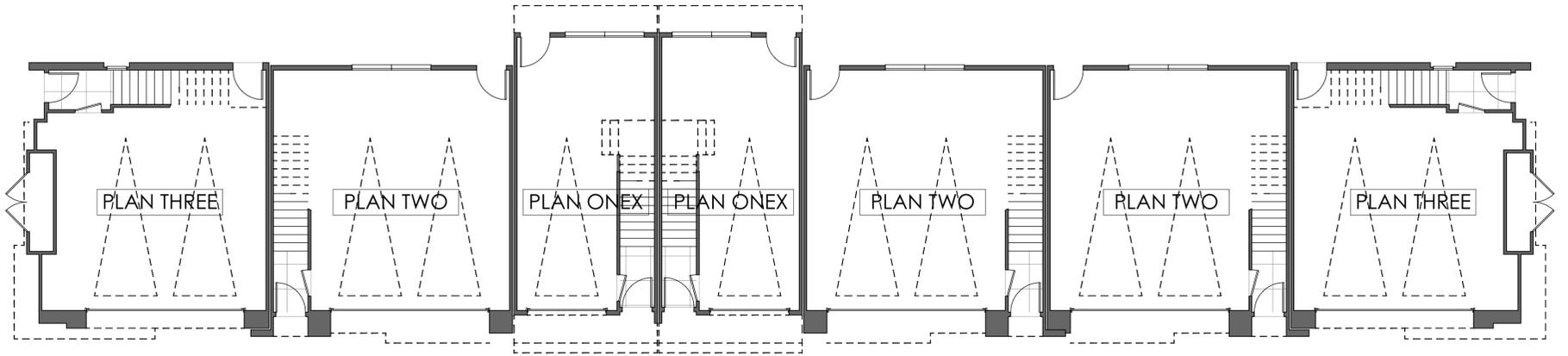
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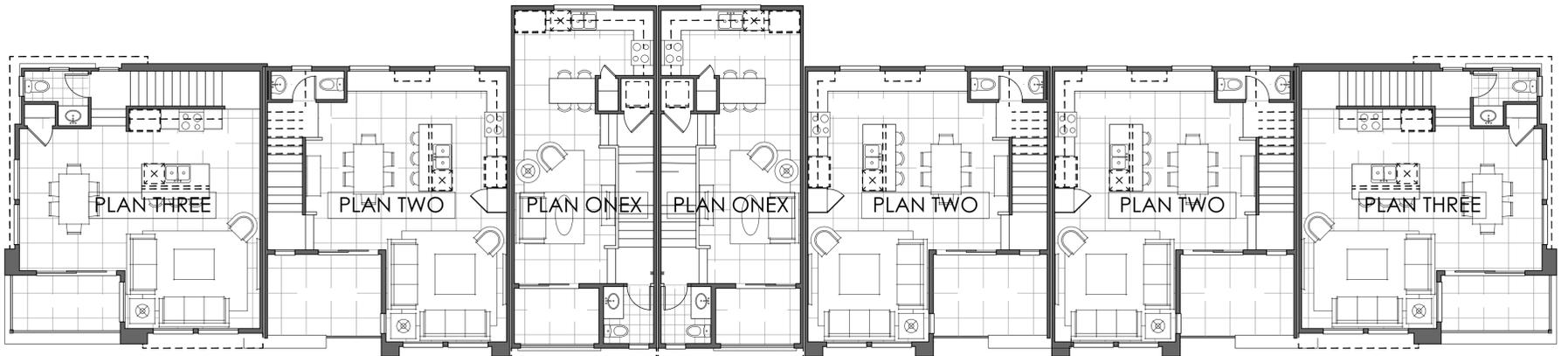
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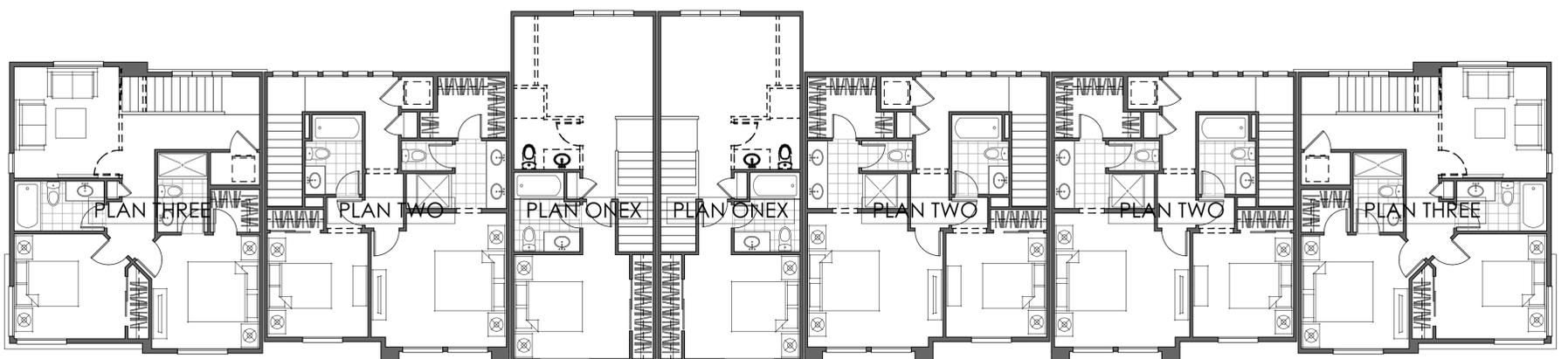




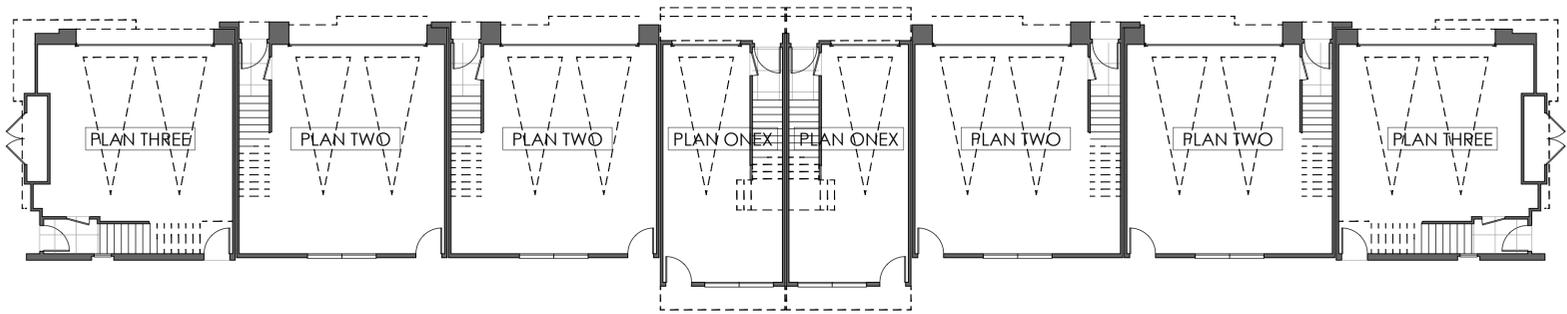
FLOOR ONE



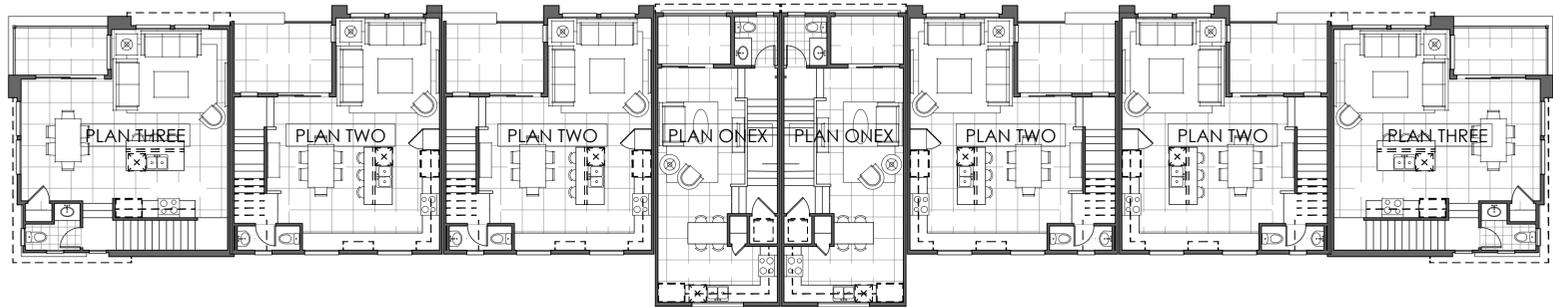
FLOOR TWO



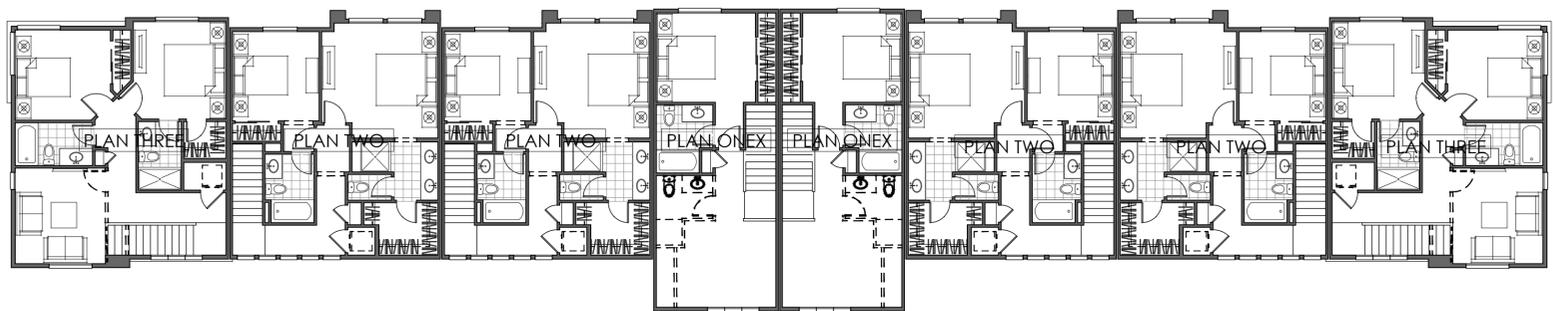
FLOOR THREE



FLOOR ONE



FLOOR TWO



FLOOR THREE



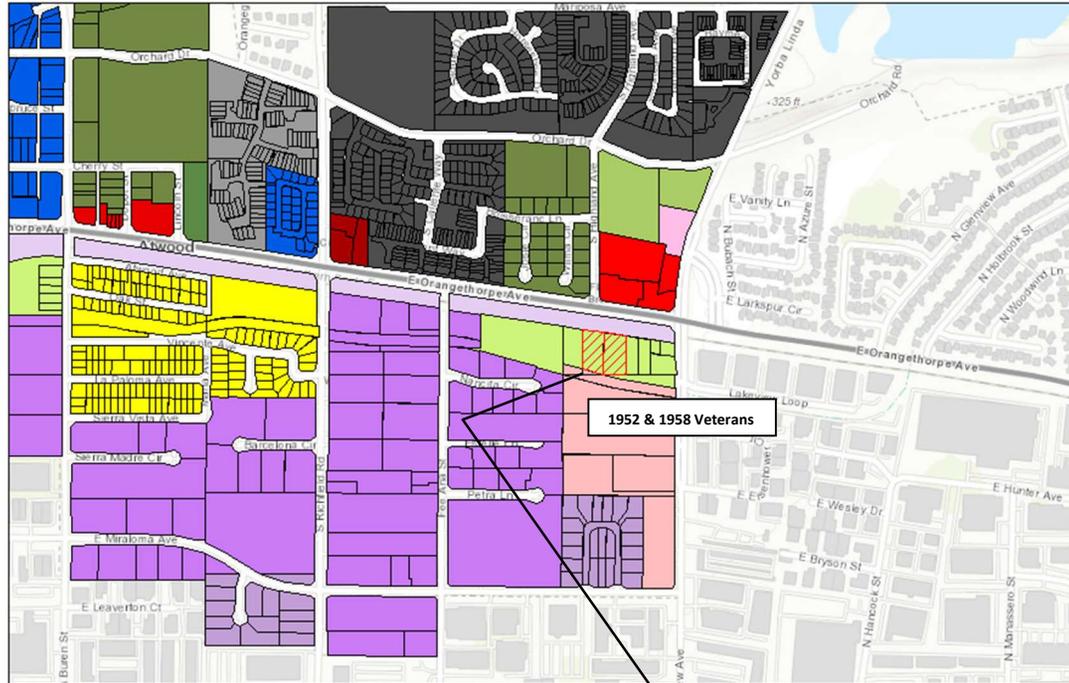
la Miraval

SIMUTIS



ATTACHMENT 2. VICINITY ZONING MAP

DPR 2022-01, TTM 19183, UP 2022-01; 1952 & 1958 E. VETERANS WAY

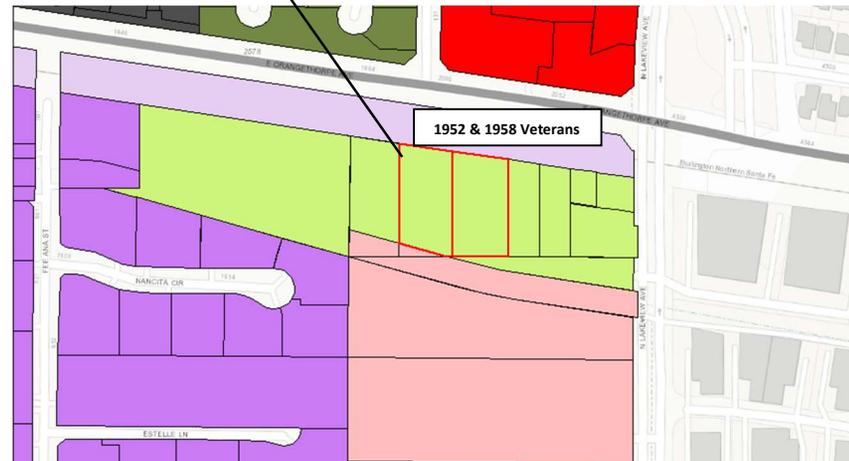


Aerial A.

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.





| APN | NAME | ADDRESS | CITY | STATE | ZIP |
|------------|-----------------------------|---------------------------|---------------|-------|-------|
| 346-331-33 | MARIE ARPI TCHOOBOIAN | 1016 N VINEDO AVE | PASADENA | CA | 91107 |
| 346-331-35 | MARIE ARPI TCHOOBOIAN | 1952 E VETERANS WAY | PLACENTIA | CA | 92870 |
| 343-361-14 | COBBLESTONE 1993 | 1667 LINCOLN AVE | ORANGE | CA | 92865 |
| 343-361-15 | COBBLESTONE 1993 | 1667 LINCOLN AVE | ORANGE | CA | 92865 |
| 343-692-05 | DNG MANAGEMENT | 798 BULL CREEK RD | MARS HILL | NC | 28754 |
| 343-692-18 | COVINGTREE HOMEOWNERS ASSOC | 1369 RIVERSIDE DR | FULLERTON | CA | 92831 |
| 346-241-02 | ORANGE COUNTY FLOOD CONTROL | 300 N FLOWER ST 6TH FLOOR | SANTA ANA | CA | 92703 |
| 346-241-06 | RNKS LLC | 1913 NANCITA CIR | PLACENTIA | CA | 92870 |
| 346-241-07 | LIZZIE LLC | 304 COPO DE ORO DR | BREA | CA | 92823 |
| 346-241-08 | SALIM WAKIM | 20640 VIA BREVE | YORBA LINDA | CA | 92886 |
| 346-331-02 | CITY OF PLACENTIA | 401 E CHAPMAN AVE | PLACENTIA | CA | 92870 |
| 346-331-03 | CITY OF PLACENTIA | 401 E CHAPMAN AVE | PLACENTIA | CA | 92870 |
| 346-331-09 | ORANGE COUNTY FLOOD CONTROL | 300 N FLOWER ST 6TH FLOOR | SANTA ANA | CA | 92703 |
| 346-331-10 | ORANGE COUNTY FLOOD CONTROL | 300 N FLOWER ST 6TH FLOOR | SANTA ANA | CA | 92703 |
| 346-331-11 | CITY OF PLACENTIA | 401 E CHAPMAN AVE | PLACENTIA | CA | 92870 |
| 346-331-19 | PLACENTIA VETERANS VILLAGE | 1256 MARKET ST | SAN FRANCISCO | CA | 94102 |
| 346-331-27 | CHERYL SILVA | 1826 E VERDE PL | ANAHEIM | CA | 92805 |
| 346-331-29 | SANCHEZ RODRIGUEZ LLC | 1138 S SHAWNEE DR | SANTA ANA | CA | 92704 |
| 346-331-30 | CITY OF PLACENTIA | 401 E CHAPMAN AVE | PLACENTIA | CA | 92870 |
| 346-331-32 | CITY OF PLACENTIA | 401 E CHAPMAN AVE | PLACENTIA | CA | 92870 |
| 346-331-36 | AJAX LAKEVIEW DEV | 18 CYPRESS POINT | NEWPORT BEACH | CA | 92660 |
| 346-331-37 | AJAX LAKEVIEW DEV | 18 CYPRESS POINT | NEWPORT BEACH | CA | 92660 |

Certified Property Owner's
Affidavit

I, Michael Higginson

Hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the county within the area described on the attached application and for all properties within 300 feet from the exterior boundaries of the property described on the attached application, as of 4/6/22

Subject Parcel number 346-331-33, 35

I certify under penalty of perjury the forgoing is true and correct to the best of my knowledge.

(Signed) Michael Higginson

Name Michael Higginson

Address 3040 Hwy 193 Greenwood, CA. 95635

Phone # 800-528-7104