



Placentia Planning Commission Agenda

Regular Meeting

June 13, 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

Juan Navarro
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

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, 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
Commissioner Navarro
Vice Chair Rocke
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – May 9, 2023

Recommended Action: Approve

REGULAR AGENDA:

1. Applicant: City of Placentia

Project Location: Citywide

General Plan Conformance Finding for Fiscal Year 2023-24 Capital Improvement Program

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

1. It is recommended that the Planning Commission adopt Resolution No. PC-2023-10, a Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2023-24 Capital Improvement Program Is Exempt From The California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines Section 15061 (B)(3), and finding that the Fiscal Year 2023-24 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

PUBLIC HEARINGS:

1. Applicant: Westlake Ace Hardware

Project Location: 1257 E. Yorba Linda Boulevard

Use Permit No. UP 2023-03: A request to permit the establishment and operation of a 24,000-square foot retail hardware store, with onsite improvements that include a façade remodel and installation of a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District property at 1257 E. Yorba Linda Boulevard.

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

1. Open the public hearing concerning Use Permit No. UP 2023-03; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-08, a resolution of the Planning Commission of the City of Placentia, approving UP 2023-03 and making findings to permit the establishment and operation of a 24,000-square foot retail hardware store, with onsite improvements that include a façade remodel and installation of a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District property at 1257 E. Yorba Linda Boulevard; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

2. Applicant: Blain Meith, representing Realm California, LLC

Project Location: 424 N. Nevin Lane

Tentative Tract Map No. TTM 19233: A request to subdivide a 1.76-acre lot into six parcels located at 424 N. Nevin Lane within SP-7 (Specific Plan 7) Zoning District for the purpose of future single-family home development on each resulting lot.

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

1. Open the public hearing concerning TTM 19233; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and

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

May 9, 2023

The regular meeting of the Placentia Planning Commission of May 9, 2023 was called to order at 6:33 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Commissioners Evans, Perez, Silvestri, Rocke, Keller

ABSENT: Polichetti

OTHERS PRESENT: Keith Collins, Assistant City Attorney
Joe Lambert, Director of Development Services
Lesley Whittaker, Associate Planner
Devan Wells, Planning Technician
Daniela Escobedo, Administrative Assistant

Chair Perez excused Commissioner Polichetti for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Silvestri

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – April 11, 2023**

Recommended Actions: Approve

Motion by Silvestri, second by Keller carried on a (4-0-1-1) vote to approve the recommended actions.

Ayes: Evans, Perez, Silvestri, Rocke

Noes: None

Absent: Polichetti

Abstain: Keller

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. **Applicant:** Vickie Nguyen, representing Red Flame

Project Location: 1804 N. Placentia Ave., Unit A

Use Permit No. UP 2023-02: A request to permit the onsite sale and consumption of beer and wine (Type 41 ABC License) in conjunction with the operation of an existing 2,585 square-foot dine-in restaurant. The subject location is within the Neighborhood Commercial (C-1) Zoning District, at 1804 N. Placentia Avenue, Unit A.

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

1. Open the public hearing concerning Use Permit No. UP 2023-02; and,
2. Receive the staff report and consider all public testimony; and,
3. Close the public hearing; and,
4. Adopt Resolution PC-2023-05, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit No. UP 2023-02 and making findings to permit the onsite sale of beer and wine (ABC Type 41 License) in conjunction with the operation of an existing 2,585 square-foot dine-in restaurant, located at 1804 N. Placentia Ave., Unit A in the Neighborhood Commercial (C-1) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of the proposed Use Permit No. UP 2023-02.

Ms. Whittaker provided a project overview, floor plan, current site photos, zoning standards, floor plans, and surrounding uses. Ms. Whittaker mentioned that the ABC license will likely increase sales for the restaurant as well, augmenting the dining experience, and generating more revenue.

No public comments were received for or against the proposed project.

The applicant was not present during the presentation due to a family emergency, Ms. Whittaker advised the applicant is aware of and will comply with all the conditions of approval.

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

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

2 Applicant: Heide Mahnke, representing Broken Timbers Brewing Company

Project Location: 116 W. Santa Fe Avenue

Use Permit No. UP 2023-04: A request to permit the establishment and operation of a 1,555-square foot craft beer tap room, along with the onsite sale and consumption of alcohol (Type 23 ABC License), at 116 W. Santa Fe Ave. (Broken Timbers Brewing Company), within the Main Street (Two-Story) Subdistrict of the Old Town Zoning District.

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

1. Open the public hearing concerning Use Permit No. UP 2023-04; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-06, a Resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-04 and making findings to permit UP 2023-04 allowing the establishment and operation of a 1,555-square foot craft beer tap room located at 116 W. Santa Fe Avenue in the Old Town (OT) Zoning District; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Perez opened the public hearing.

Devan Wells, Planning Technician, presented the staff report and provided a brief overview of Use Permit No. UP 2023-04.

Mr. Wells provided a project background, site plan, vicinity map, current site photos, zoning standards, floor plans, subject site, parking, and surrounding uses. Mr. Wells also advised the applicant proposes to offer the consumption of alcohol in the outdoor seating area.

Heidi Mahnke, co-owner of Broken Timbers Brewing Company, has been in business for 3 years. The applicant shared the area is wonderful and looks to expand their business in the Old Town area.

Lawrence Wright, co-owner of Broken Timbers Brewery Company shared they would like to put a tasting room in the City of Placentia. They find the city to be very friendly, as they worked closely with the Chamber of Commerce at some of their events. He mentioned

the brewery is very community focused and loves to give back any chance they get.

Chair Perez asked Ms. Mahnke if they will fully comply with all the listed conditions of approval.

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

Walt Lynch, President of Chamber of Commerce, spoke regarding his support of Broken Timbers.

Kenny Binnings, Placentia Resident, Vice President of Chamber of Commerce, owner of the building Broken Timbers is looking forward to moving into. He spoke in support of the brewery coming to the city and community.

Chair Perez closed the public hearing.

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

Ayes: Evans, Perez, Rocke, Keller, Silvestri

Noes: None

Absent: Polichetti

Abstain: None

3. Applicant: Eric Everhart, representing Toll Brothers

Project Location: 17.02 acres on the north side of Alta Vista Street, between Rose Drive and Jefferson Street; APNs: 341-501-01 through 341-501-65

Specific Plan Amendment No. SPA 2022-01, Development Plan Review No. DPR 2022-04, and Vesting Tentative Tract Map No. VTTM 19250: a request to permit the development of an approximately 17.02-gross acre site with 100 single-family, detached two-story dwelling units located along Alta Vista Street, between Rose Drive and Jefferson Street (APNs 341-501-01 through 341-501-65).

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

1. Open Public Hearing, concerning Specific Plan Amendment No. SPA 2022-01, Development Plan Review No. DPR 2022-04, and Vesting Tentative Tract Map No. VTTM 19250; and
2. Receive the Staff Report and consider all Public Testimony; and
3. Close the Public Hearing; and

4. Adopt Resolution No. PC-2023-07, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve SPA 2022-01, DPR 2022-04, and VTTM 19250, and making findings to modify Specific Plan No. 7 to change the subarea land use designation of the subject property from Low Density Residential (LDR) to Medium Density Residential (MDR), including modifications to the MDR development standards, and permit the subdivision and development of an unimproved approximately 17.02-gross acre site to allow the construction of 100 single-family, detached two-story dwelling units, and associated hardscape and landscape improvements, each located on a separate parcel for a total of 100 residential lots, and recommending adoption of an Addendum to an Adopted Mitigated Negative Declaration for previously approved Tentative Tract Map 15700 prepared in full compliance with the California Environmental Quality Act (“CEQA”), California Public Resources Code §§ 21000, *et seq.*, and the Environmental Guidelines of the City of Placentia on property located along the north side of Alta Vista Street, between Rose Drive and Jefferson Street (APNs 341-501-01 through 341-501-65).

Chair Perez opened the public hearing.

Director of Development Services Joe Lambert presented the staff report and provided information regarding the project site plan, vicinity map, current site photos, zoning standards, floor plans, and surrounding uses.

Director Lambert answered the Commissioners’ questions regarding the land use changes, the development, and impact fees. One Resolution with several attachments would record the action of the Commission. Total impact fees would be approximately 2.1 million with an agreement that would go to council for a one-time community benefits payment of \$600,000.

The Applicant, Eric Everhart, Project Manager from Toll Brothers, provided a brief overview of the proposed land development, and presented renderings of the proposed homes.

Mark McKinney, representing a Placentia business, iKids Preschool, spoke of his support regarding the proposed project. It would be a benefit to his business in the long run.

Carl Turner, Placentia Resident, provided his support for the Toll Brother’s development.

We did receive a public comment via email from resident Craig Green, former City Councilmember, and he is in support of the Toll Brothers project.

Nathan, owner of Placentia business Pho Noodle House, expressed his gratitude for the City of Placentia and is in support of the Toll Brothers project. He mentioned this proposal will bring more clientele to his business.

There was some discussion regarding the proposed block walls surrounding the project, regarding the adjacent oil site, and regarding the proposed lot sizes and setbacks.

Chair Perez closed the public hearing.

Motion by Keller, second by Evans carried on a (4-1-1-0) vote to approve the recommended actions.

Ayes: Evans, Perez, Keller, Silvestri

Noes: Roche

Absent: Polichetti

Abstain: None

NEW BUSINESS: None

OLD BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 8:30 p.m. to the regular meeting of Tuesday, June 13, 2023, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: DIRECTOR OF DEVELOPMENT SERVICES
DATE: JUNE 13, 2023
SUBJECT: **GENERAL PLAN CONFORMANCE FINDING FOR FISCAL YEAR 2023-24 CAPITAL IMPROVEMENT PROGRAM**

RECOMMENDATION:

It is recommended that the Planning Commission adopt Resolution No. PC-2023-10, a Resolution of the Planning Commission of the City of Placentia, California finding that the Fiscal Year 2023-24 Capital Improvement Program Is Exempt From The California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines Section 15061 (B)(3), and finding that the Fiscal Year 2023-24 Capital Improvement Program conforms to the adopted General Plan and recommending the City Council approve the Capital Improvement Program.

DISCUSSION:

California Government Code § 65401 requires the City to prepare a coordinated program (i.e., Capital Improvement Program (CIP) identifying projects recommended for planning, initiation or construction during the ensuing fiscal year. In accordance with state law, the Planning Commission must review and report on the conformity of the CIP with the adopted General Plan.

The (CIP) serves as a single comprehensive plan of proposed capital improvement projects for the budget year FY 2023-24. The CIP is a budgeting and strategic planning tool used to determine the extent of future needs and sources of funding. The CIP also serves as a guide for the efficient evaluation, prioritization and implementation of public improvements and facilities. For FY 2023-24, the City has identified 28 new projects totaling \$12.3 million which it expects to begin work on.

As part of the CIP process, capital improvement projects are evaluated to determine the estimated cost and prioritized to take full advantage of Federal, State, Orange County and other funding from outside agencies. The CIP is reviewed yearly, during which time the City's needs may be re-prioritized and the City's financial status may be re-evaluated.

The first CIP priority is safety within the City's right-of-way, parks, and facilities. This priority is addressed throughout each section of the CIP document in numerous ways, including streets, traffic control and operations, parks, public buildings, bridges, sewer systems and storm drain systems. Additionally, a primary focus of the CIP is to preserve and reinvest

in the City's physical assets, as reflected in each of the ten CIP sections. This includes pavement rehabilitation projects for residential and arterial streets as well as improvements to City facilities and ADA improvements to improve accessibility. The proposed CIP recommends several projects which address facilities or equipment that are no longer adequate to meet demand or serve our citizens. These projects include the replacement or upgrade of facilities or equipment, expansion or renovation of an existing facility, or construction of a new facility. Another important component of the CIP is to implement projects identified within a master plan or other planning document that are needed to maintain or meet adequate levels of service. These projects may include new facilities or improvements to existing facilities. Finally, the CIP addresses several future planned projects through funding of studies or project construction plans.

Conformity Findings

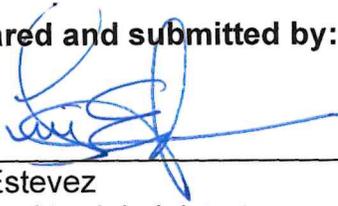
The basis for making a conformity finding is determining that each project fits into a goal or implementation policy as outlined in the adopted General Plan. For example, if a project is proposed to pave over several acres of open space, and that open space is called out in the Open Space Element as being protected, then the project does not conform to that General Plan Element. Another example is, if a project is proposed to widen a street or add bicycle or pedestrian paths to increase mobility, such a project would conform to the Circulation Element goals to increase accessibility and mobility for alternative modes of transportation.

City Staff has reviewed each of the proposed projects to be undertaken during Fiscal Year 2023-24 in relation to the adopted General Plan. The individual elements of the General Plan have goals, policies or implementation programs to compare the projects against the narrative of the adopted elements and make a determination that they are each in conformity with the adopted General Plan for the City of Placentia. Additionally, the Commission's finding that a proposed CIP item conforms to the General Plan does not necessarily mean the City will have the ability to implement or construct a certain CIP item. It should also be noted that the Commission's action does not approve or deny any CIP project, it is the City Council that determines what projects are included in the CIP list. All CIP projects and plans must go through separate individual environmental and Council review. Accordingly, Staff is recommending that the Planning Commission find that the proposed CIP projects are in conformity with the adopted General Plan.

Environmental Review

The proposed Finding of General Plan Conformity is not a project as defined by the California Environmental Quality Act (CEQA). The finding of conformity does not commit the City to any of the identified projects in the CIP. Therefore, approval of the CIP qualifies for an exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b)(3) for activities that have no potential for causing a significant effect on the environment. Furthermore, individual projects identified within the CIP will be reviewed in accordance with CEQA requirements prior to their implementation and when specific project details are available for analysis.

Prepared and submitted by:



Luis Estevez
Deputy City Administrator

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2023-10
2. General Plan Conformity Matrix

RESOLUTION NO. PC-2023-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, CALIFORNIA FINDING THAT THE FISCAL YEAR 2023-24 CAPITAL IMPROVEMENT PROGRAM IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061 (B)(3), AND FINDING THAT THE FISCAL YEAR 2023-24 CAPITAL IMPROVEMENT PROGRAM CONFORMS TO THE ADOPTED GENERAL PLAN AND RECOMMENDING THE CITY COUNCIL APPROVE THE CAPITAL IMPROVEMENT PROGRAM

A. Recitals.

(i). On June 13, 2023, this Planning Commission considered the conformity of the proposed Fiscal Year 2023-24 Capital Improvement Program to the adopted General Plan.

(ii). This Planning Commission has reviewed and considered all elements of the proposed Capital Improvement Program, including written staff reports and verbal testimony presented.

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

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia does hereby find, determine, and resolve as follows:

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

2. This Commission finds, and recommends the City Council find, that the Fiscal Year 2023-24 Capital Improvement Program (Attachment 2 to the Staff Report dated June 13, 2023, and incorporated by reference herein) is in conformance with the City of Placentia General Plan.

3. The proposed Fiscal Year 2023-24 Capital Improvement Program promotes implementation of the goals and policies set forth in the adopted General Plan.

4. The Planning Commission hereby makes, and recommends the City Council make, the following finding: There is no possibility that the proposed Fiscal Year 2023-24 Capital Improvement Program may have a significant effect on the environment and said amendments are therefore not subject to the requirements of the California Environmental Quality Act ("CEQA") pursuant to the provisions of

§15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations, and the City of Placentia Environmental Guidelines.

5. The Planning Commission hereby recommends that, upon adoption of the Fiscal Year 2023-24 Capital Improvement Program, a Notice of Exemption in accordance with CEQA be filed with the Orange County Clerk-Recorder, as required by law.

6. This Commission finds, and recommends the City Council find, that the facts supporting the above specified findings are contained in the staff report and exhibits, and information provided to this Planning Commission with respect to the proposed Fiscal Year 2023-24 Capital Improvement Program.

7. This Commission hereby recommends that the City Council of the City of Placentia approve the proposed Fiscal Year 2022-24 Capital Improvement Program.

8. The Secretary of this Commission shall:

a. Certify to the adoption of this Resolution; and

b. Forthwith transmit a certified copy of this Resolution to the City Council of the City of Placentia together with all documents prepared with respect to these considerations and transcripts of any and all hearings conducted with respect to the action recommended for approval herein.

ADOPTED, AND APPROVED this 13th day of June 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 13th day of June 2023, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 13th day of June, 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

City of Placentia - General Plan Conformity

Capital Improvement Projects

| Project Name | General Plan Element |
|---|-----------------------------|
| Crowther Avenue Street Resurfacing Project | Mobility |
| Bastanchury Road Landscaped Median Renovation Project Phase 1 | Conservation |
| Yorba Linda Boulevard Landscaped Median Renovation Project | Conservation |
| FY 2022-23 Roadway Rehab Construction | Mobility |
| Citywide Sidewalk Repair Program | Mobility |
| Citywide General Wayfinding Signage | Mobility |
| City Intersection Street Name Sign Replacement | Mobility |
| TOD Traffic Mitigation Improvement Project | Mobility |
| Opticom Traffic Signal Preemption Devices - 9 Intersections | Mobility |
| Traffic Signal Back Up Batteries | Mobility |
| Rose/Tustin Traffic Signal Synchronization Project | Mobility |
| Old Town Sewer Rehabilitation Project | Conservation |
| Civic Center EV Charging Stations | Conservation |
| Senior/Community Center A&E Design Completion | Open Space & Recreation |
| Admin Office Improvement Project | Sustainability |
| Fire Stations Roof Replacement Project | Safety |
| Placentia Public Safety Center | Safety |
| Fire Station 1 EV Charging System Upgrade Design | Conservation |
| EOC Office Renovation Project | Safety |
| Desktop Computer Replacement Program | Sustainability |
| City Facilities Server/Network Upgrades | Sustainability |
| Tuffree Park Sidewalk Replacement Project | Open Space & Recreation |
| Koch Park Sidewalk Replacement Project | Open Space & Recreation |
| Dog Park Planning and Design Services | Open Space & Recreation |
| ADA Transition Plan | Mobility |
| IT Strategic Plan and Smart City Master Plan | Sustainability |
| PW Asset Management Plan and Condition Assessment | Sustainability |
| Communications and Marketing Strategic Plan | Economic Development |



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: JUNE 13, 2023

SUBJECT: **USE PERMIT NO. UP 2023-03; 1257 E. YORBA LINDA BOULEVARD (ACE HARDWARE)**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. UP 2023-03; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-08, a resolution of the Planning Commission of the City of Placentia, approving UP 2023-03 and making findings to permit the establishment and operation of a 24,000-square foot retail hardware store, with onsite improvements that include a façade remodel and installation of a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District property at 1257 E. Yorba Linda Boulevard; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

STRATEGIC PLAN STATEMENT:

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

Protect and preserve existing economic development and property nodes throughout the City to maximize revenue opportunities, as stated in Objective No. 1.4. The proposed request will improve the existing shopping center by occupying a vacant anchor tenant space, along with various site improvements, and offer a larger variety of shopping choices for residents.

REQUEST:

The applicant, Westlake Hardware, Inc. dba "Ace Hardware", is requesting a Use Permit to establish a 24,000-square foot hardware store (Ace Hardware), with façade improvements and a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center, located at 1257 E. Yorba Linda Boulevard.

PROJECT BACKGROUND AND DESCRIPTION:

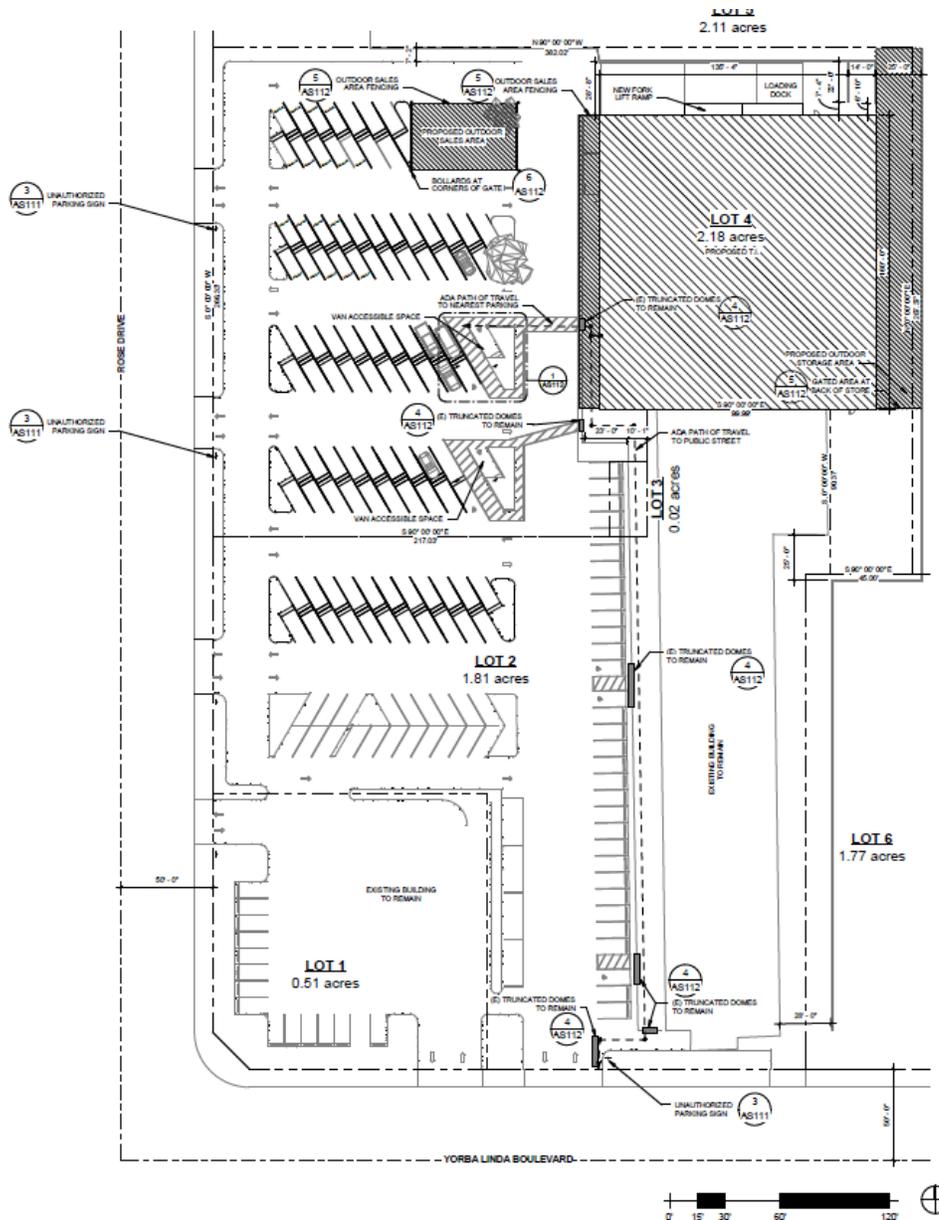
The subject property is located within Rose Linda Shopping Center, which is a one-story, multi-tenant, commercial retail center located on the northeast corner of E. Yorba Linda Boulevard and Rose Drive, within the C-1 Zoning District. The unit was formerly occupied by a “Big Lots” retail store, which has since been vacated. A variety of commercial uses occupy the shopping center including Kings Teriyaki Restaurant, a dry cleaner, yoga studio, and other related retail uses. The shopping center is comprised of four parcels and is presently accessible from multiple driveways on the west (Rose Drive) and south (Yorba Linda Boulevard) ends of the property. Rose Linda Shopping Center is a neighborhood commercial shopping center that has commercial uses to the South (across Yorba Linda Blvd.), an Audi dealership directly to the East, and residential uses in the City of Yorba Linda, to the North and West (across Rose Dr.).

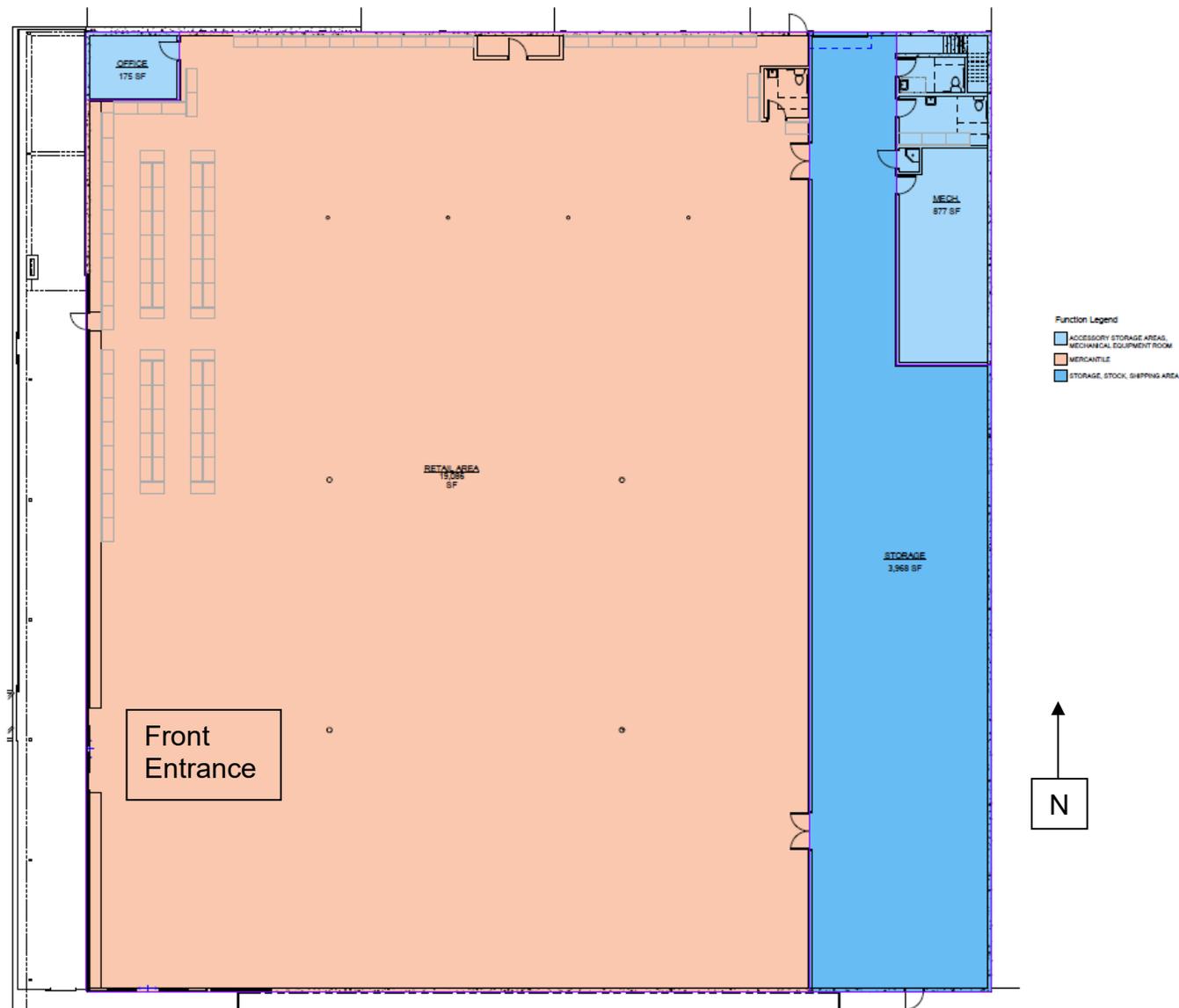
Westlake Ace Hardware is a 117-year-old company with twelve locations open in California and many more nationally. The company prides itself in being part of the communities and follows an “Ace Helpful Promise” to deliver reliable customer service, helpful advice, and products. The recent closure of Big Lots provided an opportunity for Westlake Ace Hardware to move to Placentia, as the anchor tenant of Rose Linda Shopping Center.



Westlake Ace Hardware proposes to upgrade the building façade, so that it aligns with Ace Hardware’s store design prototype. This will include a wooden plank parapet behind the Ace Hardware signage, with gooseneck lighting along the top portion. Plans include painting the building dark grey, which will allow the signage to stand out, and will blend nicely with the adjacent tenant spaces to the south. The front portion of the building that precedes the entrance will be enclosed with a six-foot tall, black steel tube fencing to allow the merchandising of plants and gardening supplies.

In addition to the front portion of the building's outdoor retail area, Ace Hardware proposes to have an outdoor retail enclosure within the parking lot, near the northwest side of the building. This gated enclosure measures 57 feet by 35 feet, totaling 1,995 square feet of retail space to house larger merchandise, such as manure, decorative gravel, dirt, and mulch. Ace will install bollards at the corners of the gate to protect it from moving vehicles parked nearby. In addition to the façade improvements and installation of fenced outdoor retail spaces, the Applicant will be constructing a new ramp to the loading dock and improving the aesthetics of the loading dock walls that enclose the trash dumpsters. Other site improvements include the replacement of two (2) metal overhead parking light poles to improve both nighttime visibility and surveillance of the parking lot. Ace Hardware plans to add additional landscaping in the parking lot, and a shopping cart corral to minimize the prevalence of stray carts throughout the site.





The interior floor plan features a large 19,136-square foot retail area, small 178-square foot office, and 4,845-square feet of storage and mechanical room space on the rear portion of the building. In the back of the building, Ace proposes to add a minimum 20-foot long, six-foot high gate at the rear southeastern corner of the building to secure the fire access lane that runs northerly along the building, which will deter littering and will be used as a temporary staging area to unload and restock merchandise. The gate will meet fire code by providing access through either a knockbox or other means approved by the Placentia Fire & Life Safety (PFLS). As an additional security measure, Ace plans to add a security camera(s) along the back of the building.

Ace Hardware proposes operating hours to be Monday through Saturday, from 7:00 A.M. to 8:00 P.M., and Sunday from 8:00 A.M. to 6:00 P.M. The store will employ approximately a total of 30-35 employees, with approximately 11 full-time and 14 part-time employees at any given time. Delivery times are estimated to be from 6:00 AM to 8:00 AM, two to three days per week.

Applicable Code Section – Placentia Municipal Code (PMC)

The “C-1” district is intended to provide for general retail and office uses which offer the sale of goods and services to the general public and which, through characteristics of their operation, cater primarily to residents of neighborhood market areas. The C-1 Zoning District PMC 23.33.040 (8) specifically includes hardware stores as a permitted use, however this tenant space is 24,000-square feet, to PMC section 23.33.040 requires a use permit for (1), businesses occupying a floor area greater than twenty thousand (20,000) square feet are subject to a Use Permit.

Subject Site and Surrounding Land Uses

The proposed hardware store is located on a developed commercial site between Rose Drive and Yorba Linda Boulevard. The chart below shows surrounding existing land uses, zones, and General Plan Land Use Designations:

Surrounding Land Uses:

| Location | Existing Land Use | Land Use Element General Plan Designation | Zoning Map Designation |
|--|---|--|-----------------------------------|
| Subject Site | Multi-tenant Neighborhood Commercial Center | Commercial | Neighborhood Commercial (C-1) |
| North | Single Family Residences (City Yorba Linda) | City of Yorba Linda | City of Yorba Linda |
| West (Across Rose Drive) | Single Family Residences (City Yorba Linda) | City of Yorba Linda | City of Yorba Linda |
| South (Across Yorba Linda Blvd) | Commercial Shopping Center | Commercial | Neighborhood Commercial (C-1) |
| East | Car Dealership (Audi) | Commercial | Community Commercial (C-2) |

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the C-1 Zoning District. Within the Rose Linda Shopping Center, there are four different parcels, with three different owners. The adjacent owner(s), which shares the parking lot with the other owners through a reciprocal parking and access easement that runs with the land. A recent agreed upon amendment to the Conditions, Covenants, and Reservations (CC&R's) document between property owners acknowledges the proposed outside sales area to be located within the parking lot and the quantity of parking spaces that will be removed from the overall total of stalls available. The existing number of parking stalls is 84 spaces, which includes ADA and standard spaces. The addition of the 1,995-square foot outside retail space will remove 10 parking spaces, which results in 74 spaces. Ace Hardware plans to replace some standard-sized parking stalls with compact spaces for a total of 77 spaces. The retail tenant space has existed for decades, and deficient parking has never been an issue. The proposed use of a hardware store is a permitted use, but the overall square footage of the unit triggers the Use Permit requirement. Based off the use and history of parking in the shopping center, it was determined by staff to allow parking adjustments pursuant to PMC Section 23.78.035 which the Planning Commission may evaluate based upon adjusted gross floor area. Based off the adjusted gross square footage calculation, Ace Hardware exceeds the amount of parking. Below is a breakdown of parking requirements and actual counts.

| USE | SQUARE FOOTAGE | PARKING REQUIREMENT | REQUIRED SPACES | EXISTING SPACES | PROPOSED SPACES |
|--|---|--|-----------------|-----------------|-----------------|
| Proposed Project - Ace Hardware (Standard) | 24,107 s.f. | PMC Section 23.78.030 Four (4) spaces per one thousand (1,000) s.f. of gross floor area. | 96 | 84 | N/A |
| Proposed Project - Ace Hardware (Adjusted) | Retail Area: 19,136 s.f. All other Areas: 4,970 s.f. | PMC 23.78.035 Adjusted Gross Floor Area | 76 | 84 | 77 |

* PMC 23.78.035 used for calculation

Based on staff's analysis, the project meets all minimum development standards of the PMC, including minimum off-street parking requirements. There are no changes to the building footprint and the proposed use is a permitted use per PMC Section 23.33.030 (8).

Other Departments Concerns and Requirements

The Divisions of Planning and Building, as well as the Placentia Fire & Life Safety Department have reviewed the application, with no major concerns raised with the project proposal. The Planning Division identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft resolution for consideration by the Planning Commission (Attachment No. 1).

ISSUES ANALYSIS:

General Plan Consistency

In an overall review of the General Plan, the proposed hardware store is consistent with the policies, programs, and goals of the General Plan. The General Plan Economic Development Element states in Goal 4, "Promote the revitalization of target areas and focus development to create vibrant destinations for the community." The Rose Linda Shopping Center will benefit from the proposed site improvements and the patronage that Ace Hardware will attract.

It is also a goal of the General Plan Economic Development Element under policy 7.2, "Increase job opportunities by attracting new businesses to the City." The proposed project will bring new business to the city which also creates job opportunities.

PMC Consistency

Adoption of the recommended conditions of approval will result in a project that complies with the provisions of the C-1 Zoning District. The proposed project, with incorporation of the recommended conditions of approval, will meet or exceed the requirements of the C-1 Zoning District and other applicable provisions of the PMC.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the proposed hardware store brings an additional service within an established commercial district containing primarily complementary commercial uses. The nature of the use will not have adverse impacts on adjacent business and properties as there are no significant noise or safety concerns.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2022-03 is exempt from CEQA pursuant to State CEQA Guidelines § 15301, Class 1, Existing

Facilities, as it applies to the operation, repair, leasing or minor alteration of existing public or private structures, of facilities or features involving “negligible or no expansion of use”.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on June 1, 2023, and legal notices were sent to property owners of record within a 300-foot radius of the subject property, and posted at the Civic Center on June 1, 2023, pursuant to all applicable provisions of the PMC. As of June 8, 2023, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed project is consistent with the City’s General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the proposed establishment and operation a 24,000-square foot hardware store, with façade improvements and a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center will be compatible with adjacent land uses and will not result in any significant adverse impacts to the surrounding area.

RECOMMENDATION:

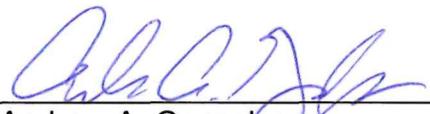
The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution PC-2023-08 recommending approval of UP 2023-03 and finding that it is exempt from further CEQA review pursuant to Section 15301 of the State CEQA Guidelines.

Prepared and submitted by:

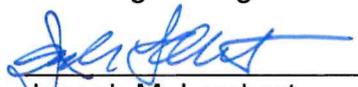


Lesley Whittaker
Associate Planner

Reviewed and approved by:



Andrew A. Gonzales
Planning Manager



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2023-08
2. Vicinity Map
3. Project Plans Dated and Received March 27, 2023
4. Statement of Use Submitted by the Applicant Dated and Received March 27, 2023
5. Site Photos
6. Affidavit of Mailings, Radius Map, and Address List

RESOLUTION NO. PC-2023-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2023-03 AND MAKING FINDINGS TO PERMIT UP 2023-03 TO ALLOW FOR THE ESTABLISHMENT AND OPERATION OF A 24,000-SQUARE FOOT HARDWARE STORE, WITH A 1,995-SQUARE FOOT FENCED ENCLOSURE RETAIL AREA, AND FAÇADE IMPROVEMENTS, IN AN EXISTING MULTITENANT COMMERCIAL SHOPPING CENTER LOCATED WITHIN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT, LOCATED AT 1257 E. YORBA LINDA BOULEVARD, AND MAKING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SET FORTH IN TITLE 14 CCR § 15301 (CLASS 1 – EXISTING FACILITIES) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES.

A. Recitals.

WHEREAS, Westlake Ace Hardware (“Applicant” hereinafter), located at 1257 E. Yorba Linda Blvd., filed an application for approval of Use Permit No. UP 2023-03, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

WHEREAS, on June 13, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2023-03; and

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

B. Resolution.

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

SECTION NO. 1: Based on the evidence presented and the findings set forth, UP 2023-03 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed request for the establishment and operation of a 24,000-square foot hardware store, with a 1,995-square foot fenced outdoor retail area, and façade improvements, in an existing multitenant commercial shopping center located

within the Neighborhood Commercial (C-1) Zoning District, located at 1257 E. Yorba Linda Blvd. will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the City. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), this use complies with all applicable code requirements and development standards of the Neighborhood Commercial (C-1) Zoning District and (3) it is not anticipated that the proposed request will generate any negative impacts onto adjacent properties and businesses.

b. The proposed request for the establishment and operation of a 24,000-square foot hardware store, with a 1,995-square foot fenced outdoor retail area, and façade improvements, in an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District, located at 1257 E. Yorba Linda Blvd. is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial.

c. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 2023-03 to ensure compliance with the Placentia Municipal Code (PMC).

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that UP 2023-03 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. § 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of UP 2023-03 a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2023-03.

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

a. Certify to the adoption of this Resolution; and

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

Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit 2023-03
1257 E. Yorba Linda Boulevard

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH TO CONTINUE IN GOOD STANDING TO PERMIT THE ESTABLISHMENT AND OPERATION OF A 24,000-SQUARE FOOT HARDWARE STORE IN AN EXISTING COMMERCIAL SHOPPING CENTER LOCATED AT 1257 E. YORBA LINDA BLVD.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit (UP) 2023-03 is valid for a period of one (1) year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved by the Director of Development Services or designee.
2. Use Permit (UP) 2023-03 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may be issued against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify

the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any changes or modifications to Use Permit No. UP 2023-03 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval. Any proposed changes to the floor plan approved by UP 2023-03 and/or any proposed expansion of the hardware store shall require a Use Permit Modification.
6. Any modifications to the approved floor plan or changes to the business operation hours which do not expand or intensify the present use shall be reviewed by the Director of Development Services and may be modified administratively. Modifications to the approved floor plan or changes to the business operation hours, which expand or intensify the present use may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.
7. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
8. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.
9. All permanent and temporary signage shall comply with all applicable provisions of the Placentia Municipal Code (PMC).
10. The applicant shall replace two (2) light poles on the subject parcel with non-wood double-head lighting to comply with 1-foot candle minimum lighting requirement in the parking lot, to the satisfaction of the Director of Development Services or designee.
11. The applicant shall maintain at least one (1) shopping cart corral, free of litter, graffiti, or other debris. Shopping carts shall be kept inside the store overnight and the regular maintenance of parking lot shall be conducted daily.
12. All commercial trash and waste bins shall be kept inside decorative trash enclosures, inside the loading dock area. The dimensions and access gates of all

trash enclosures shall comply with City standard and refuse company standard requirements at the time building permits are issued and prior to receiving issuance of a Building and Zoning application approval. All trash and waste enclosure gates shall remain closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis. The location and design of the proposed trash enclosure(s) is subject to the review and approval of the to the satisfaction of the Director of Development Services or designee, as part of the plan check process, prior to the issuance of a Building and Zoning application.

13. Deliveries shall occur only in the designated loading dock area. Deliveries shall occur no earlier than 6:00 AM and no later than 7:00 PM Monday through Sunday. Delivery vehicles shall not allow trucks to idle for prolonged periods, so noise levels and/or exhaust fumes do not become a public nuisance.
14. The applicant, current business owner, and/or property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant, current business owner, and/or property owner within 48 hours of defacement and/or upon notification by the City. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Director of Development Services.
15. The applicant, current business owner, and/or property owner shall maintain a valid City Business License at all times during operation of the business.
16. This Use Permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
17. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Director and the Police Department's Administrative Lieutenant at least 14 days in advance.
18. To prevent noise spillage, the doors shall be kept closed except as patrons enter and exit. The doors shall not be propped open during business hours.
19. The outdoor retail area shall be free and clear of any debris or trash at all times. Pallet stacking shall not exceed six feet, as measured from the top of merchandise on the pallet. Merchandise presentation shall be kept neat and orderly. If at any time, the visual presentation of the outdoor retail area becomes disorderly or visually problematic in terms of order and cleanliness, the Director of Development Services will review the permissance of the outdoor space.

20. There shall be no loading of merchandise from the outdoor retail space into any vehicle which is not parked in a designated parking stall. If at any time, the loading/unloading of merchandise into vehicles becomes a nuisance by the act of blocking the drive aisle(s), the permissance of the outdoor space will be reviewed by the Director of Development Services.

21. The use shall comply with the following:

- a. Prior to any changes to the permitted days and hours of operation, the applicant shall obtain written approval from the Director of Development Services or designee. The following are the permitted days and hours of operation to allow flexibility for potential adjustments in operating hours:

| Operating Hours | |
|------------------------|---------------------|
| Monday-Sunday | 7:00 am to 10:00 pm |

- b. No vending machines of any kind shall be installed outdoors within the project site.
- c. There shall be no public pay phones installed within or upon any portion of the premises.
- d. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
- e. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION

22. Shall provide complete architectural, structural, electrical, mechanical, and plumbing plans, which are prepared sealed and signed by California licensed architect, structural/civil, electrical, and mechanical engineers who are licensed to practice in the State of California.

23. The required plans shall comply with the City adopted and amended 2022 California Building, Electrical, Mechanical, Plumbing, Title 24 California Energy Standards, and Green Building Standards.

24. Architectural plans shall address the plans of the existing and new of the site, the warehouse floors and the exterior elevations.

25. The complete new site plan and the interior plan of the building addressing the corresponding requirements of 2022 CBC Chapter 11-B for retail stores are required and shall be part of the architectural plan submittal.

26. Structural plans shall provide structural calculations, plans, and details for any structural modification of the existing building, the shelves, and the racks.
27. Electrical, mechanical/plumbing engineers shall prepare, seal, and sign the required electrical, mechanical/plumbing plans of the existing and the new ones per the architectural plan requirements. California licensed contractors who are performing the Electrical, Mechanical, and Plumbing jobs may prepare the corresponding plans, sign and write their license class and No. below their signatures.
28. On the first sheet of plans shall specify complete scope of all works to be performed under the required permit application.
29. On the first sheet of plans shall address complete project data, which should include but not limited to Group Occupancy, Type of Construction, Occupant Load, Fire Sprinkler System installation or not.
30. Approval of the plans by the City Fire Authority is required. Two copies of the City Fire plan check approval letter shall be part of plans resubmittal.
31. Complete site and interior accessibility per CBC 2022 Chapter 11-B shall be addressed on plans. Please note that the City Building Division does not check or inspect any of the ADA accessibility requirements of ADA requirements, which are the sole responsibility of the architect of the record and the owner of the project. On Plans there shall not be any mentions of the ADA but the California State Title 24 Accessibility.

FIRE DEPARTMENT:

Prior to issuance of a building permit

32. A hazardous materials inventory and disclosure shall be provided with a complete listing of SDS sheets, storage locations, how they are stored, and types of containers. A technical report and opinion prepared by an approved consultant may be required to be submitted for review and approval prior to or as part of the submission for a building permit. Operational permits may be required and must be applied for prior to certificate occupancy. Application and permits shall be made to Orange County Health Care Agency for CUPA compliance. Compliance with disclosure and requirements placed on the project for the CUPA shall be complied with prior to certificate of occupancy.
33. Referenced Codes shall be 2022 code year.

Prior to Construction/Tenant Improvements

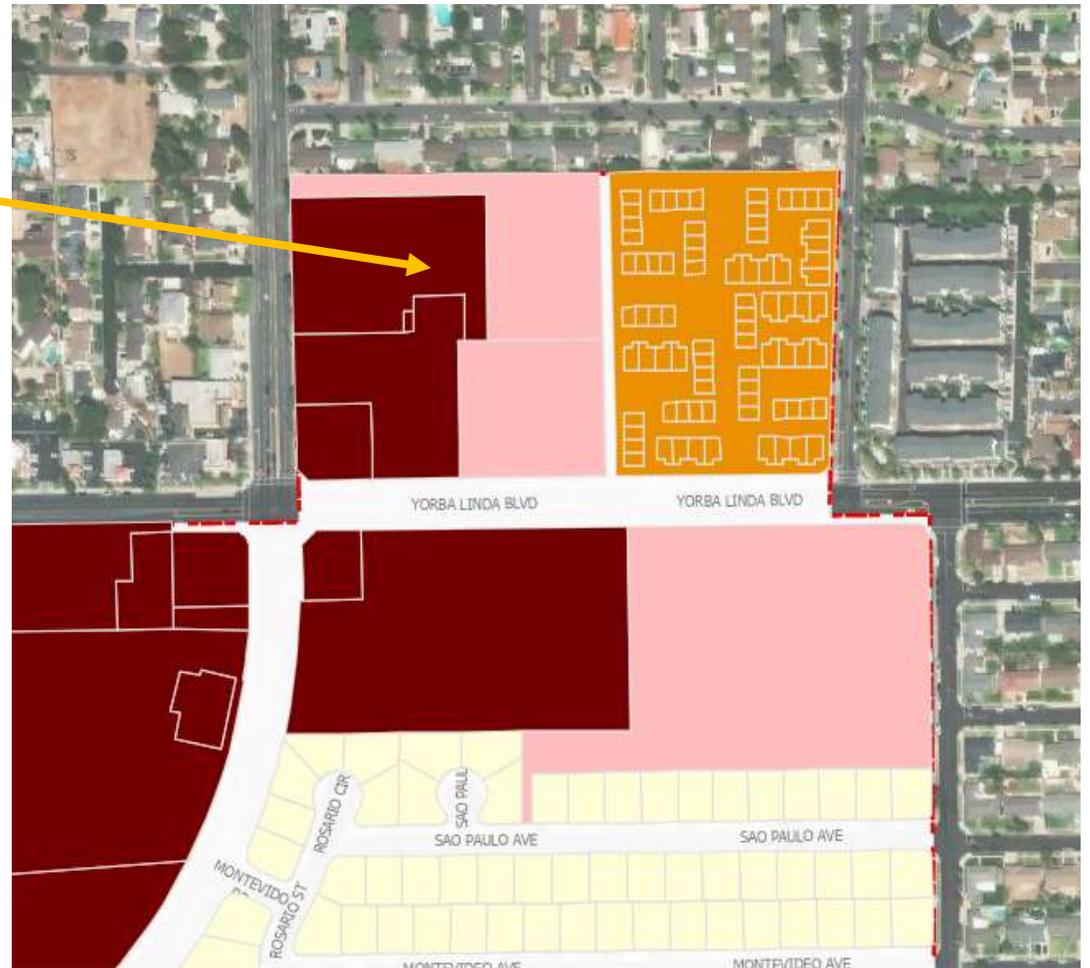
34. Placentia Fire & Life Safety Department at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at the time of plan review and/or inspections.
35. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.
36. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process.
37. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere, or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.



Vicinity Map UP 2023-03

1257 E. Yorba Linda Blvd.

Ace Hardware



Legend - Zoning Code

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



Westlake Hardware, Inc. 14000 Marshall Dr. Lenexa, KS 66215

March 17, 2023

Lesley V. Whittaker

Associate Planner
City of Placentia
401 E. Chapman Ave.
Placentia, CA 92870

Re: Ace Hardware of Placentia, CA Application for Use Permit

Dear Lesley,

Please find enclosed the Use Permit Application along with supporting documentation for our project located at 1257 E Yorba Linda Blvd.

Westlake Ace Hardware is a 117-year old company with twelve locations open in California with additional markets such as Placentia on our wish list for growth. We live the Ace Helpful Promise every day by delivering reliable services, helpful advice and products so our customers and neighbors get their projects done right every time. We take pride in being a part of the communities we serve and design each store so that it meets (or better yet, exceeds) customer expectations.

We will have approximately 11 full time employees and 14 part time associates. Our standard store hours: Mon – Sat: 7:00am – 8:00pm and Sun: 8:00am – 6:00pm.

Additionally, Joe with More Services has been contracted with to provide the mailing labels needed for public notice. It is my understanding those labels will be overnighted directly to you.

Our Ace Hardware retail store proposes two fenced areas for outdoor merchandise display: along the front of the store as well as in the corner of parking lot (further from pedestrian customer area) for palletized goods, loading and unloading zone. These areas are more specifically shown on the attached plans. We are also planning on upgrades to the façade to align with our prototypical design.

Our goal is to be the best neighborhood hardware store in the market and these improvements are being sought to help us achieve that goal. This commitment is what has kept Westlake strong for its first century of service – and keeps us growing into our next century.

Thank you for your time and support. I'm happy to answer any questions and available on mobile at 816-225-0636.

Sincerely,

Hilary Murray

Ace Hardware Subject Site Photos
1257 E. Yorba Linda Blvd.



Figure 1 Looking Easterly at front of building.



Figure 2 Looking easterly at entrance of building.



Figure 2 Looking southerly at front of building.



Figure 1 Looking westerly at parking lot where the outside retail space will be located.

**CERTIFIED PROPERTY OWNERS' LIST
AFFIDAVIT**

PROJECT INFORMATION: 1257 E. YORBA LINDA BLVD
PLACENTIA, CA

I, JOE MORENO, declare under penalty of perjury that the attached list contains the names and addresses of all persons to whom all real property is assessed as they appear on the latest available roll of the County and to all Business occupants within the integrated retail center and within the area described and for a distance of THREE HUNDRED (300) feet from the exterior boundaries & extended boundary of property known as:

1257 E. YORBA LINDA BLVD
PLACENTIA, CA
APN: 334-161-03 & 04 (& 02)

Executed at EL MONTE, California, this 22nd day MARCH, 2023.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



JOE MORENO
(626) 350-5944

State of California
County of Los Angeles

*Subscribed And Sworn To Before Me This 22nd Day Of MARCH, 2023, By
Joe Moreno Proved To Me On The Basis Of Satisfactory Evidence To Be The
Person Who Appeared Before Me.*



Notary Public – Christy Mendoza



More Services

JOE MORENO
(626) 350-5944
moreservices@sbcglobal.net
moreservicesmapping.com

OWNERSHIP / OCCUPANTS LIST
RADIUS MAPS - LAND USE - PLANS
MUNICIPAL COMPLIANCE CONSULTING

12108 LAMBERT AVE. EL MONTE, CA 91732
UPLAND, CA 91784 - (909)258-3482

PROJECT INFORMATION

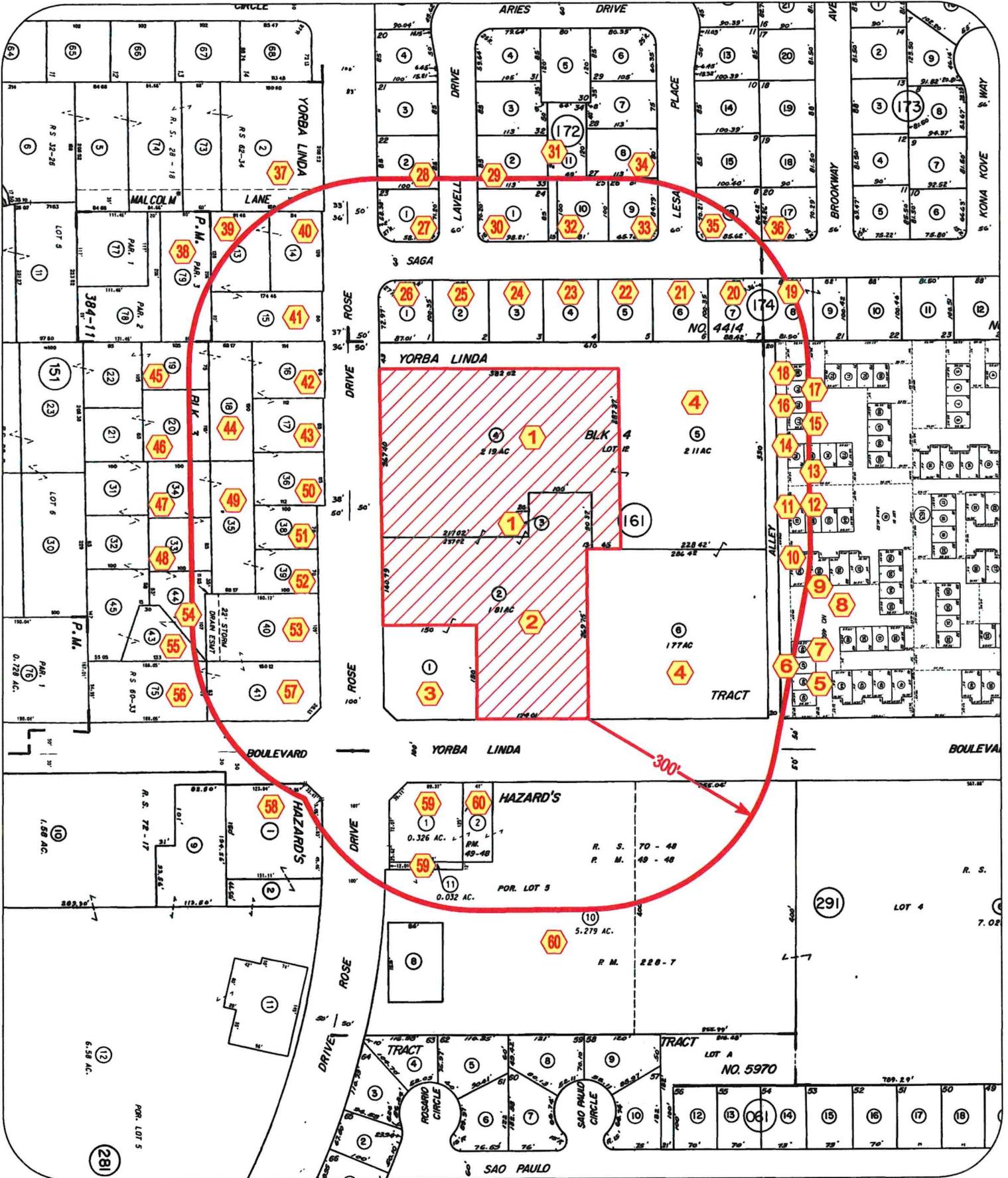
1257 E. YORBA LINDA BLVD

PLACENTIA, CA.

23-118



SCALE 1" = 200'



More Services

PROJECT INFORMATION: 1257 E. YORBA LINDA BLVD
PLACENTIA, CA.
APN: 334-161-03,04 (& 02)
JOB : 23-118

CITY COPY

RADIUS MAP & NOTIFICATION LIST

**12106 Lambert Ave., El Monte, CA 91732 / Tel (626) 350-5944
UPLAND, CA 91784 / Tel (909) 256-3482
Email: moreservices@sbcglobal.net / Web: www.moreservicesmapping.com**

1 334-161-03,04
PNS STORES INC
300 PHILLIPI RD DEPT 10051 RD
COLUMBUS OH 43228 1310

2 334-161-02
GOLERKANSKY, LINDA D TR
15991 RED HILL AVE 200
TUSTIN CA 92780 7320

2 334-161-02
OCCUPANT ROSE LINDA DENTISTRY
1203 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT KINGS TERIYAKI GRILL
1205 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT SHAYGAN CHIROPRACTIC
1209 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT IREPAIR
1211 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT BOGA 50
1213 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT NAIL SPA
1215 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT LAUNDREAM LAUNDRY
1219 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT CYNFUL LASHES
1221 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT CITY BAGEL
1225 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT BOOTEA FLOW YOGA
1227 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT PHARMACY
1233 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT LS BEAUTY SALON
1235 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT STAR LCEANERS
1237 E YORBA LINDA BLVD
PLACENTIA CA 92870

2 334-161-02
OCCUPANT ISE SUSHI
1241 E YORBA LINDA BLVD
PLACENTIA CA 92870

3 334-161-01
WALGREEN CO
PO BOX 1159
DEERFIELD IL 60015

4 334-161-05,06
PAG NORTH ORANGE A1 INC
7015 E CHAUNCEY LN
PHOENIX AZ 85054

5 334-163-46
LAU, HUNG TAO TR C CHAN & H T LAU
LIVING TR
1429 PROSPECT AVE
PLACENTIA CA 92870

6 334-163-47
TOCHER, PATRICK PETER III
1429 PROSPECT AVE 0
PLACENTIA CA 92870

7 334-163-48
SAQUILABON, PENAFRANCIA T
1429 PROSPECT AVE 0
PLACENTIA CA 92870 3808

8 334-163-81
VILLAGEWALK HOMEOWNERS ASSN
2603 MAIN ST 500
IRVINE CA 92614

9 334-163-59
ROMAN, TIMOTHY PETERSON,
KIMBERLY
1441 PROSPECT AVE 0
PLACENTIA CA 92870

10 334-163-60
VALVERDE, DAVE
1441 #NAME? AVE
PLACENTIA CA 92870 3814

11 334-163-61
HENAO JOHN A & RUBIELA HENAO
RUBIELA
1443 PROSPECT AVE 0
PLACENTIA CA 92870

12 334-163-62
STOLO, ROBERT F
5111 W KNOLL DR
YORBA LINDA CA 92886 4338

13 334-163-75
COZORT, ROBERT TR SHIRLEY I
WINSLETT LIVING TRUST
5184 VISTA MONTANA
YORBA LINDA CA 92886

14 334-163-76
GAO JINZHU
1507 PROSPECT AVE 0
PLACENTIA CA 92870

15 334-163-77
CARL, LINDA E
17160 CORIANDER CT
YORBA LINDA CA 92886

16 334-163-78
CAHN, JUSTIN M
1509 PROSPECT AVE 0
PLACENTIA CA 92870

17 334-163-79
ORTIZ, LORNA TR CONSUELO
FERNANDEZ ORTIZ REVOC LIVING
TRUST
225 BAYMEADOWS DR
PLACENTIA CA 92870

18 334-163-80
RIVERS, BYRON
1509 PROSPECT AVE 0
PLACENTIA CA 92870

19 334-174-08
MERCADDEL, DWAYNE J JR & ELENA R
16892 SAGA DR
YORBA LINDA CA 92886

20 334-174-07
EYLER, MARTIN L TR MARTIN L EYLER
INTERVIVOS TR
16882 SAGA DR
YORBA LINDA CA 92886

21 334-174-06
HAUN, ELIZABETH M TR
16862 SAGE DR
YORBA LINDA CA 92686

22 334-174-05
ASHLEY, ALVIN J TR
16852 SAGA DR
YORBA LINDA CA 92886 2145

23 334-174-04
MOATS, MICHAEL A & DAWN A
16842 SAGA DR
YORBA LINDA CA 92886

24 334-174-03
SHORT, HAROLD L TR
16822 SAGA DR
YORBA LINDA CA 92886 2136

25 334-174-02
LOPEZ, ERIKA TR LOPEZ FAMILY
REVOC TR
808 MORNINGSIDE DR
FULLERTON CA 92835

26 334-174-01
TRAN, BRYAN Q TR TRAN FAMILY
REVOC LIVING TR
325 NUTWOOD ST
BREA CA 92871

27 334-171-01
HARMSE, JOHANNES A S & ELIZABETH C
S
4821 LAVELL DR
YORBA LINDA CA 92886

28 334-171-02
FONSECA, PHILLIP ANTHONY &
BARBARA JUNE
4801 LAVELL DR
YORBA LINDA CA 92886 2137

29 334-172-02
WHITESIDE, MATTHEW L TR
WHITESIDE FAMILY TR
4802 LAVELL DR
YORBA LINDA CA 92886

30 334-172-01
PETREDES PAUL P JR & DEBORAH L
PETREDES DEBORAH L
4822 LAVELL DR
YORBA LINDA CA 92886

31 334-172-11
KONA PALMS
16831 SAGA DR
YORBA LINDA CA 92886 2144

32 334-172-10
BOBER-MATTHEWS, KATHLEEN GAIL
TR
16841 SAGA DR
YORBA LINDA CA 92886 2144

33 334-172-09
MILLER, JOHN P & TRESA J
16851 SAGE DR
YORBA LINDA CA 92886

34 334-172-08
TINGLEY, ROBERT S TR TINGLEY
REVOC TR
4801 LESA PL
YORBA LINDA CA 92886

35 334-171-16
SANCHEZ, MARY A TR M A SANCHEZ
LIVING TR
915 S PARK RIM CIR
ANHEIM CA 92807 5113

36 334-171-17
VAZQUEZ, GAEL TR VASQUEZ LIVING TR
4831 BROOKWAY AVE
YORBA LINDA CA 92886

37 334-151-02
LEININGER, KATHLEEN K TR LEININGEF
FAMILY LIVING TR
13655 NIMES CT
CHINO HILLS CA 91709

38 334-151-79
YEE, VINCENT BOON HOO TR YEE-YAP
LIVING TR
2788 N VILLA REAL DR
ORANGE CA 92867

39 334-151-13
KNAPP, MICHAEL & CINDY
16706 MALCOLM LN
YORBA LINDA CA 92886 2035

40 334-151-14
CLINE, LISA S TR JOHN E DEEMER
LIVING TRUST
16732 MALCOLM LN
YORBA LINDA CA 92886

41 334-151-15
BENNETT, W STERLING TR SERRANO
FAMILY REVOC TR
4839 ROSE DR
YORBA LINDA CA 92886

42 334-151-16
BRUCE, MARK SCOTT JR
4841 ROSE DR
YORBA LINDA CA 92886

43 334-151-17
ELLISON, TIMOTHY S & BARBARA N
16721 S CAMILLE PL
YORBA LINDA CA 92886 2037

44 334-151-18
HUERTA, IGNACIO TR HUERTA MEDINA
FAMILY TR
16701 CAMILLE PL
YORBA LINDA CA 92886

45 334-151-19
JARAMILLO, FELIPE DE JESUS & MARIA
4882 GEM LN
YORBA LINDA CA 92886 2038

46 334-151-20
HILL, MARK W TR
4892 GEM LN
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47 334-151-34
KNOX, CLYDE L TR
4922 GEM LN
YORBA LINDA CA 92886 2033

48 334-151-33
OBRIEN, WALTER & ARIANA RAE
4932 GEM LN
YORBA LINDA CA 92886 2033

49 334-151-35
GORE, HARDIAL & PARAMJIT
16700 CAMILLE PL
YORBA LINDA CA 92886

50 334-151-36
JIMENEZ, ANGELISA C
4911 ROSE DR
YORBA LINDA CA 92886 2042

51 334-151-38
INSATHEP, AREE
4931 ROSE DR
YORBA LINDA CA 92886

52 334-151-39
BROWN, THOMAS S TR BROWN TR
21 FAIR ELMS
LAGUNA NIGUEL CA 92677

53 334-151-40
MIRA VISTA PARK
4490 AYERS AVE
VERNON CA 90058

54 334-151-44
CROW, SHARON M TR CROW FAMILY TR
OF 2007
4942 GEM LN
YORBA LINDA CA 92886

55 334-151-43
KLIPA, REX
4945 GEM LN
YORBA LINDA CA 92886

56 334-151-75
HANNA, ISAM F & INAS E
1412 STANFORD CT
SANTA ANA CA 92705

57 334-151-41
STUDT, DONALD E TR M C LLC
16751 YORBA LINDA BLVD
YORBA LINDA CA 92886 2048

58 341-281-01
ABC INVESTMENTS LLC
2652 SHADOW CANYON RD
DIAMOND BAR CA 91765 3616

59 341-291-01,11
MKB HIGHLAND LLC
1202 E YORBA LINDA BLVD
PLACENTIA CA 92870

60 341-291-02,10
YORBA LINDA LLC
5440 MOREHOUSE DR 4000
SAN DIEGO CA 92121 6719

WESTLAKE ACE HARDWARE
ATTN HILARY T. MURRAY
14000 MARSHALL DR
LENEXA KS 66215



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: JUNE 13, 2023

SUBJECT: **TENTATIVE TRACT MAP NO. TTM 19233 PERTAINING TO THE SUBDIVISION OF A 1.76-ACRE LOT INTO SIX PARCELS LOCATED AT 424 N. NEVIN LANE WITHIN SP-7 (SPECIFIC PLAN 7) ZONING DISTRICT FOR THE PURPOSE OF FUTURE SINGLE-FAMILY HOME DEVELOPMENT.**

RECOMMENDATION:

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

1. Open the public hearing concerning TTM 19233; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-09, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TTM 19233 to permit the subdivision of an approximately 1.76-acre parcel into six (6) parcels for a property within the Specific Plan 7 (SP-7) Zoning District located at 424 North Nevin Lane (Assessor's Parcel Number 341-433-05) and to make 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.

STRATEGIC PLAN STATEMENT:

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

(Further) Implementation of Housing Element Strategies, as Objective Number 3.10 is to implement Housing Element strategies. This project will propose to abandon uses inconsistent with housing production, such as pumping oil and activities pertaining to extraction, and will provide more housing opportunities. The addition of at least single-family homes on the subject site will provide a continuity of family neighborhood housing, which improves the quality of the existing neighborhood, and results in consistency with the overall neighborhood.

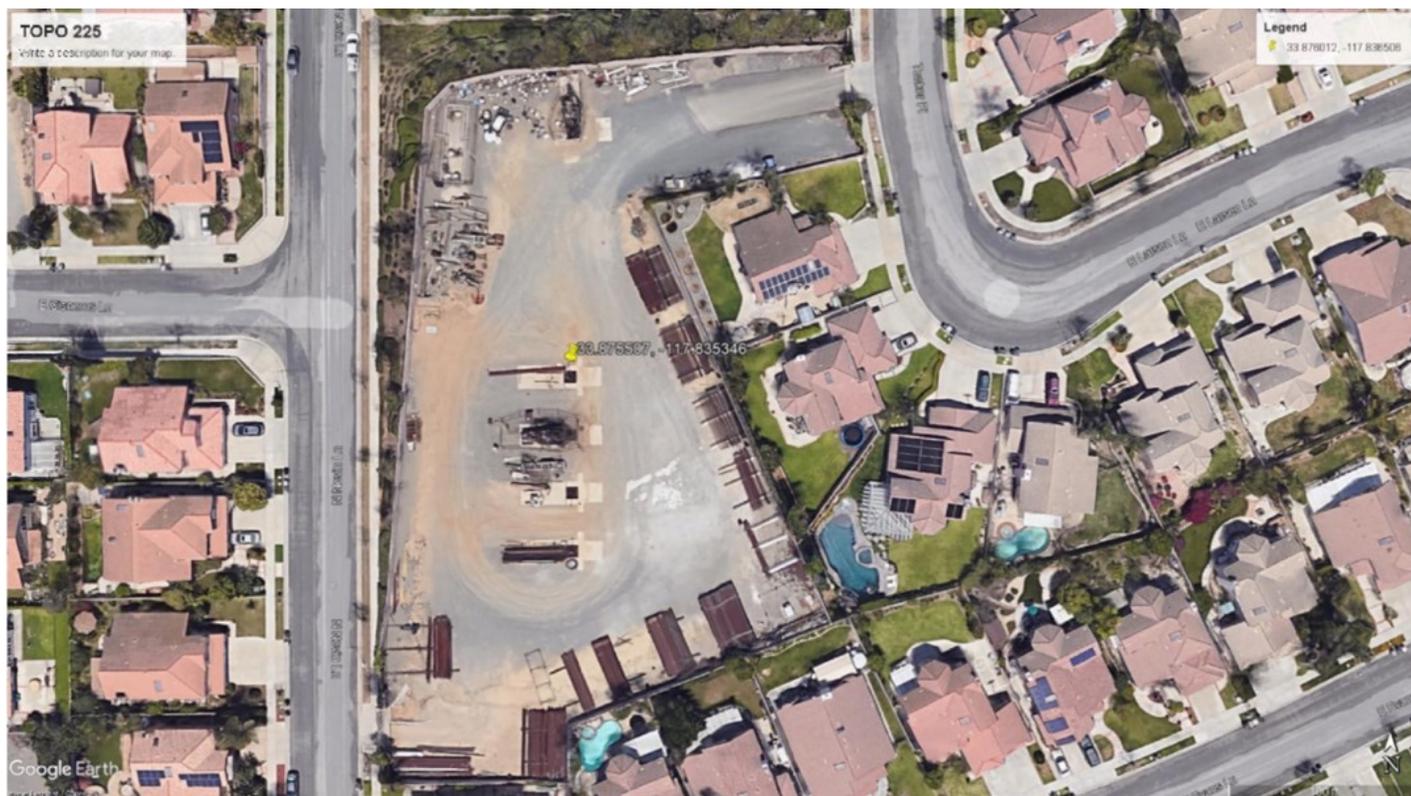
REQUEST:

The applicant, Blain Meith, representing Realm California, LLC, is requesting the subdivision of an approximately 1.76-acre parcel into six (6) parcels for a property within the SP-7 (Specific Plan 7)

Zoning District located at 424 N. Nevin Lane (APN 341-433-05). The requested subdivision will allow for future sales and conveyance of the lots. Pursuant to Placentia Municipal Code (PMC) Section 22.72.002: a tentative map shall be required for all subdivisions pursuant to the Subdivision Map Act and for all subdivisions creating five (5) or more parcels, five (5) or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five (5) or more parcels, for the conversion of a dwelling to a stock cooperative containing five (5) or more dwelling units, unless excepted or otherwise required by this title or the Subdivision Map Act.

Subject Site and Surrounding Land Uses:

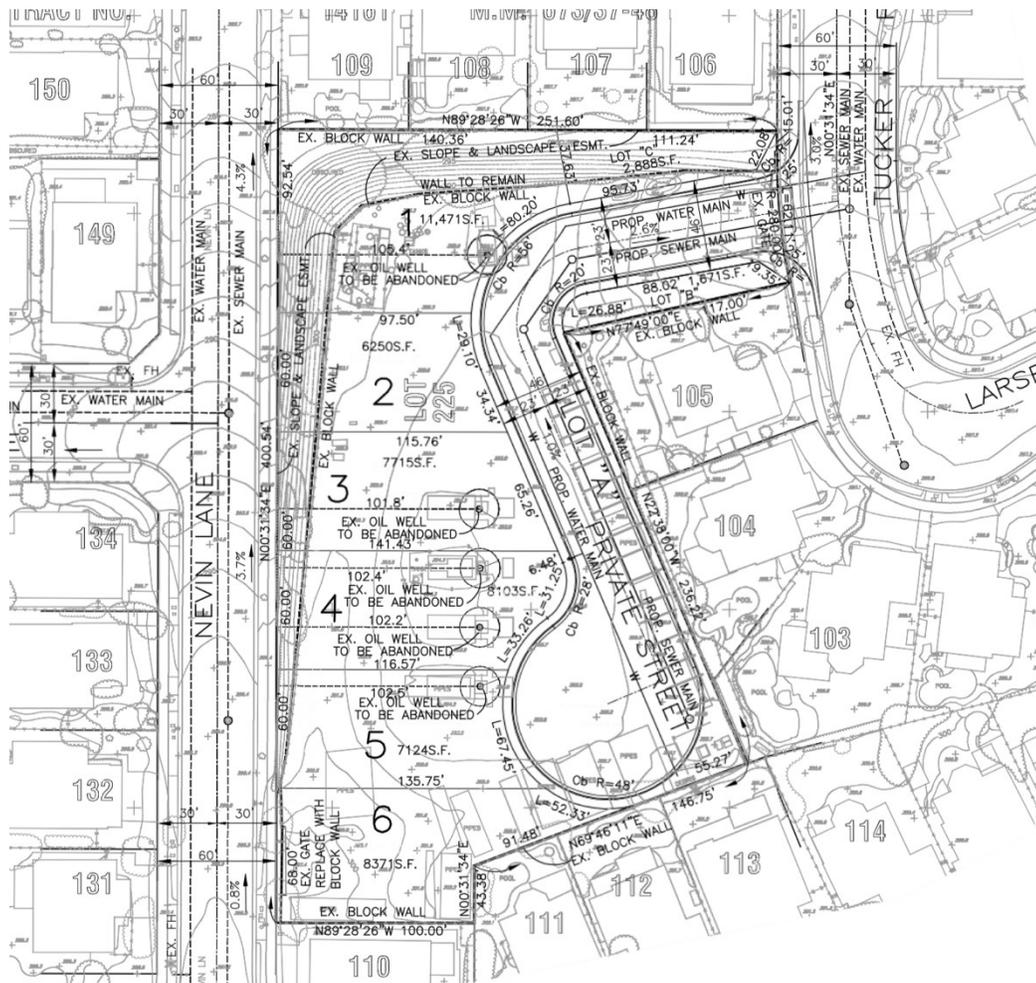
The subject site is located within an existing single-family residential neighborhood at 424 N. Nevin Lane (APN 341-433-05). The parcel is located south of Hill Street, north of Alta Vista, and sits between Nevin Lane and Tucker Place, with an access gate on each street. The site has been owned and utilized for oil extraction operations, with five (5) oil wells located on site. On the westerly side of the parcel, facing Nevin Lane, is a large, landscaped slope that runs along the northerly and westerly portion of the parcel. The easterly portion of the site is not currently landscaped but has a six-foot block wall that runs along the perimeter of the flat portion of the parcel. A large double gate can be found on the East side, on Tucker Lane, and also on the southwestern side, on Nevin Lane.



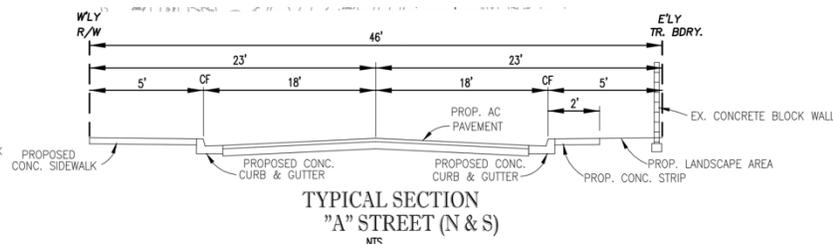
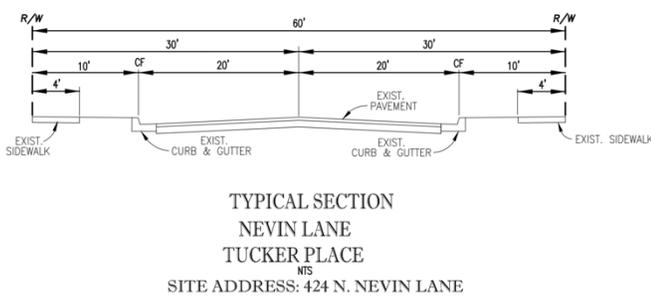
The applicant, Blain Meith, who represents Realm, which own and maintain the oil extraction sites in and around the local neighborhood, request to subdivide the parcel into six parcels for future sale for single-family detached home development.

The following table shows the lot size of each proposed parcel. Specific Plan 7 Site Development Standards (listed in Table 3 of the Specific Plan 7 document) states the average Low Density Residential (LDR) lot in SP 7 shall be 7,000 square feet on average and at a minimum, lots shall be 6,000 square feet. As the proposed lots meet the minimum lot size and are between 6,000 and 14,500 square feet respectively, the proposed subdivision appears to meet the intent of SP-7 regarding lot size, as demonstrated in the table below.

| Parcel No. | Lot Size (square feet) | Lot Size (acres) | Minimum Required Lot Size in SP-7 (LDR Designation) |
|------------|------------------------|------------------|---|
| 1 | 14,359 square feet | 0.33 acres | 6,000 square feet |
| 2 | 6,250 square feet | 0.14 acres | 6,000 square feet |
| 3 | 7,715 square feet | 0.18 acres | 6,000 square feet |
| 4 | 8,103 square feet | 0.18 acres | 6,000 square feet |
| 5 | 7,124 square feet | 0.16 acres | 6,000 square feet |
| 6 | 8,371 square feet | 0.19 acres | 6,000 square feet |



A private street is proposed with entry from the northeastern edge of the parcel on Tucker Lane, approximately where the gate now exists. The street will measure 46 feet in width, with a five-foot sidewalk on the westerly side of the private street and terminate into a cul-de-sac. The easterly side of the street will consist of a two-foot sidewalk, with a three-foot landscape strip in between the existing block wall and the sidewalk. The two street sections below show the dimensions of Nevin Lane, and what is typical of the existing neighborhood. The section on the right shows the dimensions of the proposed street. It is slightly narrower, but still meets City Standard and Fire Code minimums.



The large existing landscaped slope (Lot C) that runs along the northerly and westerly borders of the parcel will remain a landscaped easement and conditioned to be maintained by the creation of a Homeowners Association. In addition to Lot C, there are two lettered lots (A & B) on the easterly sides of the entrance and length of the street, which will be fully landscaped conditioned to be maintained by the future Homeowner’s Association.

Surrounding Land Uses:

The table below shows surrounding existing land uses, and General Plan and Specific Plan Land Use designations. The site contains five oil wells on what is proposed as “Lots 1, 3, 4 and 5”, which will be abandoned by CALGEM standards and requirements, as well as pursuant to local Fire Department standards.

| Location | Existing Land Use | General Plan Land Use Element Designation | Zoning Map Designation | Specific Plan Land Use Designation |
|----------------------------|---------------------------|---|------------------------|------------------------------------|
| Subject Site | Vacant | Specific Plan | SP-7 (Specific Plan 7) | Low Density Residential (LDR) |
| North, South, East, & West | Single-Family Residential | Specific Plan | SP-7 | LDR |

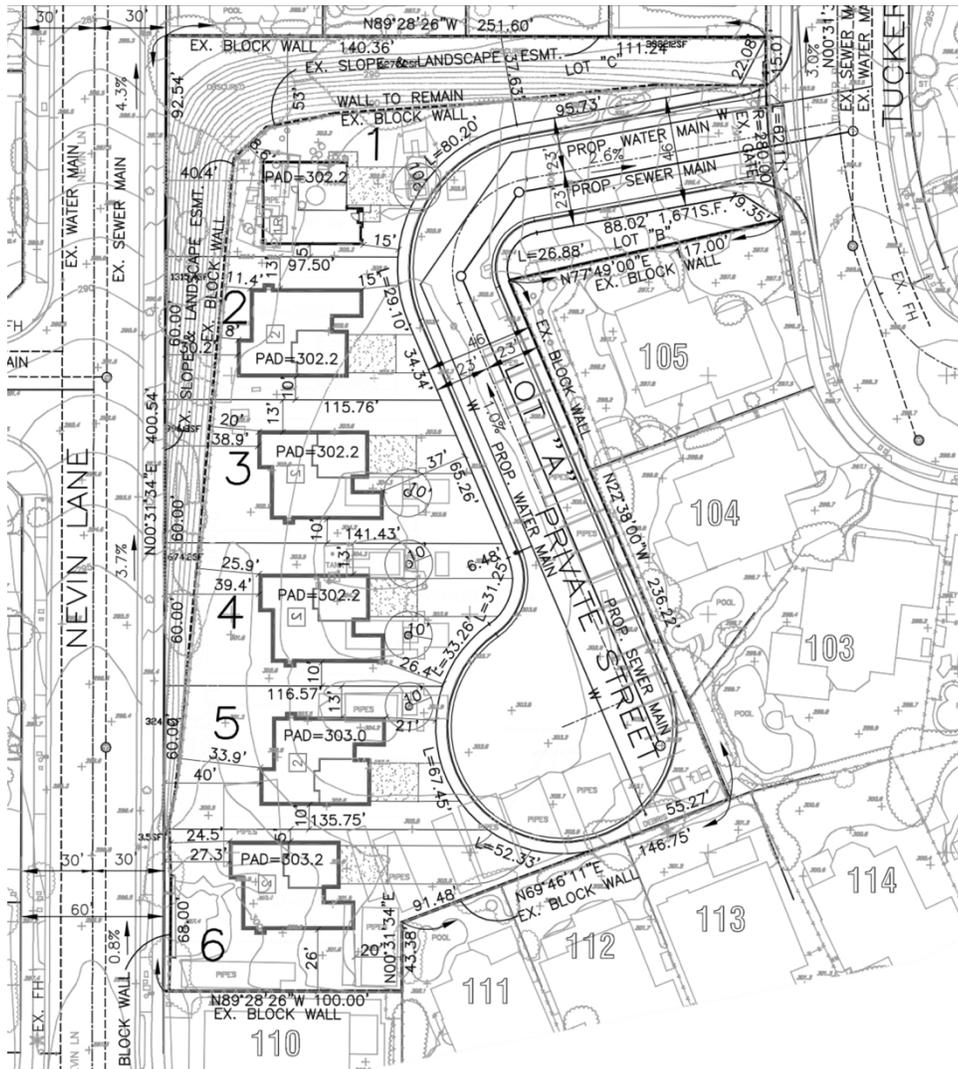
ZONING COMPLIANCE STANDARDS:

Lot Standards

Section 23.107.070 of the PMC sets forth development standards defining the minimum lot width, lot depth, and lot area for LDR districts in SP-7. As previously stated, the SP-7 LDR development standards require a minimum lot size of 6,000 square feet for all interior lots and a minimum frontage and width of 60 feet. The proposed subdivision meets these standards. The subdivision proposes six lots—Lot 1: This lot contains a large portion of the landscape easement (Lot C) measuring at 11,471-square feet, with a street frontage of approximately 92 feet, and extending easterly further approximately 95 feet towards the beginning of the street. Lot 2 also contains a portion of Lot C and measures 7,537-square feet, with a street frontage of 60 feet. Lots 3, 4, and 5 also contain small portions of Lot C, and all meet the minimum requirement of a lot in SP-7, with Lot 3: 7,715-square feet, Lot 4: 8,103-square feet, Lot 5: 7,124-square feet—all meeting the minimum width requirement within SP-7, of 60 feet. Lot 6, the most southerly of the lots, measures 8,371-square feet and has a 68-foot width proposed which meets the minimum lot size.

| Parcel | Minimum Lot Size 6,000 square feet | Minimum Lot Width 60' |
|--------|------------------------------------|-----------------------|
| 1 | 11,471 | 92 feet |
| 2 | 7,537 | 60 feet |
| 3 | 7,715 | 60 feet |
| 4 | 8,103 | 60 feet |
| 5 | 7,124 | 60 feet |
| 6 | 8,371 | 68 feet |

The following diagram shows an example of how single-family homes could be built on the lots. This is only for visual purposes, and not the actual building footprints of a proposed plan. The purpose of this request is for the subdivision only. This Tentative Tract Map will be conditioned to require any development of homes to go through a Development Plan Review (DPR) process, which would require a public hearing. Typically, a development of proposed single-family home does not require a public hearing but undergoes a non-discretionary site plan review. It is staff's intent for the future development of the proposed lots to be consistent with the surrounding neighborhood, in terms of architectural style and lot development, and any issues pertaining to such things as privacy, noise, lighting, landscaping and maintenance, will be addressed at that time.



CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that TTM No. 19233 is exempt from CEQA pursuant to State CEQA Guidelines §15332 (Class 32 – Infill Development Projects), as it is consistent with the General Plan and Zoning regulations and occurs on a project site of no more than five acres, which are substantially surrounded by urban uses. The project site has no endangered biological habitats, or significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on June 1, 2023, and notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on June 1, 2023. As of June 8, 2023, staff has received no comments in support of nor in opposition of the request.

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. Including the recommended conditions of approval, the proposed subdivision located within the existing SP-7 District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

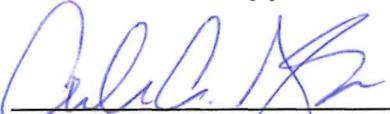
Staff recommends that the Planning Commission adopt Resolution PC 2023-09, recommending approval of TTM No. 19233 to the City of Placentia City Council and making the findings to permit the subdivision of an approximately 1.76-acre lot into six parcels located at 424 N. Nevin Lane (APN 341-433-05) and make findings that the project is categorically exempt pursuant to CEQA set forth in Title 14 CCR § 15332 (Class 32 – In-fill Projects) and the City of Placentia Environmental Guidelines.

Prepared and submitted by:



Lesley Whittaker
Associate Planner

Reviewed and approved by:



Andrew A. Gonzales
Planning Manager



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2023-09 recommending City Council approval of TTM No. 19233
 - 1.a. Conditions of Approval
2. Vicinity Map
3. Proposed Tentative Tract Map No. 19233
4. Site Photos
5. Affidavit of Mailings, Radius Map, and Address List

RESOLUTION NO. PC-2023-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING TENTATIVE TRACT MAP NO. TTM 19233 PERTAINING TO THE SUBDIVISION OF AN APPROXIMATELY 1.76 ACRE LOT INTO SIX PARCELS LOCATED AT 424 N. NEVIN LANE (ASSESSOR'S PARCEL NUMBER 341-433-05) 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 PROJECTS) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES.

A. Recitals.

(i) Blain Meith, (“Applicant” hereinafter), representing Realm California, LLC., at 424 N. Nevin Lane, heretofore filed an application for approval of Tentative Tract Map (TTM) No. 19233, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Tentative Tract Map request is referred to as the “Application”.

(ii) On June 13, 2023, the City of Placentia Planning Commission (“Commission”) conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

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

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

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city as it only involves the subdivision of land for the purposes of the future sales and conveyance of the subject lots. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), this development complies with all

applicable code requirements and development standards of Title 23 of the Placentia Municipal Code (PMC), Specific Plan 7 (SP-7), and Title 22, and all applicable Building Codes and other Regulations of the PMC; and

b. Accepting that the Planning Commission recommends approval of TTM 19233, as the proposed use will be consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Specific Plan (SP), and the proposed use does not involve any change in the land use designation of the subject site. The proposed project involves the subdivision of an approximately 1.76-acre lot into six parcels located at 424 N. Nevin Lane (APN 341-433-05) in the SP-7 which is a development type that is consistent with the subarea land use designation within the Specific Plan, which is Low Density Residential; and

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of PMC Chapter 22.72 Subdivision of five or more parcels. The proposed development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements; and

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" contains Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed subdivision and related on and off-site improvements are in compliance with applicable requirements of the PMC; and

e. That the proposed map is consistent with the General Plan. The proposed TTM is to subdivide a larger parcel into six smaller parcels, with a proposed private residential street terminating in a cul-de-sac. In an overall review of the General Plan, the proposed subdivision is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan Land Use element under Policy 2.4, "that, large, contiguous vacant or underutilized parcels should be comprehensively planned for development to be compatible with adjacent neighborhoods." The subject site is a 1.76-acre site. The subdivision will allow for the development of six additional single-family homes on the newly created parcels. Furthermore, it is an objective of the City's Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City's share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project to be constructed there will be an increase in the housing inventory by six units. For these reasons, approval of the Tentative Tract Map is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan; and

f. That the site is physically suitable for the type and density of development. The subject site is a 1.76-acre parcel, which has been designed to accommodate future single-family units, as well as sufficient parking, landscaping, and

open space. Based on this, the subject site is adequate to accommodate the SP-7 Zoning Designation; and

g. That the design of the subdivision or type of future improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a subdivision of a 1.76-acre lot into six parcels; and

h. That the design of the subdivision or the type of future 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. All of the easements will be protected in place; and

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure wildlife or their habitat. The subject site is an underutilized single-family use located within an urbanized area. There are no known areas within the City that host wildlife or their habitat, most particularly species.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Projects), the City of Placentia Environmental Guidelines, and California Public Resources Code §§ 21000, *et seq.*, and to direct staff to file a Notice of Exemption with respect to the subject Project;

(a). 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

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of TTM 19233 to the City of Placentia City Council, as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

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 13th day of June 2023.

FRANK PEREZ, CHAIR

I, Joseph 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 13th day of June 2023, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 13th day of June 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 TTM 19233

Attachment A
Special Conditions of Approval for
Tentative Tract Map No. TTM 19233
424 N. Nevin Lane (APN: 341-433-05)

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 TENTATIVE TRACT MAP 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 TTM 19233 and the resulting Final Map is contingent upon City Council approval.
4. TTM 19233 shall expire twenty-four (24) months after City Council 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. The developer of the six (6) parcels shall be required to submit for a Development Plan Review (DPR), which will require a public hearing for the review of proposed building plans for subject parcels.
6. The establishment of a Homeowner's Association (HOA) will be required for the owners of the six (6) future lots. The Homeowner's Association (HOA) will be required to repair/maintain the proposed private street, as well as the landscape that is existing and proposed on Lots A, B, C.
7. The developer/owner of each resulting lot shall be required to form/join any applicable Homeowner's Association (HOA) that the properties fall within the boundaries of.
8. The developer/owner of each resulting lot shall require HOA (if applicable) review of any landscape or wall/fence plans.
9. 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.
10. TTM 19233 and the related Final Map shall comply with the applicable requirements of Title 22 (Subdivisions) of the Placentia Municipal Code.
11. Any modifications to the approved TTM 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.
12. Prior to final release of any future buildings for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
13. Prior to the development of the parcels, the Applicant will provide certification of well abandonment from CALGEM (California Geologic Energy Management Division) and any mitigation measures needed for development atop and/or in proximity of any oil wells.
14. Applicant/builder is responsible, at its sole cost and expense, to cause all cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building

or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior to issuance of a certificate of occupancy. Applicant/builder shall provide the City with “as built” plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way.

15. Developer shall pay in full to the City of Placentia, any and all applicable citywide Development Impact Fees (including, but not limited to fees relating to recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, and public safety impacts) adopted by and set forth by the City Council, as set forth in Chapter 5 of the Placentia Municipal Code, in effect at the time building permits are issued prior to issuance of the first building permit for each respective property.
16. Developer and/or property owner agrees to approve the incorporation of the project into Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
17. 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.
18. 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.
19. Developer and/or property owner agrees that the City may, at its sole election, require that, instead of annexing into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which, and the initial amount of the taxes and assessments thereunder, will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District, provided that the incorporation of the

new CFD does not otherwise delay the development of the project; in which event the project shall instead be annexed into SLD 1981-01 and/or LMD 1992-1. Any automatic fee increases for the Community Services District shall not be inconsistent with the approved rate study.

DEVELOPMENT SERVICES DEPARTMENT - BUILDING DIVISION

20. Since, the boundary of the (E) and (N) parcels are involved the final map shall be prepared, sealed and signed by a California licensed land surveyor or a California licensed civil engineer who had been licensed prior to January 1980.
21. Complete orientation of the proposed lines between the seven parcels shall be addressed on the Tentative Tract 19233.
22. The parcels map after being approved by the City shall be recorded by the Orange County Recording Office.

PUBLIC WORKS – ENGINEERING DIVISION

23. 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.
24. The following items are required for the entitlement review:
 - a. Preliminary grading and drainage plan.
 - b. Preliminary geotechnical report.
 - c. Preliminary hydrology/drainage study.
 - d. Preliminary Water Quality Management Plan (WQMP) in the form and content per the City's WQMP template.
 - e. Sewer capacity study.
25. Prior to issuance of Certificate of Occupancy or building final, all existing and new utilities including electric power, telephone, telecommunication fiber and/or cable TV in the street adjacent to and on-site shall be placed underground in accordance with the City of Placentia standards and ordinances.
26. 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.
27. 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.

28. Recent title report to clarify the ownership and all easements on the property.
29. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post excavation activities.

GRADING

30. 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.
31. 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>)
32. 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.

33. 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.
34. 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.
35. 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.
36. 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.
37. The development site shall be graded to drain surface water to the existing City storm drain system with no cross-lot drainage permitted. Drainage shall be indicated on the precise grading plans.
38. 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.
39. 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 Development Services Director and the

City Engineer may refer the matter to the Planning Commission for an opinion before deciding.

40. 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.
41. 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.
42. The applicant shall provide a quitclaim or relocation of existing easements as applicable in the plan review process prior to issuance of grading permit.
43. Provide and identify all pavement and driveway paving materials used inside and outside of the development areas. Identify all storm drain structures, types, sizes, and specifications on the plans.
44. Preliminary WQMP shall include a feasibility check to ensure the proposed infiltration BMPs are not proposed to be within 100 feet horizontally of a water supply well and/or non-potable well for the protection of groundwater quality per Orange County TGD. Golden State Water Company currently operates a water well pump at the northwest corner of Bradford Avenue and Crowther Avenue.

Public Improvements and Construction

45. Applicant shall be responsible for reconstruction of the existing pavement within the limits of the project. The applicant shall provide street resurfacing using grind to a depth of 2-inch and 2-inch overlay. Applicant may also be responsible for reconstruction of the driveway approaches, sidewalks, curb and gutters, streetlights, and street trees as determined by the City Engineer. The limit of the paving shall include full width of the street along the entire property frontage.
46. All public improvements shown on the plans and the map shall be constructed to the City of Placentia's standards, ordinances, policies.
47. 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 Engineer.
48. 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.
49. All ADA improvements constructed within the public right of way must meet the latest ADA and CBC standards and will require CASp inspection during construction and be certified by the CASp inspector. All CASp inspection and related activities shall be provided and paid for by the applicant and the developer.

50. 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:
51. 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.
 - a. Storm drain facilities
 - b. Landscaping
 - c. Sewer systems
 - d. Street lighting

Storm Drain Improvements and Construction

52. 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.
53. 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."
54. 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.
55. 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.

56. 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.
57. 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

58. 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 with 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 attached "Sewer Capacity Guidelines."
59. 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.
60. 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.
61. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Orange County Fire Authority and satisfaction to the City Engineer.
62. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.
63. Installation of new sanitary sewer manholes may be required at the discretion of the City Engineer and OCSC. All sanitary sewer improvements shall be in accordance with the latest OC Public Works Department Standards.

Traffic

64. Provide new and modify the existing striping modifications within the limits of the new paving and the project.

Final Map

65. Applicant shall provide a quitclaim or relocation of any existing easements that affect the proposed development.

66. The applicant shall prepare and submit a preliminary title report not older than 90 days.
67. 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 for providing 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.
68. 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.
69. 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:
70. 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.
71. 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.
72. 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.
73. 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)

PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT

74. A Stand-alone residential site plan is required for the proposed residence. Provide a detailed site plan that shows compliance with CFC 503. The site plan shall indicate the square footage of the proposed residence. Indicate on the site plan the location of the nearest fire hydrant to the property line. Prior to the approval of the site plan, the following items shall be addressed:
75. Evidence of sufficient Fire flow if 1,500 GPM for 2 hours shall be provided to the City of Placentia. The City of Placentia Building and Fire Marshal Water Availability/Fire Flow Form shall be utilized.
76. The property is located in an Administrative Boundary as indicated by the Division of Oil, Gas and Geothermal Resources (CALGEM). These are areas that have the potential for methane soil contamination. If the methane report indicates elevated levels of methane, methane mitigation will be required for the proposed structure.

TENTATIVE TRACT No. 19233

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

BEING A SUBDIVISION OF LOT NO. 225 OF TRACT NO. 1461, AS PER MAP RECORDED
IN BOOK 673, PAGES 37-48 INCLUSIVE, MISCELLANEOUS MAPS, IN THE OFFICE OF THE
COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA.

SITE ADDRESS: 424 N. NEVIN LANE

6 LOTS 1.76 ACRES (NET & GROSS) JANUARY 2023

SUBPREPARED BY:

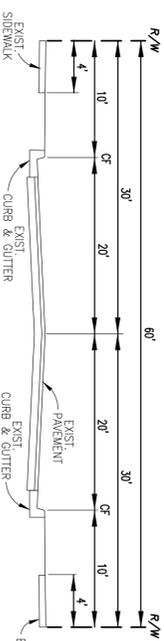
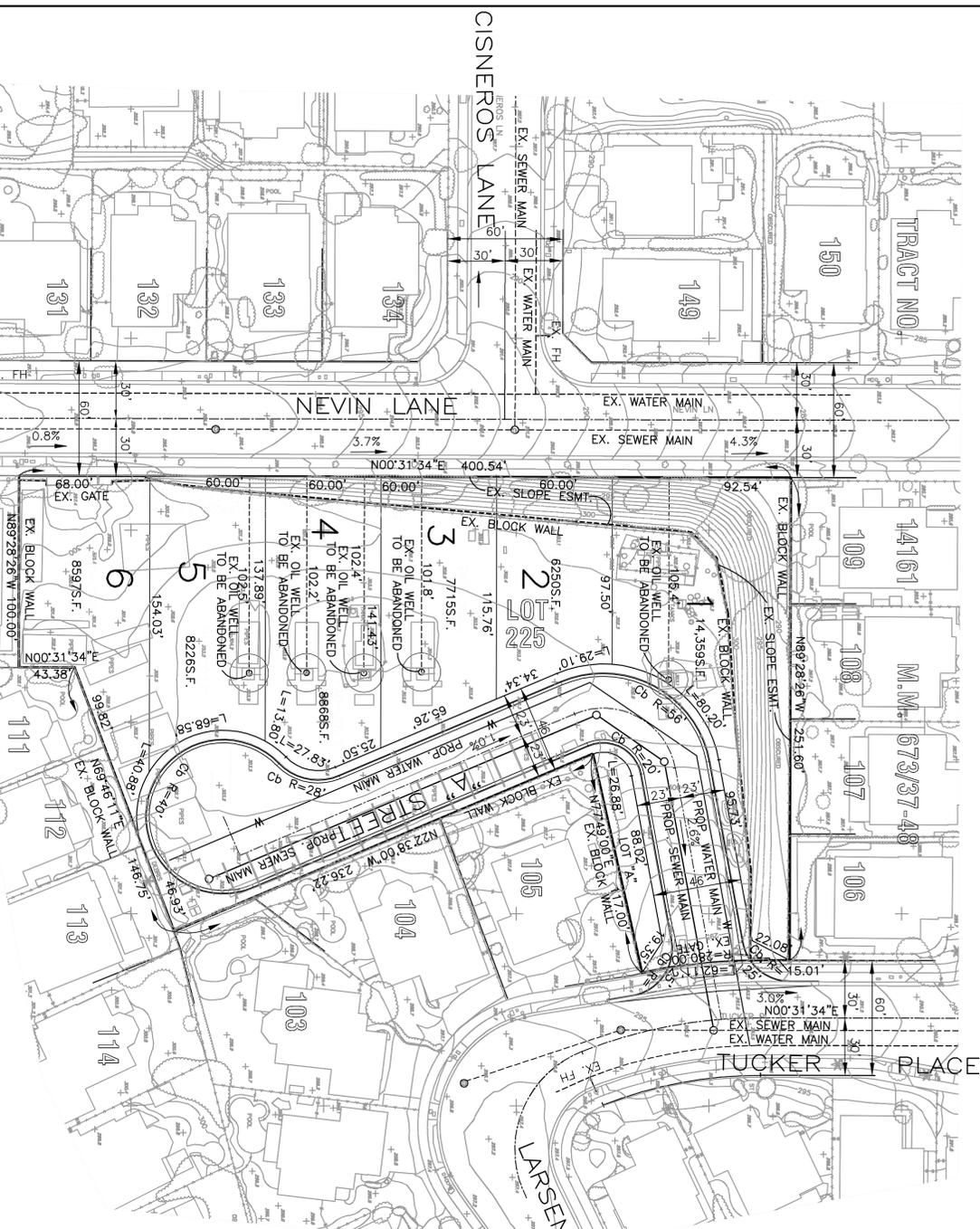
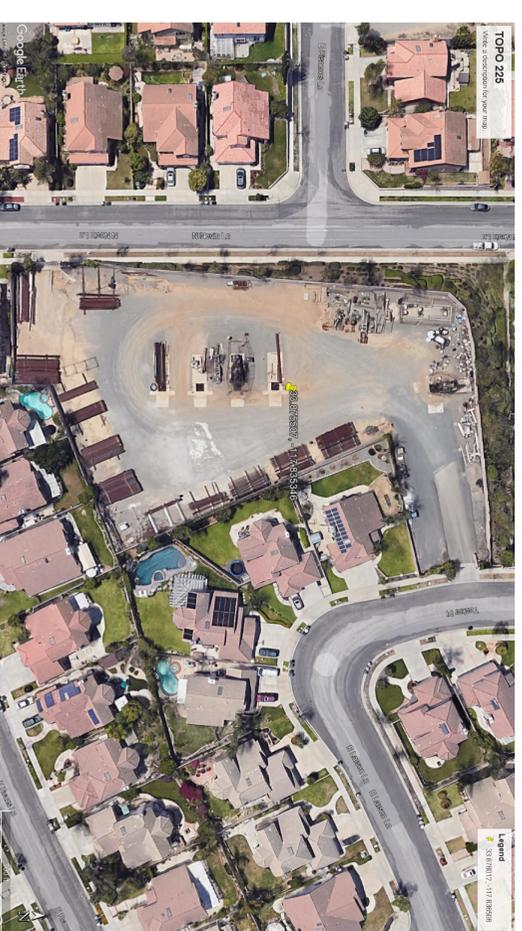
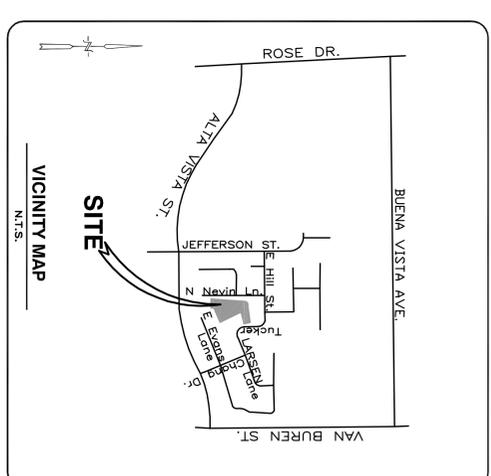
REALM California, LLC
1746 F. South Yosemite Avenue, #215
VENTURA, CA 93003
Contact: Brian Meinh 985-630-9165
blain.meinh@earthlink.net

PREPARED BY:

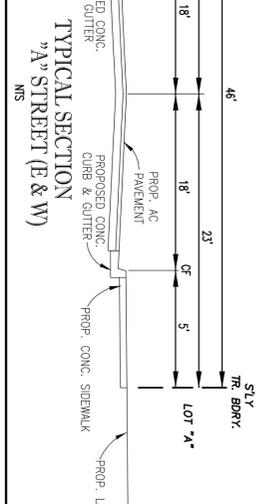
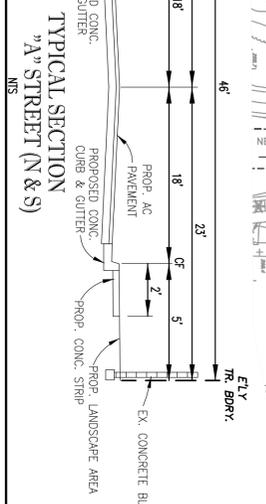
KING CIVIL ENGINEERING CORP
26702 YALPARRSO DRIVE
MISSION VIEJO, CA 92691
Contact: Tom King 714-996-7010
kingstvt@earthlink.net

LEGEND

| | |
|-----------|------------------------|
| PAD=247.0 | PROPOSED PAD ELEVATION |
| 1 | PROPOSED LOT NUMBER |
| — | EXISTING SEWER MAIN |
| — | EXISTING WATER MAIN |
| — | EXISTING FIRE HYDRANT |
| — | PROPOSED SEWER MAIN |
| — | PROPOSED WATER MAIN |
| — | PROPOSED FIRE HYDRANT |
| — | PROPOSED GRATE INLET |
| — | PROPOSED PVC DRAIN |
| — | LANDSCAPE AREA |
| — | PROPOSED PARKING STALL |
| — | PROPOSED WATER METER |
| — | PROPOSED BLOCK WALL |
| — | EXISTING BLOCK WALL |
| — | PROPOSED WATER VALVE |
| — | TOP OF CURB |
| — | FLOW LINE |
| — | FINISH SURFACE |
| — | FINISH GRADE |
| — | FINISH FLOOR |
| — | GARAGE FLOOR |
| — | INVERT |
| — | TOP OF GRATE |
| — | CURB FACE |
| — | RIGHT OF WAY |
| P | PLANTER |



TYPICAL SECTION
NEVIN LANE
TUCKER PLACE
SITE ADDRESS: 424 N. NEVIN LANE



BENCHMARK:
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-100-75", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND JEFFERSON STREET, 155 FT. WESTERLY OF THE CENTERLINE OF JEFFERSON AND 28.5 FT. NORTHERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE BENCHMARK. 2C-100-75 305.977 NAD088 YEAR 2006

- NOTES:**
- Proposed Use: Single Family Residential
 - Development of Lots - Fully Developed Lots.
 - All Existing Structures On Site To Be Demolished.
 - Flood Zone "X".
 - Assessor's Parcel No. 341-433-05
 - Subdivider intends to comply with all requirements in Chapters 20.20.22.16 through 22.84 and other laws of the City in regards to construction and erosion control.
 - Specific Plan 7 Zoning District.

- PLIS NOTES:**
- All fire lone signs or red curb areas shall be shown on a site plan approved by the PLIS.
 - All structures will be protected with an approved automatic fire sprinkler system.

I, THOMAS A. KING, DEPOSE AND STATE THAT THE OWNERS OF THIS PROPERTY COMPRISING THE PROPOSED SUBDIVISION NO. 19233 SHOWN ON THIS MAP HAVE CONSENTED TO THE PREPARATION AND SUBMISSION OF THIS MAP.

THOMAS A. KING
DATED THIS 26 DAY OF JANUARY 2023

R.C.E. NO. 16916
SHEET 1 OF 1



Tentative Tract Map 19233

424 N. Nevin Lane



Figure 1 Looking westerly, where the proposed private street would beain.



Figure 2 Looking northerly at subject site.



Figure 3 Looking southerly at subject site.

**OWNERSHIP LIST
CERTIFICATION FORM**

Attached to this certification form is a list of all owners within a 300'-foot radius of the subject property as obtained from the latest Orange County Assessment Rolls.

This list is certified to be true and correct to the best of my knowledge and belief.

Property Located at:

424 Nevin Place

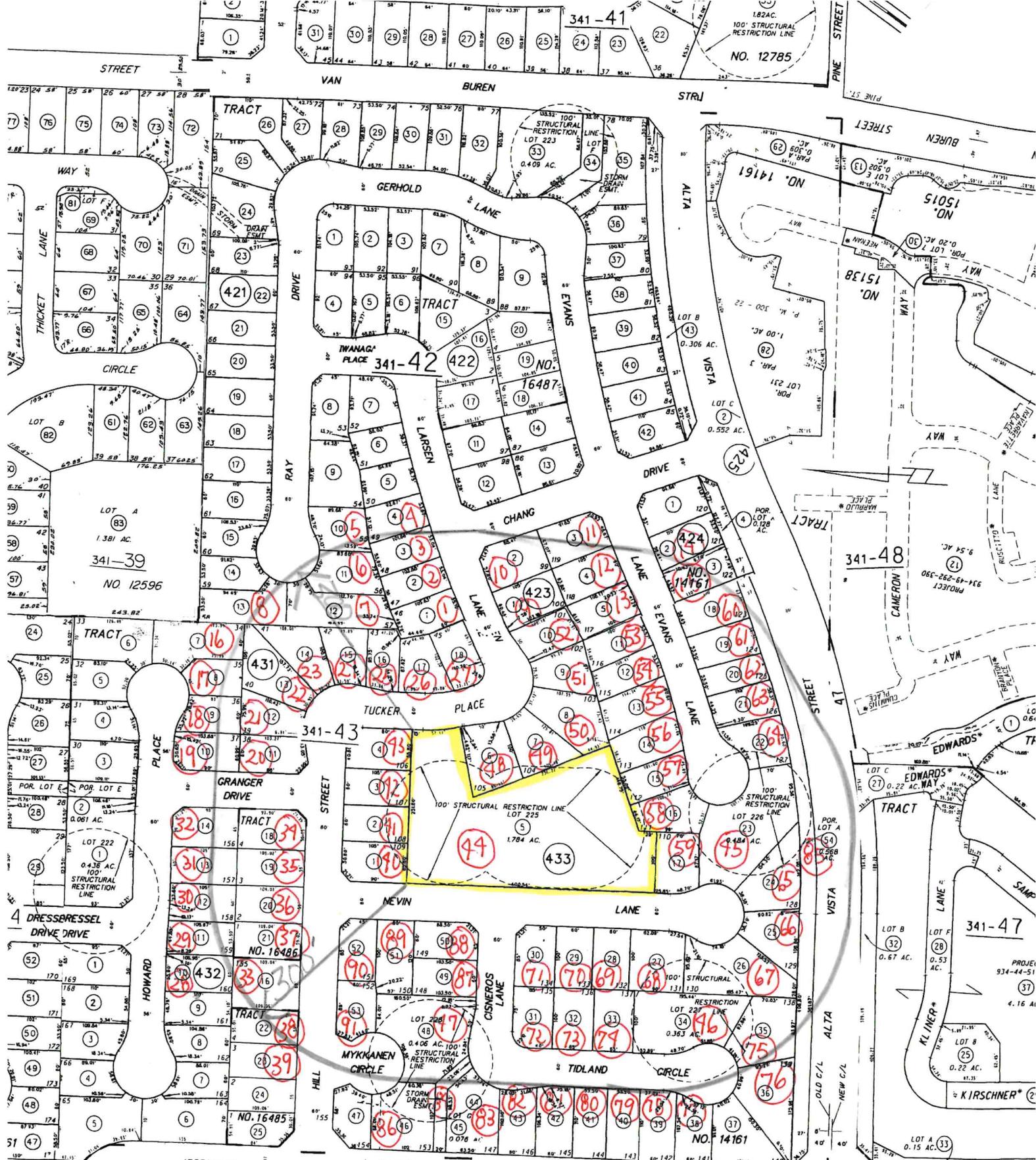
Placentia CA 92870

APN #341-433-05

Signed:

 Dated 2-26-22

**Donna Scales
Donna's Radius Maps
684 S Gentry Lane
Anaheim CA 92807
(714) 921-2921**



46
 VARTEN DRIVE 991
 1" = 200'
 987.53'
 STREET
 JEFFERSON

341-32

DONNA'S RADIUS MAPS
 DATE: 2-25-22
 684 S GENTRY LANE
 ANAHEIM CA 92807
 (714) 921-2921

0.50

PAR. 1
 (8) AC.

0.50

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|--|----|--|----|--|----|
| 341-421-01 | 1 | 341-421-02 | 2 | 341-421-03 | 3 |
| HUNG-MING CHENG 1419 E LARSEN LN PLACENTIA CA 92870 | | MICHAEL K MORTON 1425 E LARSEN LN PLACENTIA CA 92870 | | SCOTT & LISA SHIMODA 1431 E LARSEN LN PLACENTIA CA 92870 | |
| 341-421-04 | 4 | 341-421-10 | 5 | 341-421-11 | 6 |
| MICHAEL & DONNA MC GOWAN 1501 E LARSEN LN PLACENTIA CA 92870 | | DAVID & SUSANA WATERS 1514 RAY DR PLACENTIA CA 92870 | | ROBERT JOHNSON 1508 RAY DR PLACENTIA CA 92870 | |
| 341-421-12 | 7 | 341-421-13 | 8 | 341-423-01 | 9 |
| SCOTT & LISA RIEHL 1502 E RAY DR PLACENTIA CA 92870 | | DANIEL P ANDEEL 1503 E RAY DR PLACENTIA CA 92870 | | MIGUEL & LISA GONZALEZ 1418 E LARSEN LN PLACENTIA CA 92870 | |
| 341-423-02 | 10 | 341-423-03 | 11 | 341-423-04 | 12 |
| RICHARD L FULLER 1424 E LARSEN LN PLACENTIA CA 92870 | | PAUL W DOUGLAS 1449 EVANS LN PLACENTIA CA 92870 | | LINDA CHANG 1443 EVANS LN PLACENTIA CA 92870 | |
| 341-423-05 | 13 | 341-424-02 | 14 | 341-424-03 | 15 |
| VON G HILDEBRANDT 1437 EVANS LN PLACENTIA CA 92870 | | MARK MCCALICK 1448 EVANS LN PLACENTIA CA 92870 | | DAVID R RITNER 1442 E EVANS LN PLACENTIA CA 92870 | |
| 341-431-07 | 16 | 341-431-08 | 17 | 341-431-09 | 18 |
| ANAND & JIGNA SHAH 1480 E HOWARD PL PLACENTIA CA 92870 | | SORA PARK 1474 E HOWARD PL PLACENTIA CA 92870 | | PETER E COLE 1468 E HOWARD PL PLACENTIA CA 92870 | |
| 341-431-10 | 19 | 341-431-11 | 20 | 341-431-12 | 21 |
| ROBERT W DEWAR 1462 E HOWARD PL PLACENTIA CA 92870 | | VIJAY GNANARAJ 1463 E HILL ST PLACENTIA CA 92870 | | CLIVE L O POLE 1469 E HILL ST PLACENTIA CA 92870 | |
| 341-431-13 | 22 | 341-431-14 | 23 | 341-431-15 | 24 |
| RITA C ULLMANN 1475 HILL ST PLACENTIA CA 92870 | | ALDEN & ANITA SALAZAR 524 N TUCKER PL PLACENTIA CA 92870 | | EUI NAM HONG 518 N TUCKER PL PLACENTIA CA 92870 | |
| 341-431-16 | 25 | 341-431-17 | 26 | 341-431-18 | 27 |
| LINDA L SCHAAL 512 N TUCKER PL PLACENTIA CA 92870 | | JOSE R LIM 506 N TUCKER PL PLACENTIA CA 92870 | | AUBREY & JESSICA CRAIG 500 N TUCKER PL PLACENTIA CA 92870 | |
| 341-432-10 | 28 | 341-432-11 | 29 | 341-432-12 | 30 |
| ELIAS & ANA ARTEAGA 1426 E HOWARD PL PLACENTIA CA 92870 | | RONALD D GRISHABER 1432 E HOWARD PL PLACENTIA CA 92870 | | JERRY LEE MEIROWSKY 1438 E HOWARD PL PLACENTIA CA 92670 | |

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|--|----|--|-------|---|----|
| 341-432-13 | 31 | 341-432-14 | 32 | 341-432-16 | 33 |
| KEVIN H NGUONLY 1444 E HOWARD PL PLACENTIA CA 92870 | | MANISH & ANJANA PARMAR 1450 E HOWARD PL PLACENTIA CA 92870 | | ALBINO & NORMA CHIONG 1425 E HILL ST PLACENTIA CA 92870 | |
| 341-432-18 | 34 | 341-432-19 | 35 | 341-432-20 | 36 |
| PABLO & YOLANDA PUA 1449 E HILL ST PLACENTIA CA 92870 | | NESTOR & VIRGINIA PUA 1443 E HILL ST PLACENTIA CA 92870 | | ANTONIO ADVINCULA 1437 E HILL ST PLACENTIA CA 92870 | |
| 341-432-21 | 37 | 341-432-22 | 38 | 341-432-23 | 39 |
| YONG CHOI & HYE JIN PAK 1431 E HILL ST PLACENTIA CA 92870 | | JINGBO CHI 1419 E HILL ST PLACENTIA CA 92870 | | KEITH GILL 1413 E HILL ST PLACENTIA CA 92870 | |
| 341-433-01 | 40 | 341-433-02 | 41 | 341-433-03 | 42 |
| ROBERT & PATRICIA VAN VUREN 1442 E HILL ST PLACENTIA CA 92870 | | DALE R COULOMBE 1448 E HILL ST PLACENTIA CA 92870 | | DOUGLAS & MARIA MCCUTCHEN 1454 E HILL ST PLACENTIA CA 92870 | |
| 341-433-04 | 43 | 341-433-05,23,34,48 | 44-47 | 341-433-06 | 48 |
| THANG D TRINH 1460 E HILL ST PLACENTIA CA 92870 | | REALM CALIFORNIA LLC 0 S VICTORIA AVE #245 VENTURA CA 93003 | | THERESA BERNABE 507 N TUCKER PL PLACENTIA CA 92870 | |
| 341-433-07 | 49 | 341-433-08 | 50 | 341-433-09 | 51 |
| DAVE & SHERYL CHRISTENSEN 501 N TUCKER PL PLACENTIA CA 92870 | | CHRISTOPHER THOMSEN 1400 LARSEN LN PLACENTIA CA 92870 | | DAVID E WALDROP 1406 E LARSEN LN PLACENTIA CA 92870 | |
| 341-433-10 | 52 | 341-433-11 | 53 | 341-433-12 | 54 |
| JAE HWAN & MINA KIM 610 EYRE CIR PLACENTIA CA 92870 | | OANH VAN NGUYEN 1431 E EVANS LN PLACENTIA CA 92870 | | KENNETH W COLBY 1425 E EVANS LN PLACENTIA CA 92670 | |
| 341-433-13 | 55 | 341-433-14 | 56 | 341-433-15 | 57 |
| RICKY & SUVANNY SUMARTO 1419 E EVANS LN PLACENTIA CA 92870 | | WILLIAM & SHELLEY ASHWORTH 1036 RASHFORD DR PLACENTIA CA 92870 | | JAMES & ISABEL JACKLE 1407 E EVANS LN PLACENTIA CA 92870 | |
| 341-433-16 | 58 | 341-433-17 | 59 | 341-433-18 | 60 |
| ANTHONY & GENEVIEVE DE ROSA 1401 E EVANS LN PLACENTIA CA 92870 | | THOMAS CREIGHTON 412 N NEVIN LN PLACENTIA CA 92870 | | MICHAEL ALMADA 1436 E EVANS LN PLACENTIA CA 92870 | |
| 341-433-19 | 61 | 341-433-20 | 62 | 341-433-21 | 63 |
| OSCA & NIMALI HERATH 1430 E EVANS LN PLACENTIA CA 92870 | | JUANITA E CORRIS 1424 E EVANS LN PLACENTIA CA 92870 | | ADDAM & HAVAH FULSON 1418 E EVANS LN PLACENTIA CA 92870 | |

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|---|----|--|----|--|-------|
| 341-433-22 | 64 | 341-433-24 | 65 | 341-433-25 | 66 |
| STACI L MYERS 1412 E EVANS LN PLACENTIA CA 92870 | | ROBERT & AMANDA WERBICK 400 N NEVIN LN PLACENTIA CA 92870 | | ANTHONY R MANZELLA 401 N NEVIN LN PLACENTIA CA 92870 | |
| 341-433-26 | 67 | 341-433-27 | 68 | 341-433-28 | 69 |
| THOMAS THORNTON PO BOX 1178 LA QUINTA CA 92247 | | STEPHANIE LAM 413 N NEVIN LN PLACENTIA CA 92870 | | EDWARD NAKAMA 5375 E HONEYWOOD LN ANAHEIM CA 92807 | |
| 341-433-29 | 70 | 341-433-30 | 71 | 341-433-31 | 72 |
| THEODORE NGUYEN 425 N NEVIN LN PLACENTIA CA 92870 | | DAVID & VICTORIA COPPOCK 431 N NEVIN LN PLACENTIA CA 92870 | | BRETT GUNDERSON 438 N TIDLAND CIR PLACENTIA CA 92870 | |
| 341-433-32 | 73 | 341-433-33 | 74 | 341-433-35 | 75 |
| TENA MARIE KENNY 432 N TIDLAND CIR PLACENTIA CA 92870 | | RICHARD COLOMBO 426 N TIDLAND CIR PLACENTIA CA 92870 | | JOCELYN LADIA 402 N TIDLAND CIR PLACENTIA CA 92870 | |
| 341-433-36 | 76 | 341-433-38 | 77 | 341-433-39 | 78 |
| PRALAD SINGH GYDEE 403 N TIDLAND CIR PLACENTIA CA 92870 | | NANCY D RIGALI 415 N TIDLAND CIR PLACENTIA CA 92870 | | SAMIR A PATEL 421 N TIDLAND CIR PLACENTIA CA 92870 | |
| 341-433-40 | 79 | 341-433-41 | 80 | 341-433-42 | 81 |
| ANNE M NUNES 427 N TIDLAND CIR PLACENTIA CA 92870 | | TAHMINA MALEK 433 TIDLAND CIR PLACENTIA CA 92870 | | ADAM & KIMBERLY GLESSER 439 N TIDLAND CIR PLACENTIA CA 92870 | |
| 341-433-43 | 82 | 341-433-44 | 83 | 341-433-45 & 54 | 84-85 |
| JOHN & CAROL REEKSTIN 4061 PASO FINO WAY YORBA LINDA CA 92886 | | RONALD A GARCIA 451 N TIDLAND CIR PLACENTIA CA 92870 | | CITY OF PLACENTIA 401 E CHAPMAN AVE PLACENTIA CA 92870 | |
| 341-433-46 | 86 | 341-433-49 | 87 | 341-433-50 | 88 |
| DAREN A WALLACH 501 N MYKKANEN CIR PLACENTIA CA 92870 | | HELPES PROPERTIES I 1427 E CISNEROS LN PLACENTIA CA 92870 | | GURINDAR SINGH RAI 1433 E CISNEROS LN PLACENTIA CA 92870 | |
| 341-433-51 | 89 | 341-433-52 | 90 | 341-433-53 | 91 |
| KRIS TRAFTON 513 N NEVIN LN PLACENTIA CA 92870 | | DREW & MARY COHEN 519 N NEVIN LN PLACENTIA CA 92870 | | KEVIN M FOLEY 508 MYKKANEN CIR PLACENTIA CA 92870 | |