



# Placentia Planning Commission Agenda

Regular Meeting  
February 10, 2026

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA

**Frank Perez**  
Chair

**Matthew Roche**  
Vice Chair

**Brandon Evans**  
Commissioner

**Juan Guerrero**  
Commissioner

**Juan Navarro**  
Commissioner

**David Smith**  
Commissioner

## Procedures for Addressing the Commission

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

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC  
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

## Special Accommodations

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

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

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://www.placentia.org)**

In compliance with 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 Guerrero  
Commissioner Navarro  
Commissioner Smith  
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 Special Meeting Minutes – January 20, 2026**

**RECOMMENDATION:** Approve

**REGULAR AGENDA:**

1. **Applicant:** Siafa Vani

**Project Location:** 17342 Atwood Avenue

**Request:** SITE PLAN REVIEW NO. SPR 2025-10; 17342 ATWOOD AVENUE, (APN: 346-181-02) REQUESTING APPROVAL TO PERMIT THE DEVELOPMENT OF A NEW 2,624-SQUARE-FOOT, THREE-STORY, SINGLE-FAMILY RESIDENCE WITH A 414-SQUARE-FOOT ATTACHED TWO-CAR GARAGE USING MODIFIED STANDARDS

**RECOMMENDATION**

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

1. Receive the staff report, ask any questions of staff; and
2. Adopt Resolution PC-2026-03, a Resolution of the Planning Commission of the City of Placentia making findings that the project is categorically exempt pursuant

to the California Environmental Quality Act (CEQA) as set forth in Title 14 CCR § 15332 (Class 32 – Infill Development Projects) and the City of Placentia Environmental Guidelines, and making findings approving Site Plan Review No. SPR 2025-10 for the development of a three-story single-family residence using modified standards at 17342 Atwood Avenue, in the Single-Family Residential (R-1) Zoning District.

**PUBLIC HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**DEVELOPMENT REPORT:**

**DIRECTOR'S REPORT:**

**PLANNING COMMISSION REQUESTS:**

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

---

**ADJOURNMENT**

The Planning Commissioners ADJOURN to the next regular meeting on March 10, 2026, at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

**CERTIFICATION OF POSTING**

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for February 10, 2026, Regular Meeting of the Planning Commission of the City of Placentia was posted on February 5, 2026.

  
\_\_\_\_\_  
Joseph M. Lambert, Secretary

**PLACENTIA PLANNING COMMISSION  
MINUTES  
SPECIAL MEETING  
January 20, 2026  
6:30 p.m. – City Council Chambers  
401 E. Chapman Avenue, Placentia, CA**

---

**CALL TO ORDER:** Chair Perez called the meeting to order at 6:35 p.m.

**ROLL CALL:**

PRESENT: Commissioner Evans, Guerrero, Smith, Rocke, Perez  
ABSENT: Navarro

**STAFF PRESENT:**

Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Associate Planner Lesley Whittaker, Planning Technician Sen Liyanage, Administrative Assistant Margie McCoy.

**PLEDGE OF ALLEGIANCE:** Commissioner Smith

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

1. **Minutes  
Placentia Planning Commission Special Meeting of:  
November 10, 2025**

Recommended Action: Approve  
**(Approved 4-0-1-1 as recommended)**

**Motion by Evans second by Rocke and carried on a (4-0-1-1) vote to approve the Consent Calendar.**

Ayes: Evans, Smith, Rocke, Perez  
Noes: None  
Abstain: Guerrero  
Absent: Navarro

**REGULAR AGENDA:** None

**PUBLIC HEARING:**

1. **Applicant: City of Placentia  
Project Location: Citywide**

**ZONING CODE AMENDMENT NO. ZCA 2026-01 REGARDING ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS AMENDING DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS IN TITLE 23 ("ZONING") OF THE PLACENTIA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs) TO BE IN COMPLIANCE WITH STATE LAW.**

Recommended Action: Recommend Approval to City Council  
**(Approved 5-0-0-1 as recommended)**

Chair Perez opened the Public Hearing at 6:37 p.m.

Director of Development Services Joseph Lambert presented the Staff Report detailing specific changes to the Zoning Code, providing history and including adding language for appeal procedures and clarifying mandatory approvals. Director Lambert provided clarification on the number of accessory dwelling units allowed per property, with Assistant City Attorney Kristi J. Smith explaining the intent is to prevent City regulations that are inconsistent with mandatory ADU approvals. Director Lambert explained the proposed updates to the Code, including time limits for ministerial review of applications, and clarifying language for fire sprinklers.

Chair Perez closed the Public Hearing at 6:45 p.m.

**Motion by Guerrero second by Smith and carried on a (5-0-0-1) vote to approve as recommended by Staff**

Ayes: Evans, Guerrero, Smith, Rocke, Perez  
Noes: None  
Abstain: None  
Absent: Navarro

**2. Applicant: City of Placentia**

**Project Location: Citywide**

**ZONING CODE AMENDMENT NO. ZCA 2026-02, UPDATING DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS REGARDING TWO-UNIT HOUSING DEVELOPMENTS AND URBAN LOT SPLITS; FINDING THAT THEY ARE NOT A "PROJECT" UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND, AMENDING DEVELOPMENT STANDARDS AND REGULATORY REQUIREMENTS IN TITLE 22 ("SUBDIVISIONS") AND TITLE 23 ("ZONING") OF THE PLACENTIA MUNICIPAL CODE IN ACCORDANCE WITH STATE LAW.**

Recommended Action: Recommend Approval to City Council  
**(Approved 5-0-0-1 as recommended)**

Chair Perez opened the Public Hearing at 6:50 p.m.

Director of Development Services Joseph Lambert presented the Staff Report, explaining the latest state requirements and the City's efforts to maintain single-family neighborhood character, without countering state law, detailing the changes to the Municipal Code, providing clarity, including adding language to prevent urban lot splits in historic districts and defining historic structures as it pertains to the subject Code Sections.

Chair Perez closed the Public Hearing at 6:55 p.m.

**Motion by Rocke second by Smith and carried on a (5-0-0-1) vote to approve as recommended by Staff**

Ayes: Evans, Guerrero, Smith, Rocke, Perez  
Noes: None

Abstain: None  
Absent: Navarro

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**DEVELOPMENT REPORT:**

Director Lambert mentioned several new business openings, including Better Buzz. He mentioned Dutch Bros. is in Plan Check and will be pulling permits in the coming months. Toll Brothers is wrapping up 100 homes down the street from the newly opened Chick-fil-A. Jaxon development has been rebranded to Sumner Village where 150 condominiums will be developed. Permits for model homes have been issued.

**DIRECTOR'S REPORT:**

Director Lambert wished everyone a Happy New Year and reminded the Commissioners that the City has several positions open on various Commissions and Committees, including the Planning Commission. The Planning Directors Association of Orange County event at the Nixon Library will be held on Thursday, February 5<sup>th</sup>, 2026, with four Planning Commissioners attending alongside Planning Staff. Staff will be bringing Development Standards back to the Commission for final review, to obtain the Commission's recommendation prior to forwarding that to City Council.

**PLANNING COMMISSION REQUESTS: None**

**ADJOURNMENT:**

Chair Perez adjourned the Special Meeting of the Planning Commission at 6:58 p.m. to the regular meeting of Tuesday, February 10, 2026, 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: SENULA LIYANAGE, PLANNING TECHNICIAN

DATE: FEBRUARY 10, 2026

SUBJECT: **SITE PLAN REVIEW NO. SPR 2025-10; 17342 ATWOOD AVENUE**

### **RECOMMENDATION:**

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

1. Receive the staff report, ask any questions of staff; and
2. Adopt Resolution PC-2026-03, a Resolution of the Planning Commission of the City of Placentia making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) as set forth in Title 14 CCR § 15332 (Class 32 – Infill Development Projects) and the City of Placentia Environmental Guidelines, and making findings approving Site Plan Review No. SPR 2025-10 for the development of a three-story single-family residence using modified standards at 17342 Atwood Avenue, in the Single-Family Residential (R-1) Zoning District.

### **REQUEST:**

The applicant, Siafa Vani, is requesting a Site Plan Review (SPR) to permit the development of a 2,624-square-foot, three-story, single-family residence with a 414-square-foot attached two-car garage, using modified standards, on an unimproved vacant lot located within the R-1 Zoning District on Atwood Avenue.

### **PROJECT BACKGROUND AND DESCRIPTION:**

The subject property is an unimproved vacant parcel located at 17342 Atwood Avenue (APN: 346-181-02) within the Single-Family Residential (R-1) Zoning District. The project site is situated within the Atwood neighborhood, an established residential area characterized primarily by single-family detached dwellings on narrow lots, many of which were subdivided prior to the City's current lot standards and development requirements.

The Atwood community was historically an unincorporated town within Orange County and was annexed by the City of Placentia in 1970. The annexation was motivated, in part, by the City's desire to preserve the predominantly residential character of the neighborhood while providing municipal services and consistent land use regulation. As a result, the Atwood area contains a mix of older parcels that do not always conform to current lot size and width requirements, which has led to the application of modified standards for certain infill residential projects over time. The R-1 Zoning District regulations include provisions that allow staff and/or the Planning Commission to

consider modified development standards for these legal non-conforming lots where strict application of standard requirements would preclude development. These modified standards may be applied citywide.

The applicant, Siafa Vani, is requesting approval of a SPR to permit the development of a new 2,624-square-foot, three-story, single-family residence with a 414-square-foot attached two-car garage. The proposed residence would include three bedrooms and four bathrooms and is arranged vertically, with living spaces distributed across the three floors to provide functional interior space while responding to site constraints.

### **Applicable Code Section: Placentia Municipal Code**

The subject property is within the R-1 Zoning District and is required to comply with the development standards and use requirements set forth in the Placentia Municipal Code (PMC Chapter 23.12, "R-1" – Single-Family Residential District).

The subject parcel is an existing, legally established lot that does not meet the current minimum lot area and width requirements for interior lots within the R-1 Zoning District as set forth in PMC Chapter 22.16 (Lots). Due to the lot's size and configuration, the project proposes the use of modified development standards pursuant to PMC Section 23.12.090, which allows reduced setbacks and alternative standards for initial construction on substandard lots.

While construction of a single-family residence that complies with all standard development requirements may be reviewed and approved administratively by staff, PMC Section 23.12.090 requires Planning Commission review and approval when modified development standards are requested. As the proposed project relies on modified setbacks and alternative standards to facilitate development of the substandard lot, the request is subject to discretionary review by the Planning Commission rather than administrative staff review.

The project will remain subject to other applicable provisions of the PMC and development standards including but not limited to building height, lot coverage, and off-street parking.

### **ISSUES ANALYSIS:**

#### **Consistency with the General Plan**

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

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

## **Parking**

In accordance with PMC Section 23.78.030(1), the attached garage would accommodate two vehicles, consistent with off-street parking requirements for new single-family residential development. However, residential-covered parking spaces must meet a minimum dimension of 10 feet wide and 20 feet deep per space, resulting in single-family garages required to have an interior dimension of 20 feet wide and 20 feet deep. Due to the constraints of the lot, the property is only able to accommodate for a garage that has a maximum interior width of approximately 18' while complying with the 3' minimum modified setback requirement. To accommodate for the shorter interior garage width, the applicant is providing an additional 2' in length to provide the same 400-square-feet of interior space.

## **Other Departments Concerns and Requirements**

The Divisions of Planning and Building, Public Works Department, as well as the Placentia Fire and Life Safety Department, have reviewed the application and have raised no major concerns with the proposal. All applicable code requirements and conditions of approval have also been incorporated as conditions of approval into a draft resolution for consideration by the Planning Commission.

## **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 SPR 2025-10 is exempt from CEQA pursuant to State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects).

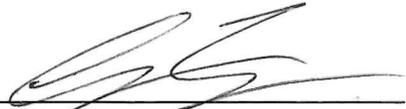
## **CONCLUSION:**

The project represents an infill development on a narrow, vacant parcel within an established residential neighborhood. If approved, the development would result in the construction of a single-family dwelling that is consistent with the residential land use pattern of the surrounding area while utilizing modified standards intended to facilitate reasonable development on a nonconforming lot.

## **RECOMMENDATION:**

The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution PC-2026-03 finding that it is exempt from further CEQA review pursuant to Section 15332 of the State CEQA Guidelines, and approving SPR 2025-10.

**Prepared by:**



---

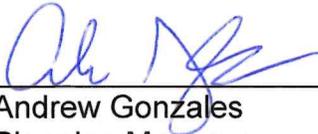
Senula Liyanage  
Planning Technician

**Reviewed and approved by:**



---

Lesley Whittaker  
Associate Planner



---

Andrew Gonzales  
Planning Manager



---

Joseph Lambert  
Director of Development Services

**Attachments:**

1. Resolution No. PC-2026-03
  - 1a. Conditions of Approval
2. Project Plans Dated and Received January 12, 2026
3. Vicinity Map and Zoning Map

**RESOLUTION NO. PC-2026-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS SET FORTH IN TITLE 14 CCR § 15332 (CLASS 32 – INFILL DEVELOPMENT PROJECTS) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES, AND MAKING FINDINGS APPROVING SITE PLAN REVIEW NO. SPR 2025-10 FOR THE DEVELOPMENT OF A THREE-STORY SINGLE-FAMILY RESIDENCE USING MODIFIED STANDARDS AT 17342 ATWOOD AVENUE, IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT.**

**A. Recitals.**

**WHEREAS** Siafa Vani, (“Applicant” hereinafter), property owner of a parcel located at 17342 Atwood Avenue, filed an application for approval of Site Plan Review No. SPR 2025-10, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Site Plan Review request is referred to as the “Application”; and

**WHEREAS**, on February 10, 2026, the Planning Commission reviewed all elements of the proposed Site Plan Review, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve SPR 2025-10; 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, SPR 2025-10 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

**SECTION NO. 2:** Site Plan Review. The development, as modified by the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), meets the overall requirements of PMC Chapter 23.12 (“R-1”-Single-Family Residential District) and PMC Chapter 23.75 (Development Plan Review), Section 23.75.015 (Site Plan Review), of the Zoning Code. As such, the Planning Commission finds as follows:

a. The project meets or exceeds the criteria established in PMC Section 23.75.020 in terms of compliance with all development standards of the R-1 Zoning District such as minimum lot size, minimum setbacks, maximum building height, maximum lot coverage, and minimum onsite parking; and

b. Conditions of Approval have been prepared as necessary to prevent: (A) detriment to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city as the development is consistent with other surrounding residential uses and has been designed to visually blend into the neighborhood context of the existing Atwood district; and

c. The proposed development will be consistent with the latest adopted General Plan as it is consistent with the maximum density of the Land Use designation of Low Density Residential and reinforces Land Use Policy LU-1.2, which encourages a variety of residential infill opportunities, including single-family, in designated areas to satisfy regional housing needs; and

d. Conditions necessary to secure the purposes of PMC Section 23.75.020, including guarantees and evidence of compliance with conditions, are made part of the development approval.

**SECTION NO. 3:** Based upon the environmental review of the project, the Planning Commission finds that SPR 2025-10 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 et seq., the State CEQA Guidelines, 14 C.C.R. §§ 15000 et seq., and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects) as the permit would be issued to an infill development project in an urbanized area on a site less than five acres.

**SECTION NO. 4:** The Planning Commission hereby directs that, upon approval of SPR 2025-10, 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 SPR 2025-10, subject to the Conditions of approval contained in Attachment A hereto.

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

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

ADOPTED AND APPROVED THIS 10<sup>TH</sup> DAY OF FEBRUARY 2026

\_\_\_\_\_  
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 10<sup>th</sup> day of February, 2026, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10<sup>th</sup> day of February, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

\_\_\_\_\_  
JOSEPH M. LAMBERT,  
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

\_\_\_\_\_  
CITY ATTORNEY

**Attachment A:      Conditions of Approval for Site Plan Review No. SPR 2025-10**

**Attachment A**  
**Special Conditions of Approval and Standard Development Requirements for**  
**Site Plan Review No. SPR 2025-10**  
**17342 Atwood Avenue**

**SPECIAL CONDITIONS**

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

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

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:**

1. Site Plan Review No. SPR 2025-10 is valid for a period of twenty-four (24) months from the date of final determination, unless extended, pursuant to Placentia Municipal Code (PMC) Sections 22.74.080 and 23.75.080. If the development of the site and/or use approved by this action is not established by obtaining Building Permits within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

4. The applicant shall comply with all provisions of the Placentia Municipal Code (PMC), including Chapter 23.76, Noise Control.
5. Applicant/builder shall comply with all applicable Water Quality Management Plan (WQMP) requirements and Best Management Practices (BMPs) to control pollutant run-off from the subject site during construction.
6. Any changes or modifications to the approved use shall be subject to review and approval by the Director of Development Services. Any additions to an accessory dwelling unit shall meet the requirements of PMC Chapter 23.73. The Director of Development Services may determine if such change or modification requires approval by the Planning Commission.
7. Complete project Landscape and irrigation plans shall comply with the provisions of PMC Chapter 23.77, Model Water Efficient Landscape Ordinance (MWELO) of the Placentia Municipal Code.
8. 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.
9. Applicant/Builder shall establish a rodent abatement program prior to the demolition of existing structures on the property, or before any other on or off-site work. A detailed description of how this program will work shall be submitted to the City Planning Division for approval prior to obtaining a demolition permit.
10. Prior to the issuance of building permits, the developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction staging plan shall include measures such as, but not limited to the following:

- a. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.
  - b. If deemed necessary by the Director of Development Services, a flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
  - c. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and the site.
  - d. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
  - e. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.
11. During grading and construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Also, compliance shall be required with the permitted working hours as specified in Section 23.81.170, Grading, construction and maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.
12. A solid block wall, a minimum of 6'-0" high shall be installed around the perimeter boundaries of the parcel except that within the front yard setback. If a solid block wall is to be installed in the front yard setback, then the maximum height shall be 3'-0". No chain link fencing is permitted. The applicant shall repair any existing walls that will remain to the satisfaction of the City Building Official and Development Services Department.
13. Developer shall pay in full to the City of Placentia, any and all applicable citywide Development Impact Fees (including, but not limited to fees relating to recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, public safety impacts and affordable housing impacts) adopted by and set forth by the City Council in effect at the time building permits are issued prior to issuance of the first building permit for the project.
14. 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.
15. 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.

16. 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.
17. 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.
18. Developer/Applicant shall pay all applicable fees to the PYLSD and Placentia Library District prior to issuance of building permits.
19. Prior to final release of the buildings for occupancy:
  - a. All Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
  - b. Landscape and irrigation plans shall be approved and on file with the City Building Division and all landscape materials established and the irrigation system properly functioning.

**DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:**

20. The submitted plans for plan checking shall conform to the 2025 CRC, CBC, CMC, CEC, CPC, CFC, CALGreen, CFC, California Energy Standards codes, and the City of Placentia Municipal Code.
21. The complete legal description of the property shall be addressed on plans as part of the project information.
22. The Subject property shall have all individual utilities, which shall receive approval from the corresponding utility companies.

23. The Mandatory Measures of the CALGreen and Title 24 Energy Standards Codes including the Compliance Forms shall be printed on the plans to be submitted. CalGreen shall be completed and shall specify where on the plans the applicable measures are shown.
24. The site plan, which addresses the boundaries of the property shall be prepared, sealed, and signed by a California Licensed Land Surveyor.
25. The plans to be submitted for plan checking shall contain complete architectural, structural, electrical, mechanical, plumbing, CALGreen, and State Title 24 Energy Standards Codes. All plans must be prepared, sealed and signed by a California Licensed Professional within their scope of work.

## **PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION**

### General Requirements:

26. The following items are required for Plan Check:
  - a. Grading and Drainage Plan
  - b. Geotechnical Report
  - c. Site Improvement Plan and Utility Plan
27. Applicant must fill out and submit a Red Imported Fire Ant-pest Exclusion Program (RIFA) Form to California Department of Food and Agriculture and provide the City of Placentia copy of the approved form if dumping in fill material.
28. Provide Signature block for City Engineer: License Number: C82756
29. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and removal of the existing utilities, vaults and meters. It is also the applicant's responsibility to notify the Public Works and Building Inspection Division to inspect and to ensure that these utilities have been properly disconnected.
30. Prior to issuance of a Certificate of Occupancy or final building inspection, all existing and new utilities including electrical power, telephone, telecommunication fiber and/or cable TV in the street adjacent to and on-site shall be placed in accordance with the City of Placentia standards and ordinances.
31. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project plans on an approved electronic format to the Public Works Department. If the required files are unavailable, the applicant shall pay a scanning fee to cover the cost of scanning the as-built plans.

#### Sewer line Improvements and Construction:

32. The applicant shall provide a "Will Serve" letter from each utility provider (e.g. water, sewer, electricity, gas) confirming their ability and intent to service the proposed development.
33. Provide details for sewer connections.
34. Provide utility plan for sewer connection work demonstrating the proposed sewer connection, including location of the sewer lateral, pipe size, and existing sewer main line.

#### Storm Drain Improvements and Construction:

35. 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.
36. Provide Hydrology/Hydraulic Calculations and show the drainage and runoff to the street. All analysis shall comply with the Orange County Hydrology Manual and County Local Drainage Manual.
37. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site, if applicable.
38. 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.

#### Public Improvements and Construction

39. The pavement surface on Atwood Avenue is currently under pavement moratorium. Any work that affects the pavement surface is required to comply with Municipal Code Section 14.04.
40. The existing catch basin along the project frontage shall be reconstructed in accordance with Orange County Public Works Standard Plans.
41. Any proposed driveways or sidewalk shall be constructed in accordance with Orange County Public Works Standard Plans.
42. Prior to issuance of an occupancy permit, all new public improvements shall be constructed satisfactorily to City Standards and match the adjacent public improvements.

Grading:

43. Provide volumes of cut and fill on the grading plan.
44. 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.
45. Prior to approval of the final design plans and issuance of 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.
46. 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/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 existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.
47. 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.
48. 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.

**PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT:**

49. The following conditions have been applied to the above-mentioned special event pursuant to the City of Placentia Fire and Life Safety Department adopted codes and standards, the current, adopted California Fire Code and applicable rules, regulations, and standards. Conditions must be complied with as directed by the Placentia Fire and Life Safety Department and shall be reviewed, permitted, inspected, tested, and approved in accordance with the requirements set forth.

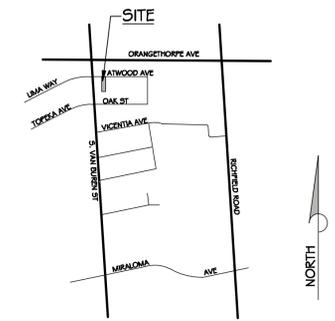
Prior to issuance of a building permit

50. The 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.
51. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.
52. The referenced standards shall include the California Fire Code as adopted and amended by the City of Placentia.
53. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. No portion of the building shall be in excess of 300 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building.

Prior to Occupancy

54. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed in both the main house and the ADU. The system shall comply with NFPA 13D Standard for Automatic Fire Sprinkler Systems-Single Family Dwelling. A PDF set of plans, hydraulic calculations, and material specifications sheets for all equipment used in the system shall be submitted to PFLSD electronically by a State of California Licensed C-16 Contractor for review, approval, and permits must be issued prior to commencing work.
55. Smoke alarms are required to be installed in each room intended for sleeping. Devices shall be interconnected so that when one activates, all the devices activate. Alarms shall be hardwired with battery backup.
56. CO alarms are required to be installed in each bedroom that is served by a forced air unit. Devices shall be interconnected so that when one activates, all the devices activate. Alarms shall be hardwired with battery backup.
57. Permanent residential three-dimensional street numbers, minimum 4 inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and visible from the street and shall not be obstructed in any manner. If address is not visible from the street, it shall be placed on a fence, gate, etc. leading to the ADU so that it is visible from the public right of way.
58. Provide plans as a PDF file for pre-fire planning use by the fire department. Information shall include locations of all exits, stairwells, and roof access. Also, the location of fire hydrants, fire department connections, post indicator valves, backflow

prevention, gas, electrical, water, fire sprinkler risers and standpipe valves and shutoffs, elevator and electrical equipment rooms, fire alarm panels, and remote annunciators. The symbols used for the pre-fire plan must be obtained from Placentia Fire & Life Safety Department.



VICINITY MAP  
NO SCALE

**PROJECT DATA:**

CODE: 2022CRC, CMC, CEC, CPC, CGBSC(CAL GREEN), CALIF ENERGY CODE, CAL FIRE CODE, & THE CITY OF REDLANDS MUNICIPAL CODE, & ORDINANCES,  
 OCCUPANCY: R3  
 CONSTRUCTION: TYPE V - B (SPRINKLED)  
 NO. OF STORIES = 3  
 MAXIMUM BUILDING HEIGHT = 30'

**SQUARE FOOTAGE:**

FIRST FLOOR	= 919 SQ.FT.
SECOND FLOOR	= 1235 SQ.FT.
THIRD FLOOR	= 470 SQ.FT.
TOTAL LIVING AREA	= 2624 SQ.FT.
GARAGE	= 414 SQ.FT.
GRAND TOTAL AREA	= 3038 SQ.FT.

**LOT COVERAGE:**

TOTAL LOT AREA : (.0612 ac.)	= 2666 SQ.FT.
ALLOWABLE COVERAGE: (.50X2666)	= 1333 SQ.FT.
PROPOSED COVERAGE:	
FIRST FLOOR	= 919 SQ.FT.
2CAR GARAGE	= 414 SQ.FT.
TOTAL COVERED AREA	= 1333 SQ.FT.

PERCENTAGE :  
 (1333 / 2666) = 50%

PROPOSED HARDSCAPE AREAS	
CONCRETE DRIVEWAY	= 340 SQ.FT.
WALKWAYS & PROCHES & PATIO	= 594 SQ.FT.
TOTAL	= 934 SQ.FT.
PROPOSED LANDSCAPED AREA	= 399 SQ. FT.

**LEGAL DESCRIPTION**

LOT TRACT  
 CITY OF PLACENTIA, CALIF.  
 A.P.N.# 346-181-02 COUNTY OF ORANGE, CALIF.

**JOB ADDRESS:**

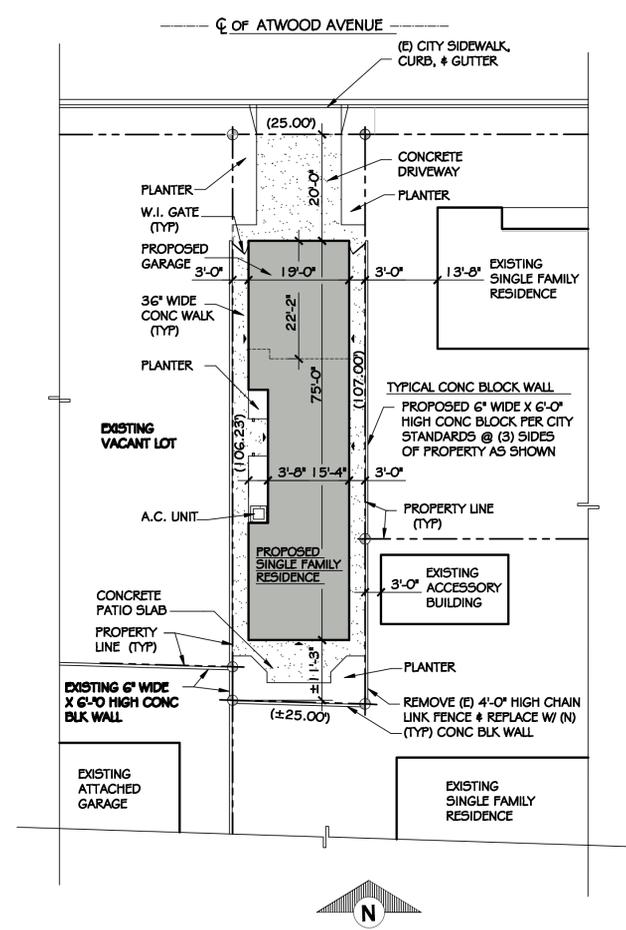
17342 ATWOOD AVENUE PLACENTIA, CALIF. 92780

**SCOPE OF WORK:**

TO CONSTRUCT A (3) BEDROOM / (4) BATH SINGLE FAMILY RESIDENCE WITH AN ATTACHED (2) CAR GARAGE

**FOOTNOTE:**

BUILDING REQUIRES A RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER A SEPARATE PERMIT. OWNER SHALL SUBMIT PLANS FOR SPRINKLER SYSTEM TO BUILDING DEPARTMENT FOR APPROVAL & OBTAIN SEPARATE PERMIT PRIOR TO INSTALLATION OF FIRE SPRINKLER SYSTEM



SITE PLAN  
SCALE: 1/16" = 1'-0"

REVISIONS

NO.	TYPE	DATE
1	BLDG DEPT	
2	PLANG DEPT	
3		

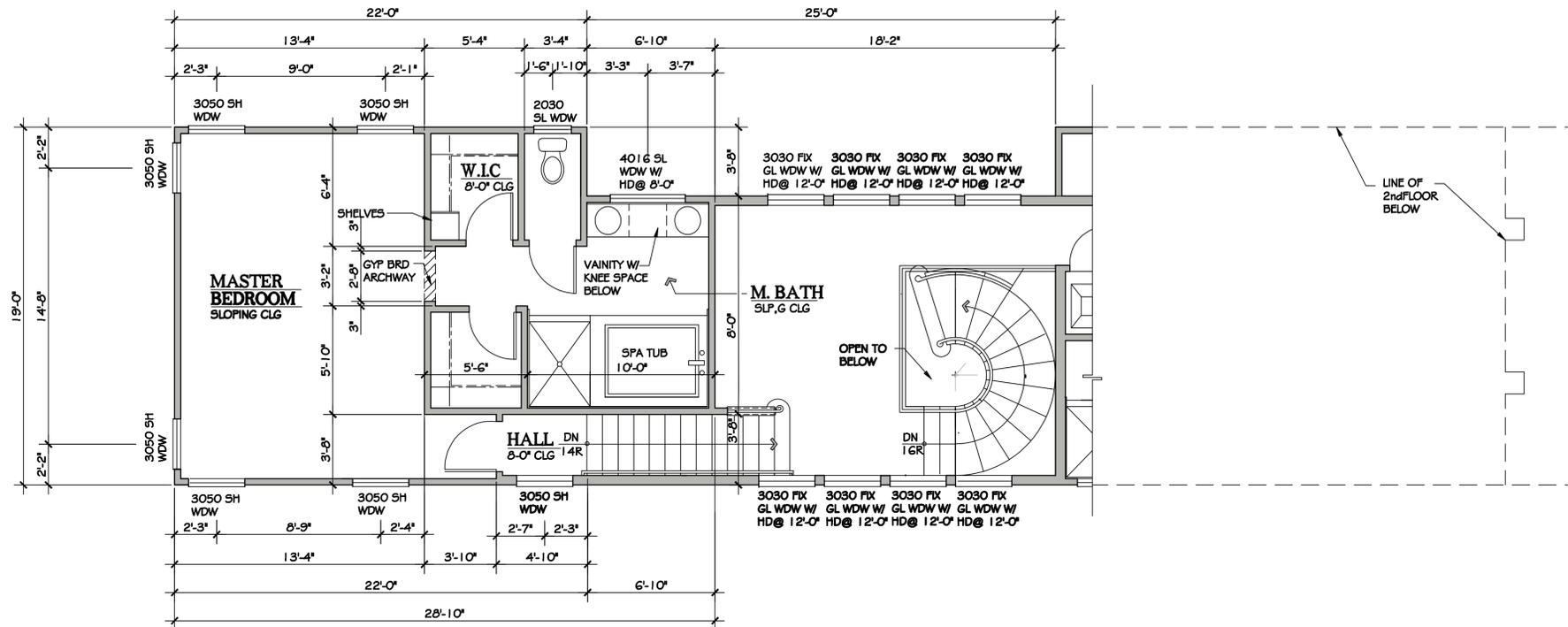
PLANS PREPARED BY:  
**BEN ANTELL & ASSOCIATES**  
 604 W. 11th STREET CORONA CALIF.  
 92662 (951) 479-6268

Project  
 Date 10 / 23 / 25

PROPOSED RESIDENCE  
 for  
**SUZANNE & SIAFA VANI**  
 2321 E. FOURTH STREET SANTA ANA, CALIF. 92705  
 (949) 300-5401

Sheet:  
**S**





**SQUARE FOOTAGE:**

FIRST FLOOR	=	919 SQ.FT.
SECOND FLOOR	=	1235 SQ.FT.
THIRD FLOOR	=	470 SQ.FT.
TOTAL LIVING AREA	=	2624 SQ.FT.
GARAGE	=	414 SQ.FT.
GRAND TOTAL AREA	=	3038 SQ.FT.

**THIRD FLOOR PLAN**

SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	TYPE	DATE
△	BLDG DEPT	
△	PLANN'G DEPT	
△		

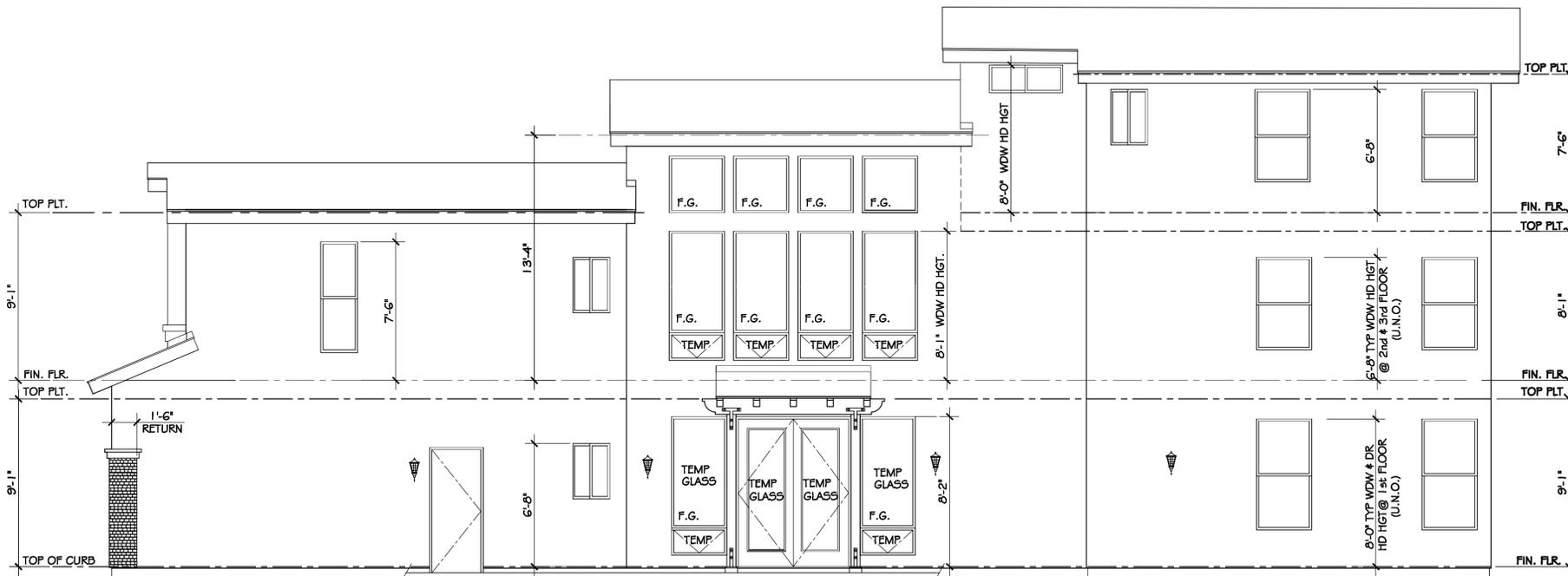
PLANS PREPARED BY:  
**BEN ANTELL & ASSOCIATES**  
 604 W. 11th STREET CORONA CALIF. 92682  
 (951) 479-6268

ENGINEER OF RECORD:  
**SHUCRI I. YAGHI**  
 112 E. CHAPMAN AVE. SUITE D ORANGE, CA. 92666  
 (714) 997-9120

Project  
 Date 10/17/25

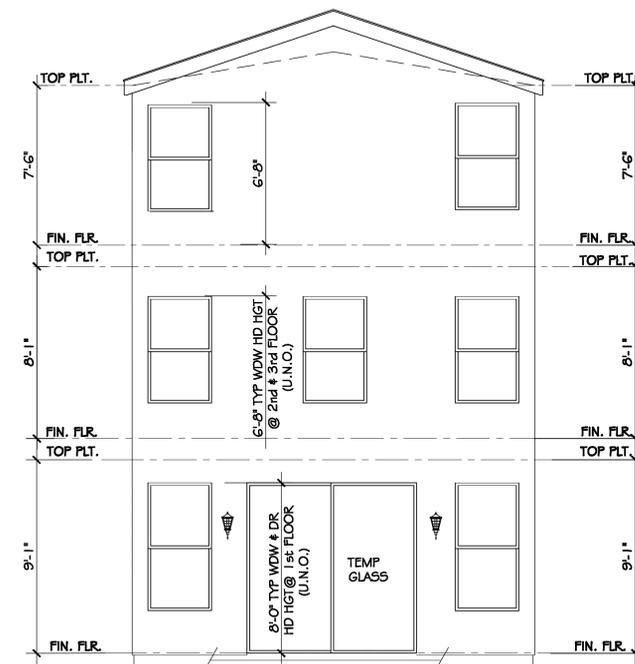
**PROPOSED RESIDENCE**  
 for  
**SUZANNE & SIAFA VANI**  
 IRVINE CALIF.  
 (949) 300-5401

Sheet:  
**3**



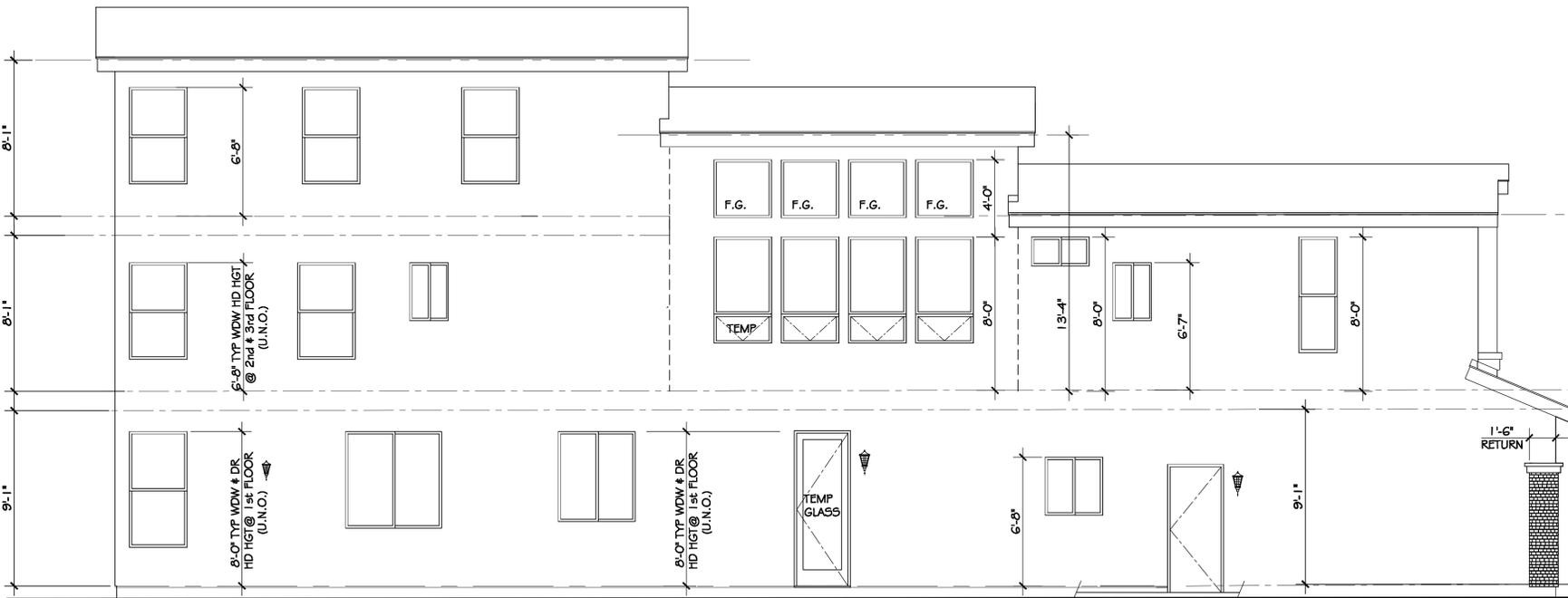
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



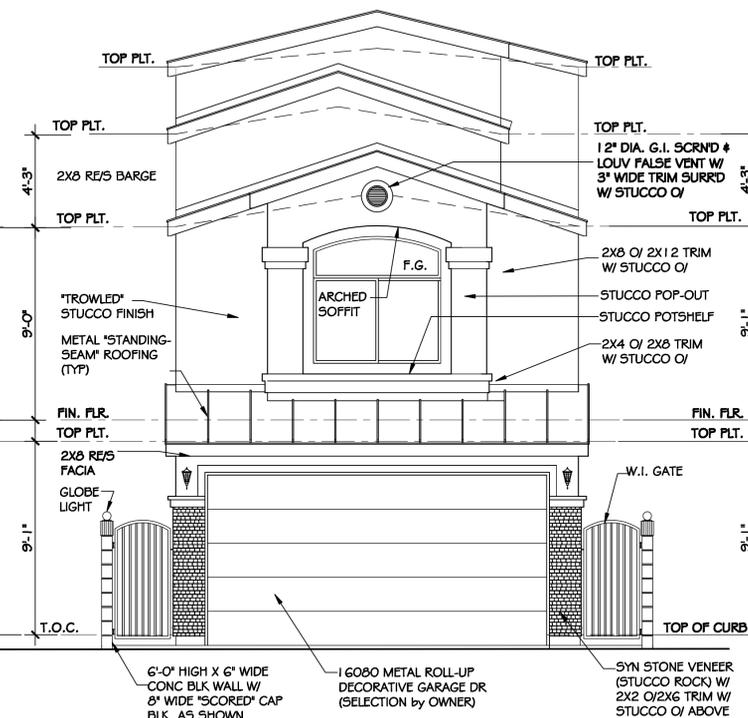
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	TYPE	DATE
1	BLDG DEPT	
2	PLANG DEPT	
3		

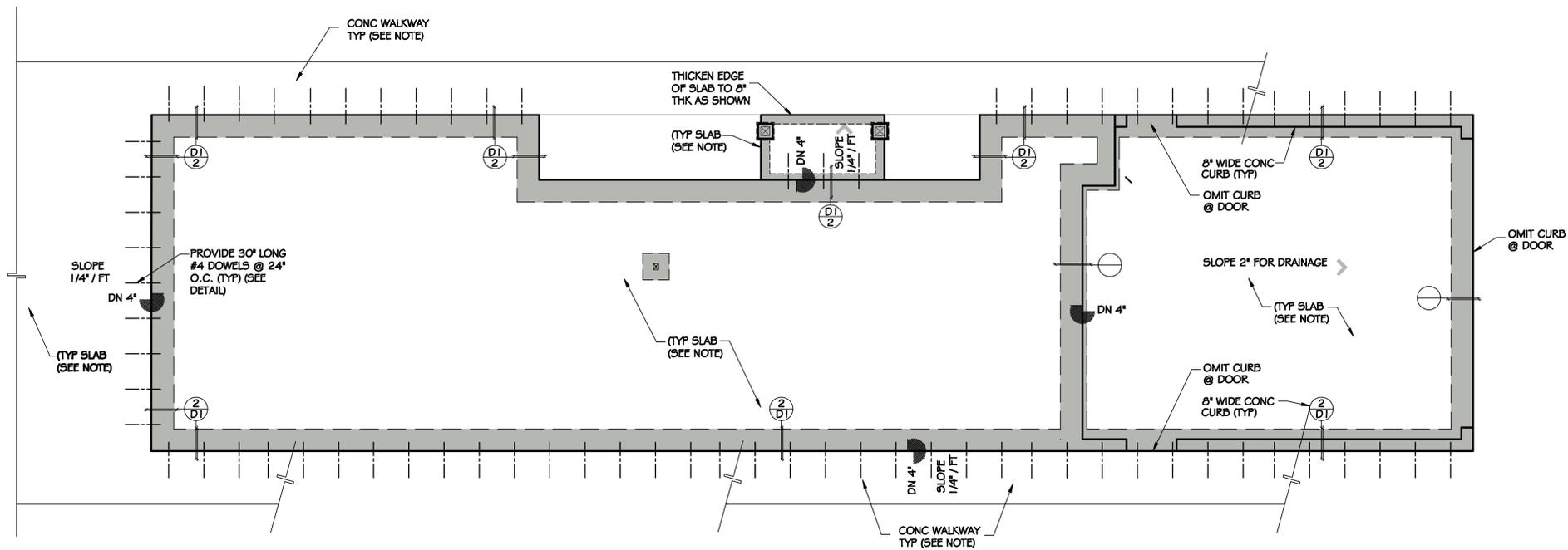
PLANS PREPARED BY:  
**BEN ANTELL & ASSOCIATES**  
 604 W. 11th STREET CORONA CALIF.  
 92862 (951) 479-6268

ENGINEER OF RECORD:  
**SHUCRI I. YAGHI**  
 112 E. CHAPMAN AVE. SUITE D ORANGE, CA.  
 92866 (714) 997-9120

Project  
 Date 10/23/25

PROPOSED RESIDENCE  
 for  
**SUZANNE & SIAFA VANI**  
 IRVINE CALIF.  
 (949) 300-5401

Sheet:  
**4**



**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

**TYPICAL SLAB NOTE :**

4" CONC. SLAB W/ #4 REBAR  
EACH WAY @ 18" O.C. @  
MIDHT. O/ 2" SAND O/ 6 MIL  
VISQUEEN O/ COMPACTED FILL  
(MONOLITHIC POUR W/ FOOTING)

- NOTES: 1. VISQUEEN @ GARAGE  
SLAB IS NOT REQUIRED.  
2. GARAGE SLAB TO BE PLACED  
AS SEPARATE POUR.

**ANCHOR BOLT NOTES :**

• PROVIDE 5/8" Ø X 10" ANCHOR  
BOLTS @ 32" O.C. (U.N.O.) W/  
MIN. 7" EMBEDMENT. PROVIDE (1)  
A.B WITHIN 12" MAX OF EACH END  
OF EACH PIECE SILL PLATE.  
PROVIDE (1) 3" X 3" X .225" SQ. STL  
PLATE WASHER @ EACH A.B.

• ALL ANCHOR BOLTS # HOLDOWN  
BOLTS TO BE "TIED-IN-PLACE" PRIOR  
TO FOUND. INSPECTION # PRIOR TO  
THE POURING OF ANY CONCRETE.

**REVISIONS**

NO.	TYPE	DATE
1	BLDG DEPT	
2	PLANNING DEPT	
3		

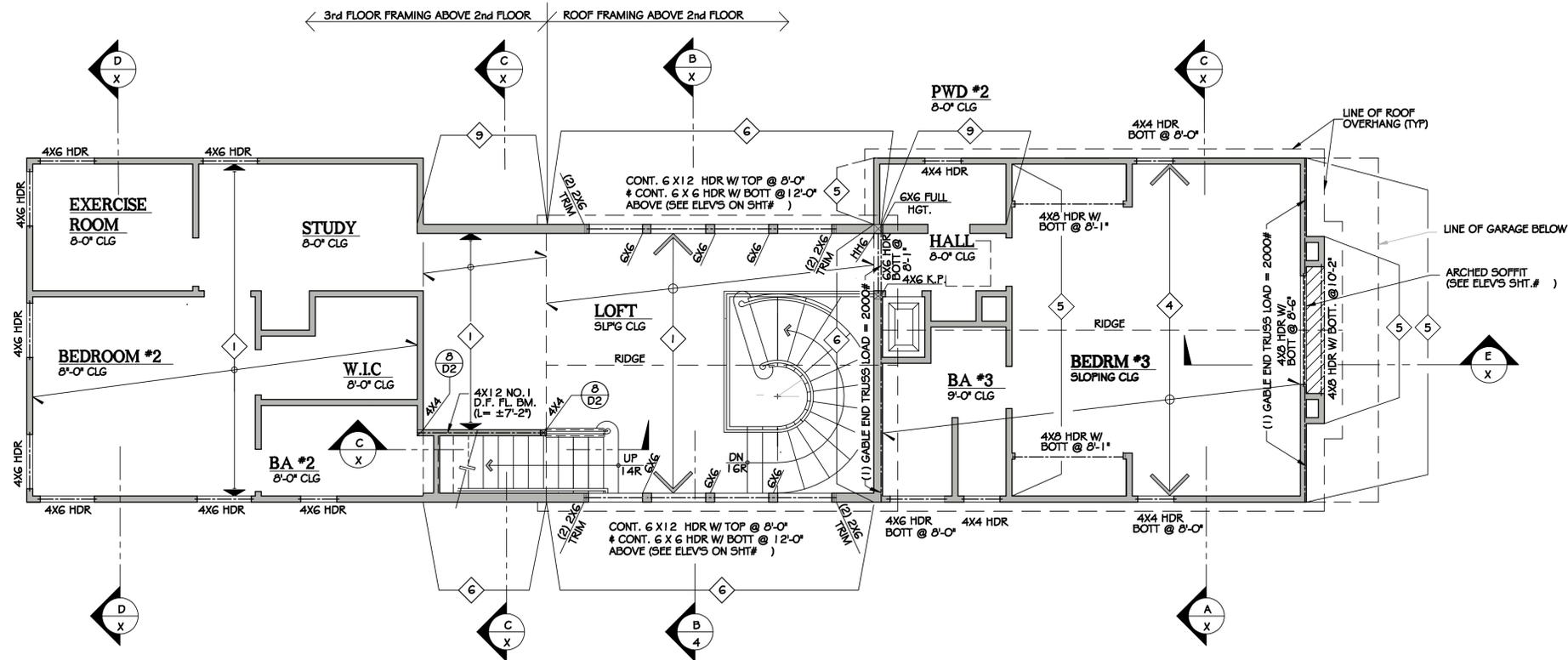
**PLANS PREPARED BY:**  
**BEN ANTELL & ASSOCIATES**  
604 W. 11th STREET CORONA CALIF.  
92882  
(951) 479-6268

**ENGINEER OF RECORD:**  
**SHUCRI I. YAGHI**  
112 E. CHAPMAN AVE. SUITE D ORANGE, CA.  
92666  
(714) 997-9120

Project  
Date 10/17/25

**PROPOSED RESIDENCE**  
for  
**SUZANNE & SIAFA VANI**  
IRVINE CALIF.  
(949) 300-5401

Sheet:  
**S1**



3rd FLOOR FRAMING PLAN ABOVE 2nd FLOOR & ROOF FRAMING PLAN ABOVE 2nd FLOOR

SCALE: 1/4" = 1'-0"

**FRAMING LEGEND:**

- = NEW WALLS
- = INDICATES SHEAR PANEL (SEE SCHEDULE ON SHT. # 3)
- = INDICATES "HARDY-FRAME" SHEAR WALL W/ MODEL # SHOWN (I.C.C. # ESR-2009)

**FRAMING NOTES:**

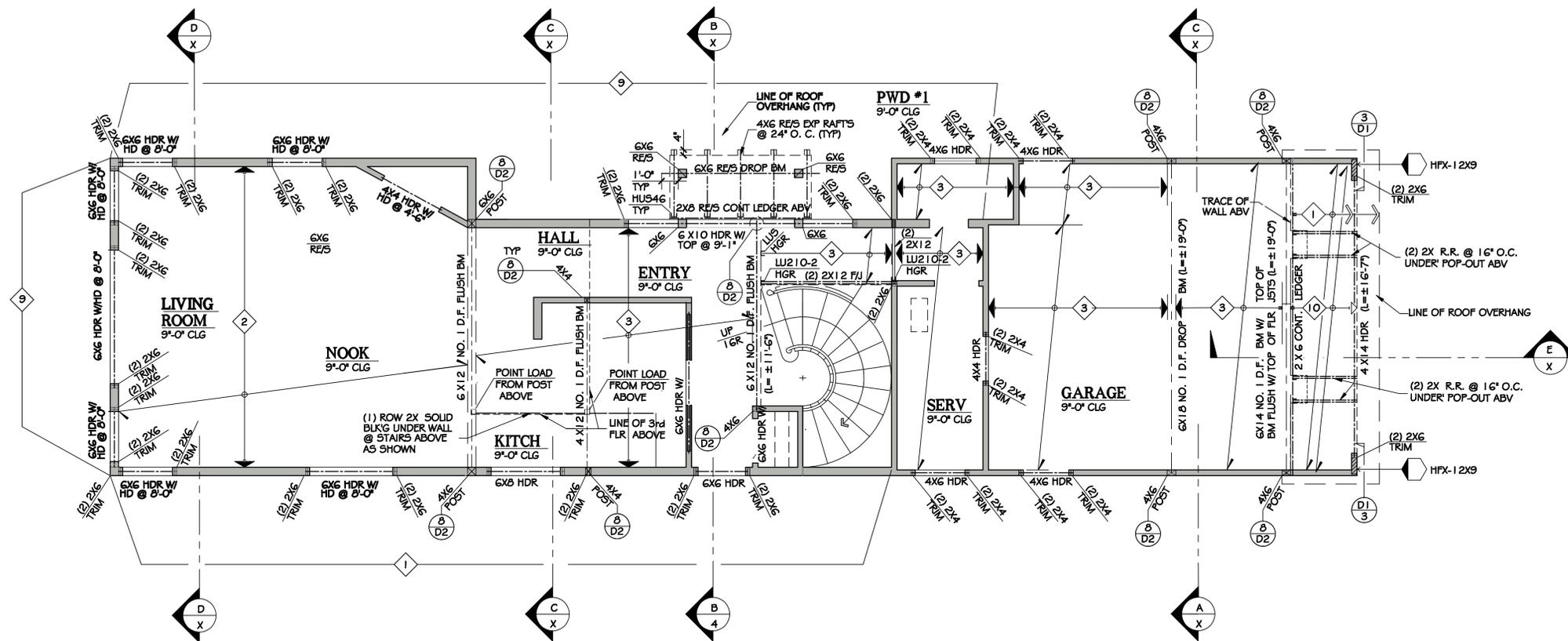
- 1 = 2X6 NO. 2 D.F. ROOF RAFTERS @ 16" O.C.
- 2 = 2X12 NO. 1 D.F. FLOOR JOISTS @ 16" O.C.
- 3 = 2X12 NO. 2 D.F. FLOOR JOISTS @ 16" O.C.
- 4 = 2X4 DESIGNED WOOD "SCISSORS" TRUSSES @ 24" O.C.
- 5 = BALLOON FRAMING W/ 2X4 STUDS @ 16" O.C. (USE (2) 2X4 STUDS @ 16" O.C. WHERE STUD LENGTH EXCEEDS 10'-0")
- 6 = BALLOON FRAMING W/ 2X6 STUDS @ 16" O.C. (USE (2) 2X6 STUDS @ 16" O.C. WHERE STUD LENGTH EXCEEDS 10'-0")
- 7 = 2X4 STIFFENERS @ 24" O.C. W/ LU24 END TO TOP CORD OF TRUSS @ ROOF LINE + TO BOT CORD OF TRUSS @ CEILING LINE.
- 8 = PLYWD SHEAR PANEL TO BE APPLIED TO WALL PRIOR TO INSTALLING PERPENDICULAR WALL AS SHOWN
- 9 = 2X 6 STUDS @ 16" O.C.
- 10 = 2X 6 CEILING JOISTS @ 16" O.C.

**TYP. ROOF SHEATHING:**

15/32" CDX PLYWD. SHEATHING W/ 8d COMMON NAILS @ 6" @ 12" (INDEX 24/0)

**TYP. FLOOR SHEATHING:**

3/4" T&G PLYWD. SHEATHING W/ 10d COMMON NAILS @ 6" @ 10" (INDEX 42/16)



2nd FLOOR FRAMING PLAN & LOW ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

**REVISIONS**

NO.	TYPE	DATE
1	BLDG DEPT	
2	PLANG DEPT	
3		

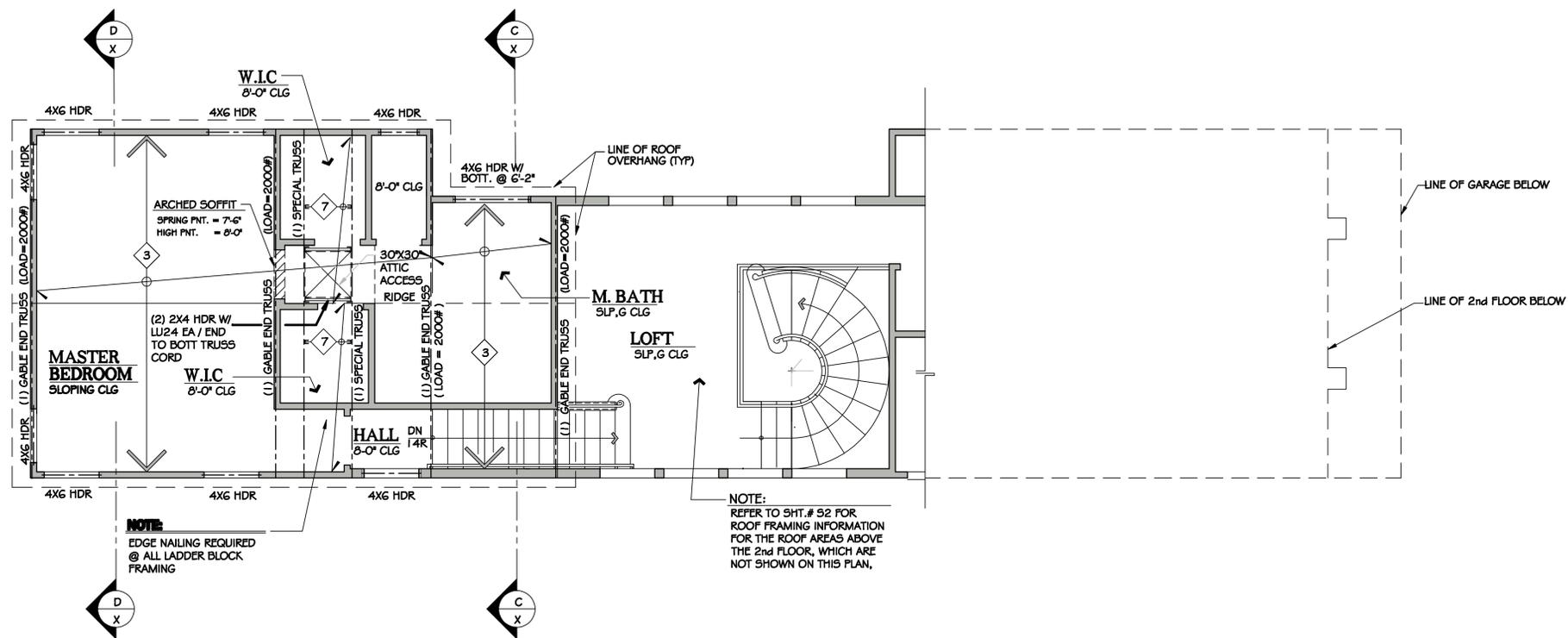
**PLANS PREPARED BY:**  
**BEN ANTELL & ASSOCIATES**  
 604 W. 11th STREET CORONA CALIF. 92682  
 (951) 479-6268

**ENGINEER OF RECORD:**  
**SHUCRI I. YAGHI**  
 112 E. CHAPMAN AVE. SUITE D ORANGE, CA. 92666  
 (714) 997-9120

Project  
 Date 10/23/25

**PROPOSED RESIDENCE**  
 for  
**SUZANNE & SIAFA VANI**  
 IRVINE CALIF. (949) 300-5401

Sheet:  
**S2**



ROOF FRAMING PLAN ABOVE THIRD FLOOR

SCALE: 1/4" = 1'-0"

**FRAMING LEGEND:**

- = NEW WALLS
- = INDICATES SHEAR PANEL(SEE SCHEDULE ON SHT. # 3)
- = INDICATES "HARDY-FRAME" SHEAR WALL W/ MODEL # SHOWN (I.C.C. # ESR-2089)

**FRAMING NOTES:**

- 1 = 2X6 NO. 2 D.F. ROOF RAFTERS @ 16" O.C.
- \* 2 = 2X12 NO. 1 D.F. FLOOR JOISTS @ 16" O.C.
- 3 = 2X10 NO. 2 D.F. FLOOR JOISTS @ 16" O.C.
- 4 = 2X4 DESIGNED WOOD "SCISSORS" TRUSSES @ 24" O.C.
- 5 = BALLOON FRAMING W/ 2X4 STUDS @ 16" O.C. (USE (2) 2X4 STUDS @ 16" O.C. WHERE STUD LENGTH EXCEEDS 10'-0")
- 6 = BALLOON FRAMING W/ 2X6 STUDS @ 16" O.C. (USE (2) 2X6 STUDS @ 16" O.C. WHERE STUD LENGTH EXCEEDS 18'-0")
- 7 = 2X4 STIFFENERS @ 24" O.C. W/ LU24 EA/END TO TOP CORD OF TRUSS @ ROOF LINE # TO BOTT CORD OF TRUSS @ CEILING LINE.
- 8 = PLYWD SHEAR PANEL TO BE APPLIED TO WALL PRIOR TO INSTALLING PERPENDICULAR WALL AS SHOWN

**FOOTNOTE:**

- \* = "NOTCH" BOT. OF EACH END OF 2X12 FLOOR JOISTS # ATTACH TO TOP PLATE W/ SIMPSON "H" ANCHOR TO ALLOW TOP OF 2X12 F/J TO BE ALIGNED WITH THE TOP OF 2X10 F/J SHOWN ON THE FRAMING PLANS # ALSO TO REDUCE THE OVERALL BUILDING HEIGHT AS REQUIRED (SEE SECTION "A" SHT# "54" FOR ADDITIONAL INFORMATION)

**TYP. ROOF SHEATHING:**

1 5/32" CDX PLYWD. SHEATHING W/ 8d COMMON NAILS @ 6" : 12" (INDEX 24/0)

**TYP. FLOOR SHEATHING:**

3/4" TAG PLYWD. SHEATHING W/ 10d COMMON NAILS @ 6" : 10" (INDEX 42/1 G)

**REVISIONS**

NO.	TYPE	DATE
△	BLDG DEPT	
△	PLANG DEPT	
△		

PLANS PREPARED BY:

**BEN ANTELL & ASSOCIATES**  
604 W. 11th STREET CORONA CALIF. 92882  
(951) 479-6268

ENGINEER OF RECORD:

**SHUCRI I. YAGHI**  
112 E. CHAPMAN AVE. SUITE D ORANGE, CA. 92686  
(714) 997-9120

Project

Date 10/17/25

**PROPOSED RESIDENCE**

for  
**SUZANNE & SIAFA VANI**  
IRVINE CALIF. (949) 300-5401

Sheet:

**S3**

REVISIONS		
NO.	TYPE	DATE
1	BLDG DEPT	
2	PLANG DEPT	
3		

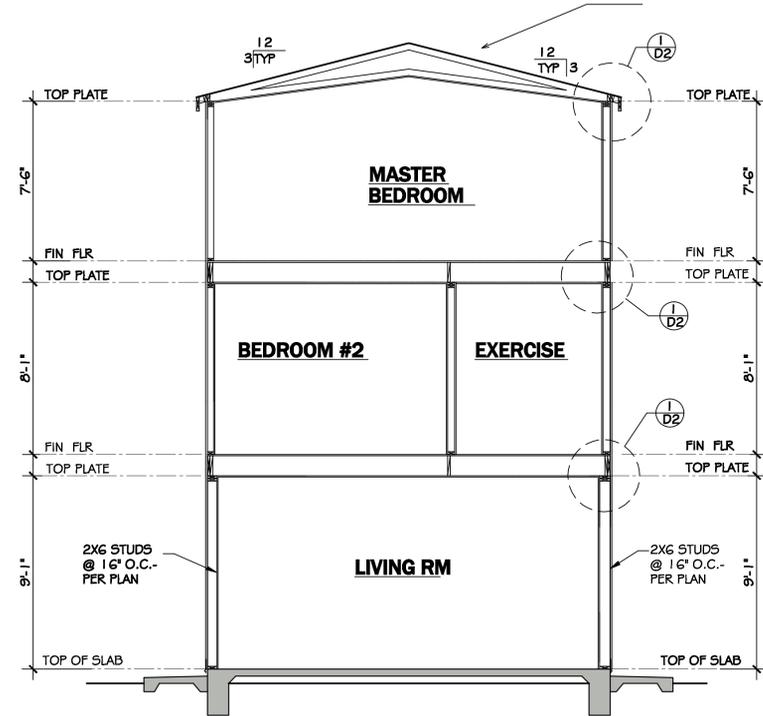
**PLANS PREPARED BY:**  
**BEN ANTELL & ASSOCIATES**  
 604 W. 11th STREET CORONA CALIF.  
 92862 (951) 479-6268

**ENGINEER OF RECORD:**  
**SHUCRI I. YAGHI**  
 112 E. CHAPMAN AVE. SUITE D ORANGE, CA.  
 92866 (714) 997-9120

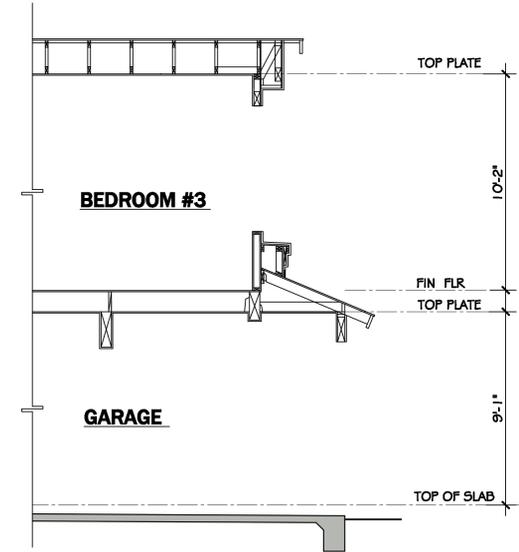
**Project**  
 Date 10/23/25

**PROPOSED RESIDENCE**  
 for  
**SUZANNE & SIAFA VANI**  
 IRVINE CALIF.  
 (949) 300-5401

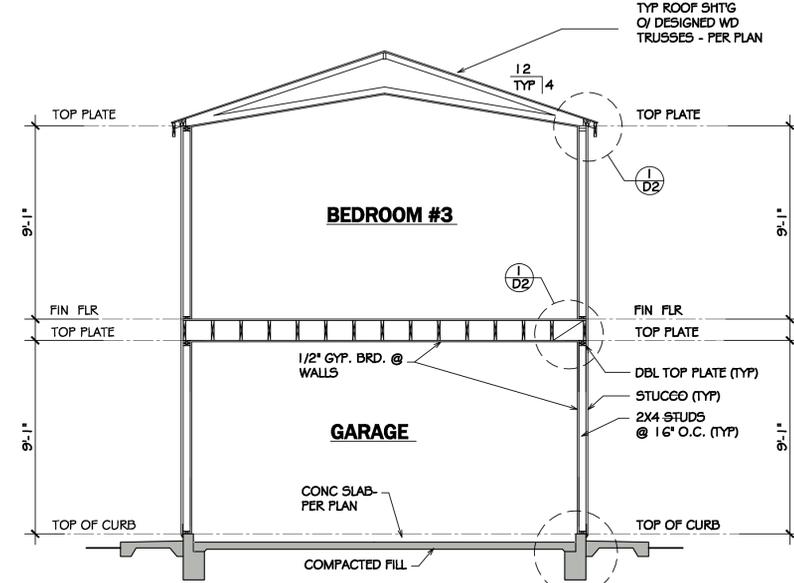
Sheet:  
**S4**



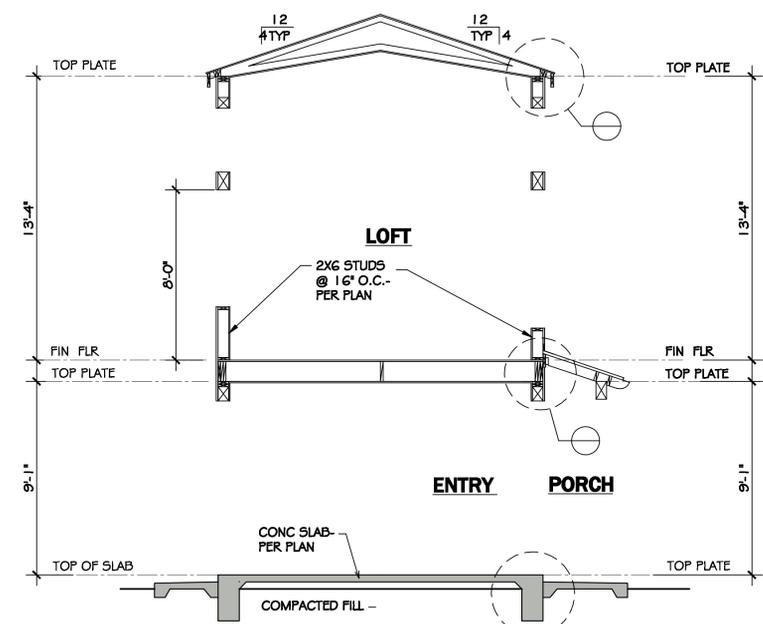
**SECTION D**  
 SCALE: 1/4" = 1'-0"



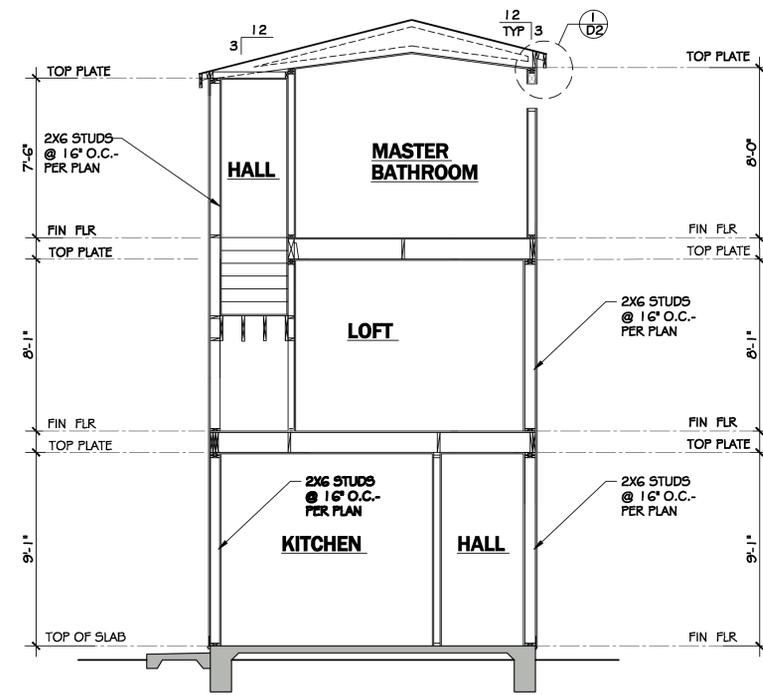
**SECTION E**  
 SCALE: 1/4" = 1'-0"



**SECTION A**  
 SCALE: 1/4" = 1'-0"

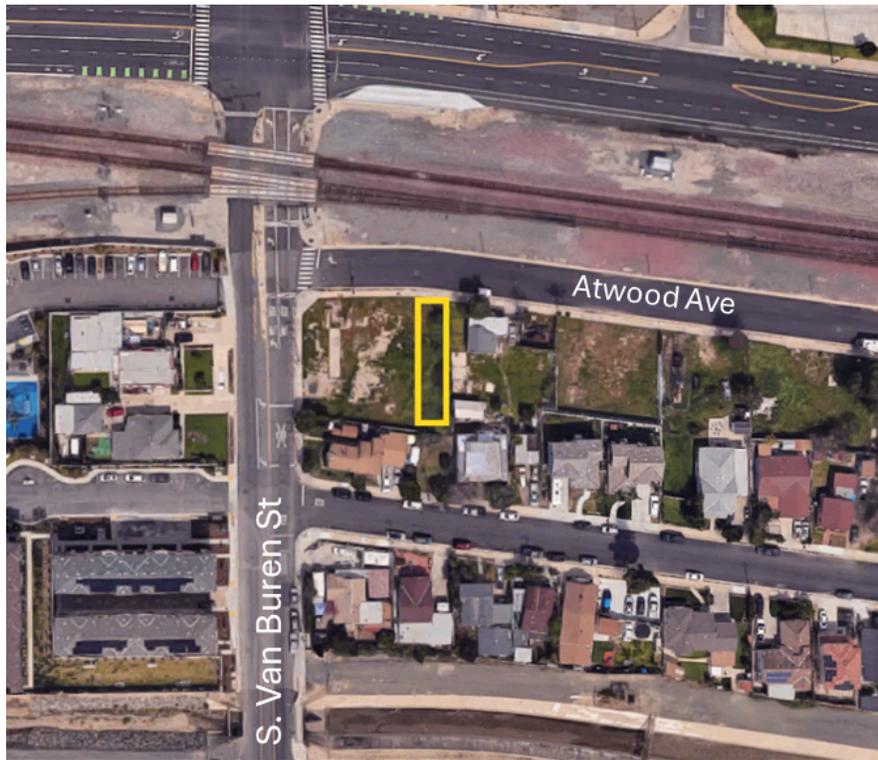


**SECTION B**  
 SCALE: 1/4" = 1'-0"



**SECTION C**  
 SCALE: 1/4" = 1'-0"

### Vicinity Map



### Zoning Map

