



Placentia Planning Commission Agenda

Regular Meeting
May 10, 2022

City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

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

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

How to Observe the Meeting

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84637517998?pwd=Q0RhdzUyc2hXemo1ZG5oMUtTYXZLdz09>

Meeting ID: 846 3751 7998 Passcode: 708615

or dial +16699006833, 84637517998#

How to Submit Public Comment

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

Americans with Disabilities Act Accommodation

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

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

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



Placentia Planning Commission Agenda

Regular Meeting

May 10, 2022

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
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, Placentia Library Reference Desk, and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

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

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

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

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

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

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

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – April 12, 2022**
Recommended Actions: Approve

PUBLIC HEARING:

1. **Applicant:** Ray Hart, representing Clyde's Hot Chicken

Project Location: 1478 N. Kraemer Blvd.

Use Permit Modification (MOD) 2019-05: A request to permit the onsite sale of beer for onsite consumption (ABC Type 41 License) in conjunction with the operation of a new 3,000 square foot fast-food restaurant, located at 1478 N. Kraemer Boulevard within the T-C (Town Center) Zoning District. All alcohol sales, dispensing, and consumption activities are intended to be confined within the interior dining area of the restaurant and the outdoor patio area.

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

1. Open the public hearing concerning Use Permit Modification (MOD) 2019-05; and

2. Receive the staff report and consider all public testimony (**PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISIS**); and
3. Close the public hearing; and
4. Adopt Resolution PC-2022-04, a resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 2019-05 and making findings to permit the onsite sale of beer for onsite consumption (ABC Type 41 License) in conjunction with the operation of a new 3,000 square foot fast-food restaurant located at 1478 N. Kraemer Boulevard, in the T-C (Town Center) Zoning District and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

2. **Applicant:** City of Placentia

Project Location: Citywide

Zone Code Amendment (ZCA) 2022-02

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

1. Open the public hearing concerning Zone Code Amendment (ZCA) 2022-02, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution No. PC-2022-05, A Resolution of the Planning Commission of the City of Placentia, (Attachment 1) recommending that City Council find that adoption of the Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and recommending that City Council approve Zoning Code Amendment No. 2022-02, whereby Title 23 (Zoning Ordinance) of the City of Placentia Municipal Code would amend the standards and regulatory requirements for the storage of recreational vehicles and recreational apparatuses on private property within single-family residential districts as defined by Chapter 23.78 – Off-Street Parking.

REGULAR AGENDA:

1. **Applicant:** City of Placentia

Project Location: Citywide

DISCUSSION REGARDING POTENTIAL UPDATES TO THE MUNICIPAL CODE PURSUANT TO THE IMPLEMENTATION OF SENATE BILL 9

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

1. That the Planning Commission receive the Staff Report and related information from Staff regarding SB 9 as it relates to urban lot splits and housing developments containing no more than two residential units on a lot in single family residential zones; and
2. Conduct a discussion related to SB 9 and ask Staff and the Deputy City Attorney questions as deemed appropriate; and
3. Provide direction and input to staff regarding a potential future amendment to the Placentia Municipal Code related to the further implementation of SB 9.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS

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

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on June 14, 2022 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the May 10, 2022 Regular Meeting of the Planning Commission of the City of Placentia was posted on May 5, 2022.



Joseph M. Lambert, Secretary

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

April 12, 2022

The regular meeting of the Placentia Planning Commission of April 12, 2022 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

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

ABSENT: Lee

OTHERS PRESENT: Scott Porter, Deputy City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Kathrine Kuo, Planning Technician
Sylvia Minjares, Office Assistant

Chair Perez excused Commissioner Lee for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Keller

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – March 8, 2022**

Recommended Actions: Approve

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

Ayes: Evans, Keller, Perez, Polichetti, Rocke

Noes: None

Absent: Lee

Abstain: None

PUBLIC HEARING:

1. **Applicant:** City of Placentia

Project Location: Citywide

Zone Code Amendment (ZCA) 2022-01

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

1. Open the public hearing concerning Zone Code Amendment (ZCA) 2022-01, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution No. PC-2022-03, A Resolution of the Planning Commission of the City of Placentia, (Attachment 1) recommending that City Council find that adoption of the Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and recommending that City Council approve Zoning Code Amendment No. 2022-01, whereby Title 23 (Zoning Ordinance) of the City of Placentia Municipal Code would be amended regarding the standards and regulatory requirements of temporary advertising devices as defined in Chapter 23.90 Signs – Advertising Structures.

Chair Perez opened the public hearing.

Director of Development Services Joseph Lambert presented the staff report, noting that Kathrine Kuo had prepared the report.

Mr. Lambert provided a description of the item and explained that the goal of the proposed Zone Code Amendment (ZCA) is to clarify and simplify the current process for temporary sign permits. He also noted that it will address inconsistencies in the current code as it relates to banners and related signs.

Mr. Lambert also provided a slide presentation, which covered the topics of banner size, height and location, time period, holiday banners, large retail businesses exemptions, types of temporary advertising devices, window signs clarification, and other clarifications.

Mr. Lambert stated that no public comments were received for or against the proposed item.

Mr. Lambert, Senior Planner Andrew Gonzales, and Deputy City Attorney Scott Porter responded and made clarifications regarding the Commissioners' questions related to the proposed fees, penalties for non-compliance, timing for holiday banners, temporary construction signs, election signs, yard sales, grand openings, compliance and enforcement, impact on staff, people twirling signs, prohibited signs on vehicles, and digital signs.

Chair Perez closed the public hearing.

Commissioner Polichetti suggested that staff amend the language regarding holiday banner time to 14 days before the holiday, 14 days after the holiday, but not exceeding 14 days total, excluding the date of the holiday.

Motion by Polichetti, second by Keller carried on a (5-0-1-0) vote to approve the recommended actions with the amendment to Code Section 23.90.160 (7 A).

Ayes: Evans, Keller, Perez, Polichetti, Rocke

Noes: None
Absent: Lee
Abstain: None

REGULAR AGENDA:

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

PRESENTATION AND DISCUSSION REGARDING UPDATES TO THE MUNICIPAL CODE PURSUANT TO THE IMPLEMENTATION OF SENATE BILL 9

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

1. That the Planning Commission receive a presentation from Staff regarding SB 9 as it relates to urban lot splits and housing developments containing no more than two residential units on a lot in single family residential zones; and
2. Receive the staff report, presentation materials including Urgency Ordinance No. O-2022-01, and conduct a discussion related to SB 9 and ask Staff and the Deputy City Attorney questions as deemed appropriate; and
3. Provide direction and input to staff regarding a potential future amendment to the Placentia Municipal Code related to the further implementation of SB 9.

Director of Development Services Joseph Lambert presented the staff report and provided a slide presentation covering urban lot splits and the Urgency Ordinance related to Senate Bill 9, which became effective on January 1, 2022.

Mr. Lambert and Deputy City Attorney Scott Porter responded to the Commissioners' questions regarding blocking natural light, fire safety, utility service, high quality transit corridors, address policy, regulations regarding Accessory Dwelling Units used as short-term rentals, the possibility of four homes on one split lot, height limitations, and how the requirement for living on an urban lot split property for three years will be enforced.

Mr. Porter provided an overview of what the City is allowed to regulate. Mr. Porter also discussed the allowed regulations for site design, demolition, and access.

Mr. Porter and Mr. Lambert addressed the Commissioners' questions and concerns regarding allowable height and number of stories, the ability to maintain a single-family residential zone while achieving State compliance, RHNA numbers, and whether there are any projections from the State regarding how many new units may get built as a result of State mandates.

Commissioner Rocke requested that staff develop a framework for the ordinance and that the Commissioners receive the documents with sufficient time to review prior to the next scheduled Planning Commission meeting.

The Commissioners provided staff adequate direction to prepare a permanent Senate Bill 9 Ordinance. The consensus was to add language to the Ordinance regulating design, setbacks, and parking to the extent feasible pursuant to State law.

No public comments were received prior to or during the meeting.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

Mr. Lambert provided updates regarding Village Plaza Phase 2, Clyde's Hot Chicken, Shea Homes, HQT Homes, Hudson, The Herald, JPI Development, Brandywine Homes, and the bridge replacement on Golden Avenue.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 9:01 p.m. to the regular meeting of Tuesday, May 10, 2022 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: KATHRINE KUO, PLANNING TECHNICIAN

DATE: MAY 10, 2022

SUBJECT: **USE PERMIT MODIFICATION (MOD) 2019-05 TO PERMIT A MODIFICATION TO UP 2019-05 ALLOWING FOR THE ONSITE SALE AND CONSUMPTION OF BEER & WINE (TYPE 41 ABC LICENSE- ON-SALE BEER & WINE – EATING PLACE) IN CONJUNCTION WITH THE OPERATION OF A NEW 3,000 SQUARE FOOT FAST-FOOD RESTAURANT (CLYDE’S HOT CHICKEN) LOCATED AT 1478 N. KRAEMER BOULEVARD, IN THE TOWN CENTER (T-C) ZONING DISTRICT.**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit Modification (MOD) No. 2019-05;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2022-04, a resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 2019-05 and making findings to permit the onsite sale of beer for onsite consumption (ABC Type 41 License) in conjunction with the operation of a new 3,000 square foot fast-food restaurant located at 1478 N. Kraemer Boulevard, in the T-C (Town Center) Zoning District and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Ray Hart, representing Clyde’s Hot Chicken, is requesting to permit the onsite sale of beer for onsite consumption (ABC Type 41 License) in conjunction with the operation of a new 3,000 square foot fast-food restaurant, located at 1478 N. Kraemer Boulevard within the T-C (Town Center) Zoning District. All alcohol sales, dispensing, and consumption activities are intended to be confined within the interior dining area of the restaurant and the outdoor patio area.

PROJECT BACKGROUND AND DESCRIPTION:

The subject property is located within an existing shopping center, the Village Plaza, at the southeast corner of Kraemer Blvd and Yorba Linda Blvd. This shopping center is comprised of a

variety of businesses including the Original Pancake House, Starbucks, Chipotle, and Maki Yaki Japanese Grill. The proposed restaurant, Clyde's Hot Chicken, will occupy the space adjacent to the Saigon Noodle House. Clyde's Hot Chicken first opened in Fullerton in 2019. They currently have two locations, one in Fullerton and one in Montclair, and they hope to expand their business into other cities in the Orange County area. Their menu includes fast casual food with an emphasis on Southern hot chicken that incorporates authentic, yet original flavors from Nashville, Tennessee.

This location will employ approximately 25-30 employees, which includes both front and back of house operations. Of these employees, six to eight will be full-time while all others will be part-time. The restaurant's proposed hours of operation are from 8:00 A.M. to 10:00 P.M. daily. To allow for flexibility, the proposed conditioned hours of operation are currently from 8:00 A.M. to 12:00 A.M. daily, with the sale of alcohol to occur only during these hours. Per PMC 23.27.040, Planning Commission approval, as well as Alcoholic Beverage Control (ABC) approval, is necessary for the sale of alcoholic beverages including beer and wine.

Clyde's Hot Chicken is located in one of the three existing multi-tenant commercial buildings in the Village Plaza commercial shopping center, currently undergoing a façade upgrade, as entitled by DPR 2019-03. The subject property also has an approved Use Permit (UP 2019-05) that entitled the restaurant space and drive-thru now occupied by Clyde's. This use permit was entitled in conjunction with the exterior façade remodel project requested via DPR 2019-03.

This request is to modify the existing use permit to allow for a Type 41 ABC License. An ABC Type 41 License authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). The business must operate and maintain the licensed premises as a bona fide eating place, must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Alcohol will be served in both the interior dining area of the restaurant and the outdoor patio area to complement the restaurant's food menu as proposed by the applicant. All alcoholic beverages are to be served with food. With the attached conditions of approval in place, the addition of alcoholic beverages is not anticipated to pose any additional safety or security risks.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned Town Center (T-C). The project will be required to comply with the development standards and use requirements set forth in the Placentia Municipal Code (PMC 23.27) for projects within the T-C Zoning District. Pursuant to PMC Section 23.27.040(3), any establishment selling alcoholic beverages including on-sale and off-sale shall require a UP to be reviewed and approved at a noticed public hearing before the Planning Commission. The T-C District permits restaurants and allows ancillary sales of alcohol and drive-thrus with a use permit.

Subject Site and Surrounding Land Uses

The restaurant is located within an existing shopping center in an existing multi-tenant commercial building, south of E. Yorba Linda Boulevard and west of E. Palm Drive. The following table indicates surrounding existing land uses, zoning designations, and General Plan Land Use Designations:

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	"Village Plaza" (Commercial Shopping Center)	Commercial	T-C – Town Center
North (across E. Yorba Linda Blvd)	U.S. Bank Detached, Single-Family Residences	Commercial Low Density Residential	"T-C" – Town Center "R-1" – Single Family Residential
South	United States Postal Service	Commercial	"T-C" – Town Center
East (across N. Angelina Drive)	Optometry Office Detached, Single-Family Residences	Commercial	"T-C" – Town Center "R-1" – Single Family Residential
West (across Kraemer Boulevard)	"Placentia Town Center" (Commercial Shopping Center)	Commercial	"T-C" – Town Center

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the T-C Zoning District. No changes to the building footprint and overall building envelope will occur as a result of the project.

EXISTING ABC LICENSES WITHIN ONE-HALF MILE RADIUS OF SUBJECT SITE

Currently, there are six other businesses located within the Village Plaza shopping center (Maki Yaki, Saigon Noodle House, Oriental Chinese Cuisine, Meat Up BBQ, Chipotle Mexican Grill, and Pizza Rev), that are licensed to sell beer and wine for on-site consumption (Type 41 ABC License). The following table indicates all businesses within a one-half mile radius of the subject site with an existing ABC license and their ABC license type.

Business	Address	License Type
Maki Yaki	1490 N. Kraemer Blvd	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
Saigon Noodle House	1486 N. Kraemer Blvd	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
Tacos Way	1390 N. Kraemer Blvd	47, On-Sale General for Bona Fide Public Eating Place
China Bistro	3250 Yorba Linda Blvd, Fullerton	47, On-Sale General for Bona Fide Public Eating Place
Ralphs 67	3330 Yorba Linda Blvd, Fullerton	21, Off-Sale General
AM PM Minimart	102 E. Yorba Linda Blvd	20, Off-Sale Beer & Wine
The Whole Enchilada	106 E. Yorba Linda Blvd	47, On-Sale General for Bona Fide Public Eating Place 58, Caterer Permit
Mr. D's Diner, Bakery & Bar	126 E. Yorba Linda Blvd	47, On-Sale General for Bona Fide Public Eating Place
Rubio's Coastal Grill	127 E. Yorba Linda Blvd	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
Craftsman Wood Fired Pizza	148 E. Yorba Linda Blvd	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
CVS	150 E. Yorba Linda Blvd	21, Off-Sale General
Walgreens	191 E. Yorba Linda Blvd	20, Off-Sale Beer & Wine
Off the Boat Fish Grill	194 E. Yorba Linda Blvd	41, On-Sale Beer and Wine for Bona
Philly's Best	198 E. Yorba Linda Blvd	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
Oriental Chinese Cuisine	1448 N. Kraemer Blvd	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
Meat Up BBQ	1450 N. Kraemer Blvd	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
Chipotle Mexican Grill	1474 N. Kraemer Blvd., Ste 3	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
Pizza Rev	1474 N. Kraemer Blvd., Ste 2	41, On-Sale Beer and Wine for Bona Fide Public Eating Place

ISSUES ANALYSIS:

General Plan Consistency

General Plan policies advocate to (a) increase the tax base of the City through land use planning while maintaining the City's suburban atmosphere and (b) orient land uses that create employment opportunities toward major and primary arterial streets so that activities associated with these uses have a minimal effect upon adjacent residential neighborhoods. The proposed project will fulfill these policies by offering goods, services, and employment opportunities to surrounding residents, thereby protecting and ensuring its long-term success. This will assist in maintaining a wide array and variety of commercial uses to help facilitate greater patronage and shopping activity for the shopping center, thereby helping to maintain a steady revenue stream. Increased patronage will assist and stimulate further investment in the community and strengthen the City's economic vitality. The proposed request to allow the on-site sale and consumption of beer at a new Clyde's Hot Chicken fast-food restaurant will bring additional customers to the restaurant which will provide additional sales tax revenue to the City. In addition, the business is sited within an established commercial shopping center where its operations will not impact sensitive land use receptors, and where such uses are encouraged.

PMC Consistency

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the T-C Zoning District and ensures for safe and orderly operation of the business. The proposed request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the T-C zoning district and other applicable provisions of the PMC, including minimum parking requirements.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the request to serve beer for on-site consumption in conjunction with a restaurant 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.

Other Departments Concerns and Requirements

The request is to permit the onsite sale and consumption of beer (ABC Type 41 License) at a new Clyde's Hot Chicken restaurant. The Divisions of Planning and Building, as well as the Placentia Police Department have reviewed the application, with no major concerns raised with the project proposal. To mitigate any impacts associated with alcohol sales, the Police Department is recommending several operational conditions of approval to address onsite security to correspond with the restrictions of ABC. The Planning Division has also generated comments that have been incorporated as conditions of approval into a draft resolution for consideration by the Planning Commission (Attachment No. 1). With the implementation of these provisions, it is not anticipated to generate any significant adverse impacts detrimental to the site and surrounding properties.

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 (MOD) 2019-05 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the use permit would be issued to an existing facility, and no expansion of the use is contemplated.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on April 28, 2022, and notices were sent to property owners of record within a 300-foot radius of the subject property on April 28, 2022. As of May 4, 2022, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed request is consistent with the City’s General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to allow the on-site sale and consumption of beer (ABC Type 41 License) in conjunction with the operation of a new fast-food restaurant located at 1478 N. Kraemer Boulevard within the T-C (Town Center) Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

RECOMMENDATION:

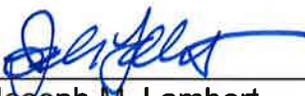
The Planning Division recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2022-04 recommending approval of UP (MOD) 2019-05.

Prepared and submitted by:

Reviewed and approved by:



Kathrine Kuo
Planning Technician



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2022-04
 - a. Attachment “A” Special Conditions of Approval and Standard Development requirements for Use Permit Modification (UP(MOD)) 2019-05

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2. Vicinity and Zoning Map
3. Project Plans Dated and Received April 4, 2022
4. Statement of Use Submitted by the Applicant Dated and Received April 4, 2022

RESOLUTION NO. PC-2022-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT MODIFICATION NO. 2019-05 AND MAKING FINDINGS TO PERMIT A MODIFICATION TO UP 2019-05 ALLOWING THE ONSITE SALE AND CONSUMPTION OF BEER & WINE (TYPE 41 ON-SALE BEER & WINE – EATING PLACE) IN CONJUNCTION WITH THE OPERATION OF A 3,000 SQUARE FOOT FAST-FOOD RESTAURANT (CYLDE’S HOT CHICKEN) LOCATED AT 1478 N. KRAEMER BOULEVARD, IN THE TOWN CENTER (T-C) ZONING DISTRICT.

A. Recitals.

WHEREAS, Ray Hart representing Clyde’s Hot Chicken (“Applicant” hereinafter), located at 1478 N. Kraemer Blvd., filed an application for approval of Use Permit (UP(MOD)) No. 2019-05, 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 May 10, 2022, 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 (MOD) 2019-05; 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 (MOD) 2019-05 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 onsite sale and consumption of beer and wine in conjunction with the operation of a fast-food restaurant 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 T-C Zoning District and (3) it is not anticipated that

the restaurant will generate any negative impacts onto adjacent properties and/or businesses. All primary activities shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed request for the onsite sale and consumption of beer and wine in conjunction with the operation of a fast-food restaurant is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial.

c. The proposed request for the onsite sale and consumption of beer and wine in conjunction with the operation of a fast-food restaurant, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed request for the onsite sale and consumption of beer in conjunction with the operation of a fast-food restaurant is a conditionally permitted use in the T-C Zoning District in the City of Placentia. Approval of the Use Permit Modification for the proposed request will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within other similar commercial districts and within the same shopping center.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP Modification approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP (MOD) 2019-05 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 (MOD) 2019-05 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, and no expansion of the use is contemplated.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of UP (MOD) 2019-05 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 (MOD) 2019-05, 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 10TH DAY OF MAY, 2022

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 10th day of May, 2022, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10th day of May, 2022, 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 Use Permit Modification No. 2019-05

Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit Modification 2019-05
1478 N. Kraemer 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 USE PERMIT MODIFICATION OF AN EXISTING USE PERMIT TO ALLOW THE ONSITE SALE AND CONSUMPTION OF BEER (TYPE 41 – ON-SALE BEER AND WINE – EATING PLACE), ON PROPERTY LOCATED AT 1478 N. KRAEMER BOULEVARD.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit Modification (UP(MOD)) 2019-05 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.
2. All conditions of approval related to Use Permit 2019-05 shall remain in full force and effect unless superseded by conditions of approval contained herein.
3. Use Permit (UP(MOD)) 2019-05 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
4. 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.
5. 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.

6. Any changes or modifications to Use Permit (UP(MOD)) 2019-05 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.
7. 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.
8. This approval (UP(MOD)) 2019-05 does not include live entertainment. Live entertainment will require a Modification of the Use Permit and an entrainment permit pursuant to Title 6 of the Placentia Municipal Code (PMC). No live entertainment, i.e. dancing, karaoke, live music, sport bar or disc-jockey entertainment, etc., including amplified music, shall be permitted on the premises or outside dining area.
9. 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.
10. The restaurant shall comply with all provisions of Chapter 16.24 of the Placentia Municipal Code prior to establishing the expanded alcohol service granted by this UP Modification.
11. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.
12. All permanent and temporary signage shall comply with all applicable provisions of the Placentia Municipal Code (PMC).

13. 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.
14. The applicant, current business owner, and/or property owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. The applicant, current business owner, and/or property owner shall maintain a valid City Business License at all times during operation of the business.
15. This Use Permit Modification 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.
16. 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.
17. Alcoholic beverages may not be sold between the hours of 12:00 AM (Midnight) and 10:00 AM.
18. Alcoholic beverages will only be served in the interior dining area of the restaurant and the outdoor patio area approved as part of (UP(MOD)) 2019-05.
19. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a closer visual inspection. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
 - a. Valid driver's license
 - b. Valid State identification card
 - c. Valid passport
 - d. Current military identification

- e. U.S. Government immigrant identification card
20. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
 21. Persons serving alcoholic beverages are to attend a Responsible Beverage Service course such as the ABC LEADS or similar program and be able to provide certification of attendance when asked by the Placentia Police Department.
 22. 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 his/her designee. The following are the permitted days and hours of operation:

Sunday through Saturday: 8:00 AM to 12:00 AM
 - 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.

POLICE DEPARTMENT:

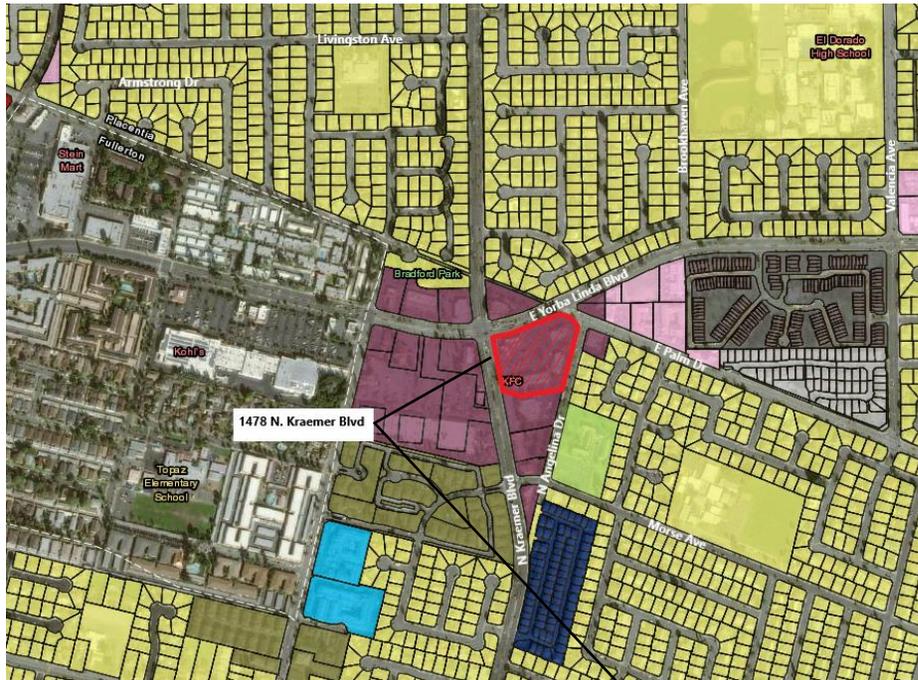
23. Extend the patio guard rail to encompass the entire patio, leaving room for an opening the minimum width for exiting as determined by the building code.
24. Place signage at the patio exit, in letters not less than four inches in height, which reads “no alcoholic beverages beyond this point” and attached to the top of the guard rail.
25. Provide constant presence in the patio by staff or install cameras for staff to monitor the patio specifically for underage drinking and customers leaving the patio with alcoholic beverages.
26. If serving alcohol after 10:00 P.M., all staff serving alcoholic beverages must attend a responsible alcoholic beverage class either provided by the Department of Alcoholic Beverage Control or other approved institution.

CITY OF PLACENTIA LIFE AND SAFETY DEPARTMENT:

27. Prior to issuance of any building or grading permit, submit plans and obtain approvals to the satisfaction of the appropriate fire authority to the City of Placentia Fire and Life Safety Department.



ATTACHMENT 2. VICINITY AND ZONING MAP UP (MOD) 2019-05; 1478 N. KRAEMER BLVD



Aerial A.

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



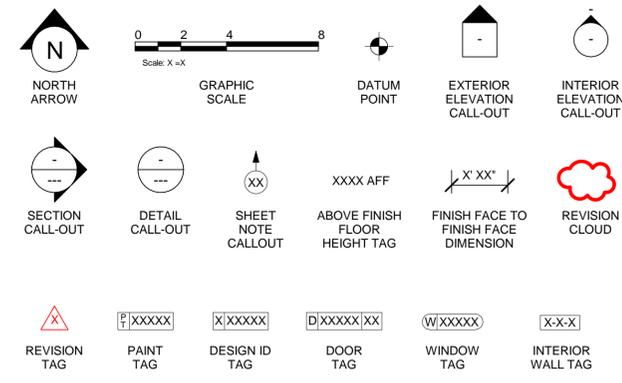
Aerial B.

C:\Users\menna\Desktop\UDA laptop\projects-Menah\F22\Misc_projects\4-Clyde's Placentia\Use permit submittal 03-27-22\Clyde's Placentia Village Plaza - Health Revision- 03-23-22.rvt

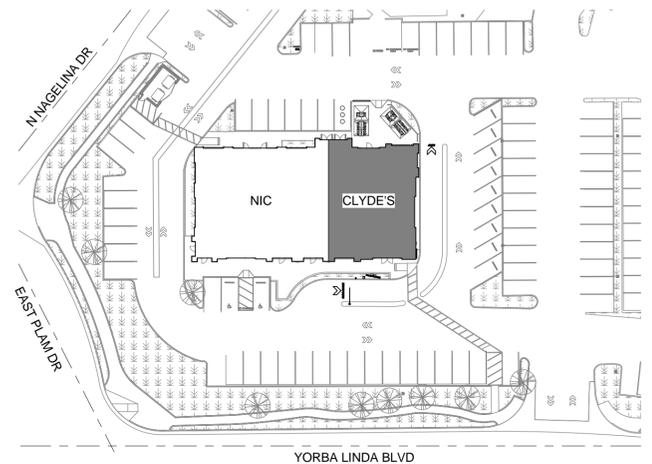
ABBREVIATIONS

Table of abbreviations including A/C (AIR CONDITIONING), ACT (ACOUSTICAL CEILING TILE), ADJ (ADJUSTABLE), AFF (ABOVE FINISHED FLOOR), AMP (AMPERE), ARCH (ARCHITECT), BOH (BACK OF HOUSE), CAB (CABINET), CL (CENTER LINE), CLG (CEILING), CM (CONSTRUCTION MANAGER), CTR (CENTER), CX (COMMISSIONING), CXA (COMMISSIONING AGENT), DEG (DEGREE), DET (DETAIL), DIA (DIAMETER), DIM (DIMENSION), DM (STARBUCKS), DN (DESIGN MANAGER), DOWN (DOWN), EA (EACH), EL (ELEVATION), EQ (EQUAL), EXIST (EXISTING), EXT (EXTERIOR), FF&E (FURNITURE, FIXTURE, AND EQUIPMENT FLOOR), FLR (FLOOR), FOH (FRONT OF HOUSE), FOIC (FURNISHED BY OWNER, INSTALLED BY CONTRACTOR), FOIO (FURNISHED BY OWNER, INSTALLED BY OWNER), FT (FOOT/FEET), G (GROUND), GC (GENERAL CONTRACTOR), GWB (GYPSUM WALLBOARD), HC (HOLLOW CORE), HDW (HARDWARE), HM (HOLLOW METAL), HORIZ (HORIZONTAL), HR (HOUR), HT (HEIGHT), HVAC (HEATING, VENTILATING AND AIR CONDITIONING), I.D. (INSIDE DIAMETER), LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN), LL (LANDLORD), LV (LOW VOLTAGE), MAX (MAXIMUM), MEP (MECHANICAL, ELECTRICAL AND PLUMBING), MFR (MANUFACTURER), MIN (MINIMUM), NIC (NOT IN CONTRACT), NL (NIGHT LIGHT), NTS (NOT TO SCALE), OC (ON CENTER), O.D. (OUTSIDE DIAMETER), PIR (PASSIVE INFRARED SENSOR), PLC (PLACE), R (RADIUS), REF (REFERENCE), REQD (REQUIRED), REV (REVISION), RND (ROUND), SC (SOLID CORE), SF (SQUARE FEET), SHT (SHEET), SIM (SIMILAR), SPEC (SPECIFICATION), SQ (SQUARE), TEMP (TEMPORARY), TYP (TYPICAL), UC (UNDER COUNTER), UNO (UNLESS NOTED OTHERWISE), VERT (VERTICAL), VIF (VERIFY IN FIELD).

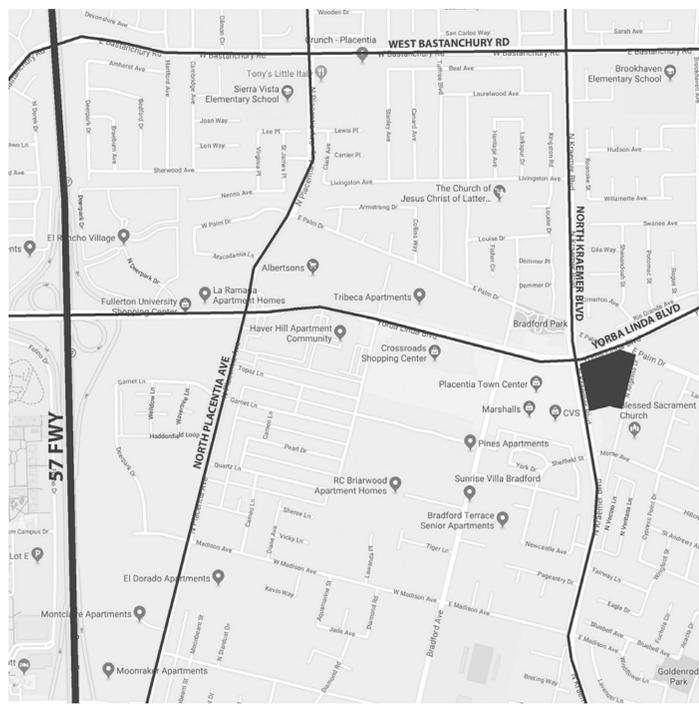
ARCHITECTURAL SYMBOL LEGEND



AERIAL MAP



VICINITY PLAN



PROJECT CONTACTS

MAILING ADDRESS: RAY HART INC. 16800 VALLEY VIEW AVENUE, LA MIRADA, CA, 90638
ARCHITECT OF RECORD: MAIKEL FARAGALLA URBAN DWELL ARCHITECTS 43180 BUSINESS PARK DR. SUITE:203 TEMECULA, CA 92590 (714) 331-6114
MEP CONSULTANT OF RECORD: MAIKEL FARAGALLA URBAN DWELL ARCHITECTS 43180 BUSINESS PARK DR. SUITE:203 TEMECULA, CA 92590 (714) 331-6114

SCOPE OF WORK

- NEW TENANT IMPROVEMENT CONSTRUCTION FOR CLYDE'S CHICKEN WITHIN AN EXISTING SHELL LEASE SPACE. NEW CONSTRUCTION INCLUDES:
• NEW INTERIOR NON-BEARING PARTITION WALLS
• NEW RESTROOMS
• NEW BEVERAGE PREPARATION EQUIPMENT
• NEW CASEWORK
• NEW FLOOR FINISHES
• NEW WALL FINISHES
• NEW CEILING (GYP. BD.)
• NEW LIGHTING
• NEW HVAC DIFFUSERS
• NEW TRENCH EXISTING CONCRETE SLAB FOR PLUMBING AND ELECTRICAL
• NEW INTERIOR AND EXTERIOR SEATING FURNITURE.
• NEW GREASE INTERCEPTOR
• NEW ELECTRICAL PANELS (400 AMP MAIN PANEL - 225 AMP SUB PANEL)
• NEW ELECTRICAL WIRING DISTRIBUTION.
• NEW REMOTE CONDENSER FOR WALK-IN COOLER & FREEZER.
• NEW MAKE-UP AIR EQUIPMENT.
• NEW HOOD EXHAUST.
• NEW ROOF TOPN UNIT 7.5 TON (TOTAL OF 2)
• NEW PLUMBING UNDERGROUND DISTRIBUTION.

DEFERRED/ SEPARATE SUBMITAL

- 1. PLANS FOR FIRE SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS WILL BE SUBMITTED UNDER SEPARATE PERMITS WHEN APPLICABLE.
2. CONTRACTOR TO SUBMIT TO THE BUILDING DEVISION FIRE DEPARTMENT FIRE SPRINKLER SHOP DRAWINGS & THE HOOD SYSTEM FIRE SUPPRESSION SYSTEM FOR REVIEW AND APPROVAL AS REQUIRED.
3. ALL BUILDING AND SITE SIGNAGE TO BE UNDER SEPARATE REVIEW AND APPROVAL.

SITE SURVEY DISCLAIMER

I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.

I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE TOILET AND BATHING FACILITIES FOR MEN AND WOMEN, AND DETERMINED THAT THE EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.

IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.

DESIGNER NAME: MAIKEL FARAGALLA

SIGNATURE: _____

BUILDING INFORMATION

OCCUPANCY TYPE: A2 (88 OCCUPANT)
BUILDING AREA: 7500 SQ.FT.
TENANT AREA: 3000 SQ.FT.
BUILDING CLASSIFICATION: RESTAURANT
FIRE SPRINKLER: NO
INDOOR PLUMBING CALCULATION OCCUPANT LOAD: 68 OCC.
OUTDOOR PLUMBING CALCULATION OCCUPANT LOAD: 13 OCC.
OUTDOOR SQUARE FOOTAGE: 372 SQ.FT.

GENERAL NOTES

- A. THE DRAWINGS AND PROJECT MANUAL TOGETHER CONSTITUTE THE CONTRACT DOCUMENTS FOR CONSTRUCTION. ALL GENERAL REQUIREMENTS ARE TO BE MET AND ALL MATERIALS, FINISHES AND SYSTEMS ARE TO BE INSTALLED AND PERFORM PER SPECIFICATIONS UNLESS OTHERWISE NOTED.
B. GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD OR CLYDE'S AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO CONSTRUCTION.
C. GENERAL CONTRACTOR SHALL CONSULT WITH CLYDE'S CONSTRUCTION MANAGER TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO CONSTRUCTION.
D. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
E. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
F. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY CLYDE'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
G. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
H. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
I. GENERAL CONTRACTOR SHALL RETAIN ONE SET OF PERMIT PLANS ON-SITE TO DOCUMENT ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD DRAWINGS SHALL BE ISSUED TO THE OWNER AT PROJECT CLOSE-OUT AS DESCRIBED IN THE GENERAL REQUIREMENTS OF THE PROJECT MANUAL.
J. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS FROM CLYDE'S CONTRACTED THIRD PARTY LOGISTICS DISTRIBUTION SERVICES AND VENDOR DIRECT SHIPMENTS. SEE THE PROJECT MANUAL FOR ADDITIONAL INFORMATION.
K. RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED "RESPONSIBILITY".
L. FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL," SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION, UNLESS OTHERWISE NOTED.
M. ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY CLYDE'S CONSTRUCTION MANAGER.

SITE INFORMATION

CODE AUTHORITIES: CITY OF PLACENTIA MUNICIPAL CODE
BUILDING CODE: 2019 California Building Code
PLUMBING CODE: 2019 California Plumbing Code
MECHANICAL CODE: 2019 California Mechanical Code
ELECTRICAL CODE: 2019 California Electrical Code
ENERGY CODE: 2019 California Energy Code
FIRE CODE: 2019 California Fire Code
HEALTH CODE: 2015 California Retail Food Code
ACCESSIBILITY CODE: CH 11B OF 2019 CBC
ZONING:
PARCEL NUMBER: 339-173-01
LEASABLE AREA: 3000 SQ.FT.
CONSTRUCTION TYPE: V-B
PROPOSED USE: RESTAURANT AND RETAIL
LAND USE ZONE: T-C TOWN CENTER

INDEX OF SHEETS

LEGEND: X - SHEET ISSUED
R - SHEET ISSUED FOR REFERENCE AND COORDINATION ONLY
SEE TITLEBLOCK FOR REVISION ISSUE DATE(S)

Table with columns: SHEET, SHEET TITLE, BID SET, PERMIT SET, REVISION 1, REVISION 2, REVISION 3, REVISION 4

Table with columns: GENERAL, G001 GENERAL INFORMATION, G006 COMPOSITE PLAN, G007 ENLARGED COMPOSITE PLAN

Table with columns: ARCHITECTURAL, A001A ARCHITECTURAL SITE PLAN, A101 BUILDING FLOOR PLAN, A102 BUILDING FLOOR PENETRATION PLAN

Table with columns: INTERIORS, I101 FF & E PLAN, I101B ENLARGED ENGINE PLAN

RESPONSIBILITY LEGEND

GC GENERAL CONTRACTOR
LL LANDLORD



THESE DRAWINGS AND THE PROJECT MANUAL ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF CLYDE'S CHICKEN CORPORATION, WHICH IS THE OWNER OF THE COPYRIGHT IN THIS WORK. THEY SHALL NOT BE REPRODUCED (IN WHOLE OR IN PART), SHARED WITH THIRD PARTIES OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF CLYDE'S CHICKEN CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO EXPRESS DESIGN INTENT FOR A PROTOTYPICAL CLYDE'S CHICKEN STORE (WHICH IS SUBJECT TO CHANGE AT ANYTIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

CLYDE'S CHICKEN TEMPLATE

UDA URBAN DWELL ARCHITECTS
ADDRESS: 43180 BUSINESS PARK DR. SUITE: 203 TEMECULA, CA92590 (714)331-6114
PHONE: info@urbandwellarchitects.com
EMAIL: info@urbandwellarchitects.com



PROJECT NAME: PLACENTIA VILLAGE PLAZA - BUILDING D
PROJECT ADDRESS: 1474 NORTH KRAEMER BLVD PLACENTIA, CA 92870

STORE #: 001
PROJECT #: 001
ISSUE DATE: 03-27-2022
DESIGN MANAGER: MAIKEL FARAGALLA
PRODUCTION DESIGNER: CHRISTINE MICHEL
CHECKED BY: MAIKEL FARAGALLA

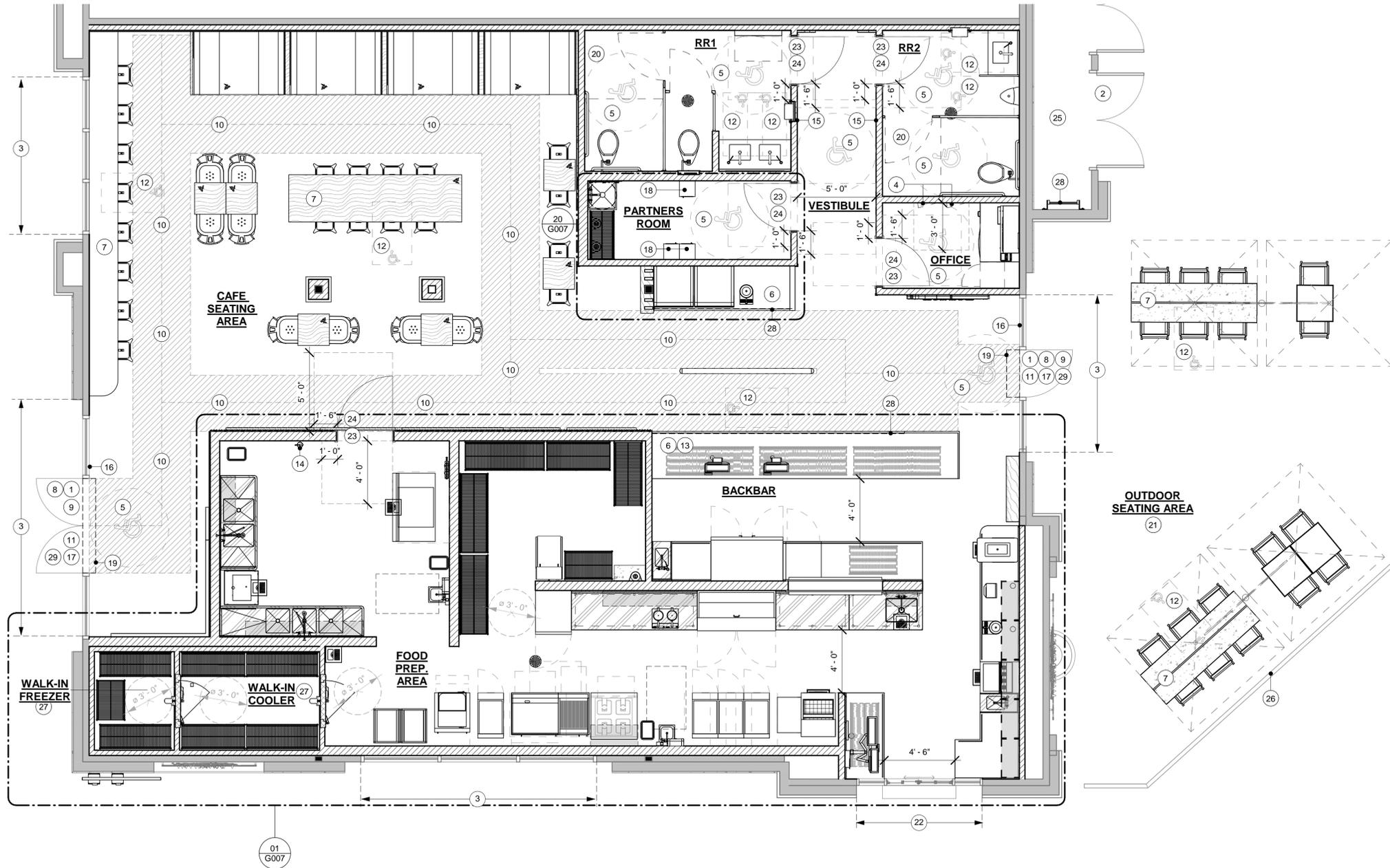
Revision Schedule table with columns: Rev, Date, By, Description

SHEET TITLE: GENERAL INFORMATION

SCALE: AS SHOWN

SHEET NUMBER: G001

Use Permit Submittal - 03-27-2022



1ST FLOOR - COMPOSITE PLAN 01
Scale: 1/4" = 1'-0"

COMPOSITE PLAN GENERAL NOTES

- A. EXISTING ACCESSIBILITY COMPLIANT PATH OF TRAVEL TO REMAIN.
- B. ALL THRESHOLD AND FLOORING MATERIAL TRANSITIONS TO MEET ACCESSIBILITY REQUIREMENTS ON G009.
- C. ALL DOORS CLEARANCES PER DETAIL 1/G009, U.O.N.
- D. CONTRACTOR TO VERIFY EXISTING SITE ACCESSIBILITY COMPLIANCE WITH 2019 EDITION OF CBC.
- E. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS OF THE LAW, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS TO THE PLANNING AND BUILDING DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON CONFORMING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC) AND PROPOSED MODIFICATIONS OF THE DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS.
- F. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS MUST BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED

ACCESSIBILITY KEYNOTES

- 1 LEVEL LANDING THRESHOLD TO COMPLY WITH 4&5 /G009.
- 2 (E) EXTERIOR DOOR TO REMAIN. PART OF PREVIOUS SHELL PERMIT.
- 3 (E) STOREFRONT, ENTRANCE/ EXIT DOOR, WINDOWS ARE FIXED AND NOT OPENABLE.
- 4 (N) ELECTRICAL PANELS LOCATION. MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE. SEE ELECTRICAL DRAWINGS
- 5 60" DIAMETER CLEAR FOR WHEELCHAIR ACCESS
- 6 P.O.S. HANDOFF PLANES, BUILT-IN SIT-HERE BAR AND BEVERAGE STATION COUNTERTOPS ARE 2'-10" AFF FOR WHEELCHAIR ACCESSIBILITY AND TO COMPLY WITH CBC 11B-220.2 POINT OF SALE DEVICES. SEE INTERIOR ELEVATIONS
- 7 ACCESSIBLE DINING SURFACE TO COMPLY WITH CBC SECS. 11B-902, 11B-305, 11B-306
- 8 GC TO POST INTERNATIONAL SYMBOL OF ACCESSIBILITY WHERE REQUIRED BY APPLICABLE LAWS OR CODES.
- 9 GC TO POST SIGN THAT READS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" PER CBC 1010.1.9.3
- 10 BARRIER FREE PATH OF TRAVEL - 44" MIN.
- 11 PROVIDE CLEAR MANUEVERING SPACES PER DETAIL 1/G009.
- 12 30" x 48" CLEAR FLOOR FOR WHEELCHAIR ACCESS.
- 13 COUNTER TO BE 60" MIN. IN LENGTH TO COMPLY WITH CBC SECS. 11B-226.3, 11B-902.3
- 14 (N) FIRE EXTINGUISHER - TYPE 2A10BC PER CFC 906.
- 15 (N) TACTILE RESTROOM UNISEX SIGN PER DETAIL 3/G010.
- 16 TACTILE EXIT SIGN PER DETAIL 13/G009.
- 17 GC TO POST SIGN THAT READS "NO SMOKING" PER CAL GREEN SECTION 5.
- 18 WHERE LOCKERS ARE PROVIDED, AT LEAST 5%, BUT NOT FEWER THAN ONE OF EACH TYPE, SHALL COMPLY WITH SECTION 11B-811.
- 19 (N) AIR CURTAIN ABOVE, SEE MECHANICAL PLANS.
- 20 NEW ACCESSIBLE RESTROOM. SEE ENLARGED RESTROOM PLANS ON I-401 & G-010.
- 21 NEW OUTDOOR SEATING & (E) UMBRELLAS. SEE ENLARGED SITE PLAN FOR MORE INFORMATION.
- 22 (E) DRIVE THRU WINDOW, SHELF AND AIR CURTAIN ABOVE TO REMAIN.
- 23 NEW DOOR. SEE DOOR SCHEDULES FOR MORE INFO.
- 24 MAINTAIN CLEARANCE ON PUSH AND PULL SIDES OF DOOR ACCORDING TO 2010 ADA STANDARDS 404.2.4.1 AS INDICATED. SEE I401 FOR MORE INFO.
- 25 EXISTING SWITCH GEAR CLOSET TO REMIAN. APPROVED UNDER PREVIOUS BUILDING PERMIT.
- 26 (E) PATIO GUARDRAIL. SEE EXTERIOR ELEVATIONS FOR MORE INFO.
- 27 (N) WALK-IN FREEZER & WALK-IN COOLER. REFER TO MECHANICAL SHEETS FOR MORE INFO. & DETAILS.
- 28 (N) LADDER & (E) ROOF ACCESS HATCH ABOVE TO REMIAN. SEE DETAIL 01802/A103 FOR REFERENCE.
- 29 (N) WALL MOUNTED EMERGENCY EXIT SIGN ABOVE.

LEGEND

- NEW FULL HEIGHT WALL
- EXISTING WALL
- INDICATES STAINLESS STEEL
- INDICATES SHELVES OR EQUIPMENT BELOW
- INDICATES SHELVES ABOVE.

NOTE:

- ACCESSIBLE ROUTE TO EMPLOYEE WORKSTATION SHALL COMPLY WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2 AND 11B-404.2.3. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. & 11B-203.9.
- FLOOR-LEVEL EXIT SIGNS AND EXIT PATH MARKING IN A, E, I, R-1, R-2, 1 AND R-4 OCCUPANCIES SHALL COMPLY WITH CBC 1011.7 AND 1011.8 AS ENFORCED BY THE STATE FIRE MARSHALL.



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Use Permit Submittal - 03-27-2022

PROJECT NAME:
PLACENTIA VILLAGE PLAZA - BUILDING D
 PROJECT ADDRESS:
 1474 NORTH KRAEMER BLVD PLACENTIA, CA 92870

STORE #: 001
 PROJECT #: 001
 ISSUE DATE: 03-27-2022
 DESIGN MANAGER: MAIKEL FARAGALLA
 PRODUCTION DESIGNER: CHRISTINE MICHEL
 CHECKED BY: MAIKEL FARAGALLA

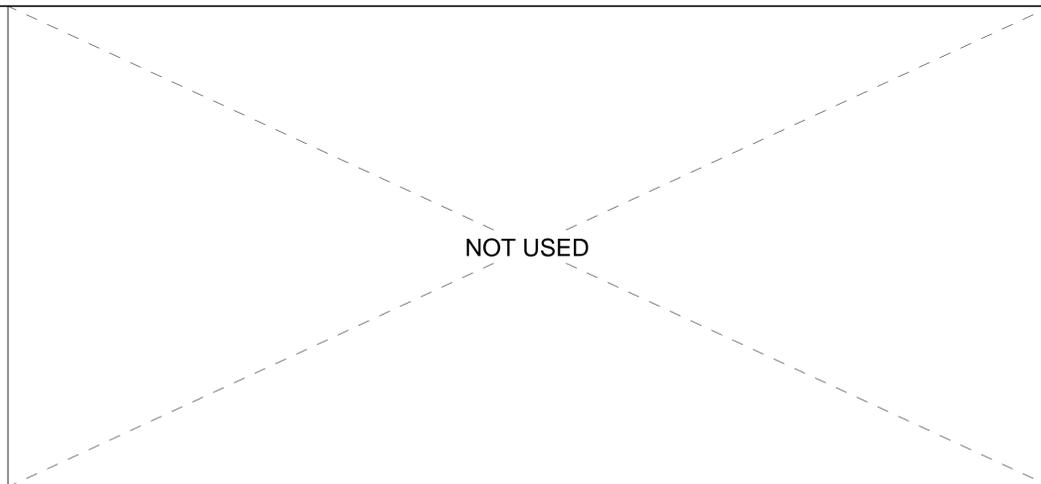
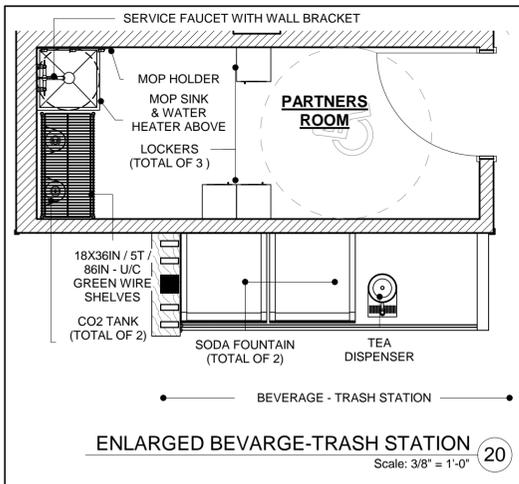
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
COMPOSITE PLAN

SCALE: AS SHOWN

SHEET NUMBER:
G006

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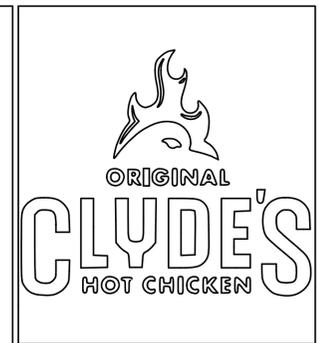


LEGEND

- NEW FULL HEIGHT WALL
- EXISTING WALL
- INDICATES STAINLESS STEEL
- INDICATES SHELVES OR EQUIPMENT BELOW
- INDICATES SHELVES ABOVE.

COMPOSITE PLAN GENERAL NOTES

- EXISTING ACCESSIBILITY COMPLIANT PATH OF TRAVEL TO REMAIN.
- ALL THRESHOLD AND FLOORING MATERIAL TRANSITIONS TO MEET ACCESSIBILITY REQUIREMENTS ON G009.
- ALL DOORS CLEARANCES PER DETAIL 1/G009, U.O.N.
- CONTRACTOR TO VERIFY EXISTING SITE ACCESSIBILITY COMPLIANCE WITH 2017 EDITION OF CBC.
- IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS OF THE LAW, HE/SHE SHALL REQUIRE COMPLETE, DETAILED PLANS TO THE PLANNING AND BUILDING DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON CONFORMING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC) AND PROPOSED MODIFICATIONS OF THE DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS.
- PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS MUST BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED.



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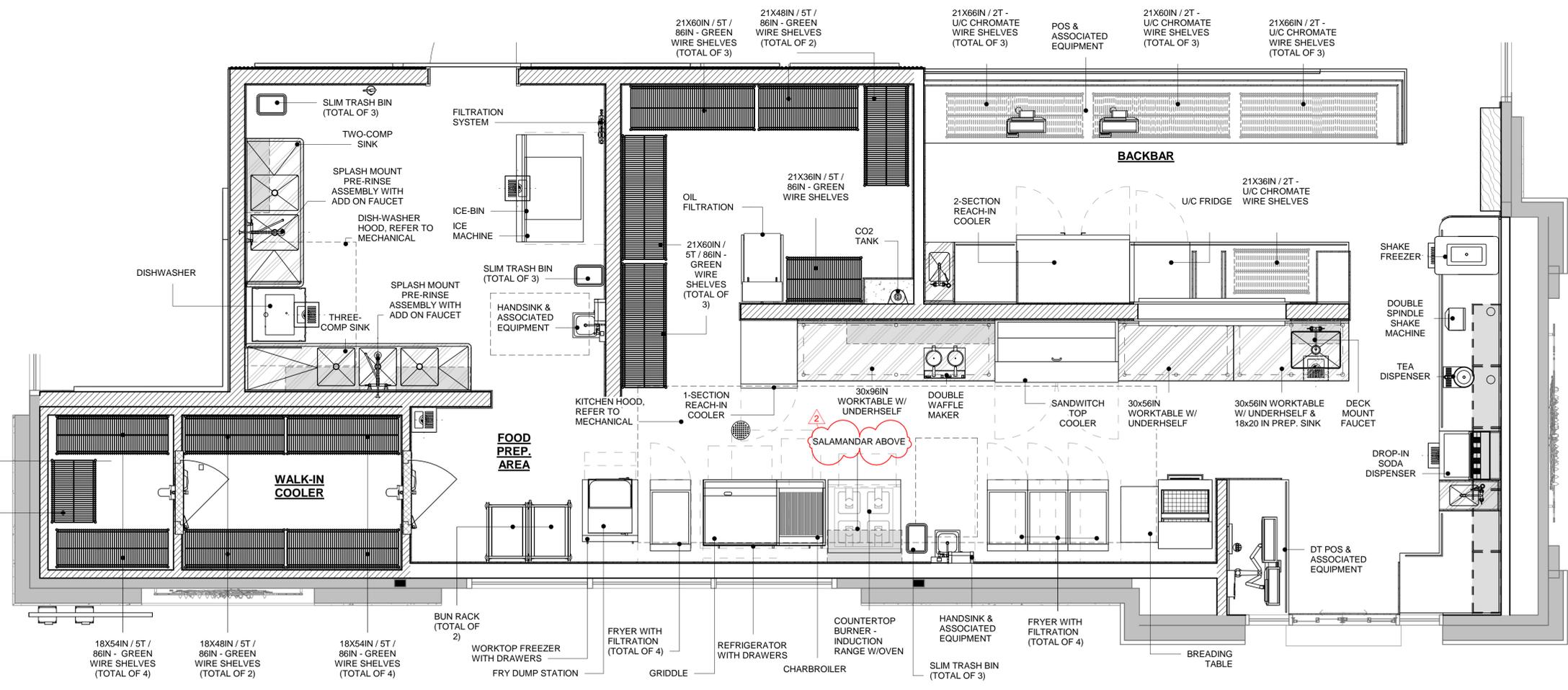
Revision Schedule

Rev	Date	By	Description
2	01-25-22	EM	HEALTH REVISION

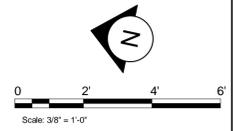
SHEET TITLE:
ENLARGED COMPOSITE PLAN

SCALE: AS SHOWN

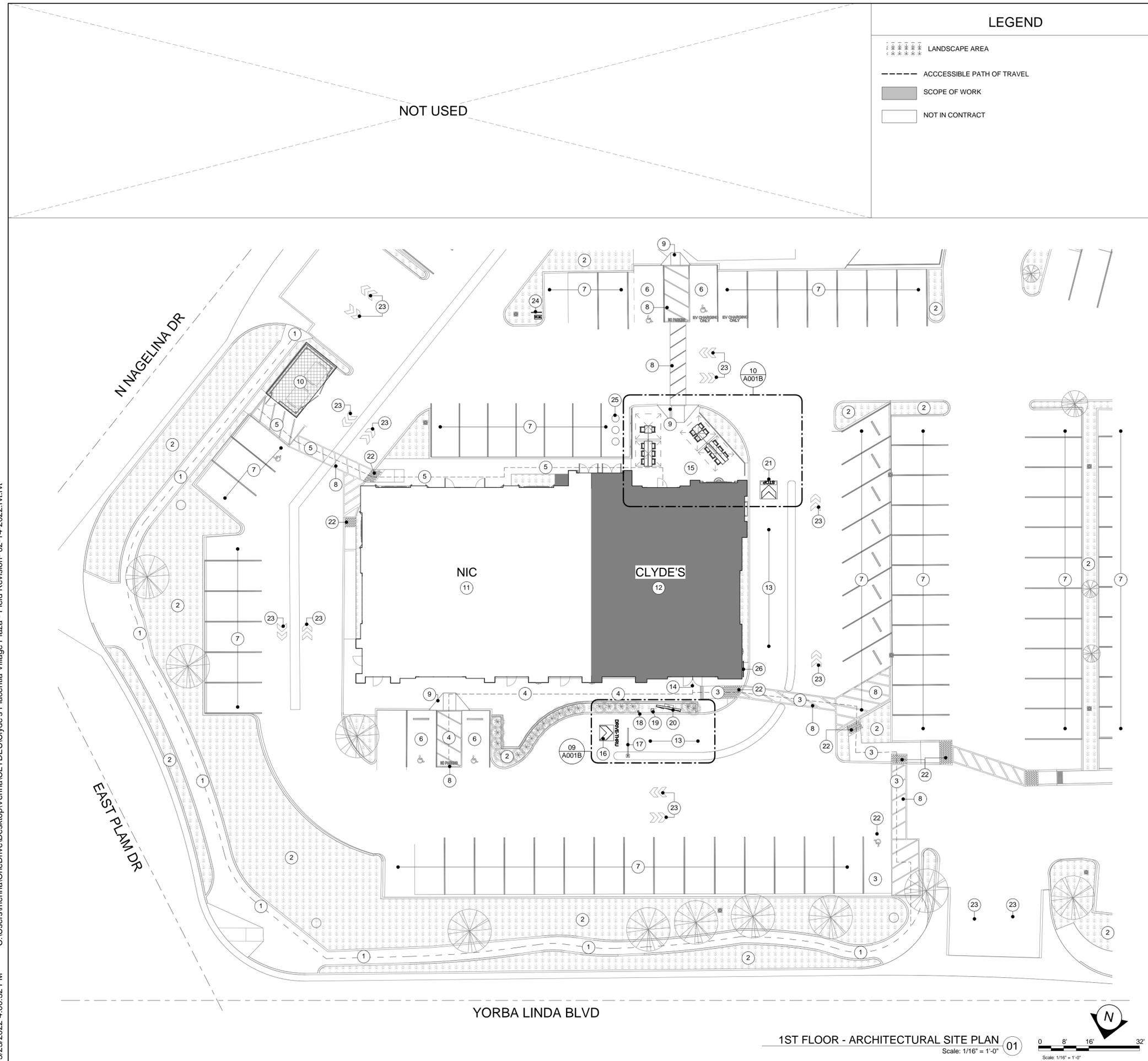
SHEET NUMBER:
G007



1st Floor - ENLARGED COMPOSITE PLAN (Scale: 3/8" = 1'-0")



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LEGEND

- LANDSCAPE AREA
- ACCESSIBLE PATH OF TRAVEL
- SCOPE OF WORK
- NOT IN CONTRACT

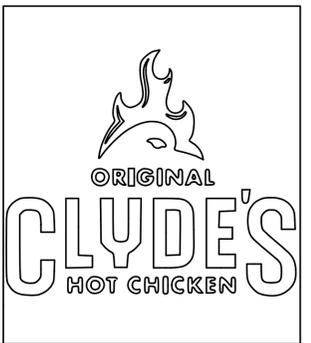
GENERAL NOTES

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE, EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD.
- E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- F. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
- G. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.
- H. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK.
- J. SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS AND SITE LIGHTING BASES.
- K. SEE SHEET A002 FOR ARCHITECTURAL SITE DETAILS.

KEYNOTES

- 1 (E) PUBLIC RIGHT OF WAY TO REMAIN.
- 2 (E) LANDSCAPING AREA TO REMAIN.
- 3 (N) ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY TO THE ACCESSIBLE BUILDING ENTRANCE.
- 4 (N) ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALL TO THE ACCESSIBLE BUILDING ENTRANCE.
- 5 (N) ACCESSIBLE PATH OF TRAVEL FROM TRASH ENCLOSURE TO THE ACCESSIBLE BUILDING ENTRANCE.
- 6 (E) ACCESSIBLE PARKING STALL TO REMAIN.
- 7 (E) PARKING STALL, TYP. TO REMAIN.
- 8 (E) ACCESSIBLE STRIPING TO REMAIN.
- 9 (E) CURB CUT TO REMAIN
- 10 (E) TRASH ENCLOSURE LOCATION. PROTECT IN PLACE.
- 11 (E) BUILDING TO REMAIN N.I.C.
- 12 (E) BUILDING TO REMAIN. (N)PROPOSED CLYDE'S TENANT IMPROVEMENT. (SCOPE OF WORK)
- 13 EXISTING DRIVE THRU LANE TO REMAIN.
- 14 (E) MAIN ENTRANCE UNDER SHELL PERMIT. REFER TO 04&05/G009 FOR THRESHOLD DETAIL.
- 15 (N) EXTERIOR PATIO SEATING & (E) UMBRELLAS. SEE ENLARGED PLAN FOR MORE INFO.
- 16 (N) WAYFINDING GRAPHIC ENTRY ARROW, SEE DETAIL --/A002 (UNDER SEPARATE PERMIT).
- 17 (N) CLEARANCE BAR ON DRIVER'S SIDE, SEE DETAIL --/A002 (UNDER SEPARATE PERMIT)
- 18 (N) BOLLARD , SEE DETAIL --/A002 (UNDER SEPARATE PERMIT)
- 19 (N) ORDER POINT SPEAKER. (UNDER SEPARATE PERMIT)
- 20 (N) 5-PANEL MENU BOARD, SEE DETAIL --/A002 (UNDER SEPARATE PERMIT)
- 21 (N) WAYFINDING GRAPHIC EXIT ARROW, SEE DETAIL --/A002 (UNDER SEPARATE PERMIT)
- 22 (E) DETECTABLE WARNING.
- 23 (E) WAYFINDING ARROWS TO REMAIN.
- 24 (N) WATER METER AND BACKFLOW PREVENTERLOCATION. SEE PLUMBING FOR MORE INFO.
- 25 (N) GREASE INTERCEPTOR LOCATION. SEE PLUMBING FOR MORE INFO.
- 26 (N) GAS METER LOCATION. SEE PLUMBING FOR MORE INFO.

SIGNAGE TO BE COMPLETED UNDER SEPARATE PERMIT. ALL RESPONSIBILITY INFORMATION IS PROVIDED FOR REFERENCE AND COORDINATION PURPOSES.



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 PROJECT ADDRESS:
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STORE #: 001
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 DESIGN MANAGER: MAIKEL FARAGALLA
 PRODUCTION DESIGNER: CHRISTINE MICHEL
 CHECKED BY: MAIKEL FARAGALLA

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
ARCHITECTURAL SITE PLAN
 SCALE: AS SHOWN

SHEET NUMBER:
A001A

WALL BLOCKING KEY

SYMBOL	ITEM	WEIGHT	HEIGHT A.F.F.	APPROX. WIDTH	
A	WORKROOM HAND SINK	128 LBS (58 KG)	36" TO 40" (915MM TO 1015MM)	30" (760MM) BEHIND SINK	
B	UPPER SHELVES	BLOCKING SPECIFICATION TO BE PROVIDED BY VENDOR			
C	SHELVES AT MANAGER'S DESK	300 LBS (136 KG)	32" TO 36" (810MM TO 2440MM)	48" (1220MM) 3/4 (19MM) ACX PLYWOOD, CENTERED ON SHELVES	
D	EQUIPMENT RACK AT MANAGER'S DESK	300 LBS (136 KG)	44" TO 36" (1120MM TO 2440MM)	28" (710MM) 3/4 (19MM) ACX PLYWOOD, CENTERED ON RACK	
E	WIRE SHELVING	BLOCKING SPECIFICATION TO BE PROVIDED BY VENDOR. IN-WALL BLOCKING PREFERRED, HOWEVER EXISTING FRP FINISHED WALL MAY RECEIVE SURFACE MOUNTED, PAINTED WHITE.			
F	RESTROOM GRAB BARS	200 LBS (91 KG)	30" TO 36" (760MM TO 915MM)	60" (1525MM) AROUND WATER CLOSET	
G	RESTROOM HAND SINK	200 LBS (91 KG)	COMMERCIAL INSTALLATION REQUIRES CONCEALED ARM CARRIER. REFER TO MFR'S SPECIFICATION.		
I	DIAPER CHANGING STATION	250 LBS (113 KG)	40 1/2" TO 46 1/2" (1030MM TO 1180MM)	32" (810MM) BEHIND STATION	
J	UPPER METAL SHELFING	BLOCKING SPECIFICATION FOR CBE METAL SHELVES. REFER TO VENDOR'S SPECIFICATION AND DETAILS.			
K	TANKS ATTACHED TO WALL	BY VENDOR	BY VENDOR		
L	FUTURE DIGITAL MENU BOARDS	300 LBS	7'-4" TO 8'-6"	12'-8" TYP.	
M	ALL ARTWORK, FIXTURES, LCD SCREENS, ACCESSORIES, CASEWORK & SIGNAGES.	TBD BY VENDOR (VERIES)	GC TO PROVIDE WALL BLOCKING AS REQUIRED FOR ALL ITEMS FOR A COMPLETE AND SECURE INSTALLATION. EXTEND BLOCKING 8" (205MM) BEYOND ON EACH SIDE OF EACH ITEM.		

INTERIOR WALL LEGEND

1 EXISTING WALL TO REMAIN

2 NEW INTERIOR FULL HEIGHT WALL
20 GA 4" METAL STUDS 16" O.C. WITH 5/8" MOISTURE RESISTANT GWB ON BOTH SIDES TO MIN 6" INCH ABOVE CEILING. DRYWALL SCREWS @ 10" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
REFER TO PLAN CALL-OUTS FOR WALLS GOING UP TO STRUCTURE ABOVE TOP TRACK DETAIL.

3 NEW INTERIOR FURRING WALL
20 GA 4" METAL STUDS 16" O.C. WITH 5/8" MOISTURE RESISTANT GWB ON ONE SIDE TO MIN. 6" ABOVE CEILING. DRYWALL SCREWS @ 10" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
REFER TO PLAN CALL-OUTS FOR SPECIAL CASES DETAILS.

5 NEW INTERIOR PARTIAL HEIGHT WALL @2'-10" A.F.F.
20 GA 6" METAL STUDS 16" O.C. WITH 5/8" MOISTURE RESISTANT GWB ON BOTH SIDES. DRYWALL SCREWS @ 10" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

6 NEW FURRING PLUMBING WALL
20 GA 6" METAL STUDS 16" O.C. WITH 5/8" MOISTURE RESISTANT GWB ON ONE SIDE TO MINIMUM 6 INCH ABOVE CEILING. DRYWALL SCREWS @ 10" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

7 NEW FULL HEIGHT PLUMBING WALL TO STRUCTURE
20 GA 6" METAL STUDS 16" O.C. WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD ON BOTH SIDES TO MIN 6 INCH ABOVE CEILING. SECURE MOISTURE RESISTANT GYPSUM BOARD TO STUDS WITH DRYWALL SCREWS AT 10" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
REFER TO PLAN CALL-OUTS FOR WALLS GOING UP TO STRUCTURE ABOVE TOP TRACK DETAIL.

8 EXISTING 1-HR RATED FIRE-RESISTANT WALL FROM FLOOR SLAB TO ROOF SHEATHING TO REMAIN. (USG - UL U305)
GWB 5/8" THICK TYPE X ON BOTH SIDES. W 2X4 WD STUD @ 16 O.C. & 3 1/2" BATT INSULATION.

9 WALK-IN COOLER & FREEZER WALLS BY MANUFACTURER - REFER TO MECHANICAL SHEETS

GENERAL NOTES

- A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY STARBUCKS CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT.
- B. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT ANY WALL ATTACHMENT AND/OR SIGNAGE.
- C. IF EXISTING EXTERIOR ENTRANCE THRESHOLD EXCEEDS MINIMUM BARRIER FREE PROVISION OF THE CODE, REMOVE AND REPLACE WITH ACCESSIBLE THRESHOLD. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12.
- D. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS SHOWN OR NOTED OTHERWISE.
- E. INSTALL MOISTURE RESISTANT GREEN BOARD ON BACKBAR WALL PER PROJECT MANUAL.
- F. ALL DOORS SHALL BE 32" (815MM) MINIMUM CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION UNLESS OTHERWISE NOTED.
- G. SEE SHEET A601 FOR EXTERIOR DOOR AND WINDOW SCHEDULES.
- H. CLYDE'S VENDOR TO PROVIDE DOOR HARDWARE COMPONENTS AND GC TO INSTALL.
- I. VERIFY ALL EXISTING DOORS, HARDWARE AND FRAMES MEET CLYDE'S AND/OR CODE REQUIREMENTS.
- J. PROVIDE FIRE EXTINGUISHERS AS NOTED ON THE APPROVED PLANS FROM THE CITY.
- K. SEE STRUCTURAL FOR KNEE WALL BRACING.
- L. SEE SHEET A501 FOR BUILDING DETAILS.
- M. REFER TO SHEET 1104 FOR FLOOR FINISHES.

KEYNOTES

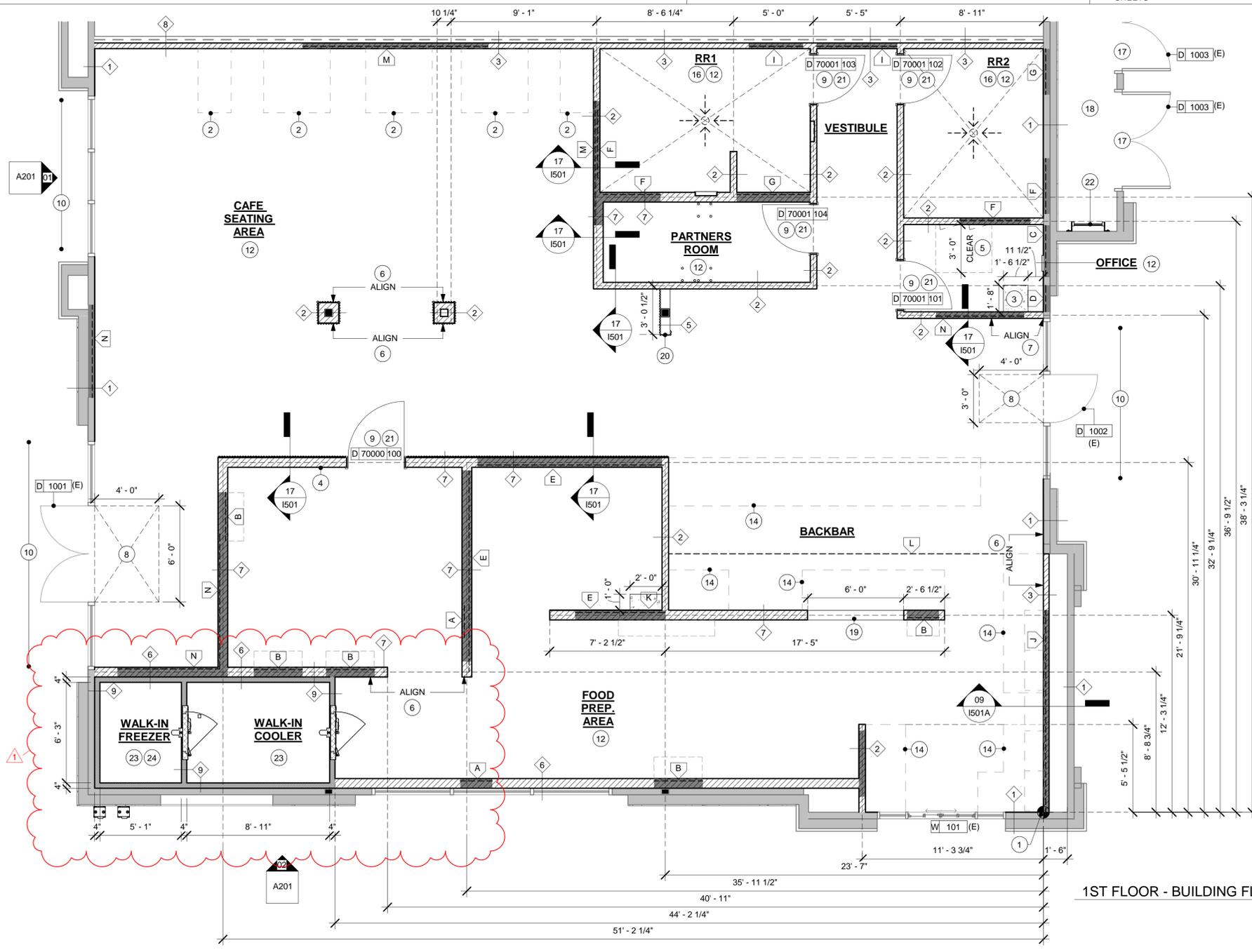
- 1 DIMENSION CONTROL DATUM POINT.
- 2 OUTLINE OF NEW BANQUETTE BY CW. SEE I502B FOR MORE INFO.
- 3 (N) GC TO PROVIDE & INSTALL 6" CONCRETE CURB @ SAFE CABINET, NOT TOE KICK. CURB TO RECEIVE TILE BASE.
- 4 (N) FIRE EXTINGUISHER LOCATION @WORKROOM. PLACE PER INSPECTOR REQUIREMENTS.
- 5 (E) ELECTRICAL PANELS TO REMAIN. MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE, SEE ELECTRICAL PLANS FOR MORE INFO.
- 6 ALIGN FACE OF FINISHED WALL.
- 7 ALIGN WALL TO STOREFRONT.
- 8 PROVIDE SLAB DEPRESSION AS NEEDED PER WALK-OFF MATT. SEE SHEET I-503 FOR MORE INFORMATION.
- 9 INSTALL NEW INTERIOR DOORS AS INDICATED. SEE SCHEDULES FOR DOOR AND HARDWARE TYPE.
- 10 (E) EXTERIOR STOREFRONT AND/OR EXIT DOOR TO REMAIN. WINDOWS ARE FIXED AND NOT OPENABLE APPROVED UNDER PREVIOUS SHELL PERMIT.
- 11 (E) DRIVE THRU WINDOW. WINDOW OPENING DOESN'T EXCEED 432 SF. UNDER PREVIOUS SHELL PERMIT.
- 12 PROVIDE BLOCKING AS REQUIRED TO SUPPORT ANY WALL ATTACHMENTS. REFER TO WALL BLOCKING KEY.
- 13 GC TO PROVIDE AND INSTALL 10" CONCRETE CURB.
- 14 OUTLINE OF COUNTERTOPS PER CASEWORK MANUFACTURER @ BACKBAR.
- 15 DASH LINE INDICATED SHELVES AND CABINETS ABOVE. SEE SHEET I-102C FOR MORE DETAILS AND INFORMATION.
- 16 SLOPE FLOOR SLAB TO SANITARY WASTE FLOOR DRAIN 1/8" PER 1'-0" OF RUN.
- 17 (E) EXTERIOR DOOR TO REMAIN. APPROVED UNDER BUILDING SHELL PERMIT.
- 18 (E) SWITCH GEAR CLOSET TO REMAIN.
- 19 PASS-THRU WINDOW. SEE INTERIOR ELEVATIONS FOR MORE INFO.
- 20 ALIGN (N) PARTIAL HEIGHT WALL CENTERLINE TO (E) COLUMN CENTERLINE.
- 21 PER CBC 11B-404.2.1 SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.
- 22 (N) LADDER & (E) ROOF ACCESS HATCH ABOVE TO REMIAN. SEE DETAIL 01&02/A103 FOR REFERENCE.
- 23 REFER TO MECHANICAL SHEETS FOR WALK-IN COOLER & FREEZER INSTALLATION.
- 24 4IN PAD. REFER TO MECHANICAL SHEETS FOR MORE INFO.

NOTE:

PER 11B-309.4 : OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

GENERAL LEGEND

- NEW FULL HEIGHT WALL
- NEW PARTIAL HEIGHT WALL
- EXISTING WALL
- WALL BLOCKING CALL-OUT
- MENU BOARD BLOCKING @SOFFIT ABOVE



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CLYDE'S CHICKEN TEMPLATE

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PROJECT NAME:
PLACENTIA VILLAGE PLAZA - BUILDING D

PROJECT ADDRESS:
1474 NORTH KRAEMER BLVD PLACENTIA, CA 92870

STORE #:	001
PROJECT #:	001
ISSUE DATE:	03-27-2022
DESIGN MANAGER:	MAIKEL FARAGALLA
PRODUCTION DESIGNER:	CHRISTINE MICHEL
CHECKED BY:	MAIKEL FARAGALLA

Revision Schedule			
Rev	Date	By	Description
1	12-05-21	VE	DESIGN REVISION
2	01-25-22	EM	HEALTH REVISION

SHEET TITLE:
BUILDING FLOOR PLAN

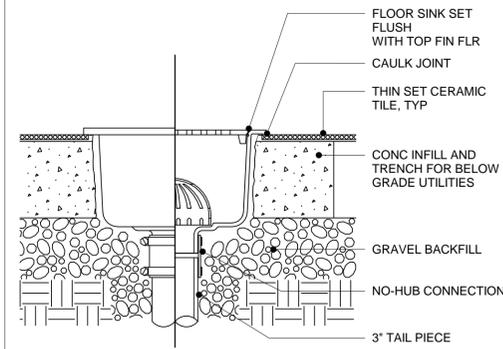
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SHEET NUMBER:
A101

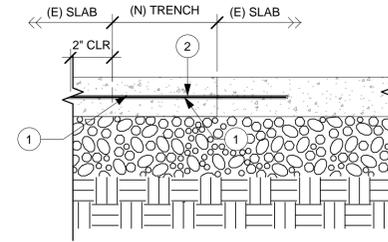
Use Permit Submittal - 03-27-2022

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FLOOR SINK DETAIL 08
Scale: 1/4" = 1'-0"



- 1 #4 EPOXY DOWEL A8 18" O.C. W/ 9" EMBEDMENT. DOWLES MAY BE STAGGARED ON EACH SIDE OF TRENCH NOT TO EXCEED 18" O.C. ON EACH SIDE. USE SIMPSON SET-XP EPOXY
- 2 COUNT, #4 @ 18" O.C. (1) #4 MIN. AT TRENCHES 24" OR LESS IN WIDTH

TYP. TRENCH DETAIL 04
Scale: 1/4" = 1'-0"

GENERAL NOTES

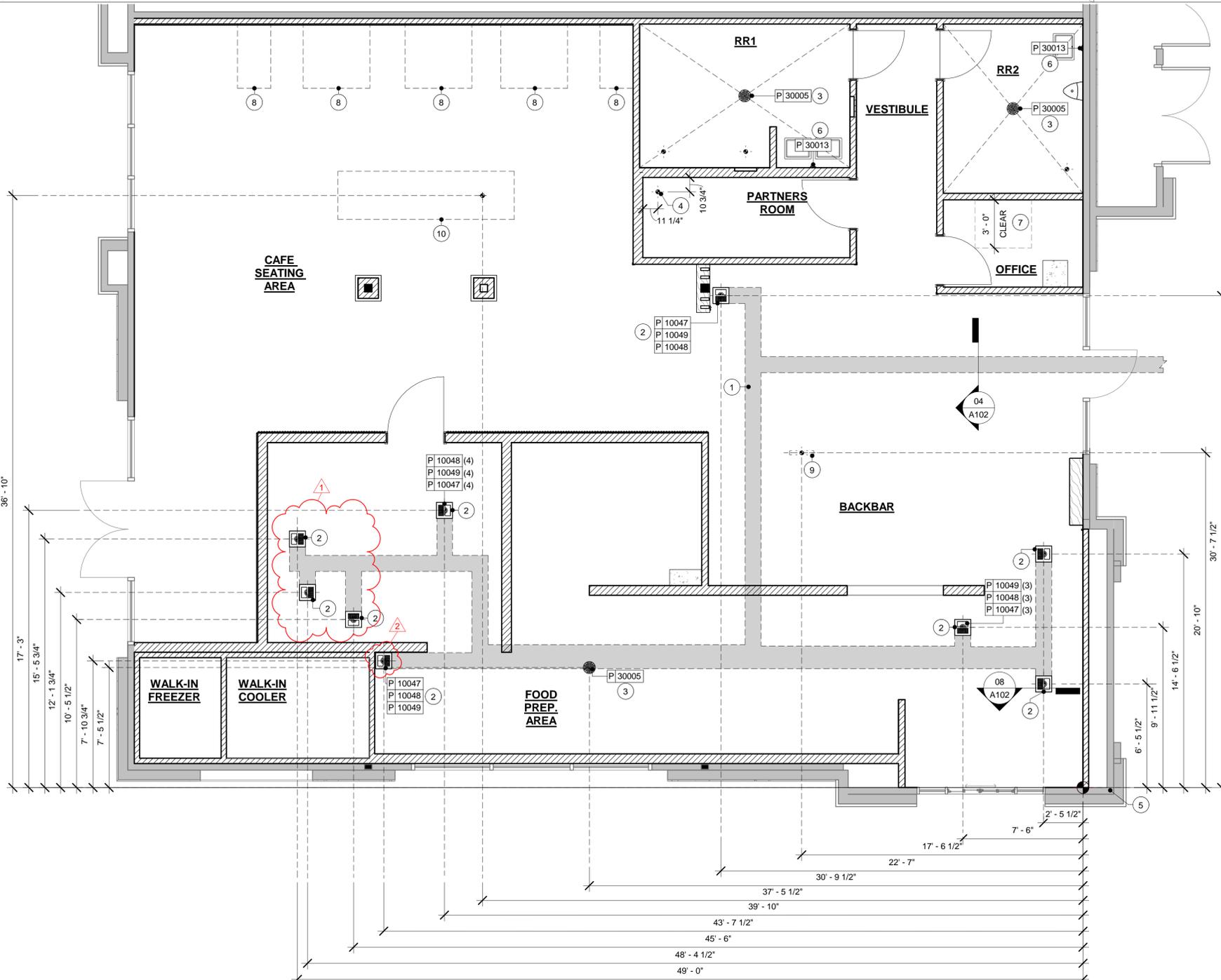
- A. ALL STUB-UP DIMENSIONS ARE RELATIVE TO FINISHED WALL LOCATIONS (SHOWN AS OUTLINES ON THIS PLAN). REFER TO FLOOR PLAN FOR WALL PLACEMENT.
- B. FLOOR SINK: REFER TO CUT SHEETS FOR COMPONENT SPECIFICATIONS AND CUTOUT REQUIREMENTS.
- C. WASTE LINE PENETRATIONS: REFER TO PLUMBING PLANS FOR INDIVIDUAL LINE LOCATIONS.
- D. STUB-UP PENETRATIONS: REFER TO ELECTRICAL AND PLUMBING PLANS FOR INDIVIDUAL STUB-UP LOCATIONS.
- F. PENETRATION TO BE LOCATED ON CENTERLINE OF WALL OR AS REQUIRED PER CONDITIONS.
- G. TRENCHING OUTLINE FOR GUIDELINE USE ONLY. GENERAL CONTRACTOR TO COORDINATE WITH SPECIFIC TRADES AND SITE CONDITIONS TO DETERMINE ACTUAL LAYOUT.
- H. REFER TO SHEET I101 FOR FLOOR FINISHES.

KEYNOTES

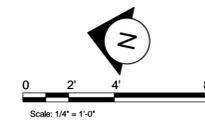
- 1 (N) SLAB TRENCHING (OUTLINE SHOWN FOR REFERENCE ONLY). GC TO CO-ORDINATE FINAL LOCATION OF TRENCHING BASED ON SITE SPECIFIC CONDITIONS.
- 2 (N) FLOOR SINK LOCATION. REFER TO PLUMBING PLAN AND DETAILS FOR MORE INFORMATION.
- 3 (N) ROUND FLOOR DRAIN. SEE PLUMBING SHEETS FOR MORE INFORMATION.
- 4 (N) MOP SINK DRAIN LOCATION. REFER TO PLUMBING PLAN AND DETAILS FOR MORE INFORMATION.
- 5 DIMENSION CONTROL DATUM POINT.
- 6 (N) WALL HYDRANT LOCATION. SEE RESTROOM ELEVATION FOR MORE INFO.
- 7 (E) ELECTRICAL PANELS TO REMAIN. SEE ELECTRICAL PLANS FOR MORE INFO.
- 8 GC TO PROVIDE POWER AT BANQUETTE SEATING. SEE ELECTRICAL SHEETS FOR MORE INFO.
- 9 (N) ELECTRICAL POS STUB-UP LOCATION. REFER TO ELECTRICAL PLAN AND DETAILS FOR MORE INFORMATION.
- 10 GC TO PROVIDE POWER STUB-UP TO UNDERSIDE OF COMMUNITY TABLE.

LEGEND

- NEW FULL HEIGHT WALL
- EXISTING WALL
- DATUM POINT
- FLOOR DRAIN
- FLOOR SINK
- FLOOR PENETRATION
- ELECTRICAL PENETRATION AREA



1ST FLOOR - BUILDING FLOOR PENETRATION PLAN 01
Scale: 1/4" = 1'-0"



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PROJECT NAME:
PLACENTIA VILLAGE PLAZA - BUILDING D
 PROJECT ADDRESS:
 1474 NORTH KRAEMER BLVD PLACENTIA, CA 92870

STORE #: 001
 PROJECT #: 001
 ISSUE DATE: 03-27-2022
 DESIGN MANAGER: MAIKEL FARAGALLA
 PRODUCTION DESIGNER: CHRISTINE MICHEL
 CHECKED BY: MAIKEL FARAGALLA

Revision Schedule			
Rev	Date	By	Description
1	12-05-21	VE	DESIGN REVISION
2	01-25-22	EM	HEALTH REVISION

SHEET TITLE:
BUILDING FLOOR PENETRATION PLAN
 SCALE: AS SHOWN

SHEET NUMBER:
A102

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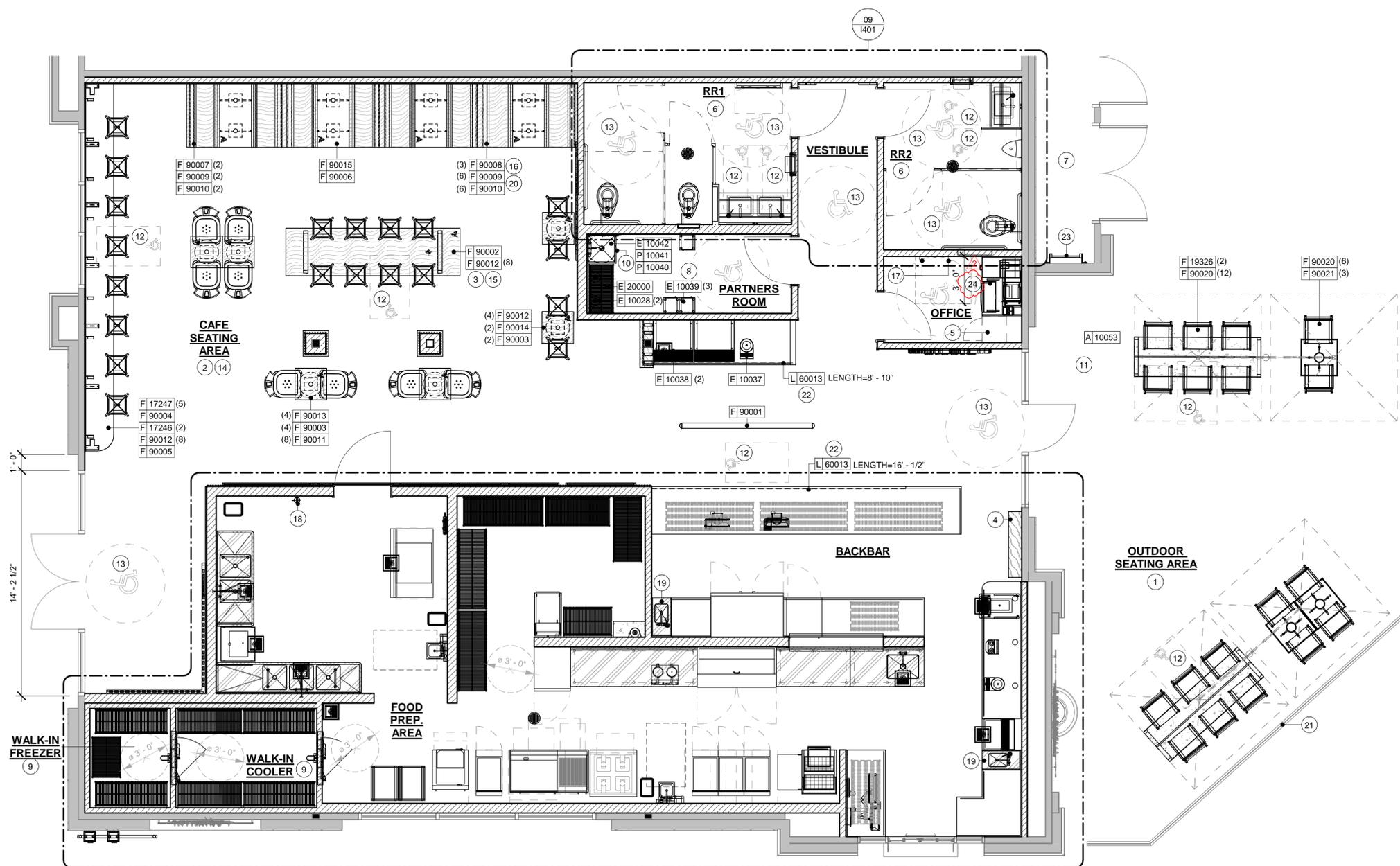
KEYNOTES

- 1 INSTALL EXTERIOR FURNITURE THROUGHOUT AS INDICATED. SEE ENLARGED SITE PLAN FOR MORE INFORMATION.
- 2 INSTALL CAFE FURNITURE THROUGHOUT AS INDICATED.
- 3 (N) COMMUNITY TABLE. SEE FURNITURE SCHEDULE.
- 4 (N) MOBILE ORDER PICK-UP STATION SHELVES.
- 5 SAFE LOCATED AT OFFICE. INSTALL SAFE ABOVE A 6" CONCRETE CURB. SEE ELECTRICAL FOR ADDITIONAL INFORMATION.
- 6 REFER TO ENLARGED RESTROOM PLANS AND ELEVATIONS (SHEET 1401) FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- 7 (E) SWITCH GEAR CLOSET TO REMAIN.
- 8 SECURE LOCKERS TO WALL. LOCKERS TO BE INSTALLED 6" AFF MIN.
- 9 VENDOR TO INSTALL WALK-IN FREEZER & WALK-IN COOLER COMPONENTS PER MANUFACTURER'S REQUIREMENTS. G.C. TO PROVIDE PLUMBING AND ELECTRICAL REQUIREMENTS. REFER TO MECHANICAL DRAWINGS FOR MORE INFO & DETAILS.
- 10 (N) WATER HEATER LOCATED ON SHELF ABOVE. SEE PLUMBING DRAWINGS.
- 11 MANAGERS DESK. SEE MANAGER'S DESK/EQUIPMENT RACK ELECTRICAL DETAIL FOR ADDITIONAL INFORMATION.
- 12 30" x 48" ACCESSIBLE CLEAR SPACE FOR WHEELCHAIR.
- 13 60" DIAMETER CLEAR FOR WHEELCHAIR ACCESS.
- 14 GC TO PROVIDE ADDITIONAL POWER OUTLETS AT PERIMETER CAFE SEAT. SEE ELECTRICAL FOR MORE INFO.
- 15 GC TO PROVIDE POWER STRIP TO UNDERSIDE OF COMMUNITY TABLE. SEE ELECTRICAL FOR MORE INFO.
- 16 GC TO PROVIDE POWER STRIP AT BANQUETTE SEATING.
- 17 LOCATION OF (N) ELECTRICAL PANELS AT OFFICE.
- 18 PLACE (N) FIRE EXTINGUISHER IN WORKROOM PER FIRE INSPECTOR'S REQUIREMENTS.
- 19 (N) HAND SINK W/ INTEGRAL & SIDE SPLASH GUARD. (TOTAL OF 2)
- 20 CUSTOM BANQUETTE BY CW. SEE I501 FOR MORE INFO. AND DETAILS
- 21 (E) PATIO GUARD RAIL TO REMAIN. SEE EXTERIOR ELEVATIONS FOR MORE INFO.
- 22 DASHED LINE INDICATES LED LIGHT TAPE HOUSED WITHIN COUNTERTOP OVERHANG.
- 23 (N) LADDER & (E) ROOF ACCESS HATCH ABOVE TO REMAIN. SEE DETAIL 01&02/A103 FOR REFERENCE.
- 24 MANAGER'S DESK AND FILE CABINET TO BE INSTALLED ON (4) 6" HIGH STAINLESS STEEL LEGS EACH.

NOTE: ALL EQUIPMENT ARE INSTALLED AT 6" ABOVE FINISHED FLOOR OR SUPPORTED BY SIX 6" HIGH EASILY CLEANABLE LEGS BY THEIR MANUFACTURER.

GENERAL NOTES

- A. GENERAL CONTRACTOR TO SCHEDULE WITH LOCAL REFRIGERATION CONTRACTOR TO CONDUCT INITIAL FOOD CASE START-UP AND TESTING. FOR LIST OF APPROVED START UP CONTRACTORS, CONTACT PROJECT CONSTRUCTION REPRESENTATIVE.
- B. THE SITE IS SERVED BY THE MUNICIPAL WATER AND SEWER SYSTEM UNLESS OTHERWISE NOTED.
- C. ALL FLOOR AND WALL JUNCTIONS IN STORAGE AND PREP. AREAS SHALL HAVE A 6" COVED BASE.
- D. ALL FOOD STORAGE SHALL BE 6" (150mm) A.F.F.
- E. ALL WOOD SURFACES (DOORS, TRIM, SHELVES, CABINETS) SHALL BE SEALED.
- F. FLOORS, WALLS AND CEILING FINISHES IN FOOD PREP. AREAS SHALL BE SMOOTH, NON-TOXIC, NON-ABSORBENT, DURABLE AND EASILY CLEANABLE. PAINT SHALL BE WASHABLE AND SEMI-GLOSS OR HIGH-GLOSS FINISH.
- G. ALL EQUIPMENT AND INSTALLATION WILL MEET NATIONAL SANITATION FOUNDATION STANDARDS OR EQUIVALENT.
- H. ALL EQUIPMENT AND CABINETS WILL BE FLUSH MOUNTED TO COUNTERS, WALLS OR FLOORS, OR BE RAISED TO ALLOW FOR CLEANING.
- I. CONFIRM ALL NECESSARY EQUIPMENT CLEARANCES PER PRODUCT CUT SHEET (E.G. ICE MACHINE).
- J. FOR LOCATION OF COUNTERTOP EQUIPMENT, REFER TO CASEWORK ELECTRICAL DETAILS.
- K. EQUIPMENT UNITS SHALL CONTAIN NO EXPOSED THREADS, EMBELLISHMENTS OR OVERHANGING EDGES THAT SERVE AS PLACES FOR ACCUMULATION OF DUST, DIRT AND DEBRIS.
- L. EACH HAND WASHING SINK WILL HAVE A SINGLE SERVICE TOWEL AND SOAP DISPENSER, AND ALL HAND SINKS TO HAVE A COMBINATION FAUCET OR PREMIXING FAUCET.
- M. FOR PLUMBING FIXTURES, REFER TO THE PLUMBING DESIGN PLAN. FOR DATA DEVICE SCHEDULE, REFER TO THE ELECTRICAL DESIGN PLAN.
- N. (5) DAY LEAD-TIME.
- O. SEE SHEET 1601 FOR SCHEDULES
- P. SEE WALL FINISH PLAN FOR LOCATION, TAGGING AND FINISH SCHEDULES OF APPLIED WALL TREATMENT.
- Q. EDIBLE PRODUCTS TO BE PHYSICALLY SEPARATED FROM STORAGE OF NONEDIBLE OR TOXIC PRODUCTS.
- R. NO VEGETABLE OR FOOD PREPARATION ON THE PREMISES
- S. NO ALCOHOLIC BEVERAGES TO BE SOLD OR CONSUMED ON THE PREMISES.
- T. THE MAXIMUM NUMBER OF EMPLOYEES PER SHIFT SHALL NOT EXCEED 6.
- U. ALL EQUIPMENT, CONSTRUCTION, AND INSTALLATION SHALL MEET ANSI CERTIFICATION. ALL PLUMBING, GAS LINES AND CONDUITS, ETC., ARE TO BE CONCEALED WHERE POSSIBLE. OTHERWISE, THEY MUST BE A MINIMUM OF SIX INCHES OFF THE FLOOR AND NOT RUN ACROSS AISLE SPACE AND TO BE INSTALLED AT LEAST 1/2" AWAY FROM THE WALL TO FACILITATE CLEANING. ALL EQUIPMENT AND BACKSPLASHES ARE TO BE ADEQUATELY SEALED TO THE WALL. DISPLAYS OF UNPACKAGED FOOD ARE TO BE PROTECTED WITH SNEEZE GUARDS. ALL EXPOSED SURFACES OF SHELVING, CABINETS AND UNDERCOUNTERS ARE TO BE SMOOTH AND SEALED.
- V. NON-MOVABLE EQUIPMENT ON THE COUNTER SHALL BE MOUNTED ON 4" LEGS.
- W. REFER TO CASEWORK INSTALLATION MANUAL PROVIDED BY CASEWORK VENDOR FOR COMPLETE INSTALLATION INSTRUCTION.
- X. FOR ALL NEW CASEWORK ITEMS BASE UNITS SHALL BE SET ON 1/4" NONABSORBENT PLASTIC SHIMS PROVIDED BY CASEWORK VENDOR.
- Y. CAULK AND SEAL ALL SEAMS BETWEEN SS COUNTERTOPS USING DOW CORNING BRAND 732 MULTI PURPOSE SEALANT
- Z. STAINLESS STEEL TOP AT CBS STATION TO BE INSTALLED BY G.C.
- AA. G.C. TO PROVIDE AND INSTALL ANGLE AT OUTSIDE CORNERS TYP. AND ALONG BOTTOM EDGE OF CASEWORK PANELS.

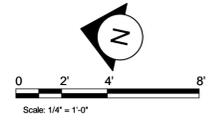


LEGEND

- NEW FULL HEIGHT WALL
- EXISTING WALL
- INDICATES STAINLESS STEEL
- INDICATES SHELVES OR EQUIPMENT BELOW
- INDICATES SHELVES ABOVE.

1ST FLOOR - FURNITURE, FIXTURES, AND EQUIPMENT PLAN

Scale: 1/4" = 1'-0" 01



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PROJECT NAME:
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 PROJECT ADDRESS:
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STORE #: 001
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 ISSUE DATE: 03-27-2022
 DESIGN MANAGER: MAIKEL FARAGALLA
 PRODUCTION DESIGNER: CHRISTINE MICHEL
 CHECKED BY: MAIKEL FARAGALLA

Revision Schedule			
Rev	Date	By	Description
2	01-25-22	EM	HEALTH REVISION

SHEET TITLE:
FF & E PLAN

SCALE: AS SHOWN

SHEET NUMBER:
1101

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PLAN LEGEND

-  NEW FULL HEIGHT WALL
-  EXISTING WALL
-  INDICATES STAINLESS STEEL
-  INDICATES SHELVES OR EQUIPMENT BELOW
-  INDICATES SHELVES ABOVE.

KEYNOTES

- 1 KITCHEN HOOD, REFER TO MECHANICAL FOR MORE INFO.
- 2 KITCHEN HOOD OVER-DISH-WASHER, REFER TO MECHANICAL FOR MORE-INFO.
- 3 SALAMANDER BROILER ABOVE, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 4 VENDOR TO INSTALL WALK-IN FREEZER & WALK-IN COOLER COMPONENTS PER MANUFACTURER'S REQUIREMENTS. G.C. TO PROVIDE PLUMBING AND ELECTRICAL REQUIREMENTS. REFER TO MECHANICAL DRAWINGS FOR MORE INFO & DETAILS.

FURNITURE, FIXTURE AND EQUIPMENT PLAN NOTES

1. GENERAL CONTRACTOR TO SCHEDULE WITH LOCAL REFRIGERATION CONTRACTOR TO CONDUCT INITIAL FOOD CASE START-UP AND TESTING. FOR APPROVED CONTRACTOR, CONTACT PROJECT CONSTRUCTION REPRESENTATIVE.
2. THE SPACE IS SERVED BY THE MUNICIPAL WATER AND SEWER SYSTEM UNLESS OTHERWISE NOTED.
3. ALL EQUIPMENT AND INSTALLATION WILL MEET NATIONAL SANITATION FOUNDATION STANDARDS OR EQUIVALENT.
4. EQUIPMENT UNITS SHALL CONTAIN NO EXPOSED THREADS, EMBELLISHMENTS OR OVERHANGING EDGES THAT SERVE AS PLACES FOR ACCUMULATION OF DUST, DIRT AND DEBRIS.
6. EACH HAND WASHING SINK WILL HAVE A SINGLE SERVICE TOWEL AND SOAP DISPENSER, AND ALL HAND SINKS TO HAVE A COMBINATION FAUCET OR PREMIXING FAUCET.
7. SEE SHEET I601 FOR SCHEDULES.
8. SEE WALL FINISH PLAN FOR LOCATION, TAGGING AND FINISH SCHEDULES OF APPLIED WALL TREATMENT.
9. EDIBLE PRODUCTS TO BE PHYSICALLY SEPARATED FROM STORAGE OF NON-EDIBLE OR TOXIC PRODUCTS.
10. NO VEGETABLE OR FOOD PREPARATION ON THE PREMISES.
11. NO ALCOHOLIC BEVERAGES TO BE SOLD OR CONSUMED ON THE PREMISES.
12. THE MAXIMUM NUMBER OF EMPLOYEES PER SHIFT SHALL NOT EXCEED 6.
13. NON-MOVABLE EQUIPMENT ON THE FLOOR SHALL BE MOUNTED ON 6" LEGS, CASTERS OR MANUFACTURER SUPPLIED SKIDS.
14. ALL EQUIPMENT AND INSTALLATION WILL MEET NATIONAL SANITATION FOUNDATION STANDARDS OR EQUIVALENT.
15. ALL EQUIPMENT, CONSTRUCTION, AND INSTALLATION SHALL MEET ANSI CERTIFICATION. ALL PLUMBING, GAS LINES AND CONDUITS, ETC., ARE TO BE CONCEALED WHERE POSSIBLE. OTHERWISE, THEY MUST BE A MINIMUM OF SIX INCHES OFF THE FLOOR AND NOT RUN ACROSS AISLE SPACE AND TO BE INSTALLED AT LEAST 1/2" AWAY FROM THE WALL TO FACILITATE CLEANING. ALL EQUIPMENT AND BACKSPASHES ARE TO BE ADEQUATELY SEALED TO THE WALL. DISPLAYS OF UNPACKAGED FOOD ARE TO BE PROTECTED WITH SNEEZE GUARDS. ALL EXPOSED SURFACES OF SHELVING, CABINETS AND UNDERCOUNTERS ARE TO BE SMOOTH AND SEALED.
16. NON-MOVABLE EQUIPMENT ON THE COUNTER SHALL BE MOUNTED ON 4" LEGS.
17. REFER TO CASEWORK INSTALLATION MANUAL PROVIDED BY CASEWORK VENDOR FOR COMPLETE INSTALLATION INSTRUCTION.
18. FOR LOCATION OF COUNTERTOP EQUIPMENT, REFER TO CASEWORK ELECTRICAL DETAILS.
19. FOR ALL NEW CASEWORK ITEMS BASE UNITS SHALL BE SET ON 1/4" NON-ABSORBENT PLASTIC SHIMS PROVIDED BY CASEWORK VENDOR.
20. CAULK AND SEAL ALL SEAMS BETWEEN SS COUNTERTOPS USING DOW CORNING BRAND 732 MULTI PURPOSE SEALANT.
21. STAINLESS STEEL TOP AT CBS STATION TO BE INSTALLED BY G.C.
22. G.C. TO PROVIDE AND INSTALL ANGLE AT OUTSIDE CORNERS TYP. AND ALONG BOTTOM EDGE OF CASEWORK PANELS.
23. FOR PLUMBING FIXTURES, REFER TO THE PLUMBING DESIGN PLAN. FOR DATA DEVICE SCHEDULE, REFER TO THE ELECTRICAL DESIGN PLAN.
24. CONFIRM ALL NECESSARY CLEARANCES PER PRODUCT CUT SHEET REQUIREMENTS FOR ALL EQUIPMENT (E.G. ICE MACHINE).



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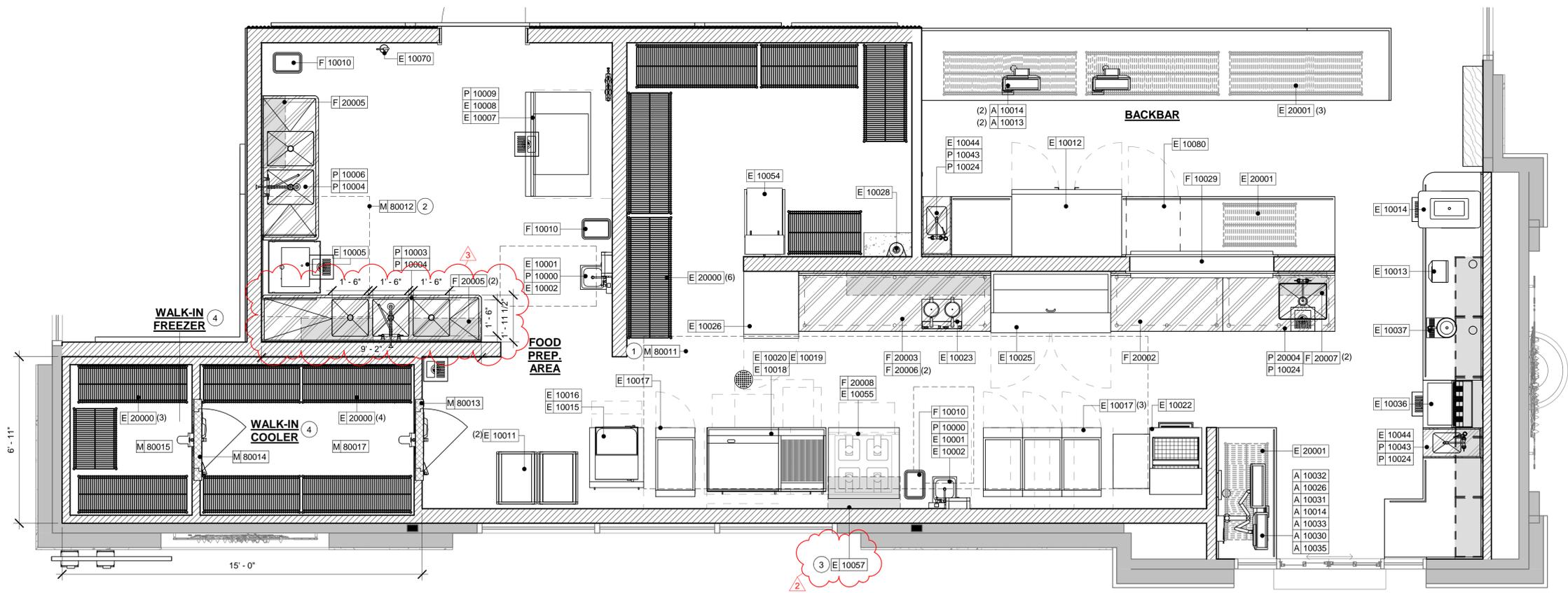
PROJECT NAME:
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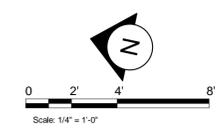
Revision Schedule			
Rev	Date	By	Description
1	12-05-21	VE	DESIGN REVISION
2	01-25-22	EM	HEALTH REVISION
3	03-23-22	VM	HEALTH REVISION (2)

SHEET TITLE:
ENLARGED ENGINE PLAN
 SCALE: AS SHOWN

SHEET NUMBER:
1101B



1ST FLOOR - ENLARGED ENGINE PLAN 01
 Scale: 3/8" = 1'-0"



ORIGINAL
CLYDE'S
HOT CHICKEN

Clyde's sells fast casual food with an emphasis on Southern Hot Chicken. We have researched extensively and created a menu that is authentic yet original with a southern flavor profile.

Traveling to Nashville, Tennessee where it all started gave us an appreciation with both the origin of preparation and the specific spices that have become so popular. We added our own twist that has been a huge hit with our customer base. We intend to build and scale this brand in thriving cities such as Placentia. We have been able to successfully carve a niche with both Orange County and San Bernardino County landscapes with our business model. Our menu is approachable with a wide range demographic. The execution of good service, and food consistency will help set us apart from competitors.

This operation and its infrastructure have extensive experience in the hospitality space. A combined 40 years of food and beverage experience that has been able to successfully conceive and launch a new brand into a very competitive marketplace.

We anticipate 25-30 employees for this specific location. That includes both front and back of the house operations. 6-8 of these employees will be full time while the others will all be on a part time basis. The hours of operation will be from 8 AM to 10 PM, 7 days a week.

All our equipment was carefully selected to execute our menu. We are using only reputable, tried, and true brands to facilitate all our products. We also have a Clyde's Van that delivers our product to various locations. This Van is brand new with designed logo treatment and a custom wrap to help advertise our Clyde's brand.

We are excited to become part of the Placentia landscape and look forward to a long-term working relationship with your community.

John M. Sanchez





Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: MAY 10, 2022

SUBJECT: **ZONING CODE AMENDMENT NO. ZCA 2022-02**

RECOMMENDATION

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

1. Open the Public Hearing, Concerning Zoning Code Amendment No. ZCA 2022-02, Receive the Staff Report and Consider All Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution No. PC-2022-05, A Resolution of the Planning Commission of the City of Placentia, (Attachment 1) recommending that City Council find that adoption of the Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and recommending that City Council approve Zoning Code Amendment No. 2022-02, whereby Title 23 (Zoning Ordinance) of the City of Placentia Municipal Code would amend the standards and regulatory requirements for the storage of recreational vehicles and recreational apparatuses on private property within single-family residential districts as defined by Chapter 23.78 – Off-Street Parking.

BACKGROUND

At the April 20, 2021, City Council ("Council") meeting, Staff was directed to research the City's current recreational vehicle ("RV") regulations within single-family residential districts related to the storage of RVs on private property. Staff evaluated existing Placentia Municipal Code (PMC) Section 23.78.140 "Parking and Storage of Recreational Vehicles in Residential Districts", Section 23.78.145 "Parking and Storage Within Required Front Yard Setback", Section 23.78.150 "Parking and Storage Behind Required Front Yard Setback", Section 23.78.155 "Parking and Storage Within a Side Yard Abutting a Street", and Section 23.78.175 "Parking Recreational Vehicles", and conducted a survey of similar ordinances from eight (8) local jurisdictions to analyze similarities and differences between regulations in those jurisdictions regarding the storage of RVs on private property. The findings of the survey were presented at the July 6, 2021, Council meeting. At that meeting, Staff requested Council to provide direction on several policy questions. Due to the quantity of items requiring policy direction, the Council opted to create an Ad-Hoc Committee ("Committee") related to RV parking with the goal of drafting an updated RV parking ordinance.

DISCUSSION

According to the RV Industry Association, a national trade group representing manufacturers and component suppliers producing approximately 98% of all RVs manufactured in North America, during 2020 and 2021, RV sales throughout the country hit a record high with 11.2 million

households owning an RV in 2021, up 62% over 6.9 million households in 2001, and 26% more than the 8.9 million RV-owning households reported in 2011. The COVID-19 pandemic served as a catalyst to this recent rise in RV ownership, in which families were seeking alternative means of travel in a safe and socially distanced manner.

Conversely, the sudden rise of RV ownership has put a strain upon an already limited supply of RV storage facilities throughout the Orange County region. With a supply shortage of storage facilities and rates ranging between \$50 and \$500 per month depending upon the type of storage needed and requested amenities, residents have been storing RVs on their own residential properties. This has resulted in an uptick in RV complaints from neighbors and subsequent issuance of citations by the City's Code Enforcement Division. However, Staff continues to receive complaints regarding RVs parked in driveways and along City streets.

At the April 20, 2021, Council meeting, Staff was directed to research the City's current RV regulations within single-family residential districts related to the storage of RVs on private property. Staff evaluated existing PMC Sections 23.78.145 "Parking and Storage Within Required Front Yard Setback", 23.78.150 "Parking and Storage Behind Required Front Yard Setback", 23.78.155 "Parking and Storage Within a Side Yard Abutting a Street", and Section 23.78.175 "Parking Recreational Vehicles". Upon review of the aforementioned PMC Sections, Staff noted that the City's current regulations only permit RV storage in the front yard setback of a single-family residential lot if it is motorized or mounted to a truck body with an approved Special Use Permit by the Development Services Director. All non-motorized RVs or similar apparatuses are required to be located outside of the front yard setback and are permitted in side and rear yards of a property.

In addition, Staff conducted a survey of similar ordinances from eight (8) local jurisdictions to analyze similarities and differences between regulations in those jurisdictions regarding the storage of RVs on private property. The local jurisdictions surveyed included the cities of Fullerton, Yorba Linda, Brea, Anaheim, Orange, La Habra, Buena Park, and Santa Ana. Upon an analysis of the conducted survey, it was determined that four (4) out of 10 noted regulatory requirements were not consistent with other jurisdictions. The inconsistencies can be found in the following areas: (1) mandating a permit for RV storage in the front yard setback area of a single-family lot, (2) having separate development standards between motorized RVs and non-motorized RVs, and (3) not having requirements for RVs located in street side yards as well as RV screening requirements. The findings of the survey were presented at the July 6, 2021, Council meeting. At that meeting, Staff requested Council to provide direction upon several policy questions. Due to the quantity of items requiring policy direction, the Council opted to create the aforementioned Ad-Hoc Committee related to RV parking.

The Committee consisted of Councilmember Jeremy Yamaguchi, Councilmember Ward Smith, and Development Services Department staff, with the goal of analyzing and potentially amending existing RV parking regulations.

The Committee met on September 16, and November 15, 2021, and resolved several regulatory questions with exception of those noted below. At the March 10, 2022 Council meeting, Staff presented a draft RV ordinance which responded to several regulatory questions raised at the prior Council meeting, but required further policy direction on three regulatory provisions listed below:

- Minimum setback distance of recreational vehicles and/or similar apparatuses located in the front yard area of a single-family residential property.
- Maximum requirements for the percentage of paving in the front yard area of a single-family residential property.
- Maximum number of recreational vehicles and/or similar apparatuses in the front yard of a single-family residential property.

Council discussed those provisions and provided final direction for Staff to aid in the completion of the draft ordinance, which is reflected in Resolution No. 2022-05. (Attachment 1)

RV and RV Apparatus Ordinance

The draft ordinance provides a distinction between RVs and RVs Apparatuses, including removing regulatory ambiguity and providing allowances for RV and RV apparatuses to both be parked and/or stored on single-family zoned properties citywide. The draft ordinance amends PMC Sections 23.78.140, 23.78.145, 23.78.150, and 23.78.155, and repeals Section 23.78.175. A summation of the major modifications to the regulatory provisions of the draft ordinance are located below as follows:

- Allowance for the storage of a “RV” or “RV Apparatus” on a paved driveway in the front yard of a single-family property if unrestricted access is not provided directly to a garage/carport or side or rear yard.
- Establishes a maximum of one (1) “RV” or “RV Apparatus” to be located in the front yard.
- Removes the regulatory provision of requiring a permit (Special Use Permit) and removes the prohibition of non-motorized “RV” or “RV Apparatus” parked/stored in the front yard.
- Establishing maintenance standards for the storage of a “RV” or “RV Apparatus”.
- Establishes a minimum six-foot setback between the outermost body or frame of the “RV” and “RV Apparatus” to the front property line when located in the front yard, excluding the trailer tongue, hitch, and/or similar appurtenances which can encroach into the six-foot setback but cannot encroach into the right-of-way.
- Establishes a maximum percentage of paving allowed in the front yard.

CEQA:

The proposed zoning code amendment was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”). Based on that review, staff is recommending that the Planning Commission recommend that the City Council find that adoption of ZCA 2022-02 is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15061(b)(3) in that the proposed Code Amendments are not expected to create a negative impact on the physical environment and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

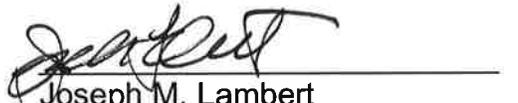
CONCLUSION:

This zoning code amendment will provide greater allowances for the onsite storage of RV and RV apparatuses on single-family properties citywide while providing strict regulatory provisions to ensure the aesthetic environment of neighborhoods are not adversely impacted. As this Ordinance would be codified into the Zoning Code of the Placentia Municipal Code, the Planning Commission must conduct a Public Hearing and forward a recommendation to the City Council. The attached Resolution as prepared by staff includes a CEQA recommendation and also recommends City Council approval of ZCA 2022-02 whereby Chapter 23.78 Off-Street Parking of Title 23 (Zoning) of the Municipal Code would be amended.

Prepared and submitted by:


Andrew Gonzales
Senior Planner

Reviewed and approved by:


Joseph M. Lambert
Director of Development Services

Attachment:

1. Resolution No. PC-2022-05 and Exhibit A thereto (Draft Ordinance)

RESOLUTION NO. PC-2022-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL FIND THAT APPROVAL OF ZONING CODE AMENDMENT NO. 2022-02 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA SECTION 15061(B)(3) AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONING CODE AMENDMENT NO. 2022-02 WHEREBY TITLE 23 (ZONING ORDINANCE) OF THE CITY OF PLACENTIA MUNICIPAL CODE WOULD BE AMENDED REGARDING THE STANDARDS AND REGULATORY REQUIREMENTS FOR THE STORAGE OF RECREATIONAL VEHICLES AND RECREATIONAL APPARATUSES ON PROPERTY WITHIN SINGLE-FAMILY RESIDENTIAL DISTRICTS AS DEFINED IN CHAPTER 23.78 OFF-STREET PARKING

A. Recitals.

WHEREAS, the City, pursuant to its police power granted by Cal. Const. art. XI, § 7 and Cal. Govt. Code § 37100, may adopt regulations to protect the health, safety and welfare of the public, and thereby is authorized to declare what use and condition constitutes a public nuisance; and

WHEREAS, pursuant to Article XI, § 5 of the California Constitution and the City Charter, the City of Placentia may make and enforce all regulations and ordinances in respect to municipal affairs; and

WHEREAS, A duly noticed public hearing was conducted, and concluded, with respect to the Ordinance hereby recommended for adoption; and

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

B. Resolution.

NOW, THEREFORE, BE IT 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, Zoning Code Amendment No. ZCA 2022-02 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: This Commission hereby specifically finds that all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct.

SECTION NO. 3: The City of Placentia has a substantial interest in promoting the public health, safety, and welfare of the community.

SECTION NO. 4: The Planning Commission of the City of Placentia recommends that the City Council approve the Ordinance, attached hereto as Exhibit “A” (Zoning Code Amendment 2022-02) and incorporated herein by this reference, pertaining to Title 23 (Zoning) of the Municipal Code, which would be amended regarding the standards and regulatory requirements for the storage of recreational vehicles and recreational apparatuses on private property within single-family residential districts as defined by Chapter 23.78 – Off-Street Parking.

SECTION NO. 5: The Planning Commission hereby recommends that the City Council find and certify, that the amendments set forth in Zoning Code Amendment No. 2022-02 have been reviewed and considered in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder and City Guidelines and, further, that it can be seen with certainty that there is no possibility that the amendments set forth below may have a significant effect on the environment. The Commission further recommends that the City Council find that said amendments are therefore not subject to the requirements of the California Environmental Quality Act pursuant to the provisions of § 15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations and further recommends that a Notice of Exemption be filed with the Orange County Clerk/Recorder, in the manner as required by law.

SECTION NO. 6: The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law.

[signatures on next page]

ADOPTED AND APPROVED this 10th day of May, 2022.

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 10th day of May, 2022, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10th day of May, 2022, 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

EXHIBIT "A"

DRAFT ORDINANCE AMENDING
CHAPTER 23.78 – OFF-STREET PARKING

Chapter 23.78 OFF-STREET PARKING

23.78.010 Purpose.

The purpose of this chapter is to set forth the off-street parking requirements for the various land uses. (Ord. 70-O-103 § 1, 1970; prior code § 25-169)

23.78.020 General provisions.

(a) All required parking spaces shall be maintained and available for parking, by vehicles for which the size space was designed, for as long as the use for which it was required exists.

(b) All required parking shall be located so as to be accessible, in a safe manner, to the buildings which it serves. In residential zones all required covered parking shall be located within one hundred (100) feet of the unit which it is designed to serve. This distance may be increased by a majority vote of the planning commission where a better design will result but in no case shall the distance be greater than two hundred (200) feet.

(c) In the “R-1” or “R-2” district, an unobstructed surface of Portland cement concrete extending from a garage entrance directly away from there for a minimum distance of twenty-five (25) feet shall be provided. Such surface shall be the full width of the garage entrance and shall be connected to a public street by a Portland cement concrete driveway. In the case of a front entrance garage, the minimum setback required from the street shall be twenty-five (25) feet except that a minimum of twenty (20) feet shall be permitted where a roll-up garage door is provided.

(d) The minimum width of a garage entrance opening shall be eight (8) feet per parking space housed within such garage and sixteen (16) feet for a two car garage.

(e) The flooring material for garages and carports in all districts shall be Portland cement concrete (P.C.C.).

(f) All vehicles shall be parked on an improved surface of Portland cement concrete, asphalt, or turf block.

(g) All visually inoperative vehicles and related automotive body and/or mechanical parts shall be stored in a fully enclosed garage. “Inoperative vehicles,” for the purpose of this chapter, shall be defined as any vehicle which (1) has one (1) or more flat tires, or (2) is mechanically incapable of being driven or (3) is prohibited from being operated on a public street or highway pursuant to California Vehicle Code Sections 4000, 5202, 24002 or 40001, concerning license plates, registration, equipment, safety or related matters.

(h) Deleted. (Ord. 99-O-110 § 1, 1999; Ord. 96-O-114 §§ 1, 2, 1996; Ord. 87-O-100, 1987; Ord. 85-O-123, 1985; Ord. 80-O-129, 1981; Ord. 72-O-116, 1972; Ord. 71-O-146 § 1, 1971; Ord. 71-O-141 § 1, 1971; Ord. 70-O-013 § 1, 1970; prior code § 25-170)

23.78.030 Minimum requirements.

The following off-street parking requirements shall apply to all buildings erected and new or extended uses commenced after the effective date of the ordinance codified in this title:

(1) For residential zones:

R-A, R-1—Two (2) spaces per dwelling unit, all spaces in a garage; for initial construction, three (3) spaces shall be required for dwelling units having five (5) bedrooms or more, all spaces in a garage;

R-2—Two (2) spaces per dwelling unit, one (1) of which shall be in a garage;

R-G—Two (2) spaces per dwelling plus an additional ten (10) percent of said total for guest parking. One (1) space per unit must be in a garage. Carports may be allowed for multiple dwellings;

R-3—Two (2) spaces per dwelling plus an additional fifteen (15) percent of said total for guest parking. One (1) space per unit must be in a garage. Carports may be allowed for multiple dwellings;

PUD—Two (2) spaces per dwelling unit for bachelor and one (1) bedroom, one (1) of which shall be in a garage; three (3) spaces per dwelling unit for two (2) or more bedrooms, two (2) of which shall be in a garage. In addition, one (1) recreational vehicle space, measuring ten (10) feet by thirty (30) feet, for each ten (10) dwelling units.

(2) For commercial and industrial zones:

C-O, C-1, C-2, T-C—Four (4) spaces per one thousand (1,000) square feet of gross floor area.

C-M—Four (4) spaces per one thousand (1,000) square feet of gross floor area for up to three thousand (3,000) square feet of unit area, plus two (2) spaces per one thousand (1,000) square feet of unit area between three (3) and twenty thousand (20,000) square feet, plus one (1) space per thousand (1,000) square feet of unit area over twenty thousand (20,000) square feet, plus one (1) space per thousand (1,000) square feet of outside display/storage area.

M—Two (2) spaces per thousand (1,000) square feet of unit area for up to twenty thousand (20,000) square feet plus one (1) space per thousand (1,000) square feet of area over twenty (20,000) square feet and each thousand (1,000) square feet of outside storage area. In addition four (4) spaces per thousand (1,000) square feet of office area in excess of twenty-five (25) percent of the total square feet of the unit.

Parking in the C-M and M zones shall be based on the individual unit size into which a building is divided, and the cumulative total of parking per unit shall be the required parking for a building.

A maximum of thirty-five percent (35%) of the total number of parking spaces in commercial and industrial developments with more than twenty (20) parking spaces may be compact. Compact spaces shall be grouped together in logical blocks so as to equally encourage the use of both compact and full size spaces, subject to the approval of the director of development services.

SF-C—Three (3) spaces per one thousand (1,000) square feet of gross floor area shall be provided on site plus one additional space for each residential unit. When the planning commission finds that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, then public off-site parking may be counted for some or all of the required parking.

(3) For the following uses:

Auditoriums, churches, theaters and places of assembly—One (1) space per each three (3) seats. Where there are no fixed seats, one (1) space per twenty-one (21) square feet per floor area in places of assembly. Where fixed seats consist of pews or benches, eighteen (18) lineal inches of pew or bench shall be considered one (1) seat. Where a theater consists of individual viewing booths for live entertainment, one space per booth:

Boardinghouses, fraternities, and group living quarters—One (1) space per resident;

Colleges and business colleges—One (1) space per three (3) students plus one (1) space per employee;

Drive-through establishments—A drive-through lane with space for a minimum of seven (7) vehicles shall be provided separate from other on-site circulation requirements;

Eating and drinking places and fast food places—One (1) space for each sixty (60) square feet of customer area plus one (1) space for each four hundred (400) square feet of noncustomer area. (Shared parking may be considered in calculating the number of parking spaces required if the planning commission finds that adequate parking is provided for each use due to different operating hours or other characteristics. Any request for consideration of shared parking shall be accompanied by a parking demand study and parking survey as approved by the Director of Development Services);

Hotels, motels and apartment hotels One (1) space per sleeping room, plus one (1) space per each three seats in places of assembly;

Recreational use, golf course—Ten (10) spaces per hole;

Recreational use, tennis club—Four (4) spaces per court;

Rest homes—One (1) space for each four (4) beds, plus one half space per employee;

Schools, elementary and junior high—One (1) space per employee, plus in places of assembly, one (1) space per five (5) seats or twenty-five (25) square feet of floor area, whichever is the lesser;

Schools, high—One (1) space per five (5) students, plus one (1) per employee;

Schools, trade—One (1) space per student, plus one (1) space per employee. (Ord. 89-O-108 § 1, 1989; Ord. 87-O-109 § 4, 1987; Ord. 87-O-100, 1987; Ord. 86-O-112, 1986; Ord. 84-O-118 § 3, 1984; Ord. 84-O-101 § 2, 1984; Ord. 83-O-105, 1983; Ord. 82-O-106 § 7, 1982; Ord. 81-O-105 § 1, 1981; Ord. 80-O-129, 1981; Ord. 76-O-114 § 4, 1976; Ord. 72-O-109 §

§ 37, 1972; Ord. 71-O-146 § 2, 1971; Ord. 70-O-103 § 1, 1970; Ord. 69-O-113 § 3, 1969; prior code § 25-171)

23.78.035 Calculation of parking spaces based on adjusted gross floor area.

The planning commission may approve the use of adjusted gross floor area as a basis for the determination of required parking where it finds that calculation of required parking based on gross floor area would result in an excessive number of parking spaces. Adjusted

gross floor area shall exclude common facilities shared by all tenants which do not contribute to building occupancy and shall be limited to mechanical rooms, elevators, foyers, indivisible corridors and hallways. (Ord. 80-O-129, 1981; Ord. 76-O-114 § 5, 1976)

23.78.040 Parking space requirements.

(a) “Space” means a single automobile parking space with minimum clear dimensions and aisle width as indicated below:

District	Space (in feet):		Aisle Width (in feet):			
	Width	Length	30 deg.	45 deg.	60 deg.	90 deg.
Residential-Covered	10.0	20	13	15	20	25
Residential-Uncovered	9.0	19	13	15	20	25
Commercial	9.5	19	13	15	20	25
Commercial-Compact	8.5	15	13	15	20	25
Industrial/SF-C	9.0	19	13	15	20	25
Industrial/SP-7 Compact	8.0	15	13	15	20	25
Recreation Vehicle	10.0	30	15	19	20	28

(b) Parking stall length may include a two (2) foot allowance for vehicle overhang of a landscaped area.

(c) When garages or carports are required, the required dimensions of a space shall be measured from the interior of the garage or carport. Carports shall cover the entire length of the space. Garages and carports shall be separated from open parking spaces by a minimum five (5) foot landscaped buffer.

(d) When a garage is specifically required, entry doors shall remain operable at all times, and no structural alteration or permanent obstruction shall be permitted within the required parking area. Use of garages shall be for vehicular and general storage purposes only, and shall not conflict with any applicable building, housing and fire codes.

(e) Parking for the handicapped shall be provided in accordance with state requirements.

(f) In commercial districts (except SF-C) all parking spaces shall be striped with double lines one (1) foot apart separating parking stalls. In all other districts parking spaces shall be striped with four (4) inch wide stripes.

(g) A single vehicle space in a drive-through lane shall be eight (8) feet by twenty (20) feet.

(h) The minimum vertical clearance for parking spaces and drive aisles shall comply with Section 709 of the Uniform Building Code. (Ord. O-2002-10 § 5, 2002; Ord. 90-O-111 § 1, 1990; Ord. 89-O-120 § 1, 1989; Ord. 89-O-103 § 3, 1989; Ord. 87-O-100, 1987; Ord. 84-O-119, 1984; Ord. 80-O-129, 1981; Ord. 78-O-129 § 2, 1978; Ord. 70-O-103 § I, 1970; Ord. 69-O-113 § 4, 1969; prior code § 25-172)

23.78.050 Minimum loading space requirements.

(a) All building which are newly constructed, altered with respect to use or occupancy or expanded shall be provided with off-street loading space per the following schedule unless additional requirements are required by the planning commission due to the nature of the proposed use.

Square Feet of Unit Space (Gross Floor Area)	Loading Spaces Required
C-1, C-2, T-C units	
12,000—20,000	1 Type A
over—20,000	1 Type B
M units	
under—5,000	1 Type A
5,001—15,000	1 Type B
15,001—50,000	2 Type B
50,001—and over	3 Type B
C-M units	
5,000—10,000	1 Type A
10,000—20,000	1 Type B
20,000—and over	2 Type B

(b) Minimum specifications for loading spaces:

	Length	Width	Vertical Clearance
Type A	20 feet	12 feet	14 feet
Type B	40 feet	12 feet	14 feet

(c) Loading spaces shall not encroach into any drive aisle or other required spaces.

(d) Wherever a loading space is adjacent to parking spaces or a drive aisle there shall be a protective landscaped buffer a minimum five (5) feet wide separating the two.

(e) Loading spaces shall be continuously maintained for as long as the use exists.

(f) Required loading spaces shall be adjacent to the loading door which they service. Additional loading doors, other than the minimum required, having a width of six (6) feet or less and having a vertical clearance of ten (10) feet or less shall not require loading spaces.

(g) Interior loading spaces must be truck wells or be defined by a permanent masonry wall. (Ord. 87-O-127 § 6, 1987; Ord. 87-O-100, 1987; Ord. 83-O-106, 1983; Ord. 88-O-129, 1981; Ord. 70-O-103 § 1, 1970; prior code § 25-173)

23.78.060 Surface of parking area.

Off-street parking area shall be paved and maintained in good and safe condition and shall be so graded and drained as to dispose of all surface water. (Ord. 80-O-129, 1981; Ord. 70-O-103 § 1, 1970; prior code § 25-174(a))

23.78.080 Lights.

Any lights provided to illuminate such parking areas shall be so arranged as to reflect light away from the public right-of-way and from any adjoining residential premises. (Ord. 70-O-103 § 1, 1970; prior code § 25-174(c))

23.78.090 Walls required.

When a parking area abuts a residential zone or any alley abuts a residential zone, except for access drives or walks, and buildings, there shall be a solid masonry wall six (6) feet in height erected along and immediately adjacent to the abutting property line that is the zone boundary. Such wall shall be erected by the developer of the parking lot. Where such a zone boundary is a side property line, the fence shall be reduced in height to three (3) feet within the front yard setback area for the abutting residential zone. (Ord. 70-O-103 § 1, 1970; prior code § 25-174(d))

23.78.110 Driveway ramps.

Driveway ramps shall not extend beyond the property line and driveways below property line elevations shall not exceed a slope of eight (8) percent for a distance of five (5) feet from the property line. (Ord. 70-O-103 § 1, 1970; prior code § 25-174(f))

23.78.120 Alleys.

When a lot abuts upon an existing or proposed alley, all garages or accessory buildings having access from the alley shall be located not less than twenty-five (25) feet from the opposite side of such abutting alley. The ingress and egress to any such garage or accessory building housing, or intended to house, any motor vehicle shall be from such abutting alley only and not from the street. (Ord. 70-O-103 § 1, 1970; prior code § 25-174(g))

23.78.130 Landscaping.

Landscaping consisting of trees, shrubs, vines, ground cover or any combination thereof shall be installed and maintained according to the following standards:

- (1) Drive aisles and paved portions of parking spaces may not encroach into any required setback.
- (2) Internal landscaping in addition to required setbacks and equal to at five (5) percent of the parking area, including driveways, is required and shall be located in the area devoted to parking.
- (3) Any landscaped area shall be separated from any adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular curb a minimum of one (1) foot wide may be used.
- (4) The height of boundary or interior landscaping shall be limited to a height not to exceed three (3) feet, or in the case of trees, no branch shall be below six (6) feet, when within fifteen (15) feet of the point of intersection:
 - (A) A vehicular traffic way or driveway and a street;
 - (B) A vehicular traffic way or driveway and sidewalk;
 - (C) Two (2) or more vehicular traffic ways, or driveways, or streets.
- (5) Watering. Permanent watering facilities shall be provided for all landscaped areas.
- (6) Maintenance. Required landscaping shall be maintained in a neat, clean, and healthy condition. This includes pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants where necessary, and the regular watering of all plant material.
- (7) Landscaping shall be equally distributed throughout the parking area.
- (8) Where a drive aisle abuts the side of a parking space a landscaped planter, a minimum of five (5) feet wide, shall separate the parking space from the drive aisle.
- (9) Any unused space resulting from the design of the parking area shall be used for landscaped purposes. (Ord. 89-O-120 § 2, 1989; Ord. 87-O-100, 1987; Ord. 80-129, 1981; Ord. 70-O-103 §, 1970; Ord. 446 § 1, 1967; prior code § 26-174(h))

23.78.140 Parking and storage of recreational vehicles in residential districts.

(a) Purpose. The purpose of this section and Sections 23.78.145 through ~~23.78.175~~ **23.78.155** is to encourage traffic safety, promote property values, and preserve the attractive appearance of the city's residential areas. These objectives are to be promoted by the regulation of the locations in which motor vehicles, trailers, camper units, boats, and other recreational apparatus may be parked or stored.

(b) Definitions. For purposes of Sections 23.78.140 through 23.78.155 the following words and phrases shall be construed to have the following meanings, unless it is apparent from the context that a different meaning is intended:

- (1) "City" means the City of Placentia.**
- (2) "Director" means the Director of the Development Services Department.**
- (3) "Owner" means any person, partnership, association, corporation, fiduciary or other legal entity having a legal or equitable title or any interest in real property.**
- (4) "Recreational Vehicle" means a motorhome, travel trailer, truck camper, camping trailer, or other vehicle or trailer, with or without motive power, designed or altered for human habitation for recreational, emergency, or other human occupancy. "Recreational vehicle" specifically includes, but is not limited to: a "recreational vehicle",**

as defined by California Vehicle Code Section 243, provided, however, that a “camper” does not include a “camper shell”, which means a structure designed to be mounted upon a motor vehicle that provides shelter from the elements but does not contain plumbing, refrigeration, cooking, heating, electrical equipment or other facilities for human habitation; a “camper trailer,” as defined by California Vehicle Code Section 242; a “fifth wheel travel trailer”, as defined by California Vehicle Code Section 324; a “house car”, as defined in California Vehicle Code Section 362; a “trailer”, as defined in California Vehicle Code Section 630; a “trailer coach”, as defined in California Vehicle Code Section 635; a “mobile home”, as defined by California Vehicle Code Section 396; a “park trailer”, as defined by California Health and Safety Code Section 18009.3; a “truck camper”, as defined in California Health and Safety Code Section 18013.4; a van camper; and/or a van conversion.

(5) “Recreational apparatus” means any device which may be used for camping or recreational purposes, and which is not currently registered for operation on public streets, including, but not limited to, a jet ski, sea doo, wave runner, all-terrain vehicle, motor bike, boat, airplane, glider, off-highway vehicle or other device uses for recreational purposes.

(6) “Resident” means a person who customarily resides and maintains a primary place of residence or who owns land within the city. It shall not mean a person who maintains an address at a mailbox drop or who rents a room which is not his or her primary place of residence nor shall it mean a person who maintains only a post office box.

This section does not apply to the regulatory requirements of Chapter 13.48 (Stopping, Standing or Parking) of Title 13 (Vehicles and Traffic) of the Placentia Municipal Code. (Ord. O-2001-5 § 1, 2001; Ord. 76-O-124 § 2, 1976; Ord. 71-O-141 § 2, 1971; prior code § 25-174.1(a))

23.78.145 Parking and storage of recreational vehicles within required front yard setback general requirements.

~~—(a) Trailers, Camper Units, Boats, and Other Recreational Apparatus. Such apparatus is regulated as follows:~~

~~—(1) General. Trailers, camper units, boats, and other recreational apparatus shall not be parked or stored within the required front yard setback.~~

~~—(2) Exceptions. Exceptions are as follows:~~

~~—(A) For the purpose of loading and unloading, cleaning and the performance of routine maintenance, trailers, camper units, boats and other recreational apparatus may be parked within the front yard setback on the following days:~~

~~—(i) Friday through Monday;~~

~~—(ii) Legal (federal) holidays;~~

~~—(iii) The day before and the day following any legal holiday.~~

~~—(B) The person designated by the city administrator shall be authorized to approve permits for temporary recreational vehicle parking in the front yard setback, subject to the following conditions:~~

~~—(i) The request shall be filed with the person designated by the city administrator twenty four (24) hours prior to its requested date,~~

~~—(ii) The permit shall be valid for a period not to exceed three (3) days.~~

~~—(b) Motor vehicles. Motor vehicles (including motor homes and campers mounted on a truck body) may be parked within the required front yard setback, subject to the following conditions:~~

~~—(1) The vehicle shall not project into the public right of way at any time.~~

~~—(2) The vehicle shall not be parked or stored where such parking or storage constitutes a traffic hazard, or a threat to public safety.~~

~~—(3) The vehicle shall be operable and have a current year's registration.~~

~~—(4) No human habitation is allowed at any time. The city recognizes that at times a person or persons cannot comply with this regulation due to extenuating circumstances. Therefore, the city council may grant a variance from this requirement in accordance with Chapter 23.93 for a limited amount of time upon written request.~~

~~—(5) The vehicle shall be parked on an approved driveway pursuant to Section 23.78.020 (f) of the Placentia Municipal Code except that a nearest side property line (see Exhibit A) on an improved surface of Portland Concrete Cement.~~

~~—(6) Parking within the required front yard setback shall only be permitted where access is provided via a city-approved driveway approach along the street frontage.~~

~~—(7) Parking a recreation vehicle anywhere within the front yard setback other than what is prescribed herein shall require Special Use Permit approval pursuant to Section 23.78.175.~~

The standards specified within this section shall apply to any recreational vehicle or recreational apparatus parking within the City that are designated as single-family residential use or located within low-density, single-family zoning districts.

a) Any recreational vehicle or recreational apparatus shall at no time create a sight obstruction that poses any potential safety hazard(s).

b) No part of any recreational vehicle or recreational apparatus shall extend over any public sidewalk or rights-of-way.

c) The parking of any inoperable, wrecked or dismantled recreational vehicle or recreational apparatus on any residential property shall be strictly prohibited.

d) At no time shall a recreational vehicle or recreational apparatus be used for temporary or permanent dwelling purposes.

e) At no time shall a recreational vehicle or recreational apparatus engage in the act of cooking or any other activity that involves the act of heating or warming of food.

f) A recreational vehicle or recreational apparatus shall not be permanently connected to electricity, sewer lines or water lines. A recreational vehicle or recreational apparatus may be connected to electricity temporarily for a period not to exceed 24 hours for the sole purpose of charging batteries and cleaning only.

g) The parking of recreational vehicle or recreational apparatus shall be limited to only those vehicles or apparatuses owned by the property owner and/or resident of the property.

h) The recreational vehicle or recreational apparatus shall not be used for storage of goods, materials, or equipment other than those items considered to be part of the vehicle or apparatus or essential for its immediate use. (Ord. O-2001-5 § 2, 2001; Ord. 90-O-123 § 3, 1990; Ord. 83-O-108 § 1, 1983; Ord. 76-O-124 § 2, 1976)

23.78.150 Parking and storage of recreational vehicles behind required within the front yard and street side yard setback.

~~—(a) Trailers, Camper Units and Other Recreational Apparatus. Trailers, camper units, and other recreation apparatus may be parked or stored behind the required front yard setback, subject to the following conditions:~~

~~—(1) Trailer, camper units, boats and other apparatus shall be screened in accordance with city standards.~~

~~—(2) No human habitation is allowed. The city recognizes that at times a person or persons cannot comply with this regulation due to extenuating circumstances. Therefore the city council may grant a variance from this requirement in accordance with Chapter 23.93 for limited amount of time upon written request.~~

~~—(b) Motor Vehicles. Storage regulations are as follows:~~

~~—(1) General. Motor vehicles may be parked or stored behind the required front yard setback subject to the following conditions:~~

~~—(A) Motor vehicle shall be screened in accordance with city standards:~~

~~—(B) No human habitation is allowed. The city recognizes that at times a person or persons cannot comply with this regulation due to extenuating circumstances. Therefore the city council may grant a variance from this requirement for a limited amount of time upon written request.~~

~~—(2) Exception. Motor vehicles parked or stored on an approve driveway which provides access from a public street to a garage shall not require screening.~~

a) A recreational vehicle or recreational apparatus shall not be parked or stored within a front yard where the following condition exists:

1) A legally permitted garage or three (3) sided carport onsite that can fully accommodate the storage of a recreation vehicle or recreational apparatus.

2) A legally permitted driveway or other paved accessway that provides full and unrestricted access to a street side, interior side, or rear yard of the residence that can fully accommodate the storage of a recreational vehicle or recreational apparatus in compliance with PMC Section 23.78.175.040.

3) The recreation vehicle or recreational apparatus will block access to more than one-half of the required onsite parking for the respective residence as mandated by the minimum off-street parking requirements for single-family lots prescribed within PMC Section 23.78.030

b) A maximum of one (1) recreational vehicle or recreational apparatus may be located within the front yard area.

c) A recreational vehicle or recreational apparatus parked within the front yard area shall be setback a minimum of six (6) feet from the front property line, measured from the existing street right-of-way line, typically the edge of the sidewalk closet to the residence, to the outermost point of the primary body or frame of the recreational vehicle or recreational apparatus. The trailer tongue, hitch, and/or similar appurtenances are not subject to the setback provision but shall not encroach into any designated right-of-way .

d) No vehicle, recreational vehicle, or recreational apparatus may be parked on an unpaved surface within the front yard, except on an all-weather surface, subject to the review and approval by the Director.

e) Parking and driveway areas within the entire front yard area shall not exceed sixty percent (60%) of such yard area; for lots at the end of cul-de-sac with a lot of frontage of less than forty (40) feet, the parking and driveway areas within the entire front yard may be paved up to a maximum of eighty percent (80%), all subject to the Director's review and approval.

f) A recreational vehicle or recreational apparatus shall be parked/stored at a perpendicular angle to the front property line, including a vehicle or apparatus stored on a property improved with on circular driveway.

g) Additional curb cutting for driveway widening shall be prohibited if reasonable access can be made from existing driveways. At the discretion of the Public Works Department, the driveway widening provision may be waived if extenuating circumstances exist on the subject property whereby the widening of an existing driveway is necessary .

h) All recreational vehicles and recreational apparatuses located within the front yard area shall be maintained and kept free from any debris and/or trash located underneath and/or around the vehicle or apparatus. The vehicle or apparatus shall have no visible signs of deterioration so as to render the vehicle or apparatus which by reason of its appearance as viewed at ground level either from the public right-of-way or neighboring premises as detrimental to the health, safety, and welfare of individuals residing within the immediate or within the surrounding community.

i) All recreational vehicles and recreational apparatuses located within the front yard area parked for a period of more than 72 hours shall be equipped with appropriate tire covers, rubberized wheel/tire chocks, and trailer jack. These items shall be well-maintained and not be in a state of disrepair. All vehicle or apparatus covers shall be prohibited from using non-fitted tarps, cloth sheets, furniture covers, and/or similar coverings not intended for exterior use.

j) A recreational vehicle or recreational apparatus stored within the street side yard shall be screened behind an approved wall or fence and gate. Acceptable screen method shall include a minimum six-foot high solid masonry wall or non-open work fence or gate as determined as appropriate by the Director.

k) The entire front yard and street side yard shall be kept and maintained free and clear of all construction and automotive materials or parts, trash, refuse, debris, trash storage receptacles, inoperative motor vehicles, discarded or broken materials, appliances, furniture, junk, equipment, or similar materials.

l) Emergency or minor repair of a motor vehicle owned by the person residing upon the lot or parcel may be conducted on an otherwise inoperative motor vehicle such that the emergency or minor repair shall be concluded within 72 hours of parking of the vehicle or apparatus. (Ord. O-2001-5 § 3, 2001; Ord. 90-O-123 § 4, 1990; Ord. 76-O-124 § 2, 1976; Ord. 76-O-111, 1975; Ord. 71-O-141 § 2, 1971; prior code § 25-174.1(b))

23.78.155 Parking and storage within a side yard and rear yard abutting a street.

~~—(a) Trailers and Recreational Apparatus. Trailers, camper units, boats and other recreational apparatus may be parked in a required side yard which abuts a street if screened in accordance with city standards.~~

~~—(b) Motor Vehicles. Motor vehicles may be parked on an approved driveway which provides access from a public street to a garage.~~

a) No vehicle, recreational vehicle, or recreational apparatus may be parked on an unpaved surface within the side and rear yard, except on an all-weather surface, subject to the review and approval of the Director.

b) All recreational vehicles and recreational apparatuses located within the side and rear yard area shall be maintained and kept free from any debris and/or trash located underneath and/or around the vehicle or apparatus. The vehicle or apparatus shall have no visible signs of deterioration so as to render the vehicle or apparatus which by reason of its appearance as viewed at ground level either from the public right-of-way or neighboring premises as detrimental to the health, safety, and welfare of individuals residing within the immediate or within the surrounding community.

c) The entire side yard and rear side yard shall be kept and maintained free and clear of all construction and automotive materials or parts, trash, refuse, debris, trash storage receptacles, inoperative motor vehicles, discarded or broken materials, appliances, furniture, junk, equipment, or similar materials.

d) A recreational vehicle or recreational apparatus stored within the side and rear yard shall be screened behind an approved wall or fence and gate. Acceptable screen method shall include a minimum six-foot high solid masonry wall or non-open work fence or gate as determined as appropriate by the Director. (Ord. O-2001-5 § 4, 2001; Ord. 76-O-124 § 2, 1976)

23.78.170 Parking and storage of commercial vehicles.

(a) Definition. “Commercial vehicle” is a vehicle used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property. In addition, “commercial vehicle” for the purposes of this section means every self-propelled vehicle that has a manufacturer’s gross vehicle weight rating of ten thousand (10,000) pounds or more and every non-self-propelled vehicle which is rated (1) one ton or more with a wheel rim diameter of seventeen (17) inches or greater.

(b) Restriction. Parking or storing of commercial vehicles in residential districts for any length of time is prohibited. Commercial vehicles shall not be parked or stored on:

- (1) Vacant or undeveloped property;
- (2) Occupied or developed property, on driveways, front, side and rear yard setbacks.

(c) Restriction. Parking of commercial vehicles on any property zoned commercial or industrial, or on any premises containing any commercial or industrial use, except while the operator of the vehicle is patronizing or using the services of the commercial or industrial use, is prohibited. The storing of commercial vehicles in any commercial or industrial district, including but expressly not limited to any public or semi public parking lot or parking space, is expressly prohibited, except in a lawfully approved and existing vehicle storage business. Commercial vehicles shall not be parked or stored on:

- (1) Vacant or undeveloped property;
- (2) Occupied or developed property.

(d) Exception. Commercial vehicles may be parked for the purposes of making pickups and deliveries of materials and merchandise from or to any building or site. Commercial vehicles registered to or leased by a business or company located in an industrial or commercial district and used in the performance of conducting that business may be parked on the grounds of that business or company. (Ord. O-2000-09 § 2, 2000; Ord. 99-O-110 § 2, 1999; Ord. 80-O-129, 1981; Ord. 77-O-127, 1977)

23.78.175 Parking recreational vehicles.

~~—Request to park and store a recreational vehicle anywhere within the front area other than what is prescribed in Section 23.78.145(b) of the Placentia Municipal Code shall be subject to a Special Use Permit pursuant to the following procedures:~~

~~—(1) An application for a Special Use Permit for parking a recreational vehicle anywhere within the front yard area other than what is prescribed in Section 23.78.145(b) of the Placentia Municipal Code shall be submitted to the city planning division for the review and approval of the director of development services.~~

~~—(2) The application shall include a detailed site plan showing the precise location of the proposed parking and storage area with full dimensions, the latest prescribed fee pursuant to city council resolution and all other items listed on the recreational vehicle parking submittal requirements on file with the City Planning Division.~~

~~—(3) A decision date shall be set a minimum of twenty one (21) days from the date of accepting the completed application.~~

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~~—(4) Not less than ten (10) days prior to the decision date by the director of development services, notice of the proposed use shall be mailed to all property owners as shown on the last equalized assessment roll within a one hundred (100) foot radius of the exterior boundaries of the subject property.~~

~~—(5) A decision on the permit shall be based on the potential impact to the surrounding neighborhood and shall be made by the director of development services without a hearing unless one is requested by either the applicant or other affected person. If so requested, the hearing would be scheduled for the next available planning commission meeting.~~

~~—(6) The decision of the director of development services shall be final unless appealed in writing to the planning commission by the applicant or any other interested person (as defined in Chapter 23.04) within ten (10) calendar days. (Ord. O 2007-07 § 37, 2007; Ord. O 2001-5 § 5, 2001)~~

Repealed.

23.78.180 Parking structures.

(a) Development Plan Required. Parking structures may be permitted in commercial or industrial zones, specific plan districts or designated overlay zones, subject to the approval of a development plan review application in accordance with Chapter 23.75, Development Plan Review, and any other development applications required by the district in which a parking structure is proposed to be constructed.

(b) Parking Structure Design Regulations. Parking structures shall comply with the city council approved parking structure design regulations for commercial or industrial zones, specific plan districts or designated overlay zones on file with the department of development services. (Ord. O-2010-11 § 4, 2010)



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: JOSEPH M. LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES

DATE: MAY 10, 2022

SUBJECT: **DISCUSSION REGARDING POTENTIAL UPDATES TO THE MUNICIPAL CODE PURSUANT TO THE IMPLEMENTATION OF SENATE BILL 9**

RECOMMENDATION:

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

1. That the Planning Commission receive the Staff Report and related information from Staff regarding SB 9 as it relates to urban lot splits and housing developments containing no more than two residential units on a lot in single family residential zones; and
2. Conduct a discussion related to SB 9 and ask Staff and the Deputy City Attorney questions as deemed appropriate; and
3. Provide direction and input to staff regarding a potential future amendment to the Placentia Municipal Code related to the further implementation of SB 9.

BACKGROUND:

January 18 City Council Direction & April 12 Planning Commission Item Related to SB 9

On April 12, 2022, Planning Commission received a Staff Report and presentation from Staff related to SB 9. This item was presented to the Planning Commission because on January 18, 2022, Staff was directed by City Council to create a non-urgency version of an ordinance designed to comply with Senate Bill 9, which requires Planning Commission input prior to City Council action on the Ordinance.

On January 18, 2022, City Council also adopted Urgency Ordinance No. O-2022-01 (attached) amending Title 22 (Subdivisions) to create an urban lot split and amending Title 23 (Zoning) of the Placentia Municipal Code to create two (2) residential units per lot pursuant to the implementation of Senate Bill 9. As stated, Staff was also directed to agendize this item for discussion at Planning Commission to review a non-urgency version of an ordinance designed to comply with Senate Bill 9. Once Planning Commission makes a recommendation regarding a non-Urgency version of an SB 9 Ordinance, it will be forwarded to the City Council for consideration.

SB 9 Background Information

On September 16, 2021, Governor Newsom signed SB 9 into law which adds two (2) new sections to the Government Code creating urban lot splits and the development of two (2) units on a single-family residential lot. New Government Code Section 66411.7 requires a local agency to ministerially approve a parcel map for a lot split in the single-family zone when the map meets all the listed requirements of that section. Similarly, new Government Code Section 65852.21 requires a local agency to ministerially approve a housing development of no more than two (2) residential units (either 2 new or 1 new in addition to an existing unit) within a single-family residential zone without discretionary review nor a hearing when the proposed development meets all the listed requirements of that section. The cumulative effect of SB 9 is to allow up to four (4) units on a lot where there once was only one (1) unit permitted within single-family residential zones.

DISCUSSION:

SB 9 was approved by Governor Gavin Newsom on September 16, 2021. It went into effect on January 1, 2022 and will have two (2) main impacts. First, SB 9 adds Government Code section 66411.7 to the Subdivision Map Act to require cities to ministerially approve a parcel map for an “urban lot split” into two (2) lots if the existing lot meets specified requirements, such as the requirement that the lot is within a single-family residential zone. The City may impose standards for that urban lot split but those standards for ministerial approval must be objective standards.

Second, SB 9, along with the ministerial approval of a proposed urban lot split, new Government Code Section 65852.21 requires the ministerial approval of a housing development containing no more than two (2) residential units on a lot, without discretionary review nor a hearing, if the proposal meets certain objective requirements. For both new sections, there are certain requirements that must be met to utilize those new sections. These include:

- located in a single-family residential zone
- not a historic landmark or located in a historic district
- not located in a very high fire hazard severity zone
- not located in a flood zone or on land identified for habitat conservation
- proposal would not demolish more than 25 percent of existing exterior structural walls

Further, the newly created parcels shall be no smaller than 1,200 square feet and one (1) of the parcels created cannot be smaller than 40% of the lot area of the original parcel. The lot cannot have been previously subdivided pursuant to these urban lot split standards. Neither the owner of the parcel being subdivided nor anyone acting in concert with that owner has previously subdivided an adjacent parcel using the urban lot split standards.

A local agency may impose objective zoning, subdivision, and design standards. “Objective” standards involve no personal or subjective judgement and are uniformly verifiable by reference to an external and uniform benchmark or criteria available and knowable by both the developer and the local agency, so long as those standards do not conflict with SB 9. Objective standards may not physically preclude the construction of two (2) residential units on either of the resulting parcels or physically preclude either of the two (2) units from being at least 800 square feet in floor area.

Cities do have some very limited discretion in what to include in an SB 9 ordinance. Here are some examples that are included in the Urgency Ordinance:

- *Demolition.* The Urgency Ordinance prohibits housing developments that would demolish more than 25% of the existing structural walls on a lot where a tenant had resided in the last three (3) years. A city may opt to allow such demolition, per Government Code § 65852.21(a)(5).
- *Access.* Government Code 66411.7(e) requires cities to include “a requirement that the parcels have access to, provide access to, or adjoin the public right of way.” The Urgency Ordinance includes language to clarify what is sufficient to meet this requirement.
- *Percolation.* The city is allowed to require residential units connected to an onsite wastewater treatment system (septic tank) to have completed a percolation test in the last five (5) years, or if the percolation test has been recertified, within the last 10 years, which shows that the system meets acceptable infiltration rates.
- *Parking.* Cities are sometimes allowed, but not required, to allow up to one (1) off street parking space per unit. The Urgency Ordinance requires parking be provided at the maximum permissible rate. However, the city cannot require off street parking if the parcel is located within one-half mile walking distance of a high-quality transit corridor or a major transit stop, or there is a car share vehicle located within one (1) block of the parcel.
- *Additional Unit.* Due to the fact that the second unit on an existing lot or newly created lot is very similar in nature to an accessory dwelling unit (ADU), the Urgency Ordinance requires that the same standards, conditions, and requirements for accessory dwelling units be followed, unless those standards, conditions and requirements conflict with the Urgency Ordinance or state law, in which case, the Urgency Ordinance and state law would apply.

April 12, 2022 Planning Commission Direction

At the April 12, 2022 Planning Commission meeting, Planning Commission received a Staff Report and presentation from Staff related to SB 9. Staff and the Planning Commission discussed what can and cannot be included in a legally defensible SB 9 Ordinance and provided the following direction to Staff:

1. Create customized development standards for Placentia SB9 developments to the extent feasible per State law
2. Include Design Requirements, consistency of design between structures on one lot and within the same development
3. No two-story structure (if feasible)
4. 16-foot maximum height limit (if feasible)

Since the April 12, 2022 Planning Commission meeting, Staff worked with the City Attorney to identify development standards which can be included in a legally defensible SB 9 Ordinance. Those potential development standards, that can implement the direction received by Planning Commission in April, are as follows:

1. Unit Size: Limit the existing dwelling unit that exceeds 800 sq. ft. to its current size – no expansion.

2. Structure Height: Limit the height of a new unit based on distance of setback. For example, if rear and/or side set back is 4 feet, limit the height to 10 feet. The height can increase each additional foot the new structure is set back.
3. Stories: Limiting to only one story for new structures, but this could be an issue since the R-1 zone does not currently limit stories for new single-family units. Can, however, require step back of the second floor and no balconies or decks.
4. Lot coverage: Require it to be the same as other single-family zoned properties, with the exception that the percentage of lot coverage does not apply if it prevents two, 800 sq. ft. dwelling units on the lot.
5. Landscaping: Require it to be the same as all single-family zoned properties, including all applicable water saving measures.
6. Architectural Style: Require it to be compatible with the existing unit or the two units being constructed. Can also require it to comply with ADU standards, so long as they do not conflict with SB 9.
7. Heating and Cooling: Can require they be placed away from certain locations, i.e. street facing elevations.
8. Grading: Require that they comply with Chapter 20.40 of the Municipal Code.
9. Lot Access: While we cannot prevent an easement for access to the second unit, can require a sufficient width driveway and fire access and clearance.
10. Utilities: Require them to be the same as with all city standards for construction and placement of utilities.
11. Fire Protection: Require that they meet the minimum requirements set forth in the Title 18 of the Municipal Code.

RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Placentia Receive and File the staff report and consider the aforementioned development standards for inclusion into a draft Ordinance. Staff recommends that the Planning Commission provide direction and input to staff regarding a potential amendment to the Placentia Municipal Code related to the further implementation of SB 9.

Prepared, approved and submitted by:

Planning Commission Meeting – SB 9 Discussion

May 10, 2022

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Joseph M. Lambert

Director of Development Services

Attachments:

1. Urgency Ordinance No. O-2022-01
2. Questions & Answers Regarding SB 9

URGENCY ORDINANCE NO. O-2022-01

AN URGENCY ORDINANCE OF THE CITY OF PLACENTIA, CALIFORNIA AMENDING TITLE 22 (SUBDIVISIONS) TO CREATE AN URBAN LOT SPLIT AND AMENDING TITLE 23 (ZONING) OF THE PLACENTIA MUNICIPAL CODE TO CREATE TWO (2) RESIDENTIAL UNITS PER LOT PURSUANT TO THE IMPLEMENTATION OF SENATE BILL 9

City Attorney's Summary

This Ordinance amends Title 22 (Subdivisions) of the Placentia Municipal Code (PMC) to create an urban lot split process and provisions, and also amends Title 23 (Zoning) of the PMC to create a process and provisions for two residential units per lot pursuant to the implementation of Senate Bill 9 (SB9). SB 9 adds two new sections to the Government Code, creating urban lot splits and the development of two units on a single-family residential lot. Therefore, this Ordinance will update the PMC as necessary to achieve compliance with recent State legislation regarding urban lot splits and to allow two residential units per single-family zoned lot.

WHEREAS, on September 16, 2021 Governor Gavin Newsom approved Senate Bill 9 (SB 9, Chapter 162) relating to the creation of two residential units per lot which requires local agencies to ministerially approve housing development containing no more than two residential units per lot and ministerially approve an urban lot split; and

WHEREAS, SB 9 took effect on January 1, 2021; and

WHEREAS, SB 9 allows local agencies to impose objective zoning, subdivision, and design review standards; and

WHEREAS, given that SB 9 was not signed until mid-September, there was insufficient time to process this Ordinance through noticed hearings before the Planning Commission and City Council and have the Ordinance in place as close as possible to January 1, 2021; and

WHEREAS, the public is already beginning to express interest in developing under this new law and it is necessary to have standards in place as close as possible to the time SB 9 became effective.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACENTIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 22.80.021 is hereby added to the Placentia Municipal Code to read as follows:

Urban Lot Split Requirements:

- A. Definitions. For purposes of this Section, the following definition shall apply:
1. "Urban lot split" means a lot split of a single-family residential lot into two parcels that meets the requirements of this section.
- B. The city shall ministerially approve a parcel map for a lot split that meets the following requirements:
1. The parcel is located within a single-family residential zone.
 2. The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.
 3. The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.
 4. Both newly created parcels are no smaller than 1,200 square feet.
 5. The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - a. A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.
 - b. Prime farmland or farmland of statewide importance as further defined in Government Code section 65913.4(a)(6)(B).
 - c. Wetlands as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2(June 21, 1993).
 - d. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - e. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic

Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

- f. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.
- g. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
 - i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
 - ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);
- h. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.
- i. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural

resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(l).

- j. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
 - k. Lands under a conservation easement.
6. The proposed lot split would not require demolition or alteration of any of the following types of housing:
- a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
 - b. Housing that is subject to any form of rent or price control by the city;
 - c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or
 - d. Housing that has been occupied by a tenant in the last three years.
7. The lot split does not create more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.
8. Flag lots are not permitted, unless necessary to comply with this section.
- C. Standards and Requirements. The following requirements shall apply:
- 1. The lot split conforms to all applicable objective requirements of the Subdivision Map Act and Title 22 of the Placentia Municipal Code, except as the same are modified by this section.
 - 2. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

3. Except for those circumstances described in section C.2 above, the setback for side and rear lot lines shall be four feet. The front setback shall be as set forth in the single-family residential zone.
 4. The applicant shall provide easements for the provision of public services and facilities as required to service the newly created lots.
 5. All lots shall have a minimum street frontage of ten feet to provide for vehicular access and shall comply with driveway requirements of Title 23.
 6. Off-street parking shall be limited to one space per unit and follow the standards in Title 23, unless they conflict with this section, in which case this section will prevail. Notwithstanding the above, no parking requirements shall be imposed in either of the following circumstances:
 - a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or
 - b. There is a car share vehicle located within one block of the parcel.
- D. In connection with an application under this section, the city shall not:
1. Require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.
 2. Impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.
 3. Require the correction of nonconforming zoning provisions as a condition for the lot split.
 4. Deny an application solely because it proposes adjacent or connected structures provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.
- E. An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

1. That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a “community land trust” or a “qualified nonprofit corporation” as the same are defined in the Revenue and Taxation Code.
 2. That the uses shall be limited to residential uses.
 3. That any rental of any unit created by the lot split shall be for a minimum of thirty-one days.
 4. That the maximum number of units to be allowed on the parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, and junior accessory dwelling units.
- F. The city may deny the lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- G. This section shall not apply to:
1. Any parcel which has been established pursuant to a lot split in accordance with this section; or
 2. Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, it will be assumed that where a lot owner purchased the property from an adjacent owner who subdivided his property pursuant to this division within five years of the lot split, the owner is acting in concert with the then owner of the adjacent lot. Acting in concert shall also include where the owner of a property proposed for an urban lot split is the same, related to, or connected by partnership to the owner, buyer or seller (if transferred within the previous three years) of an adjacent lot. However, acting in concert is not limited to these situations.
- H. Any unit constructed must be compatible in design to the existing primary structure and must also comply with the existing accessory dwelling unit standards and requirements set forth in Chapter 23.73 of this Code unless those standards and

requirements conflict with this section or state law, in which case this section and state law apply.

- I. The provisions of this section supersede any provisions of the Titles 22 and 23 of the Municipal Code to the contrary.

SECTION 2. Chapter 23.13 is hereby added to the Placentia Municipal Code to read as follows:

Section 23.13.010 Two-unit Housing Development

A. For purposes of this section, the following definition shall apply:

1. "Housing development" shall mean no more than two residential units within a single-family zone that meets the requirements of this section. The two units may consist of two new units or one new unit and one existing unit.

B. The city shall ministerially approve a housing development containing no more than two residential units if it meets the following requirements:

1. The parcel is located within a single-family residential zone.
2. The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.
3. The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - a. A historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.
 - b. Prime farmland or farmland of statewide importance as further defined in Government Code section 65913.4(a)(6)(B).
 - c. Wetlands as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2(June 21, 1993).
 - d. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard

mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

- e. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
- f. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.
- g. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
 - i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
 - ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);
- h. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the

applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

- i. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(l).
 - j. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
 - k. Lands under a conservation easement.
4. The proposed housing development would not require demolition or alteration of any of the following types of housing:
- a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
 - b. Housing that is subject to any form of rent or price control by the city;
 - c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or
 - d. Housing that has been occupied by a tenant in the last three years.
5. Demolition of an existing unit shall not exceed more than 25 percent of the existing exterior structural walls unless the site has not been occupied by a tenant in the last three years.
- C. Standards and Requirements. The following requirements shall apply in addition to all other objective standards pertaining to the single-family residential zone, unless they conflict with state law:

1. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
2. Except for those circumstances described in section C.1 above, the setback for side and rear lot lines shall be four feet. The front setback shall be as set forth in the single-family residential zone.
3. The applicant shall provide easements for the provision of public services and facilities as required.
4. All lots shall have a minimum street frontage of ten feet to provide for vehicular access and shall comply with driveway requirements of Title 23.
5. Off-street parking shall be limited to one space per unit and follow the standards in Title 23, unless they conflict with this chapter, in which case this chapter shall prevail. Notwithstanding the above, no parking requirements shall be imposed in either of the following circumstances:
 - a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or
 - b. There is a car share vehicle located within one block of the parcel.
6. For residential units connected to an onsite wastewater treatment system (septic tank), the applicant provides a percolation test completed within the last 5 years, or if the percolation test has been recertified, within the last 10 years, which shows that the system meets acceptable infiltration rates.
7. The front setback shall be 20 feet on a lot that fronts on a street, except on lots where the street-facing side (width) is longer than the depth, in such case the setback from the street-facing lot line shall be 10 feet.
8. For landlocked parcels side yard setbacks shall apply to all property lines.

D. The city shall not:

1. Impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units

on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

2. Deny an application solely because it proposes adjacent or connected structures provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.
- E. An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:
1. That the uses shall be limited to residential uses.
 2. That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one days.
 3. That the maximum number of units to be allowed on the parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, and junior accessory dwelling units.
- F. The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- G. Any unit constructed must be compatible in design to the existing primary structure and must also comply with the existing accessory dwelling unit standards and requirements set forth in Chapter 23.73 of this Code unless those standards and requirements conflict with this section or state law, in which case this section and state law apply.
- H. The provisions of this section supersede any provisions in the Titles 22 and 23 of the Municipal Code to the contrary.

Section 23.13.020 Parcel Maps for Urban Lot Splits.

“Notwithstanding anything else in this section to the contrary, if the lot was previously involved in a subdivision pursuant to Municipal Code section 22.80.021 (Urban Lot Split – Approval Process), then an ADU or JADU is allowed if, after construction, there would be no more than two housing units on the lot, including,

but not limited to units otherwise allowed pursuant to density bonus provisions, ADU provisions, or JADU provisions.”

SECTION 3. This adoption of this Ordinance is not a project under CEQA pursuant to SB 9.

SECTION 4. This Ordinance shall take effect immediately because of the need for the preservation of the public peace, health, and safety as set forth in the Whereas clauses in the beginning of this Ordinance.

Passed, approved, and adopted this 18th day of January, 2022.

Rhonda Shader, Mayor

ATTEST:

Robert S. McKinnell, City Clerk

I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Urgency Ordinance was introduced and adopted at a regular meeting of the City Council of the City of Placentia, held on the 18th day of January 2022 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

ATTEST:

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

Christian Bettenhausen, City Attorney

This memo addresses many of the questions that have arisen since the adoption of Senate Bill 9 (SB 9).

Q: What is the impact of SB 9 on the Housing Element?

A: At this time SB 9 is not expected to have an impact on the housing element, especially for jurisdictions in the SCAG region whose elements are due October 15, 2021. For sites to count towards affordable housing, they must meet minimum density and size requirements that would not be met with developments allowed under SB 9. For subsequent cycles, and for cities in COG areas that have later housing element revision dates, the city may be able to show a historical pattern to account for moderate and above-moderate sites.

Q: What is the impact of SB 9 on the ADU ordinance?

A: To the extent that SB 9 prohibits ADUs/JADUs on developments allowed under SB 9, it would override the ADU ordinance.

Q: Can someone split a lot that has a home with a JADU/ADU on it or build a second unit if there is an ADU/JADU on the lot?

A: The language of SB 9 is only clear as to situations in which a person uses both the authority contained in section 65852.21 allowing two units on a lot *and* section 66411.7 allowing a subdivision of a single-family lot. In this case, no more than two units can be provided per lot, including an ADU and JADU. This language is contained in both section 65852.21(f) and section 66411.7(j).

However, no similar provisions are contained in section 65852.21 authorizing the development of two units on a lot. While the Legislative Counsel's Digest states that SB 9 would require a proposed housing development containing no more than two residential units to be considered ministerially, the argument for allowing ADUs and JADUs would be that the Legislature clearly knew how to draft the statute to prohibit these units if that was the intent. Additionally, HCD's Guidebook on ADUs provides that where there are two detached single-family dwellings on a lot, one ADU per lot is allowed. The HCD's Guidebook does not carry the same weight as legislation and is not necessarily binding.

As the language of sections 65852.21(f) and 66411.7(j) provide that "a local agency shall not be required to permit" an ADU and JADU on parcels using both procedures, the city would have the discretion to specifically allow ADUs and JADUs.

Q: What is the impact of SB 9 on a small lot ordinance?

A: SB 9 would supersede a small lot ordinance to the extent that it is more restrictive. The city must allow lots as small as 1,200 square feet with the setbacks provided in SB 9. Additionally, other objective standards could not be applied if it prohibited development of units that were at least 800 square feet in size.

Q: How does the building code impact living units on property lines?

A: As with ADUs, a development would still have to meet building code requirements.

Q: Can the city prohibit lot splits and units in the very high fire hazard severity zone?

A: SB 9 provides that a lot split must meet the requirements of Government Code section 65913.4(a)(6)(B) to (K). Subsection (D) provides “Within a very high fire hazard severity zone (VHFHSZ), as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.” This language basically seems to mean that if the city has adopted the California Building Code, including Chapter 7A, and is following the law regarding requiring 100 feet of defensible space, then SB 9 would apply to a VHFHSZ.

Q: What is the impact of the requirement that an applicant for an urban lot split sign an affidavit stating an “intent” to live in one of the homes?

A: Unfortunately, this requirement is not really enforceable. While someone can be required to sign such an affidavit, they are only stating that it is their intent to reside in one of housing units for a minimum of three years. There is no penalty if a person does not actually so reside. Additionally, this requirement does not make sense as it states that the occupancy will be for a minimum of three years *from the date of the approval of the urban lot split (emphasis added)*. After a lot split, a person may still need to submit building plans and then construct the home, which could take a significant portion of those three years. Nevertheless, we suggest have a form affidavit prepared that will require a person to sign under penalty of perjury.

Q: Can the city deny an urban lot split if it knows that regardless of the affidavit, the applicant has no intent to actually live one the property?

A: We think that it would be very difficult to deny as the city cannot really know what someone’s intent is.

Q: Can someone continually divide a lot until the lots are down to 1,200 square feet?

A: No. Section 66411.7(a)(3)(F) specifically provides that the ministerial lot split cannot be used for any parcel that has been established through prior exercise of an urban lot split.

Q: What does it mean to be “working in concert” with someone as far as adjacent properties being divided?

A: This language is not clear. Presumably the intent is to prevent speculators from coming in and buying up and developing a number of lots. Possible scenarios could be:

- A owns lots 1 and 2. A subdivides lot 1 and very close to that time frame sells lot 2 to B who then files an application to subdivide.
- Brothers A, B, and C own lots 1, 2, and 3. After brother B subdivides lot 2, Brothers A and C file applications to subdivide lots 1 and 3 on either side of lot 2 and the plans show development that is designed to look like one development.
- Related entities own the adjacent lots.

This issue will probably have to be examined on a case-by-case basis. It is also important to note that the statute does not prohibit the subdivision of adjacent parcels at the same time.

Q: Can the city require that there be a minimum right of way frontage as opposed to providing access through a common easement or private street, or allowing a flag lot?

A: The language of SB 9 is unclear. Newly added section 66411.7(e)(2) provides that a local agency may require “that the parcels have access to, provide access to, or adjoin the public right-of-way.” This could mean that the city has to allow any of these options or that the city could require that it adjoin the public right-of-way. Keep in mind that section 66411.7(c)(2) provides that even objective standards cannot be imposed on a lot split if it would have the effect of physically precluding the construction of two units on either of the resulting parcels.

Q: Can the city set a maximum size restriction on the units?

A: SB 9 does not address size limitations except to state that objective standards cannot physically preclude either of the two units from being at least 800 square feet in floor area.

Q: What if the single-family residence is located in a zone other than single-family residential?

A: SB 9 only applies to single-family residential zones, regardless of whether the code allows single-family residences in multi-family residential zones (see sections 65852.21(a) and 66411.7(a)(3)(A)).

Q: Must the city allow a lot split if it reduces the lot below the city’s minimum lot size?

A: Yes. Section 66411.7(a)(2)(A) provides that the newly created lots must be at least 1,200 square feet, thereby imposing that as the minimum. The city could allow smaller lots if it wanted to.

Q: Must the city allow a unit that does not meet the setback requirements of the single-family residential zone?

A: Yes. Both sections 65852.21(b)(2)(B) and 667411.7(b)(3) provide that the city is limited to requiring a four-foot side and rear yard setback. Furthermore, both of these sections provide that no setback shall be required if an existing structure is being converted or a new structure constructed in the same location and to the same dimensions as an existing structure.

Q: What can the city require for the one parking space, i.e., enclosed, covered, etc.?

A: SB 9 does not limit the type of parking space that the city may require so long as it is an objective standard. The city could therefore require an enclosed parking space of a specified dimension.

Q: Can the city use its standard parcel map fee for the ministerial lot splits?

A: If the city's standard parcel map procedure includes a noticed, public hearing, then the fee would not be applicable. Fees cannot exceed the reasonable cost of providing the service.

Q: What other fees can be imposed?

A: Unlike the ADU legislation, there is no limit on imposing applicable impact fees on new residential units. Additionally, the development would be subject to all other applicable application and permit fees.

Q: Can the city require separate utility connections for new residences?

A: Yes. SB 9 does not include any limitations on utility connections.

Q: Can the city require that units developed under SB 9 are affordable?

A: We do not believe that SB 9 provides the city with authority to restrict the units to affordable units. Of course, the city can provide incentives to encourage the units be affordable.

Q: Are there time frames for approval?

A: Unlike the ADU legislation, there are no independent time frames in which the city must approve a housing development project or urban lot split. The time limits to process a parcel map under the Subdivision Map Act should apply to parcel maps under SB 9. As the map is exempt from CEQA, the time frame will generally be 50 days, assuming that the tentative map does not go to the City Council. The housing

development project would be subject to the Permit Streamlining Act and should be acted upon within 60 days of a complete application.

Q: Is there any way to deny a project under SB 9?

A: Both a housing development project and a lot split may be denied if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a specific, adverse impact upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid such specific adverse impact.

A preponderance of the evidence means more than 50 percent.

A specific, adverse impact means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as the existed on the date the application was deemed complete.”

Q: When must the city have an ordinance in place?

A: SB 9 takes effect on January 1, 2022 and it is recommended that the city have an ordinance in place by that time to make sure that any objective standards it wishes to apply are clearly spelled out. There is no penalty for failing to adopt an ordinance as the city would simply have to follow state law and allow the housing developments and lot splits on the single-family residential lots in accordance with the provisions of SB 9. The city may adopt an ordinance through the urgency procedures in order to have something in place by January 1, 2022.

Q: Why would the city want to adopt an ordinance if state law would apply?

A: SB 9 provides that the city may impose objective standards that do not conflict with the provisions of SB 9. The city should therefore be able to impose different development standards on SB 9 housing developments and lot splits than on other single-family residential developments and parcel maps.

Q: Will HCD provide guidance?

A: HCD intends to provide a technical assistance (TA) memo, but at this time is still gathering questions. It is unknown when the TA memo will be available, but it is very unlikely it will be prior to SB 9 taking effect.