



Placentia Planning Commission Agenda

Regular Meeting

July 11, 2023

Front Community Meeting Room
401 E. Chapman Avenue, Placentia, CA 92870

Frank Perez
Chair

Matthew Roche
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Nick Polichetti
Commissioner

Susan Silvestri
Commissioner

Juan Navarro
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

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

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

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

REGULAR MEETING

6:30 p.m. – Front Community Meeting Room

CALL TO ORDER:

ROLL CALL:

Commissioner Evans
Commissioner Keller
Commissioner Polichetti
Commissioner Silvestri
Commissioner Navarro
Vice Chair Rocke
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – June 13, 2023

Recommended Action: Approve

REGULAR AGENDA: None

PUBLIC HEARINGS:

1. Applicant: David Renton

Project Location: Property immediately east of 1278 Vina Del Mar Avenue (APN: 341-022-10)

Tentative Parcel Map No. TPM 2023-113: A request to subdivide a 0.47-acre lot located immediately east of 1278 Vina Del Mar Avenue into two parcels within the R-1 (Single-Family Residential) Zoning District.

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

1. Open the Public Hearing concerning TPM 2023-113; and
2. Receive the staff report and consider all public testimony; and

3. Close the Public Hearing; and
4. Adopt Resolution PC-2023-13, a Resolution of the Planning Commission of the City of Placentia, recommending to the City Council approval of TPM 2023-113 to permit the subdivision of an approximately 0.47-acre parcel into two (2) parcels for a property within R-1 (Single-Family Residential) located immediately east of 1278 Vina Del Mar Avenue (Assessor's Parcel Number 341-022-10) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15-Minor Land Divisions) and the City of Placentia Environmental Guidelines.

2. Applicant: Diane Bainbridge representing The Australian Swim School

Project Location: 860 N. Rose Drive

Use Permit No. UP 2023-05: A request to establishment and operate a children's swim school at an existing, 13,007-square foot vacant space, formerly occupied by a women's gym, within a multi-tenant commercial shopping center at 860 N. Rose Drive, within the Commercial Subdistrict of the East Placentia Specific Plan 7 (SP-7).

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

1. Open the Public Hearing concerning UP 2023-05; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the Public Hearing; and
4. Adopt Resolution PC 2023-11, a Resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-05 and making findings to permit UP 2023-05 allowing the establishment and operation of an existing, 13,007-square foot former women's gym and spa into a children's swim school at an existing retail space located within a multi-tenant commercial shopping center at 860 N. Rose Drive in the Specific Plan 7 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.

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 September 12, 2023 at 6:30 p.m. in the City Council Chambers at Placentia City Hall 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 July 11, 2023 Regular Meeting of the Planning Commission of the City of Placentia was posted on July 6, 2023.



Joseph M. Lambert, Secretary

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

June 13, 2023

The regular meeting of the Placentia Planning Commission of June 13, 2023 was called to order at 6:31 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

ROLL CALL:

PRESENT: Commissioners Evans, Keller, Navarro, Perez

ABSENT: Polichetti, Silvestri, Rocke

OTHERS PRESENT: Scott Porter, Deputy City Attorney
Luis Estevez, Deputy City Administrator
Joe Lambert, Director of Development Services
Lesley Whittaker, Associate Planner
Daniela Escobedo, Administrative Assistant

Chair Perez excused Commissioner Polichetti for due cause.

PLEDGE OF ALLEGIANCE: Commissioner Navarro

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. Planning Commission Meeting Minutes – May 9, 2023

Recommended Actions: Approve

Motion by Evans, second by Keller carried on a (3-0-1-1) vote to approve the recommended actions.

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

REGULAR AGENDA:

1. Applicant: City of Placentia

Project Location: Citywide

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

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

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

Chair Perez asked for staff's presentation.

Deputy City Administrator Luiz Estevez presented the staff report and an overview of the agenda item to the Commission.

Mr. Estevez provided the Commissioners with the Capital Improvement Program (CIP) matrix. Mr. Estevez described the current and next Fiscal Year's CIP projects and expenditures, advising how each project will be funded.

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

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

PUBLIC HEARINGS:

1. **Applicant: Western Ace Hardware**

Project Location: 1257 E. Yorba Linda Boulevard

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

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

1. Open the public hearing concerning Use Permit No. UP 2023-03; and,
2. Receive the staff report and consider all public testimony; and,
3. Close the public hearing; and,

4. Adopt Resolution PC-2023-08, a resolution of the Planning Commission of the City of Placentia, approving UP 2023-03 and making findings to permit the establishment and operation of a 24,000-square foot retail hardware store, with onsite improvements that include a façade remodel and installation of a fenced outdoor retail area within the parking lot of an existing multitenant commercial shopping center located within the Neighborhood Commercial (C-1) Zoning District property at 1257 E. Yorba Linda Boulevard; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of proposed Use Permit No. UP 2023-03.

Ms. Whittaker provided a project overview, site plan, current site photos, zoning standards, floor plans, and subject site.

Applicant Hillary Murray answered questions the Commission had regarding the project. She clarified that cash transactions will not take place in the outdoor garden area.

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

Chair Perez closed the public hearing.

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

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

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

Project Location: 424 N. Nevin Lane

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

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

1. Open the public hearing concerning TTM 19233; and

2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-09, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TTM 19233 to permit the subdivision of an approximately 1.76-acre parcel into six (6) parcels for a property within the Specific Plan 7 (SP-7) Zoning District located at 424 North Nevin Lane (Assessor's Parcel Number 341-433-05) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 –Infill Development Projects) and the City of Placentia Environmental Guidelines.

Chair Perez opened the public hearing.

Associate Planner Lesley Whittaker presented the staff report and provided a brief overview of Tentative Parcel Map No. TTM 19233.

Ms. Whittaker provided a background, project overview, vicinity map, current site photos, zoning standards, landscape easements, street sections.

Director of Development Services Joseph Lambert and Associate Planner Lesley Whittaker answered the Commissioners' questions and made clarifications regarding the proposed Tract Map.

Robert Werbick, 400 North Nevin Lane, Placentia, CA had a question regarding a homeless problem. How would he go about it if it becomes an issue in the future.

Director of Development Services Joseph Lambert addressed the resident's questions, stating it would be easier to enforce the homeless situation on private property instead of on public property.

Chair Perez closed the public hearing.

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

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

NEW BUSINESS: None

OLD BUISNESS: None

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided an update regarding Toll Brothers, JPI Development on Crowther, Santa Angelina housing project. Also advised the commission for the month of August they will go dark regarding the Planning Commission meeting.

DIRECTOR’S REPORT: None

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Perez closed the Planning Commission Regular Meeting at 7:34 p.m. to the regular meeting of Tuesday, July 11, 2023, at 6:30 p.m. in the Front Community Room at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: JULY 11, 2023

SUBJECT: TENTATIVE PARCEL MAP (TPM) NO. 2023-113 PERTAINING TO THE SUBDIVISION OF AN +/- 0.47 ACRE LOT INTO TWO PARCELS LOCATED ADJACENT TO 1278 VINA DEL MAR AVENUE WITHIN R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT.

RECOMMENDATION:

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

1. Open the Public Hearing concerning TPM 2023-113; and
2. Receive the Staff Report, consider all public testimony, ask any question of Staff; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-13, a Resolution of the Planning Commission of the City of Placentia, recommending to the City Council approval of TPM 2023-113 to permit the subdivision of an approximately 0.47-acre parcel into two (2) parcels for a property within R-1 (Single-Family Residential) located adjacent to 1278 Vina Del Mar Avenue (Assessor's Parcel Number 341-022-10) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

STRATEGIC PLAN STATEMENT:

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

(Further) Implementation of Housing Element Strategies, as Objective Number 3.10 is to implement Housing Element strategies. This project will entitle a site that contains an abandoned oil well, and prepare parcels for development which are primed for housing production and to provide more housing opportunities. The addition of at least 2 single-family homes on the subject site will provide additional housing, which improves the quality of the existing neighborhood, and results in consistency with the overall neighborhood. The surrounding neighborhood is single family residential and so is the proposed development.

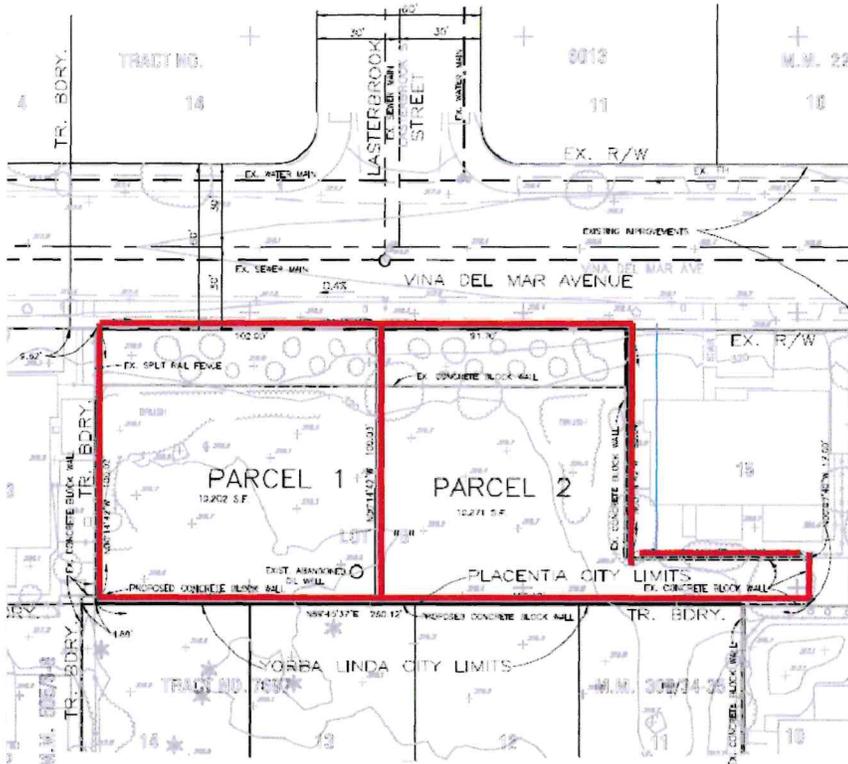
REQUEST/BACKGROUND:

The applicant, David Renton, is requesting the subdivision of an approximately 0.47-acre parcel into two (2) parcels for a property within the R-1 (Single-Family Residential) Zoning District located adjacent to 1278 Vina Del Mar (Assessor's Parcel Number (APN) 341-022-10). The requested subdivision will allow for future sale and conveyance of the lots. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a Parcel Map for all subdivisions of four or fewer parcels and Section 22.80.060(c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

DISCUSSION:

The subject site is located in the easterly portion of the city, east of Rose Drive, south of Yorba Linda Boulevard, and on the border with the City of Yorba Linda, at the intersection of Vina Del Mar Avenue and Lasterbrook Street. The parcel is currently designated as a lettered lot (Lot B) and is within the R-1 (Single-Family Residential Zoning District. The parcel Directly to the south of the parcel is a vacant parcel that is within the City of Yorba Linda city limits. Access to the parcel is from Vina Del Mar Avenue and the property has an existing block wall around the perimeter of the site. The Parcel Map will subdivide the existing 17,424 square foot lot into two (2) lots:

Parcel No.	Lot Size (square feet)	Minimum Lot Size Required in R-1	Lot Width	Minimum Lot Width Required in R-1
1	10,202 sq. ft.	7,000 sq. ft.	102 feet	70 feet
2	10,271 sq. ft.	7,000 sq. ft.	91.70 feet*	70 feet



Proposed Lot 1 is located on the westerly side of the parcel. There is an existing abandoned oil well on the southern portion of lot 1. The proposed lot size is well above the minimum lot size in R-1 at 10,202-square feet and surpasses the minimum width requirement with a width of 102 feet. There are single family homes on the east and west side of the parcel. To the south of both Parcel 1 and 2 is a vacant parcel that is an extension of the abandoned oil well property, but this is a separate vacant parcel and within the City of Yorba Linda city limits.

Proposed Lot 2 is located on the easterly side of the parcel and meets minimum lot and width size requirements. The lot will be 10,271-square feet, with a width of 91.70 feet. The southeastern corner of this lot has a 65x17 finger that extends easterly,

terminating on the southern side of the adjacent existing single-family property.

Subject Site and Surrounding Land Uses:

The subject site is located within an existing single-family residential district on the south side of Vina Del Mar Avenue. The table below shows surrounding existing land uses, zoning, and General Plan designations. The site contains an abandoned oil well on what is proposed as “Lot 1”. When the subject site is developed, the future applicant will submit certification that the well was abandoned pursuant to CALGEM standards and requirements, as well as to Fire Department regulations.

Surrounding Land Uses:

Location	Existing Land Use	General Plan Land Use Element Designation	Zoning Map Designation
Subject Site	Vacant	Low Density Residential	R-1 (Single Family Residential)
North, East, & West	Single-Family Residential	Low Density Residential	R-1 (Single Family Residential)
South	Single-Family Residential	CITY OF YORBA LINDA	N/A

ZONING COMPLIANCE STANDARDS:

Lot Standards;

Section 22.16.020 of the PMC sets forth development standards defining the minimum lot width, lot depth, and lot area for the Low Density Residential (R-1) Zoning District. The R-1 development standards require a minimum lot size of 7,000 square feet for all interior lots and a minimum width of 70 feet. The proposed subdivision meets the minimum and average lot size requirements as previously mentioned. The future homes must comply with all R-1 development standards whenever future applicant(s) submit development plans via the City's Site Plan Review (SPR) process.

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 TPM 2023-113 is exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15 - Minor Land Divisions), as it applies to the division of property in urbanized areas zoned for residential use into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on June 28, 2023, Public Hearing notices were posted at the Civic Center, and on the City website on June 28, 2023. Public Hearing notices were sent to property owners of record within a 300-foot radius of the subject property. As of July 6, 2023, staff has received no comments in support or in opposition of the request.

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. Including the recommended conditions of approval, the proposed subdivision located within the existing R-1 District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

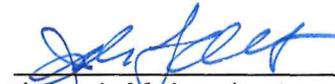
Staff recommends that the Planning Commission adopt Resolution PC 2023-XX, recommending approval of TPM 2023-113 to the City of Placentia City Council and making the findings to permit the subdivision of an approximately 0.47 acre lot into two parcels located adjacent to 1278 Vina Del Mar Avenue (Assessor's parcel number 341-022-10) and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

Prepared and submitted by:



Lesley Whittaker
Associate Planner

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC 2023-13 recommending City Council approval of TPM 2023-113
 - 1.a. Conditions of Approval
2. Vicinity Map
3. Proposed Tentative Parcel Map No. 2023-113
4. Site Photos
5. Affidavit of Mailings, Radius Map, and Address List
6. City of Placentia WQMP Requirements (attachment from Engineering conditions)
7. City of Placentia Hydrology and Hydraulics (attachment from Engineering conditions)
8. City of Placentia Sanitary Sewer Capacity Study Guidelines (attachment from Engineering conditions)

RESOLUTION NO. PC-2023-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. TPM 2023-113 PERTAINING TO THE SUBDIVISION OF AN APPROXIMATELY 0.47 ACRE LOT INTO TWO PARCELS LOCATED ADJACENT TO 1278 VINA DEL MAR AVENUE (APN 341-022-10) AND MAKING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SET FORTH IN TITLE 14 CCR § 15315 (CLASS 15 – MINOR LAND DIVISIONS) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES.

A. Recitals.

(i) David M. Renton, (“Applicant” hereinafter), property owner of a parcel adjacent to 1278 Vina Del Mar Avenue, heretofore filed an application for approval of Tentative Parcel Map (TPM) 2023-113, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Tentative Parcel Map request is referred to as the “Application”.

(ii) On July 11, 2023, the City of Placentia Planning Commission (“Commission”) conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

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

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

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

(Attachment “A”), this development complies with all applicable code requirements and development standards of Title 23 of the Placentia Municipal Code (PMC), and Title 22, and all applicable Building Codes and other Regulations of the PMC.

b. Accepting that the Planning Commission recommends approval of TPM 2023-113, as the proposed use will be consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Residential, and the proposed use does not involve any change in the land use designation of the subject site. The proposed project involves the subdivision of an approximately 0.47 acre lot into two parcels located adjacent to 1278 Vina Del Mar Avenue (APN 341-022-10) in the R-1 Zoning District, which is a development type that is consistent with the Low Density Residential land use designation.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of PMC Chapter 22.80 (Subdivisions of four or less parcels). The proposed development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

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

e. That the proposed map is consistent with the General Plan. The proposed TPM is to subdivide a larger parcel into two smaller parcels. In an overall review of the General Plan, the proposed subdivision is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan Land Use element under Policy 2.4, “that, large, contiguous vacant or underutilized parcels should be comprehensively planned for development to be compatible with adjacent neighborhoods.” The subject site is a 0.47-acre site. The subdivision will allow for the development of two additional single-family homes on the newly created parcels. Furthermore, it is an objective of the City’s Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City’s share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project to be constructed there will be an increase in the housing inventory by two units. For these reasons, approval of the Tentative Parcel Map is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan.

f. That the site is physically suitable for the type and density of development. The subject site is a 0.47-acre parcel, which has been designed to accommodate future single-family units, as well as sufficient parking, landscaping, and

open space. Based on this, the subject site is adequate to accommodate the R-1 Single-Family Residential Zoning Designation.

g. That the design of the subdivision or type of future improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a subdivision of a 0.47-acre lot into two parcels.

h. That the design of the subdivision or the type of future improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. All of the easements will be protected in place.

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

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) guidelines set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions), the City of Placentia Environmental Guidelines, and California Public Resources Code §§ 21000, *et seq.*, and to direct staff to file a Notice of Exemption with respect to the subject Project;

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

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of TPM 2023-113 to the City of Placentia City Council, as modified herein, and specifically subject to the conditions set forth in Attachment “A” attached hereto and by this reference incorporated herein.

5. The Secretary to the Planning Commission shall:

a. Certify to the adoption of this Resolution; and

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

ADOPTED AND APPROVED this 11th day of July 2023.

FRANK PEREZ, CHAIR

I, Joseph Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 11th day of July 2023, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of July 2023, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

JOSEPH M. LAMBERT
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

CITY ATTORNEY

Attachment A
Special Conditions of Approval for
Tentative Parcel Map No. TPM 2023-113
Vina Del Mar Avenue (APN: 341-022-10)

SPECIAL CONDITIONS

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

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

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
3. Approval of TPM 2023-113 and the resulting Final Map is contingent upon City Council approval.
4. TPM 2023-113 shall expire twenty-four (24) months after City Council approval or conditional approval if a final map is not recorded. Upon written request by the developer the time limit may be extended an additional twelve (12) months by City Council.

5. The developer/owner of each resulting lot shall be required to join any applicable Homeowner's Association (HOA) that the properties fall within the boundaries of.
6. The resulting 2 lots shall require a minimum of 6 foot tall block wall along the sides and rear lot lines of resulting Lot 1 and Lot 2. If feasible, the existing wall or portions of that wall may be utilized, or a new wall(s) shall be constructed to the satisfaction of the Development Services Director.
7. The developer/owner of each resulting lot shall require HOA (if applicable) review of any landscape or wall/fence plans.
8. A final map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
9. TPM 2023-113 and the related Final Map shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
10. Any modifications to the approved TPM and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
11. Prior to final release of any future buildings for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
12. Prior to the development of the parcels, the Applicant will provide certification of well abandonment from CALGEM (California Geologic Energy Management Division) and any mitigation measures needed for development atop and/or in proximity of any oil wells.
13. The developer/builder shall submit plans to Development Services for a Site Plan Review (SPR) for any proposed homes on Lot 1 and/or Lot 2.
14. Applicant/builder is responsible, at its sole cost and expense, to cause all cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of

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

15. Developer shall pay in full to the City of Placentia, any and all applicable citywide Development Impact Fees (including, but not limited to fees relating to recreational facilities, sewer facilities, transportation infrastructure, storm drain facilities, and public safety impacts) adopted by and set forth by the City Council, as set forth in Chapter 5 of the Placentia Municipal Code, in effect at the time building permits are issued prior to issuance of the first building permit for each respective property.
16. Developer and/or property owner agrees to approve the incorporation of the project into Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
17. Developer and/or property owner agrees to approve the incorporation of the project into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into LMD No. 1992-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
18. Developer and/or property owner agrees to approve the incorporation of the project into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into SLD No. 1981-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
19. Developer and/or property owner agrees that the City may, at its sole election, require that, instead of annexing into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which, and the initial amount of the taxes and assessments thereunder, will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District, provided that the incorporation of the new CFD does not otherwise delay the development of the project; in which event the project shall instead be annexed into SLD 1981-01 and/or LMD 1992-1. Any automatic fee

increases for the Community Services District shall not be inconsistent with the approved rate study.

ENGINEERING DEPARTMENT

20. All improvement and grading plans shall be drawn on twenty-four (24) inches by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
21. The following items are required for the entitlement review:
 - a. Preliminary grading and drainage plan.
 - b. Preliminary geotechnical report.
 - c. Preliminary hydrology/drainage study.
 - d. Preliminary Water Quality Management Plan (WQMP) in the form and content per the City's WQMP template.
 - e. Sewer capacity study.
22. Prior to issuance of Certificate of Occupancy or building final, all existing and new utilities including electric power, telephone, telecommunication fiber and/or cable TV in the street adjacent to and on-site shall be placed underground in accordance with the City of Placentia standards and ordinances.
23. It is the applicant's responsibility to notify all utility companies and the City of Placentia for disconnection and/or relocation of the existing utilities, vaults and meters. It is also the applicant's responsibility to ensure applicant notifies the Building Inspection Division that these utilities have been properly relocated and/or disconnected. Prior to recordation of the final map, the public improvement plans as required shall be prepared and signed by the City Engineer.
24. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project and site improvements plans on an AutoCAD DWG and DFX formatted Compact Disc (CD) to the Public Works Department. The applicant shall pay for and provide the City with copies of as-built plans.
 1. Recent title report to clarify the ownership and all easements on the property.
 2. Provide an erosion control, Storm Water Pollution Prevention Plans (SWPPP) for protection of the site during and post excavation activities.

GRADING

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

existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.

29. Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures. The recommendations shall be implemented by the Applicant.
30. Prior to the issuance of a grading permit, erosion control plans and notes shall be submitted and approved by the Engineering Division of Public Works Department.
31. All private slopes of 4 feet or more in vertical height and of 4:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
32. The development site shall be graded to drain surface water to the existing City storm drain system with no cross-lot drainage permitted. Drainage shall be indicated on the precise grading plans.
33. Surety and agreement guaranteeing completion of all on-site grading improvements including drainage, structural BMPs, erosion control, grading operations shall be posted and executed to the satisfaction of the City Engineer prior to the issuance of grading permits.
34. The final grading plan for this parcel shall be substantially the same, specifically regarding pad elevations, size, and configuration as the proposed grading illustrated on the approved site plan. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Development Services Director and the City Engineer may refer the matter to the Planning Commission for an opinion before deciding.
35. All parking, common, and storage areas shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo censored cell.
36. The site grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the

requirements and standards of the City of Placentia.

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

Public Improvements and Construction

40. Applicant will be responsible for reconstruction of the existing pavement within the limits of the project after all the utility cuts have been completed. The applicant shall provide street resurfacing using grind to a depth of 2-inch and 2-inch overlay. Applicant is also responsible for construction of the driveway approaches, sidewalks, curb and gutters, streetlights, and street trees as determined by the City Engineer. The limit of the paving shall include full width of the street along the entire property frontage. All public improvements shown on the plans and the map shall be constructed to the City of Placentia's standards, ordinances, policies
41. Prior to issuance of 1st occupancy permit, all new public improvements including curb, gutter, sidewalk, asphalt concrete pavement, and streetlights within property boundaries shall be constructed satisfactorily to the City Engineer.
42. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer.
43. All ADA improvements constructed within the public right of way must meet the latest ADA and CBC standards and will require CASp inspection during construction and be certified by the CASp inspector. All CASp inspection and related activities shall be provided and paid for by the applicant and the developer.
44. Prior to recordation of final map or issuance of building permit if recordation has already been accomplished, the applicant shall enter into an agreement and post security bond, in a form and amount acceptable to the City Engineer, guaranteeing the construction of public improvements in conformance with applicable City standards and the City Code, including, but not limited to the following:

45. Street improvement including, but not limited to: pavement, curb and gutter, sidewalks, driveway approaches, street lights, signing, striping, traffic signal systems and other traffic control devices as appropriate.
- a. Storm drain facilities
 - b. Landscaping
 - c. Sewer systems
 - d. Street lighting

Storm Drain Improvements and Construction

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

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

Sewer line Improvements and Construction

52. Sewer flow calculations justifying pipeline design and connection to the main shall be prepared by a registered civil engineer and submitted as a part of an improvement plan for approval by the City Engineer. Provide sewer capacity analysis in accordance with the City's Guidelines to evaluate the proposed sewer flow rates into the City sewer system using current flow rate and for pipeline capacity availability. Please see attached "Sewer Capacity Guidelines."

53. Prior to issuance of building permits, the developer's engineer shall analyze and mitigate any sewer system deficiencies for all phases of the proposed development. Results of the system analysis may require special construction such as booster pumps, upsize the downstream pipes and backwater valves. The engineering analysis and special construction requirements shall be subject to review and approval of City Engineer.

54. Onsite water improvement and fire protection plans shall be approved by the Fire Marshal, the local water district, and City Engineer. The water distribution lines and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Golden State Water Company.

55. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Orange County Fire Authority and satisfaction to the City Engineer.

56. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.

57. Installation of new sanitary sewer manholes may be required at the discretion of the City Engineer and OCSC. All sanitary sewer improvements shall be in accordance with the latest OC Public Works Department Standards.

Traffic

58. Submit plans to the City's Transportation Manager for review and approval. Provide new and modify the existing striping modifications within the limits of the new paving and the project.

Final Map

59. Applicant shall provide a quitclaim or relocation of any existing easements that affect

the proposed development.

60. The applicant shall prepare and submit a preliminary title report not older than 90 days.
61. Prior to approval of the Final Map, pursuant to the Subdivision Improvement Agreement for Public Improvements, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement for providing the necessary right-of-way design and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
62. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer.
63. This project falls under the City's Municipal Code: 8.04.390 Special requirements for construction/deconstruction waste. This is to ensure the diversion of at least fifty (50) percent of all construction/deconstruction waste generated within the city the following special requirements apply to all covered projects as listed in Section 8.04.400:
 - a) All contractors or owner-builders applying for a permit are required to complete a project form and attest that only an authorized city agent will be used to haul debris and other solid waste generated by that project.
 - b) All contractors or owner-builders are required to place a deposit with the city to ensure their compliance with the required use of an authorized city agent. The specific deposit amount shall be an equivalent to One (1.00) percent of the total project value.
 - c) Upon completion of the project, and if proof deemed satisfactory by the city confirms that all solid waste hauling for that project was done by an authorized city agent then a full refund of the deposit will be made. Acceptable forms of proof are weight tickets, collection receipts, billings, or similar statements from an authorized city agent showing that they performed solid waste collection at the location established for that project. It is the contractor's or owner-builders' responsibility to provide receipts covering all hauling activity for that project. Failure to provide complete records will be deemed as noncompliance.
 - d) Failure to provide receipts or other acceptable proof of compliance for all solid waste hauling on a project will result in the forfeiture of one hundred (100) percent of deposited funds. (O-2011-08 § 2, 2011)

PLACENTIA FIRE & LIFE SAFETY DEPARTMENT

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



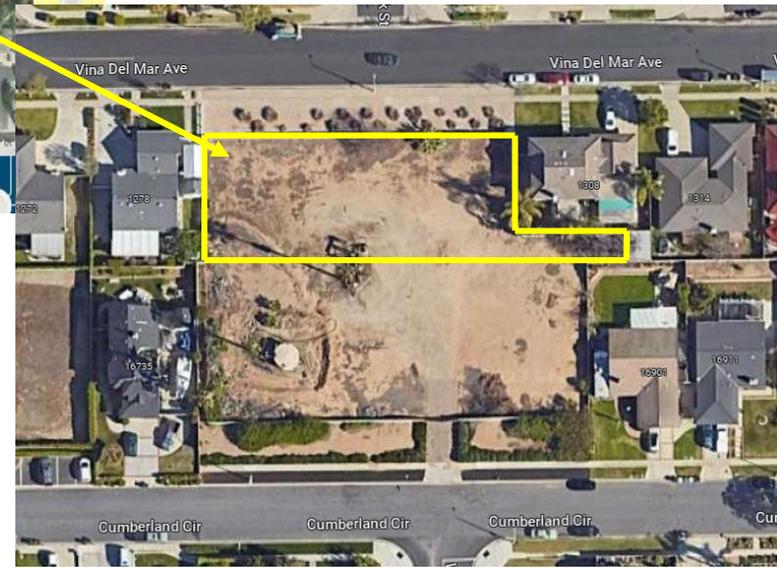
ATTACHMENT 2. VICINITY MAP

TPM 2023-113; VINA DEL MAR AVENUE (APN 341-022-10)



Zoning Code

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



TENTATIVE PARCEL MAP No. 2023-113

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

BEING A SUBDIVISION OF LOT B OF TRACT NO. 6013, AS PER MAP RECORDED
IN BOOK 220, PAGES 16-17 INCLUSIVE, MISCELLANEOUS MAPS, IN THE OFFICE OF THE
COUNTY RECORDER, ORANGE COUNTY, CALIFORNIA.

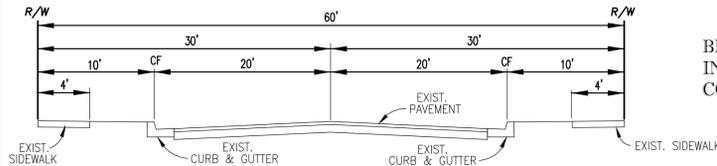
2 PARCELS 0.47 ACRES (NET & GROSS) MAY 2023

OWNER/SUBDIVIDER:

DAVID M. RENTON
15 LEEWARD LANE
RIVERSIDE, CT 06878
203-274-2749
drenton123@mac.com

PREPARED BY:

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

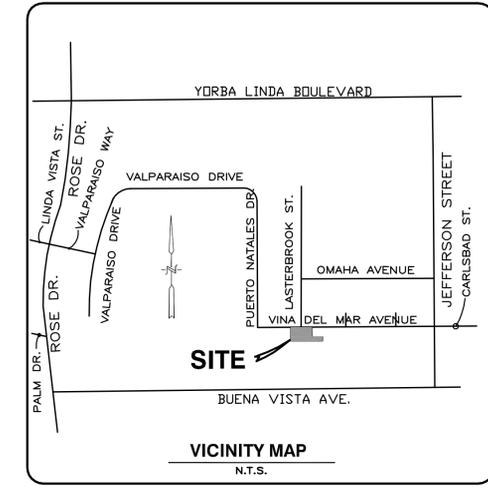


TYPICAL SECTION

VINA DEL MAR AVENUE

SITE ADDRESS: 1278 VINA DEL MAR AVENUE

AT INTERSECTION VINA DEL MAR AVE. & LASTERBROOK STREET



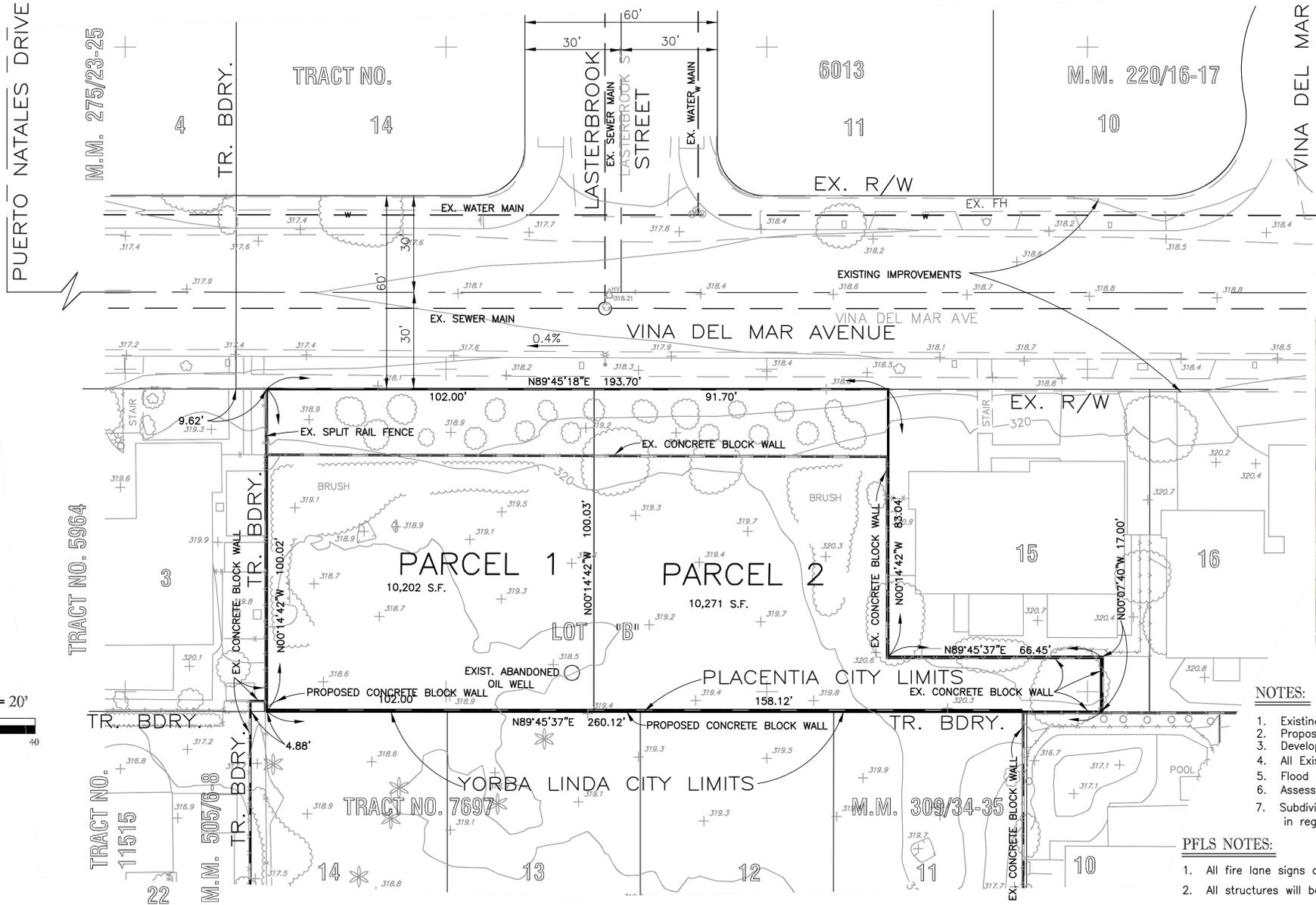
VICINITY MAP
N.T.S.

LEGEND

- PAD=247.0 — PROPOSED PAD ELEVATION
- 1 — PROPOSED LOT NUMBER
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- FD — EXISTING FIRE HYDRANT
- S — PROPOSED SEWER MAIN
- W — PROPOSED WATER MAIN
- FD — PROPOSED FIRE HYDRANT
- — PROPOSED GRATE INLET
- — PROPOSED PVC DRAIN
- LS — LANDSCAPE AREA
- (P) — PROPOSED PARKING STALL
- — PROPOSED WATER METER
- — PROPOSED BLOCK WALL
- — EXISTING BLOCK WALL
- — PROPOSED WATER VALVE
- TC — TOP OF CURB
- FL — FLOW LINE
- FS — FINISH SURFACE
- FG — FINISH GRADE
- FF — FINISH FLOOR
- GF — GARAGE FLOOR
- INV. — INVERT
- TG — TOP OF GRATE
- CF — CURB FACE
- R/W — RIGHT OF WAY
- P — PLANTER

UTILITY PURVEYORS:

- WATER: GOLDEN STATE WATER COMPANY
1920 W. CORPORATE WAY
ANAHEIM, CA 92801
- SEWER: CITY OF PLACENTIA
DEPARTMENT OF PUBLIC WORKS
401 E. CHAPMAN AVENUE
PLACENTIA, CA 92870
- GAS: SOUTHERN CALIFORNIA GAS CO.
1919 S. STATE COLLEGE BLVD., SUITE G
ANAHEIM, CA 92830
- ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
1851 W. VALENCIA DRIVE
FULLERTON, CA 92833
- TRASH: REPUBLIC DISPOSAL SERVICES
1131 N. BLUE GUM STREET
- TELEPHONE: AT&T
3939 E. CORONADO ST., SECOND FLOOR
ANAHEIM, CA 92807
- CABLE TV: TIME-WARNER

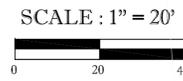


NOTES:

1. Existing Zoning: R-1 (Single Family Residential).
2. Proposed Use: Single Family Residential.
3. Development of Lots: For sale as lots.
4. All Existing Structures On Site To Be Demolished.
5. Flood Zone "X".
6. Assessor's Parcel No. 341-022-10
7. Subdivider intends to comply with all requirements in Chapters 20.20, 22.16 through 22.64 and other laws of the City in regards to construction and erosion control.

PFLS NOTES:

1. All fire lane signs or red curb areas shall be shown on a site plan approved by the PFLS.
2. All structures will be protected with an approved automatic fire sprinkler system.



BENCHMARK:

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS
ALUMINUM BENCHMARK DISK STAMPED "2G-20-70",
SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE CATCH BASIN.
MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF ROSE DRIVE,
0.2 MILES SOUTHERLY OF THE CENTERLINE OF YORBA LINDA BOULEVARD
AND 43 FT. EASTERLY OF THE CENTERLINE OF ROSE DRIVE.
MONUMENT IS SET LEVEL WITH THE SIDEWALK.
BENCHMARK: 2G-20-70 307.652 NAVD88 YEAR 2006

I, THOMAS A. KING, DEPOSE AND STATE THAT THE OWNERS
OF THIS PROPERTY COMPRISING THE PROPOSED SUBDIVISION
NO. 2023-113 SHOWN ON THIS MAP, HAVE CONSENTED TO THE
PREPARATION AND SUBMISSION OF THIS MAP.

Thomas A. King

THOMAS A. KING R.C.E. NO. 16916
DATED THIS 21 DAY OF MAY 2023



TPM 2023-113; Vina Del Mar Avenue (341-022-10)

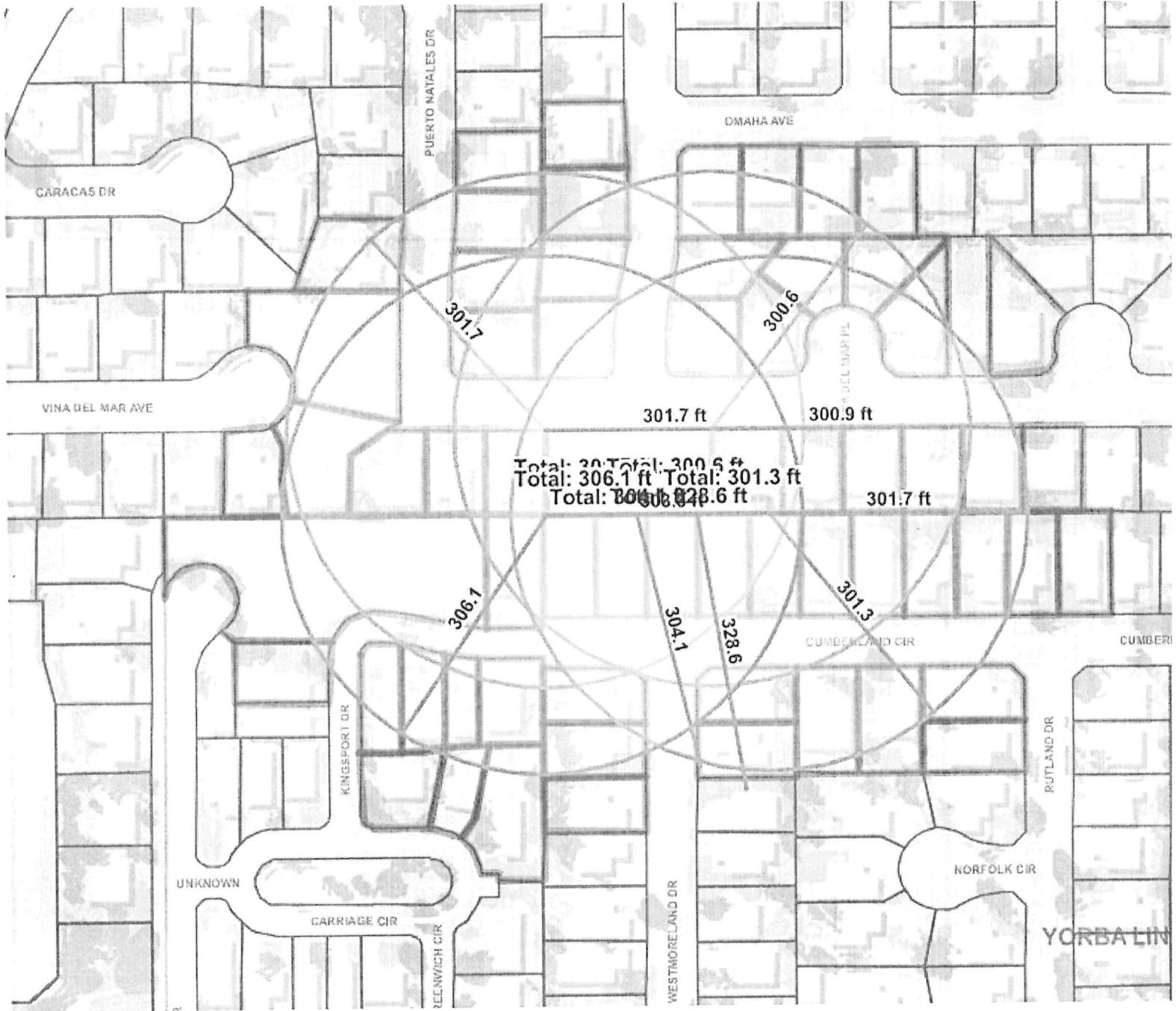
Site Photos



Looking southerly at subject site from Vina Del Mar Avenue



Looking southeasterly at subject site from Vina Del Mar Avenue, towards Cumberland Circle (City of Yorba Linda)



Total: 301.7 ft
 Total: 300.5 ft
 Total: 301.3 ft
 Total: 306.1 ft
 Total: 300.6 ft

CARACAS DR

VINA DEL MAR AVE

PUERTO NATALES DR

OMAHA AVE

VINA DEL MAR PL

301.7

300.6

301.7 ft

300.9 ft

301.7 ft

306.1

304.1

328.6

301.3

CUMBERLOND CIR

CUMBER

KINGSFORT DR

RUTLAND DR

UNKNOWN

CARRIAGE CIR

RECNWICH CIR

WESTMORELAND DR

NORFOLK CIR

YORBA LINDA

<u>Use Description</u>	<u>Zone</u>	<u>Yr Blt</u>	<u>Units</u>	<u>SqFt</u>	<u>Sale Amt</u>	<u>Phone</u>	<u>Sale Dt</u>
1 Parcel 341-022-10 Owner ELIZABETH MILLER Residential-Vacant Land		Site , , - Mail 15 LEEWARD LN , RIVERSIDE, CT 06878-2409	0	0	\$0		12/16/2022
2 Parcel 341-311-45 Owner RANDALL BLANCHARD Residential-Vacant Land		Site , YORBA LINDA, CA 92886- Mail 1101 DOVE ST STE 233, NEWPORT BEACH, CA 92660-2828	0	0	\$0		
3 Parcel 341-221-11 Owner UNION OIL COMPANY OF CALIFORNIA Residential-Vacant Land		Site , YORBA LINDA, CA 92886- Mail , , -	0	0	\$0		03/02/2022
4 Parcel 341-311-28 Owner PRIOR MICHAEL GORDON TR Single Family Residential		Site 16715 CARRIAGE CIR , YORBA LINDA, CA 92886-4848 Mail 16715 CARRIAGE CIR , YORBA LINDA, CA 92886-4848	1983	0	1,639	\$203,000	09/09/1996
5 Parcel 341-311-29 Owner ALEX & HEATHER MALONE Single Family Residential		Site 16725 CARRIAGE CIR , YORBA LINDA, CA 92886-4848 Mail 16725 CARRIAGE CIR , YORBA LINDA, CA 92886-4848	1983	0	1,723	\$280,000 (714) 340-8200	03/01/1995
6 Parcel 341-311-26 Owner MAHROKH & AKBAR NAMDARKHAN Single Family Residential		Site 16700 CUMBERLAND CIR , YORBA LINDA, CA 92886-4850 Mail 168 TRIBECA , IRVINE, CA 92612-0178	1983	0	2,257	\$869,000	01/07/2022
7 Parcel 341-311-25 Owner WYNN & DONNA ROBBINS Single Family Residential		Site 16710 CUMBERLAND CIR , YORBA LINDA, CA 92886-4850 Mail 550 E CHAPMAN AVE STE B, ORANGE, CA 92866-1641	1983	0	1,639	\$200,000	11/30/1995
8 Parcel 341-311-24 Owner STEVEN & MARY MORIKAWA Single Family Residential		Site 16720 CUMBERLAND CIR , YORBA LINDA, CA 92886-4850 Mail 16720 CUMBERLAND CIR , YORBA LINDA, CA 92886-4850	1983	0	2,257	\$310,000 (714) 869-4846	03/09/2000
9 Parcel 341-311-23 Owner CHRISTOPHER & CARRIE WOOD Single Family Residential		Site 16730 CUMBERLAND CIR , YORBA LINDA, CA 92886-4850 Mail 16730 CUMBERLAND CIR , YORBA LINDA, CA 92886-4850	1983	0	1,639	\$235,000	08/28/1998
10 Parcel 341-311-22 Owner JACK & SUSAN SMITH Single Family Residential		Site 16735 CUMBERLAND CIR , YORBA LINDA, CA 92886-4869 Mail 16735 CUMBERLAND CIR , YORBA LINDA, CA 92886-4869	1983	0	2,257	\$177,000	02/17/1984
11 Parcel 341-221-10 Owner STEPHEN & DEBORAH KERPAN Single Family Residential		Site 16901 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 Mail 16901 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837	1972	0	1,379	\$306,000	06/07/2001
12 Parcel 341-221-09 Owner JAMES & JAN FRENCH Single Family Residential		Site 16911 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 Mail 16911 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837	1972	0	1,440	\$65,500 (714) 401-0255	08/06/1984
13 Parcel 341-223-26 Owner ROBERT & CARMEN ROUTLEDGE Single Family Residential		Site 16912 CUMBERLAND CIR , YORBA LINDA, CA 92886-4808 Mail 16912 CUMBERLAND CIR , YORBA LINDA, CA 92886-4808	1972	0	2,390	\$0 (916) 519-6424	03/09/2009

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14 Parcel 341-221-08 Owner AARON VU & TRANG DUONG Single Family Residential		Site 16921 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 Mail 16921 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 1972	0	1,730	\$0	(714) 390-9401	04/15/2009
15 Parcel 341-221-07 Owner CHRISTOPHER WAGNER Single Family Residential		Site 16931 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 Mail 16931 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 1972	0	1,209	\$0		
16 Parcel 341-223-27 Owner COREY & JULIE OTERO Single Family Residential		Site 16932 CUMBERLAND CIR , YORBA LINDA, CA 92886-4808 Mail 16932 CUMBERLAND CIR , YORBA LINDA, CA 92886-4808 1972	0	1,440	\$470,000	(714) 572-1143	03/16/2004
17 Parcel 341-221-06 Owner DANIEL & MARY CISNEROS Single Family Residential		Site 16941 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 Mail 16941 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 1972	0	1,440	\$64,500		12/06/1976
18 Parcel 341-221-05 Owner SUHAIL & HANAN KASSIS Single Family Residential		Site 16951 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 Mail 16951 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 1972	0	1,379	\$37,000		05/23/1981
19 Parcel 341-221-04 Owner RICHARD & CLAUDIA GEHLE Single Family Residential		Site 16961 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 Mail 16961 CUMBERLAND CIR , YORBA LINDA, CA 92886-4837 1972	0	1,440	\$0		
20 Parcel 341-311-21 Owner KEE & JANE KIM Single Family Residential		Site 5425 KINGSPORT DR , YORBA LINDA, CA 92886-4849 Mail 5425 KINGSPORT DR , YORBA LINDA, CA 92886-4849 1983	0	2,257	\$745,000		02/15/2017
21 Parcel 341-311-27 Owner BRIAN & JULIET MURPHY Single Family Residential		Site 5450 KINGSPORT DR , YORBA LINDA, CA 92886-4863 Mail 5450 KINGSPORT DR , YORBA LINDA, CA 92886-4863 1983	0	1,639	\$471,000		09/18/2003
22 Parcel 341-021-64 Owner STEVEN & STACY PARK Single Family Residential		Site 1205 LASTERBROOK ST , PLACENTIA, CA 92870-3905 Mail 1205 LASTERBROOK ST , PLACENTIA, CA 92870-3905 1965	0	2,018	\$625,000		10/17/2016
23 Parcel 341-023-11 Owner EDGAR RAMOS & MARIA CONTRERAS Single Family Residential		Site 1210 LASTERBROOK ST , PLACENTIA, CA 92870-3904 Mail 12152 TRASK AVE SPC 29, GARDEN GROVE, CA 92843-3842 1965	0	2,176	\$949,500		10/24/2022
24 Parcel 341-021-63 Owner STEVEN & PATRICIA ANDERSON Single Family Residential		Site 1211 LASTERBROOK ST , PLACENTIA, CA 92870-3905 Mail 1211 LASTERBROOK ST , PLACENTIA, CA 92870-3905 1965	0	1,819	\$210,000		07/31/1997
25 Parcel 341-021-51 Owner MARY RUIZ & CATHY MCDONALD Single Family Residential		Site 1219 LASTERBROOK ST , PLACENTIA, CA 92870-3905 Mail 1219 LASTERBROOK ST , PLACENTIA, CA 92870-3905 1964	0	1,922	\$0		
26 Parcel 341-021-50 Owner CRAIG & LYNNE ROUSE Single Family Residential		Site 1225 LASTERBROOK ST , PLACENTIA, CA 92870-3905 Mail 1225 LASTERBROOK ST , PLACENTIA, CA 92870-3905 1964	0	1,944	\$0	(714) 872-3907	12/08/2000

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27 Parcel 341-023-10 Owner VANHSAY MEKDARA & FANAY LOISELLE Single Family Residential		Site 1302 OMAHA AVE , PLACENTIA, CA 92870-3911 Mail 1302 OMAHA AVE , PLACENTIA, CA 92870-3911 1964	0	1,922	\$1,100,000		07/01/2022
28 Parcel 341-023-09 Owner PAUL & SUSANNA PETERSON Single Family Residential		Site 1308 OMAHA AVE , PLACENTIA, CA 92870-3911 Mail 1308 OMAHA AVE , PLACENTIA, CA 92870-3911 1964	0	1,669	\$0	(714) 726-0536	
29 Parcel 341-023-08 Owner JOHN & KIM THORSEN Single Family Residential		Site 1314 OMAHA AVE , PLACENTIA, CA 92870-3911 Mail 1314 OMAHA AVE , PLACENTIA, CA 92870-3911 1964	0	1,944	\$422,500	(714) 745-0376	03/20/2003
30 Parcel 341-023-07 Owner JASON & KAREN KEITH Single Family Residential		Site 1320 OMAHA AVE , PLACENTIA, CA 92870-3911 Mail 773 VALLEJO ST , BREA, CA 92821-2774 1964	0	1,747	\$1,083,000		01/10/2022
31 Parcel 341-203-04 Owner STEVEN & CHRISTINE PROHOROFF Single Family Residential		Site 1212 PUERTO NATALES DR , PLACENTIA, CA 92870-3912 Mail 1212 PUERTO NATALES DR , PLACENTIA, CA 92870-3912 1971	0	1,600	\$208,000	(714) 350-1982	09/24/1993
32 Parcel 341-203-03 Owner JAMES & MICHELLE HOLDERMAN Single Family Residential		Site 1218 PUERTO NATALES DR , PLACENTIA, CA 92870-3912 Mail 1218 PUERTO NATALES DR , PLACENTIA, CA 92870-3912 1971	0	1,400	\$273,500		06/29/2001
33 Parcel 341-201-29 Owner MARC NALLY & HOAN MAC Single Family Residential		Site 1219 PUERTO NATALES DR , PLACENTIA, CA 92870-3913 Mail 1219 PUERTO NATALES DR , PLACENTIA, CA 92870-3913 1971	0	1,295	\$215,000		08/28/1998
34 Parcel 341-203-02 Owner PHILIP & KRISTEN GARRETT Single Family Residential		Site 1224 PUERTO NATALES DR , PLACENTIA, CA 92870-3912 Mail 1224 PUERTO NATALES DR , PLACENTIA, CA 92870-3912 1971	0	1,904	\$831,000		09/28/2020
35 Parcel 341-223-01 *DNM* Owner MARK LORENZ Single Family Residential		Site 5341 RUTLAND DR , YORBA LINDA, CA 92886-4822 Mail 5341 RUTLAND DR , YORBA LINDA, CA 92886-4822 1972	0	1,379	\$222,000		06/30/1998
36 Parcel 341-223-02 Owner SAMUEL LOCK & FELICIA WONG Single Family Residential		Site 5351 RUTLAND DR , YORBA LINDA, CA 92886-4822 Mail 19912 MALAGA LN , YORBA LINDA, CA 92886-2821 1972	0	1,148	\$988,000		02/23/2022
37 Parcel 341-201-40 Owner LEONARD & LINDA WOODARD Single Family Residential		Site 1254 VINA DEL MAR AVE , PLACENTIA, CA 92870-3934 Mail 1254 VINA DEL MAR AVE , PLACENTIA, CA 92870-3934 1983	0	2,716	\$275,000		11/18/1994
38 Parcel 341-201-35 Owner INGRID MOELTER & MOELTER TRUST Residential-Vacant Land		Site 1255 VINA DEL MAR AVE , PLACENTIA, CA 92870-3940 Mail 479 TROY LN , SONOMA, CA 95476-9313 0	0	0	\$0		
39 Parcel 341-201-39 Owner ROBERT & THERESA STANFORD Single Family Residential		Site 1260 VINA DEL MAR AVE , PLACENTIA, CA 92870-3934 Mail 1260 VINA DEL MAR AVE , PLACENTIA, CA 92870-3934 1983	0	2,720	\$285,000		04/21/1994

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40 Parcel 341-201-31 Owner THOMAS & SUSAN NILLES Single Family Residential		Site 1266 VINA DEL MAR AVE , PLACENTIA, CA 92870-3936 Mail 1266 VINA DEL MAR AVE , PLACENTIA, CA 92870-3936	1971	0	2,230	\$719,000	07/27/2017
41 Parcel 341-203-05 Owner ROBERT & JUNG YOUNG Single Family Residential		Site 1271 VINA DEL MAR AVE , PLACENTIA, CA 92870-3935 Mail 1271 VINA DEL MAR AVE , PLACENTIA, CA 92870-3935	1971	0	2,114	\$0	
42 Parcel 341-201-32 Owner KENNETH & ROBYN ROESNER Single Family Residential		Site 1272 VINA DEL MAR AVE , PLACENTIA, CA 92870-3936 Mail PO BOX 1087 , TWISP, WA 98856-1087	1971	0	1,400	\$0	
43 Parcel 341-201-33 Owner TIMOTHY NANCARROW & CATHERINE SOBIE Single Family Residential		Site 1278 VINA DEL MAR AVE , PLACENTIA, CA 92870-3936 Mail 1278 VINA DEL MAR AVE , PLACENTIA, CA 92870-3936	1971	0	1,400	\$637,500	11/02/2006
44 Parcel 341-023-12 Owner AIDA MIKALOUSKAS & AIDA KLORIS Single Family Residential		Site 1305 VINA DEL MAR AVE , PLACENTIA, CA 92870-3953 Mail 1305 VINA DEL MAR AVE , PLACENTIA, CA 92870-3953	1965	0	2,226	\$0	
45 Parcel 341-022-09 *DNM* Owner MOHAMMAD FAZIL Single Family Residential		Site 1308 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937 Mail 17385 SUMMER OAK PL , YORBA LINDA, CA 92886-9002	1965	0	2,521	\$180,000	05/01/1987
46 Parcel 341-022-08 Owner TODD BASCOU Single Family Residential		Site 1314 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937 Mail 2901 CANYON BROOK DR , RICHARDSON, TX 75080-1930	1965	0	1,819	\$0	
47 Parcel 341-022-07 Owner DU TILL JUNE J TR Single Family Residential		Site 1320 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937 Mail 1320 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937	1965	0	2,018	\$0	
48 Parcel 341-022-06 Owner JOHN & JILL HOLLON Single Family Residential		Site 1326 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937 Mail 1326 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937	1965	0	2,226	\$225,000	03/31/1997
49 Parcel 341-022-05 Owner CHRISTOPHER & BRENDA ROCHE Single Family Residential		Site 1332 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937 Mail 1332 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937	1965	0	1,819	\$615,000	11/05/2013
50 Parcel 341-022-04 Owner THANH HA & NGOC PHAM Single Family Residential		Site 1338 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937 Mail 1338 VINA DEL MAR AVE , PLACENTIA, CA 92870-3937	1965	0	2,018	\$492,000	06/27/2013
51 Parcel 341-023-18 Owner LAWRENCE BRANNON Single Family Residential		Site 1335 VINA DEL MAR CIR , PLACENTIA, CA 92870-3938 Mail 1335 VINA DEL MAR CIR , PLACENTIA, CA 92870-3938	1965	0	2,018	\$550,000	02/28/2006
52 Parcel 341-023-13 Owner DANIEL & LING WAGGERMAN Single Family Residential		Site 1311 VINA DEL MAR PL , PLACENTIA, CA 92870-3954 Mail 1311 VINA DEL MAR PL , PLACENTIA, CA 92870-3954	1965	0	2,018	\$967,000	10/05/2021

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53 Parcel 341-023-14 Owner RAY STUBBS & RAY E STUBBS TRUST Single Family Residential		Site 1315 VINA DEL MAR PL , PLACENTIA, CA 92870-3954 Mail 1315 VINA DEL MAR PL , PLACENTIA, CA 92870-3954	1965	0	2,176	\$0	
54 Parcel 341-023-15 Owner LAURA AMADOR & JAVIER ANADOR Single Family Residential		Site 1319 VINA DEL MAR PL , PLACENTIA, CA 92870-3954 Mail 1319 VINA DEL MAR PL , TUSTIN, CA 92780-	1965	0	2,176	\$485,500	03/09/2011
55 Parcel 341-023-16 Owner AILING XU & HUI LI Single Family Residential		Site 1323 VINA DEL MAR PL , PLACENTIA, CA 92870-3954 Mail 3816 HOGAN DR , YORBA LINDA, CA 92886-7040	1965	0	2,226	\$546,000	08/21/2009
56 Parcel 341-224-01 Owner DON HULSEY & DON W HULSEY AND MARIE L Single Family Residential		Site 5341 WESTMORELAND DR , YORBA LINDA, CA 92886-4830 Mail 5341 WESTMORELAND DR , YORBA LINDA, CA 92886-4830	1972	0	1,379	\$0	10/14/2008
57 Parcel 341-223-25 Owner CHRIS & SHIRLEY JOHNSON Single Family Residential		Site 5342 WESTMORELAND DR , YORBA LINDA, CA 92886-4831 Mail 5342 WESTMORELAND DR , YORBA LINDA, CA 92886-4831	1972	0	2,147	\$80,000	08/22/1978
58 Parcel 341-224-02 Owner ROBERT GENTZ II & WENDY GENTZ Single Family Residential		Site 5351 WESTMORELAND DR , YORBA LINDA, CA 92886-4830 Mail 4789 GRANADA DR , YORBA LINDA, CA 92886-	1972	0	1,379	\$185,000	10/08/1993
59 Parcel 341-223-24 Owner DANIEL SMITH Single Family Residential		Site 5352 WESTMORELAND DR , YORBA LINDA, CA 92886-4831 Mail 5352 WESTMORELAND DR , YORBA LINDA, CA 92886-4831	1972	0	1,148	\$307,000 (714) 528-4478	03/29/2002
60 Parcel 341-224-03 Owner VICTORIO SEGOVIA Single Family Residential		Site 5361 WESTMORELAND DR , YORBA LINDA, CA 92886-4830 Mail 5361 WESTMORELAND DR , YORBA LINDA, CA 92886-4830	1972	0	1,560	\$28,000	03/08/1973

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WQMPs shall include Best Management Practices for source control, pollution prevention, site design, and Low Impact Development implementation and structural treatment control Best Management Practices (where practicable).

Priority development projects shall infiltrate, harvest, and re-use, evapotranspire, or bio-treat the 85th percentile storm event as specified in NPDES No. CAS618030

All questions regarding WQMPs should be directed to the Public Works Department at
(714) 993-8149
Or via email
acgraham@placentia.org



City of Placentia

401 E. Chapman Ave
Placentia, CA 92870
www.placentia.org

Water Quality Management Plans (WQMP)

City of Placentia

Tel: (714) 993-8149

Frequently Asked Questions Regarding WQMPs

What is the legal authority for the WQMP requirement?

In 2009, the Regional Water Quality Control Board, Santa Ana Region (RWQCB) adopted Order No. R8-2009-0030. This Order is the NPDES Permit No. CAS618030 for municipal stormwater and urban runoff discharges within the County of Orange. The Permit requires the development and implementation of a program addressing stormwater pollution issues in development planning for private projects.

In compliance with the Permit, the Permittees have implemented a Water Quality Management Plan (WQMP) with the ultimate goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater and urban runoff.

Does my project require a WQMP?

For Orange County municipalities, any project submitted to the City of Placentia for review and approval may be subject to the requirements of the Municipal NPDES permit. WQMP compliance is a requirement within the Permit. Development and Redevelopment projects submitted for review and approval will be screened during this process to determine if a WQMP is required.

Any “yes” answers in the table below indicates a “priority project.” If so, site design BMPs should be considered; and routine structural and non-structural source control BMPs, and treatment control BMPs must be implemented on-site.

Proposed Project Includes	Yes/No
All significant redevelopment projects where significant redevelopment is defined as projects that include the addition or replacement of 5,000 square feet or more of impervious surface on a developed site.	
New development projects that create 10,000 square feet or more of impervious surface.	
Automotive repair shops (SIC codes 5013, 5014, 5541, 7532-7534, 7536-7539)	
Restaurants where the land area of development is 5,000 square feet or more.	
All hillside developments on 5,000 square feet or more, which are located on areas with known erosive soil conditions.	
Developments of 2,500 square feet of impervious surface or more, adjacent to or discharging directly into Environmentally Sensitive Areas.	
Parking lots of 5,000 square feet or more.	
Streets, roads, highways, or freeways of 5,000 square feet or more.	
Retail gasoline outlets of 5,000 square feet or more.	

“**Redevelopment**” means land disturbing activity that results in the creation, addition, or replacement of 5,000 sf. or more of impervious surface areas on an already developed site.

How do I prepare a WQMP?

In response to permit requirements from the SARWQCB, the County of Orange has prepared a model WQMP to assist with project development in North and Central Orange County. Consistent with the 2011 Model WQMP, a Project WQMP may include:

- Site design measures
- Low Impact Development (LID) Best Management Practices (BMPs)
- Participation in sub regional/regional BMPs
- Hydromodification BMPs
- Use of alternative programs or treatment control BMPs, and
- Applicable source control BMPs

Is there a City fee for the WQMP Plan

Check? Yes, the City’s WQMP plan review fee is \$378.00 and must be paid at the time of the first submittal.

When do I submit my WQMP to the City of Placentia?

It is recommended that the WQMP be submitted at the same time as the grading plans.



City of Placentia

DEPARTMENT OF PUBLIC WORKS

SUBJECT: HYDROLOGY AND HYDRAULICS DESIGN GUIDELINES

The County of Orange Local Drainage Manual (COLDM) is the governing manual for hydraulic analysis and drainage design within the City of Placentia. The Hydrology and water quality reports shall include a summary of the proposed project conditions, a general overview of key opportunities and constraints associated with the drainage conditions within the project area in accordance with the City's drainage master plan. The following are the minimum requirements that the City and the County Flood Control has established for storm drain and local drainage structures to be constructed and dedicated to the City of Placentia:

STORM DRAIN IMPROVEMENT PLAN CHECKLIST

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
I. ALL SHEETS					
A. Medium					
1. 24"x36" size Mylar film conforming to City format					
2. No "sticky back", glued or taped on sections					
3. Drawn with waterproof ink or reproduced on photographic emulsion Mylar film, no Diazo or Zerographic copies					
B. Signed by the Engineer-of-Work, date of expiration of registration adjacent to signature					
C. Marked with the name, address and telephone number of the firm preparing the plans and date of preparation					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
D. Consecutively numbered & the total number of sheets					
E. Lettered in a neat and legible style, no hand lettering, machine lettering sizes per agency standard.					
F. Name and phase of development					
G. City benchmark identification, location and elevation noted					
H. Basis of bearing provided					
I. Prepared to appropriate scale(s)					
J. Scale noted. North arrow & bar scale					
K. Use standard plans and details to maximum extent					
L. Clearly designate between existing conditions and work proposed					
M. No duplication of any section or detail designation					
II. TITLE SHEET					
A. General Notes provided					
B. Additional notes are designated as "Special Notes"					
C. Index Map					
1. Scale is between 1" = 100' or 1" = 500'					
2. Sheet coverage shown					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
3. Located on Title Sheet					
4. Street Names shown					
5. Q's called out at key locations					
6. Show Storm Drain lines					
7. Show Catch Basins					
D. Vicinity Map					
1. Orient north as on index map					
2. Arterial streets shown					
3. Project location shown					
E. Legend					
1. Symbols per City standards					
2. Non-standard symbols and abbreviations used are listed and described					
F. Approval block for City Engineer					
G. Standard Title block					
H. Owners/Developers name and address shown					
I. Separate written justification for deviations provided					
J. Quantity estimates provided and broken out between public and private and per Tract if multi-Tract project.					
K. Underground service alert					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
III. HYDROLOGY AND HYDRAULICS STUDY					
A. Hydrology Map					
1. Existing and proposed contours shown.					
2. Drainage Boundaries shown.					
3. Drainage boundaries do not conflict with contours.					
4. Scale and north arrow shown.					
5. Improvements shown (streets, storm drains and grading).					
6. Flow arrows and drainage paths shown.					
7. Q called out at points of concentration.					
8. Soil type shown.					
9. Existing condition and proposed condition maps included.					
B. Hydrology Study					
1. Study shows that overall design perpetuates the existing natural drainage.					
2. Diversion within jurisdiction's tolerance.					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
3. Outlet condition of flows the same or permission gained from downstream owner.					
4. Follows jurisdiction methodology or manual.					
5. Appropriate computer program used.					
6. Supporting graphs/charts provided.					
7. Lengths and elevations agree with map.					
8. Area sizes agree with maps.					
9. Appropriate development condition used.					
10. No areas omitted.					
11. Bulking factor added if required by agency.					
12. Depths of flow for agency's storm events meet agency's requirement.					
C. Hydraulics Calcs					
1. Catch basin, street capacity and storm drain calculations submitted.					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
2. Appropriate hydraulic calculations and design aids used.					
3. Calculations meet jurisdiction requirements.					
4. Open channel calculations indicate non-erosive velocities or protection provided.					
5. Sizes in calculations match plans.					
C. Detention Basin Routing					
1. Appropriate hydrograph program used.					
2. Stage/storage calculations agree with plans.					
3. Outlet flows calculated correctly.					
4. Stage/outlet calculations agree with plans.					
5. Secondary emergency outflows provided.					
6. Outflow non-erosive or protection provided.					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
IV. IMPROVEMENT PLANS					
A. Plan View					
1. Appropriate scale.					
2. North arrow and bar scale.					
3. Horizontal controls provided:					
a. Bearings					
b. Curve data;					
c. BC, EC, PCC, PRC, and angle points called out.					
4. Minimum radii.					
5. Name of street.					
6. Existing or proposed improvements shown and identified.					
7. Utilities shown for information.					
8. If more than one sheet, matchline provided and sheet referenced.					
9. Notes for connection to existing with reference plan called out.					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
10. Construction notes provided on all sheets.					
11. Standard drawings used to maximum extent.					
12. Non-standard items detailed.					
13. Standard drawings correctly applied.					
14. Public storm drain within Right-of-way or easement:					
a. Easements mentioned;					
b. Easement called out on final map;					
c. If outside of final map, separate document recorded and called out on plan.					
15. Appropriate energy dissipator for outlet point .					
16. Appropriate pipe material used.					
17. Manhole spacing.					
18. Appropriate lining used for open channels.					
19. Cutoff depths for lining.					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
20. Restricted access for open channels.					
21. Maintenance access for open channels and storm drain outlets/inlets.					
22. Existing or proposed topo shown at storm drain outlets.					
23. Minimum size of storm drain meets agencies allowance.					
24. Outletting into existing drainage course.					
25. No manholes in walkways.					
26. Local depression detail shown, if not shown on Street Plans.					
27. Street Station for centerline of CB with width and depth.					
28. Dimension storm drain from center line.					
29. Lot numbers and lot lines shown.					
30. Disposition notes of existing facilities.					
31. Use of collar is prohibited for horizontal change of angle.					
B. Profile					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
1. Adequate depths to top of storm drains.					
2. Correct pipe material used as allowed by agency.					
3. If non-standard storm drain, structural calculations provided.					
4. Stations and elevations grids.					
5. Vertical scale.					
6. Station and elevation called out at:					
a. Beginning and end of storm drains;					
b. Change in grade;					
c. Connection to existing;					
d. Matchlines;					
7. Slopes of storm drains.					
8. Lengths and size called out.					
9. Utilities required as by agency.					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
10. Minimum slopes.					
11. Q, V, and HGL/WS called out if required by the agency.					
12. Maximum velocities met.					
13. Slope anchors per agency requirements.					
14. Proposed and existing surface shown over centerline of storm drain.					
15. Existing surface shown beyond outlet.					
16. Water tight joints called out if under pressure(as required by the agency).					
17. Lateral inlets and elevations shown.					
18. Manhole and centerline shown.					
19. Beginning water surface elevation at outlet correct.					
20. D-Load called out for RCP					
21. Additional cover over or reinforcing velocity reducing rings shown for					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
excessive velocities.					
22. Design HGL 6" below local depression basin Lip					
V. DETENTION BASINS					
A. Adequate side slopes.					
B. Adequate widths at top of berm.					
C. Elevation at top of berm called out.					
D. Protection such as fencing called out.					
E. Length to width ratio adequate.					
F. All weather access to outlet structure with turnaround.					
G. Overland escape provided and detailed.					
H. Outlet structure detailed and matches calculations.					
I. Elevations provided for all outlets and overland escape.					
J. Adequate energy dissipator provided at outlet structure and overland escape.					
K. Maintenance mechanism provided.					

	1 ST Check	2 nd Check	3 rd Check	Mylars	Comments
L. Max water surface called out.					
M. Basin floor elevation called out and slope provided.					
N. Cut off wall detail provided.					



City of Placentia

DEPARTMENT OF PUBLIC WORKS

SUBJECT: SEWER CAPACITY STUDY GUIDELINES

Developer is required to determine the impact of certain projects on the City's sewer system. The sanitary sewer capacity study shall analyze the impact of the proposed project on the capacity of the existing sanitary sewer system. The developer is responsible for all costs associated with this study. The following is a guideline for performing this study:

TRIGGER

A sanitary sewer study shall be required for a proposed project if it exceeds one or more of the following criteria:

1. 10 or more residential dwelling units
2. 10,000 square feet of office or commercial facility
3. 1,000 square feet of restaurant
4. Laundromat and/or industrial laundry

CRITERIA

1. At a minimum, two manhole locations shall be flow monitored for a two-week wet weather period to determine existing flow characteristics. The locations shall be at the sewer line nearest the project site, and at the nearest trunk line. The monitoring shall be dynamic, continuous and be recorded at 15-minute intervals.
2. The analysis of this data will use the following peaking factors for dry weather flow: 4.5 for local lines and 1.5 for trunk lines
3. In lieu of wet weather monitoring, wet weather flow will be calculated at 400% of peak dry weather flow.
4. Fixture unit equivalents shall be used to determine the amount of proposed project flow.
5. The average family unit shall be 3.0 persons per residence and 100 gal/person/day for proposed residential flows.

FINDINGS

1. Existing capacity of system.
2. The post-development capacity of system.
3. Percent (%) of pipe full at peak flow.
4. Confirm adequacy of existing local and trunk lines for both existing and anticipated future flows. Recommended actions required to mitigate any impact that overcharges the system.

FLOW MONITORING

Developers shall use a professional Engineer licensed in the State of California and/or a Contractor with at least 5 years' experience in flow monitoring to perform requirements of the Sanitary Sewer Capacity Study.



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: DEVAN WELLS, PLANNING TECHNICIAN

DATE: JULY 11, 2023

SUBJECT: **USE PERMIT NO. UP 2023-05; 860 N. ROSE DRIVE (AUSTRALIAN SWIM SCHOOL)**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. UP 2023-05; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2023-11, a resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-05 and making findings to permit UP 2023-05 allowing the establishment and operation of an existing, 13,007-square foot former women's gym and spa into a children's swim school at an existing retail space located within a multi-tenant commercial shopping center at 860 N. Rose Drive in the Specific Plan 7 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:

A request to permit the establishment and operation of an existing, 13,007-square foot former women's gym and spa into a children's swim school at an existing retail space located within a multi-tenant commercial shopping center at 860 N. Rose Drive, within the Commercial Subdistrict of the East Placentia Specific Plan 7 (SP-7) Zoning District.

STRATEGIC PLAN STATEMENT:

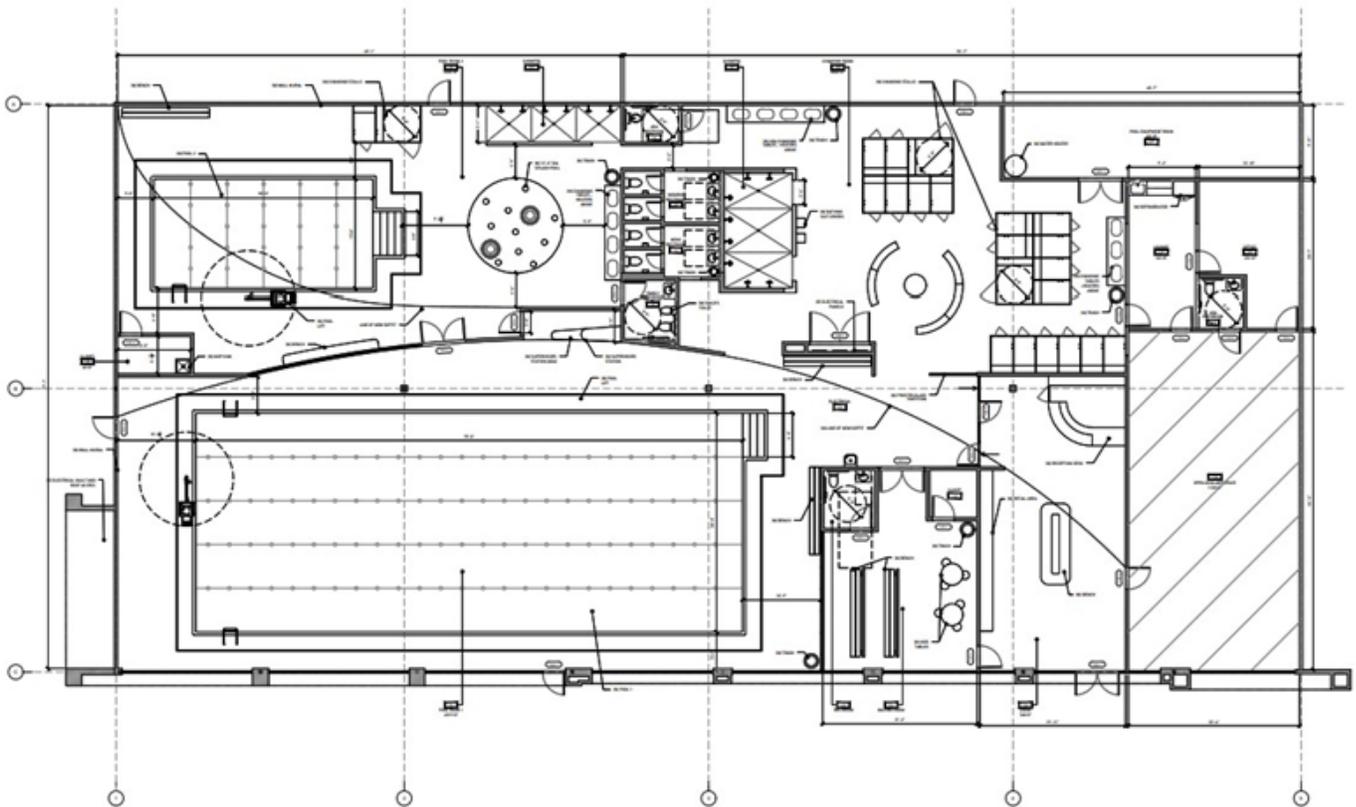
The item is consistent with the City Council-approved 5-Year Strategic Goal to achieve:

Protect and preserve existing economic development/property nodes throughout the City to maximize revenue opportunities.

PROJECT BACKGROUND AND DESCRIPTION:

The Australian Swim School is a swimming school business that was first founded in Fountain Valley in 1977. Today, the company operates four locations in the Greater Southern California region, including three in Orange County and one within the San Fernando Valley. The company is proposing to open a children’s swimming school at 860 N. Rose Drive, in the Village at Rose commercial shopping center, located on the northeast corner of N. Rose Drive and Alta Vista Street within the Specific Plan 7 (SP-7) Zoning District.

As proposed, the applicant wishes to construct two pools within of the interior of the unit. One pool would have a depth of four feet, whereas the other would have a depth of two feet. Classes will be offered with AM, PM, and weekend schedules. These classes will be offered simultaneously, with class sizes ranging between one and six students per class. At their current locations, an estimated 75% of classes have exactly four students. In the applicant’s “Statement of Use” document, the company plans to have two (2) full-time employees and 20 part-time employees at the location, with approximately 2-3 full-time and 8 part-time employees per shift during the weekdays, and approximately 3 full-time and 15 part-time employees per shift during the weekends.



The proposed operational hours of the school are as follows:

Proposed Operating Hours	
Monday – Friday	8:00 AM – 8:00 PM
Saturday – Sunday	8:30 AM – 5:00 PM

The applicant has stated that the peak hours of business are Monday through Friday from 3:30 PM to 7:30 PM and Saturday through Sunday from 8:00 AM to 1:00 PM. Additionally, the applicant has stated that the maximum number of classes to be offered simultaneously will be 10 and 13 classes, but on average the total number of classes offered will be between 6 and 8 classes simultaneously. The maximum number of classes per day will only be offered during the weekend peak hours of 8:00 AM to 1:00 PM.

At present, the Village at Rose shopping center is host to a variety of commercial uses such as an anchor grocery store, fast food and sit-down restaurants, as well as a car wash. There is also a preschool, the iKids School, and a soon-to-open children’s coding and tutoring center, Code Ninjas. Nearby are single- and multi-family residences, some of which are recently opened or are still in various stages of planning. Due west of the property, the property is presently accessible from three driveways along N. Rose Drive, and one along Alta Vista Street, with onsite parking provided in a variety of areas through the shopping center.

Applicable Code Section: Placentia Municipal Code

The subject property is within the Specific Plan 7 (SP-7) Zoning District. Within the Specific Plan are several distinct land uses, including planned development low, medium, and high-density residential uses intermixed with commercial uses. The subject property is located within the Commercial Subdistrict of the Specific Plan (SP-7) Zoning District.

The SP-7 Zoning District does not specifically include a swim school as an outright permitted use. A swim school is only permitted with the approval of a Use Permit by the City of Placentia Planning Commission. It is in this vein that it is that the Placentia Municipal Code (PMC), as described in Section 23.107.050(d), deems the use compatible with adjacent, permitted uses in the Zoning District.

Subject Site and Surrounding Land Uses

The proposed location is on the northeast corner of the intersection of Rose Drive and Alta Vista Street. The location is within the Village at Rose shopping center, a commercial shopping center located within the Specific Plan 7 Zoning District. Following the Ralph’s grocery store, this is the largest space in the shopping center. A woman’s gym, Total Woman Gym + Spa, was the last tenant of the commercial suite in mention. Current neighboring tenants include a Jersey Mike’s sandwich shop, a martial arts academy, hair salon, and sushi restaurant.

Subject Site and Surrounding Land Uses:

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

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Multi-tenant Commercial Shopping Center	Specific Plan	Commercial Subdistrict within the Specific Plan 7 (SP-7)

North	Single-Family Residences	Specific Plan	SP-7
West (across Rose Drive)	Emerald Isle Senior Apartments	Specific Plan	Specific Plan 9 (SP-9)
South (across Alta Vista Street)	Undeveloped Commercial and detached Single-Family Residences.	Specific Plan	SP-7
East	Camila development and proposed Toll Brothers development.	Specific Plan	SP-7

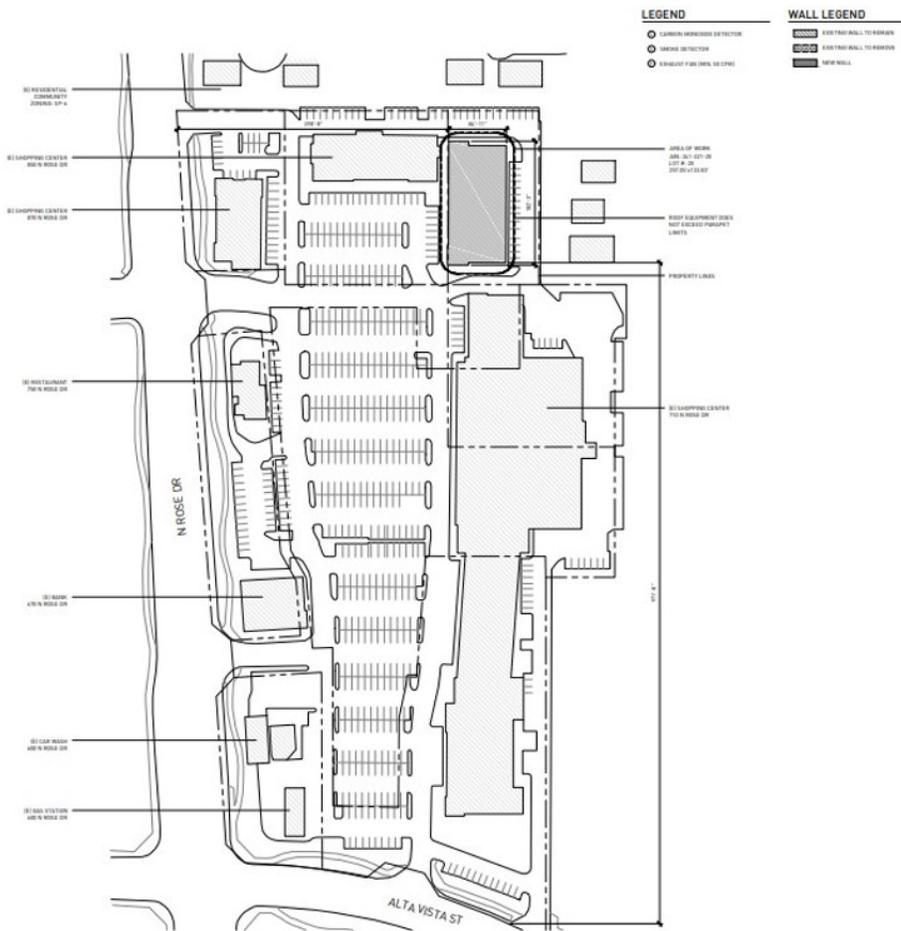
ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the Specific Plan 7 (SP-7) Zoning District. According to PMC Section 23.107.110, this proposal currently meets the minimum number of off-street parking spaces required. As per the standards for the SP-7 Zoning District, of which the proposed location is located within, the number of required parking spaces is 52. Ample parking exists in the form of the center’s existing parking lot, of which is seldom completely utilized.

Using an adjusted commercial square footage of approximately 7,513 square feet, the Australian Swim School is required to provide 30 parking spaces. Said parking spaces are located in the existing surface parking lot located at the shopping center. According to the applicant, most students arrive via their parents’ private transportation, something particularly common for those with multiple children enrolled in the program. This form of arrival and departure is likely to have less of an impact on the amount of parking available.

The scope of tenant improvements proposed involves reconfiguring the commercial space to a layout suitable for the operation of a swimming school. This includes the installation of two swimming pools, together with accompanying mechanical equipment, to be stored in an approximately 40-foot-long mechanical room. No changes to the exterior or overall building envelope will occur as a result of this project. The overall footprint is to remain untouched, keeping the project in line with the maximum height limit, minimum setbacks, and maximum lot coverage, among key development standards in the Specific Plan 7 Zoning District. As such, the development is in compliance with the Specific Plan and Zoning Code.



Planning Staff is of the opinion that the proposed business does not negatively impact the quantity of existing parking spaces. Additionally, a condition of approval is that the business seeks to prioritize using the available parking located at the rear of the building.

Other Departments' Concerns and Requirements

Project plans and information were submitted to different City departments and agencies. These included the Planning and Building Divisions, Police Department, and Fire and Life Safety Department. Relevant concerns and input were formally taken into account, and formulated into conditions of approval for the project. Said conditions of approval are found in the Resolution PC 2023-11.

ISSUES ANALYSIS:

General Plan Consistency

In an overall review of the General Plan, the proposed swim school is found to be consistent with City policies, programs, and goals. General Plan policies advocate to: (a) increase the tax base of the City by supporting revenue-producing businesses that provide residents with basic and enhanced services; and, (b) create a more vibrant business community that benefits both residents

and existing businesses; (c) Promote the development of distinct, well-designed focus areas that are served by transit, contain a mix of commercial or civic activities, are supported by adjacent residential areas, and serve as focal points in the community. The proposed project will fulfill these policies by both offering services and employment opportunities to surrounding residents, thereby protecting, and ensuring its long-term success. Additionally, the Australian Swim School will contribute to the scale and depth of educational-athletic services in the City, as well as build upon existing children-oriented uses in the immediate vicinity of the proposed business. Such a relationship will not only bolster the city's physical educational and life skills offerings, but help to maintain a steady revenue stream, as encouraged by the General Plan.

Increased patronage will assist and stimulate further investment in the community and strengthen the City's economic vitality. The proposed use will assist in the continued revitalization of Placentia's legacy commercial centers. The business is sited within an established commercial center where its operations will not impact sensitive land use receptors. Moreover, the presence of the swim school – particularly, given its round-the-clock hours - may result in increased sales and commercial activity in the shopping center. As proposed, the proposed use is in compliance with the stated goals and actions of the Placentia General Plan.

PMC Consistency

Adoption of the recommended conditions of approval will result in a project that complies with the provisions of the Specific Plan 7 Zoning District. The proposed project, with incorporation of the recommended conditions of approval, will meet or exceed the requirements of the Specific Plan Zoning District and other applicable provisions of the PMC.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the proposed children's swimming school will bring a high-quality, education and life skills-oriented business to the City. We believe that this business use will complement existing nearby land uses. Moreover, through expanding the City's physical educational offerings, Planning Staff believes that this will further aid in bolstering the quality of life for City residents. The nature of the use will not have adverse impacts on adjacent business and properties, as there are no significant noise or safety concerns.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2023-04 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 Class 1-Existing Facilities as it applies to the operation, repair, leasing or minor alteration of existing public or private structures, of facilities or features involving "negligible or no expansion of use".

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on June 29, 2023, and legal notices were sent to property owners of record within a 300-foot radius of the subject property and posted at the Civic Center on June 26, 2023, pursuant to all applicable provisions of the PMC. As of July 6, 2023, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. Moreover, the project builds upon the stated goals and objectives of Specific Plan 7, which aims to guide development in East Placentia. Furthermore, the addition of a swim school will complement existing children-oriented educational uses in the Village at Rose shopping center, including an existing preschool, martial arts academy, and future children's tutoring and coding center. The addition of this business builds upon this trend, and brings a clear benefit to area residents, including the estimated 22,000 residents living within one mile of this location.

With the recommended conditions of approval, the proposed establishment and operation of children's swimming school at an existing 13,007-square foot commercial retail space within the Specific Plan 7 Zoning District will be compatible with adjacent land uses and will not result in any significant adverse impacts to the surrounding area.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution PC 2023-11 recommending approval of UP 2023-05; and finding that it is exempt from further CEQA review, pursuant to Section 15301 of the State CEQA Guidelines.

Prepared and submitted by:



Devan A. Wells
Planning Technician

Reviewed and approved by:



Lesley Whittaker
Associate Planner



Andrew Gonzales
Planning Manager



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2023-11
2. Vicinity Map
3. Project Plans Dated and Received May 2, 2023
4. Statement of Use Submitted by the Applicant Dated and Received May 2, 2023
5. Site Photos
6. Legal Hearing Notice, Radius Map, and Mailing List

RESOLUTION NO. PC-2023-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. UP 2023-05 AND MAKING FINDINGS TO PERMIT UP 2023-05 ALLOWING THE ESTABLISHMENT AND OPERATION OF AN EXISTING, 13,007-SQUARE FOOT FORMER WOMEN’S GYM AND SPA INTO A CHILDREN’S SWIMMING SCHOOL AT AN EXISTING RETAIL SPACE LOCATED WITHIN A MULTI-TENANT COMMERCIAL SHOPPING CENTER AT 860 N. ROSE DRIVE, WITHIN THE COMMERCIAL SUBDISTRICT OF THE SPECIFIC PLAN 7 (SP-7) 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.

A. Recitals.

WHEREAS, Diane Bainbridge representing “The Australian Swim School” (“Applicant” hereinafter), located at 860 N. Rose Drive, filed an application for approval of Use Permit No. UP 2023-05, 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 July 11, 2023, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2023-05; 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 2023-05 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 establishment and operation of a 13,007-square foot children’s swimming school 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. As a business rooted in the instruction and promotion of physical fitness life skills, we believe this business will not be detrimental to the health, safety, or general welfare of Placentia residents. Similarly, by offering a community-oriented service at an existing multitenant commercial shopping center, the Australian Swim School will not be injurious or otherwise run contrary to ongoing improvements 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 Specific Plan 7 Zoning District. Planning Staff finds that the intended use is in line with the intention of the Specific Plan 7 to positively guide development in East Placentia. Furthermore, (3) it is not anticipated that the children’s swim school will generate any negative impacts onto adjacent properties and businesses. All primary activities shall be conducted within the enclosed building and adjacent outdoor seating area, 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. Moreover, the school will make use of existing parking, with a focus on utilizing the parking located at the rear. Between this condition and the staggered scheduled envisioned by the applicant, we do not foresee any impacts to neighboring businesses and neighbors.

b. The proposed request for the operation of a children’s swimming school is consistent with the City’s General Plan. The General Plan Land Use designation for the subject site is Specific Plan 7 (SP-7).

c. The proposed request for the establishment and operation of a children’s swim school, 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 operation of a children’s swim school is a conditionally-permitted use in the Specific Plan 7 (SP-7) in the City of Placentia. Approval of the Use Permit 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 subarea of the Specific Plan 7 Zoning District.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the use permit approval process. Attachment “A” contains Conditions of Approval and Standard Development Requirements specific to UP 2023-05 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 2023-05 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 2023-05, 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 2023-05, 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 copy of this Resolution to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED THIS 11TH OF JULY, 2023

FRANK PEREZ, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 11th day of July, 2023, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of July, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

CITY ATTORNEY

Attachment A: Conditions of Approval for Use Permit No. 2023-05

**Attachment "A":
Special Conditions of Approval and Standard Development Requirements for
Use Permit No. UP 2023-05
860 N. Rose Drive**

SPECIAL CONDITIONS

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

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

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit No. UP 2023-05 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. UP 2023-05 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may be issued against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any changes or modifications to UP 2023-05, or to the shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. Any modifications to the approved floor 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 may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.
7. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
8. The 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.
9. 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 always maintain a valid city business license during operation of the business.
10. This UP 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.
11. 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.
12. The use shall comply with the following:

- a. Prior to any changes to the 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 specified days and hours of operation:

Monday through Friday: 8:00AM – 8:00PM

Saturday through Sunday: 8:30AM – 5:00PM

- b. All doors shall be shut during normal business hours to avoid free unrestricted access into the facility.
- c. Drop off and pick up of students shall not occur from idling vehicles within the drive aisles. Vehicles are required to park within a designated parking space and walk students into the facility.
- d. No vending machines of any kind shall be installed outdoors within the project site.
- e. No outside storage, including the display of vehicles within the parking lot area or displays, shall be permitted at any time.
- f. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

DEVELOPMENT SERVICES DEPARTMENT: BUILDING DIVISION:

13. Comply with the 2022 California Building Code (CBC), California Planning Code (CEC), California Plumbing Code (CPC), and California Mechanical Code (CMC).
14. A California licensed architect or engineer shall oversee the plan design, as well as their preparation.

CITY OF PLACENTIA LIFE AND SAFETY DEPARTMENT:

15. The following conditions have been applied to the above referenced project pursuant to the City of Placentia Fire and Life Safety Department adopted codes and standards, the 2022 California Fire Code and applicable rules, regulations, and standards. Conditions must be complied with as directed by Placentia Fire and Life Safety Department and shall be reviewed, permitted, inspected, tested, and approved in accordance with the requirements set forth.

Prior to the issuance of a building permit

16. A hazardous materials inventory and disclosure shall be provided with a complete listing of SDS sheets, storage locations, how they are stored, and types of containers. A technical report and opinion prepared by an approved consultant may be required

to be submitted for review and approval prior to or as part of the submission for a building permit. Operational permits may be required and must be applied for prior to certificate occupancy. Application and permits shall be made to Orange County Health Care Agency for CUPA compliance. Compliance with disclosure and requirements placed on the project for the CUPA shall be complied with prior to certificate of occupancy.

Prior to construction

17. Placentia Fire & Life Safety Department at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at the time of plan review and/or inspections.
18. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.

Prior to occupancy

19. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler tenant improvement may be required based on the relocation/removal of/addition of walls. The system shall comply with NFPA 13 Standards for Automatic Fire Sprinkler Systems. Plans shall be submitted to the Placentia Fire and Life Safety Department for review and approval in electronic format.
20. Prior to Fire Department clearance for occupancy, an automatic fire alarm system may be required. The system shall comply with NFPA 72 Standard for Fire Alarm Systems. If such a system is required, plans shall be submitted to the Placentia Fire and Life Safety Department for review and approval in electronic format.
21. Prior to final inspection or occupancy, portable fire extinguishers are required to be installed as directed by Placentia Fire & Life Safety Department Community Risk Reduction staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes with business systems that could conflict with the construction documents.
22. Permanent commercial/industrial three-dimensional street numbers, minimum 12 inches in height with a ½ inch stroke, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be illuminated and be visible from the street and shall not be obstructed in any manner.
23. Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of four (4) inches in height and placed on a contrasting background and be durable for the weather conditions exposed.

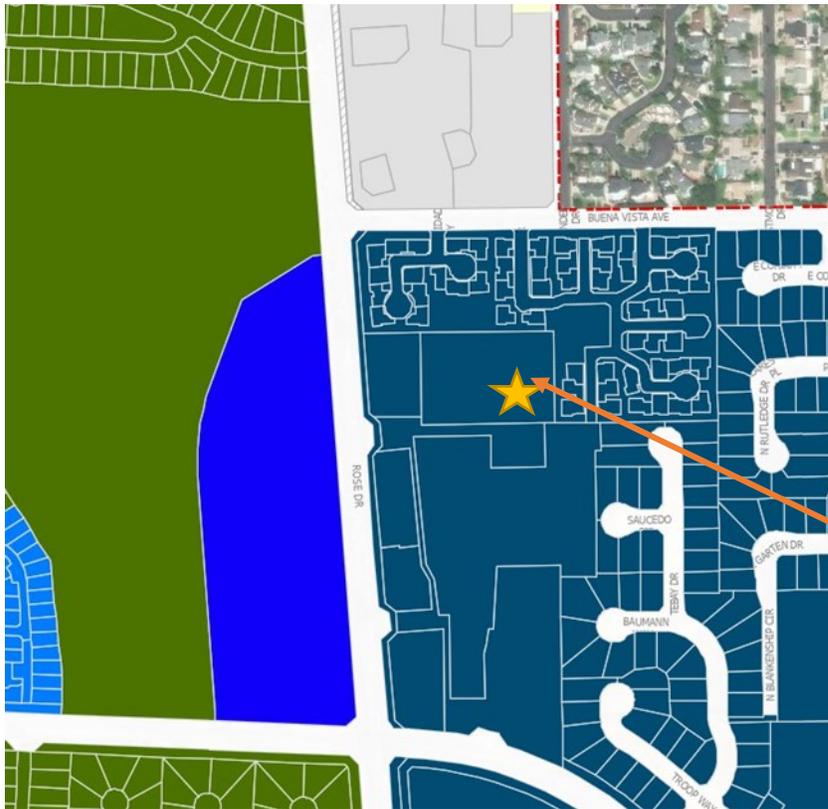
24. Knox emergency access key box is required within 10 feet of the main address or as approved by Placentia Fire & Life Safety. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.

25. A fire department operational permit is required for certain specific operations regulated by the California Fire Code. The permit is issued after application has been made to Placentia Fire & Life Safety Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits on an annual basis. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.

26. Provide plans as a PDF file for pre-fire planning use by the fire department. Information shall include locations of all exits, stairwells, and roof access. Also, the location of fire hydrants, fire department connections, post indicator valves, backflow prevention, gas, electrical, water, fire sprinkler risers and standpipe valves and shutoffs, and elevator and electrical equipment rooms, fire alarm panels, and remote annunciators. The symbols used for the pre-fire plan must be obtained from Placentia Fire & Life Safety Department.



ATTACHMENT 3. VICINITY MAP UP 2023-05; 860 N. ROSE DRIVE (APN: 341-321-20)



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

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFB	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BOND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEM	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSON WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSON WALL BOARD
ILD	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MIRGWB	MOISTURE-RESISTANT GYPSON WALL BOARD
MTL	METAL
NC	NOT IN CONTRACT
NO	NUMBER
NGM	NOMINAL
OC	ON CENTER
OH	OPPOSITE HAND
OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
TID	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
US	UNDERSIDE
VF	VERIFY IN FIELD
VP	VISION PANEL
W	WITH
WD	WOOD

RECEIVED
MAY 02 2023
BY *JUN*
FIRST PLANNING
SUBMITTAL

PROJECT INFORMATION

PROJECT ADDRESS: 840 N ROSE DR, PLACENTIA CA, 92870
APH: 341-321-20
TRACT: ---
BLCK: 291
LOTS: 20
YEAR BUILT: 1996

LEGAL DESCRIPTION: P BK 291 PG 43 PAR 2, 4. PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 91-291, FILED IN BOOK 275, PAGES 30 TO 32 PER DOCUMENT RECORDED FEB. 25, 1993 AS INSTRUMENT NO. 93-0116707

NUMBER OF STORES: 1-STORY EXISTING COMMERCIAL SPACE

FIRE ZONE: NONE
LOT SIZE: 257' x 134'
LOT AREA: 34,428 SF
BUILDING HEIGHT: NO CHANGE IN EXISTING HEIGHT OF 27'-9" - NO CHANGE
BUILDING AREA: NO ADDITION PROPOSED

ZONING: SP-7
FIRE SUPPRESSION: EXISTING COMMERCIAL SPACES ARE SPRINKLERED

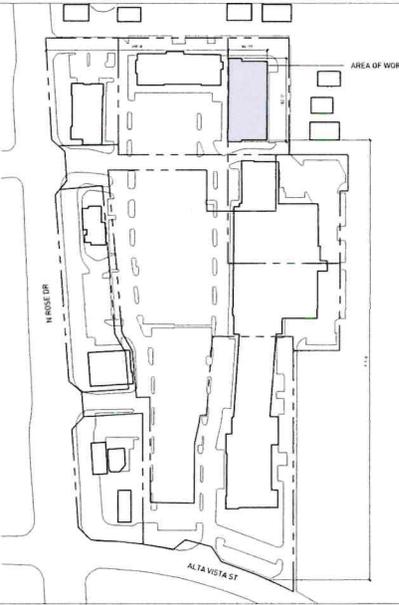
PARKING REQUIREMENTS: 1 SPACE PER 250 SF OR 53 SPACES TOTAL. 124 EXISTING SPACES PROVIDED ON SITE INCLUDING 2 DISABLED ACCESS SPACES IN FRONT OF TENANT SPACE

302.1 OCCUPANCY CLASSIFICATION
NOTE: THE EXISTING COMMERCIAL SPACE OCCUPANCIES WILL REMAIN UNCHANGED. AEROBICS AND EXERCISE AREAS "A3" AND ALL OTHERS "B"

503 BUILDING AREA
THE PROPOSED PROJECT IS A RENOVATION OF THE INTERIOR COMMERCIAL SPACE TO ACCOMMODATE THE NECESSARY FACILITY REQUIREMENTS FOR AN INDOOR SWIM SCHOOL. TOTAL BUILDING FOOTPRINT AREA: 13,007 S.F.

602.2 CONSTRUCTION CLASSIFICATION
THE EXISTING COMMERCIAL SPACE IS TYPE III-A CONSTRUCTION; SPRINKLERED.

OVERALL PLOT PLAN



SCALE: 1/128" = 1'-0"
(REFER TO SHEET D110 FOR ENLARGED SITE PLAN)

PROJECT DIRECTORY

BUILDING OWNER/APPLICANT:
 AUSTRALIAN SWIM SCHOOL
 840 N ROSE DR
 PLACENTIA, CA 92870

MEP ENGINEER:
 HARTON ENGINEERING
 CONTACT: CELESTIN HARTON
 454 E ORANGE GROVE BLVD #301
 PASADENA, CA 91104
 626-449-4223

DESIGNER:
 ALLIED PROJECTS INC
 CONTACT: ALEXANDER PETRAKOS
 3702 E ANAHEIM STREET
 LONG BEACH, CA 90814
 562-382-6233 x701

CONTRACTOR:
 LUND CONTRACTING SERVICES
 CONTACT: JON LUND
 951-375-8220

STRUCTURAL ENGINEER:
 BASSO ENGINEERING INC
 CONTACT: ALEXANDRE BASSO
 4730 WOODMAN AVE, STE 340
 SHERMAN OAKS, CA 91423
 818-531-8741

DESCRIPTION OF WORK

EXISTING GYM AND DAY SPA COMMERCIAL SPACE TO BE CONVERTED TO INDOOR SWIM SCHOOL.
 (2) PROPOSED INDOOR POOL LOCATIONS. FACILITY TO BE USED FOR SWIMMING INSTRUCTION PURPOSES.

NOTE: ALL PRESENT AND EXISTING STRUCTURES TO REMAIN ON THE SITE

NOTE: EXISTING PARKING AREA AND SPACES TO REMAIN.

SHEET INDEX

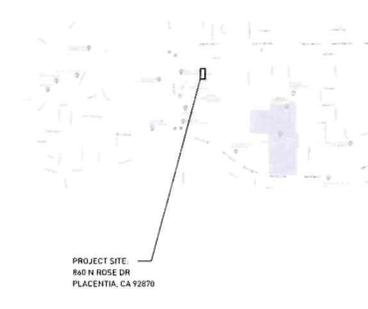
A000	PROJECT DATA
D110	SITE PLAN
D201	EXISTING FLOOR PLAN
A201	PROPOSED FLOOR PLAN
D501	EXISTING ELEVATIONS
D502	EXISTING ELEVATIONS

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2022 CALIFORNIA ENERGY CODE (CEC)
- 2022 CALIFORNIA FIRE CODE (FC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2022 CITY OF PLACENTIA CODE AMENDMENTS
- TITLE 24 REPORT

VICINITY MAP



PROJECT SITE:
840 N ROSE DR
PLACENTIA, CA 92870

ALLIED PROJECTS

DATE: ISSUANCE: F

03/15/2023 CONCEP DESIGN APPROVAL

04/16/2023 PLANNING SUBMITTAL

CLIENT

AUSTRALIAN SWIM SCHOOL
 840 N ROSE DR
 PLACENTIA, CA 92870

DESIGNER

ALLIED PROJECTS INC
 3702 E ANAHEIM ST
 LONG BEACH, CA 90804
 CONTACT:
 ALEXANDER PETRAKOS
 562-382-6233 x701

STRUCTURAL ENGINEER:

BASSO ENGINEERING INC
 4730 WOODMAN AVE, STE 340
 SHERMAN OAKS, CA 91423
 CONTACT:
 ALEXANDRE BASSO
 818-531-8741

MEP ENGINEER

HARTON ENGINEERING
 454 E ORANGE GROVE BLVD #301
 PASADENA, CA 91104
 CONTACT:
 CELESTIN HARTON
 626-449-4223

CONTRACTOR

LUND CONTRACTING SERVICES
 CONTACT:
 JON LUND
 951-375-8220

PROJECT TITLE:

AUSTRALIAN SWIM SCHOOL
 840 N ROSE DR
 PLACENTIA, CA 92870

DRAWING TITLE

PROJECT DATA

SHEET

A000

PARKING NOTES

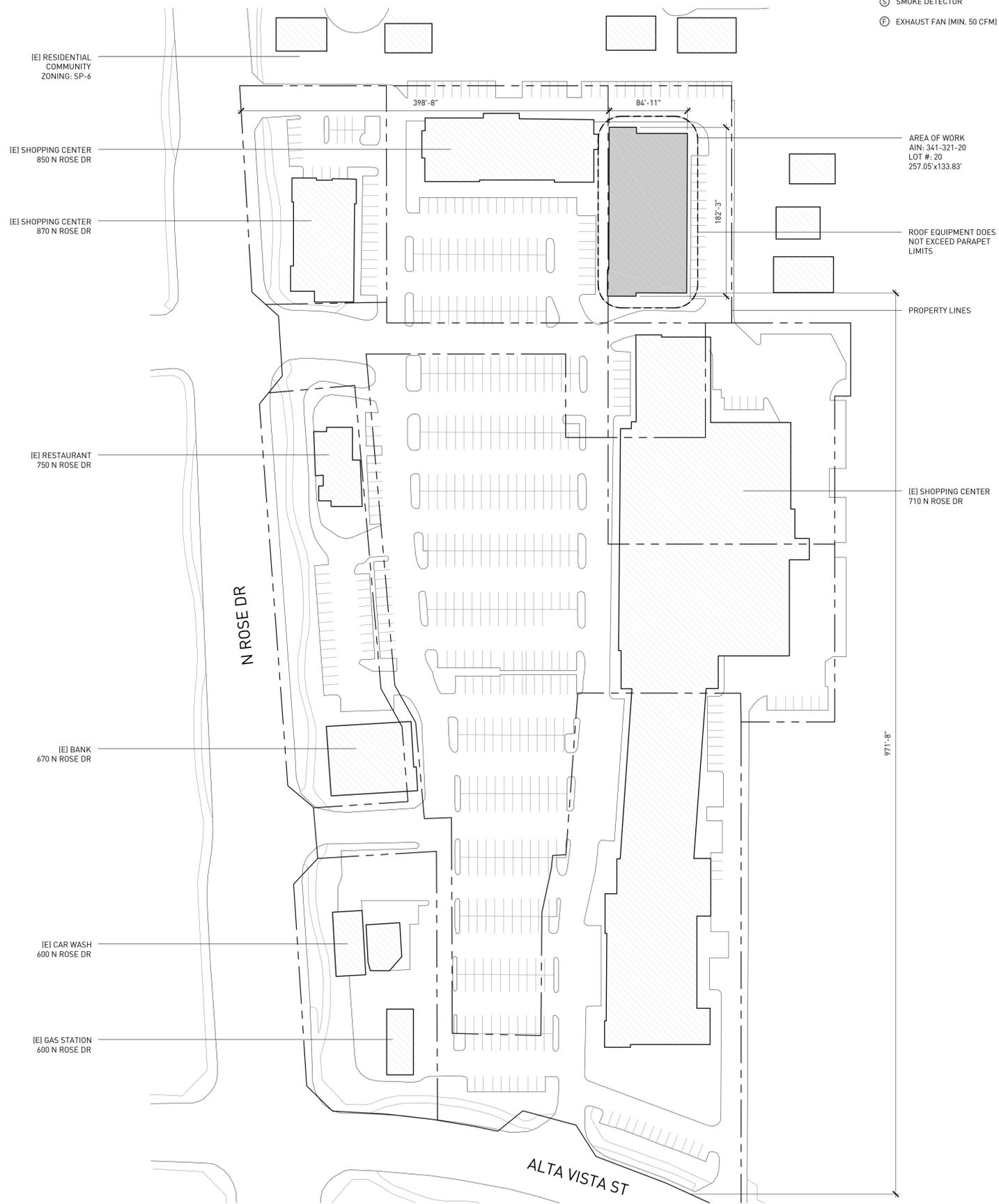
- ONE (1) SPACE PER 250 SF OR 53 SPACES TOTAL.
- 124 EXISTING SPACES PROVIDED ON SITE INCLUDING 2 DISABLED ACCESS SPACES IN FRONT OF TENANT SPACE.

LEGEND

- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ SMOKE DETECTOR
- ⊙ EXHAUST FAN (MIN. 50 CFM)

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE
- NEW WALL



ALLIED PROJECTS

DATE: ISSUANCE: REV#

03/15/2023 CONCEPT DESIGN APPROVAL

04/14/2023 PLANNING SUBMITTAL

CLIENT:
 AUSTRALIAN SWIM SCHOOL
 860 N ROSE DR
 PLACENTIA, CA 92870
 --

DESIGNER:
 ALLIED PROJECTS INC.
 3702 E ANAHEIM ST.
 LONG BEACH, CA 90804
 CONTACT:
 ALEXANDER PETRAKOS
 562-382-6233 x701
 --

STRUCTURAL ENGINEER:
 BASSO ENGINEERING INC.
 4730 WOODMAN AVE, STE 360
 SHERMAN OAKS, CA 91423
 CONTACT:
 ALEXANDRE BASSO
 818-531-8741
 --

MEP ENGINEER:
 HARITON ENGINEERING
 456 E ORANGE GROVE BLVD #301
 PASADENA, CA 91104
 CONTACT:
 CELESTIN HARITON
 626-449-4223
 --

CONTRACTOR:
 LUND CONTRACTING SERVICES
 CONTACT:
 JON LUND
 951-375-8220
 --

PROJECT TITLE:
 AUSTRALIAN SWIM SCHOOL
 860 N ROSE DR
 PLACENTIA, CA 92870

DRAWING TITLE
SITE PLAN

SHEET
D110

1 EXISTING SITE PLAN
 SCALE: 1/64" = 1'-0"



ALLIED PROJECTS

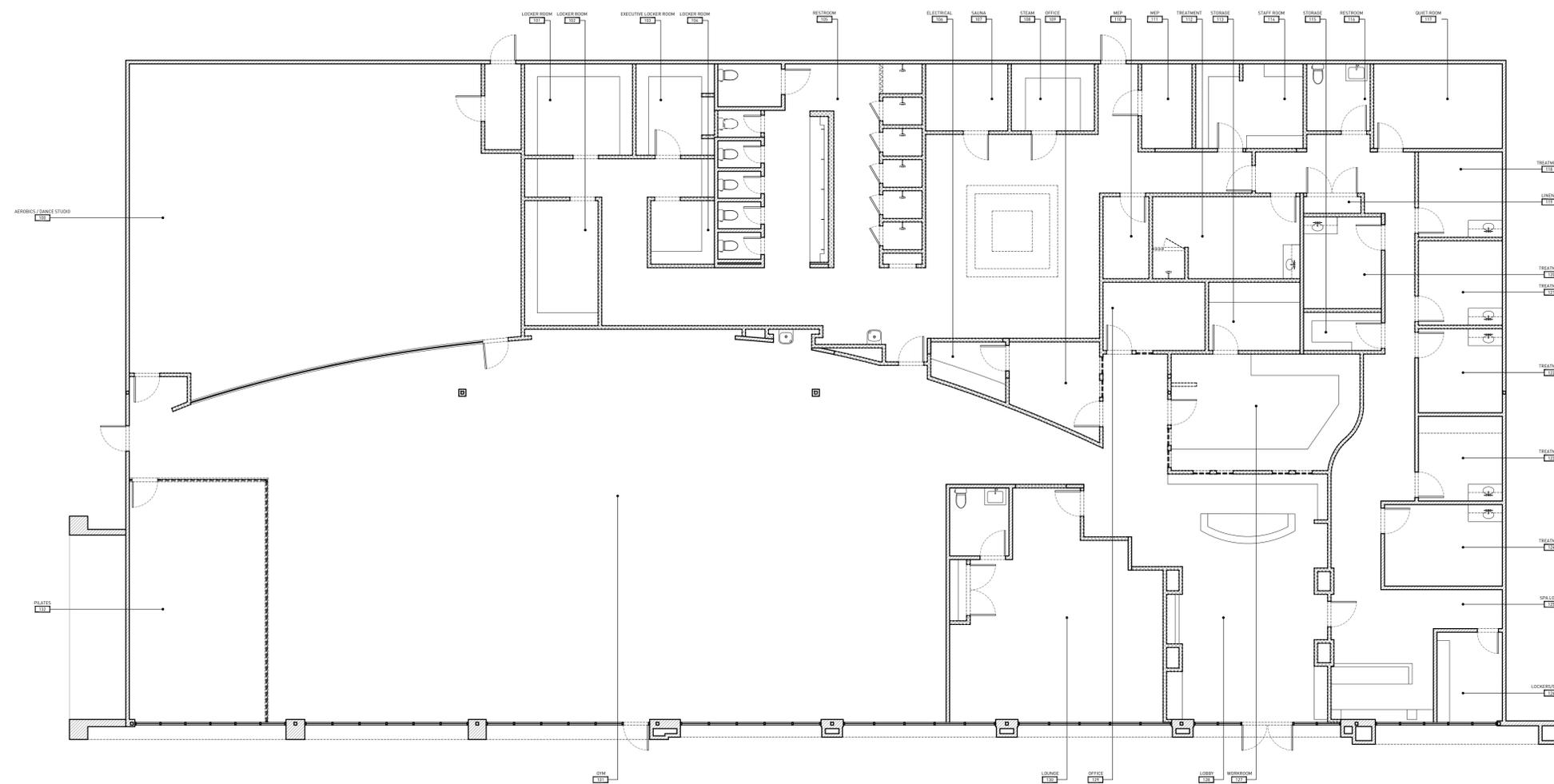
DATE: ISSUANCE: REV#

03/15/2023 CONCEPT DESIGN APPROVAL

04/14/2023 PLANNING SUBMITTAL

WALL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO REMOVE
-  NEW WALL



CLIENT:
 AUSTRALIAN SWIM SCHOOL
 860 N ROSE DR
 PLACENTIA, CA 92870
 --

DESIGNER:
 ALLIED PROJECTS INC.
 3702 E ANAHEIM ST.
 LONG BEACH, CA 90804
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 PASADENA, CA 91104
 CONTACT:
 CELESTIN HARITON
 626-449-4223
 --

CONTRACTOR:
 LUND CONTRACTING SERVICES
 CONTACT:
 JON LUND
 951-375-8220
 --

PROJECT TITLE:
 AUSTRALIAN SWIM SCHOOL
 860 N ROSE DR
 PLACENTIA, CA 92870

DRAWING TITLE
EXISTING FLOOR PLAN

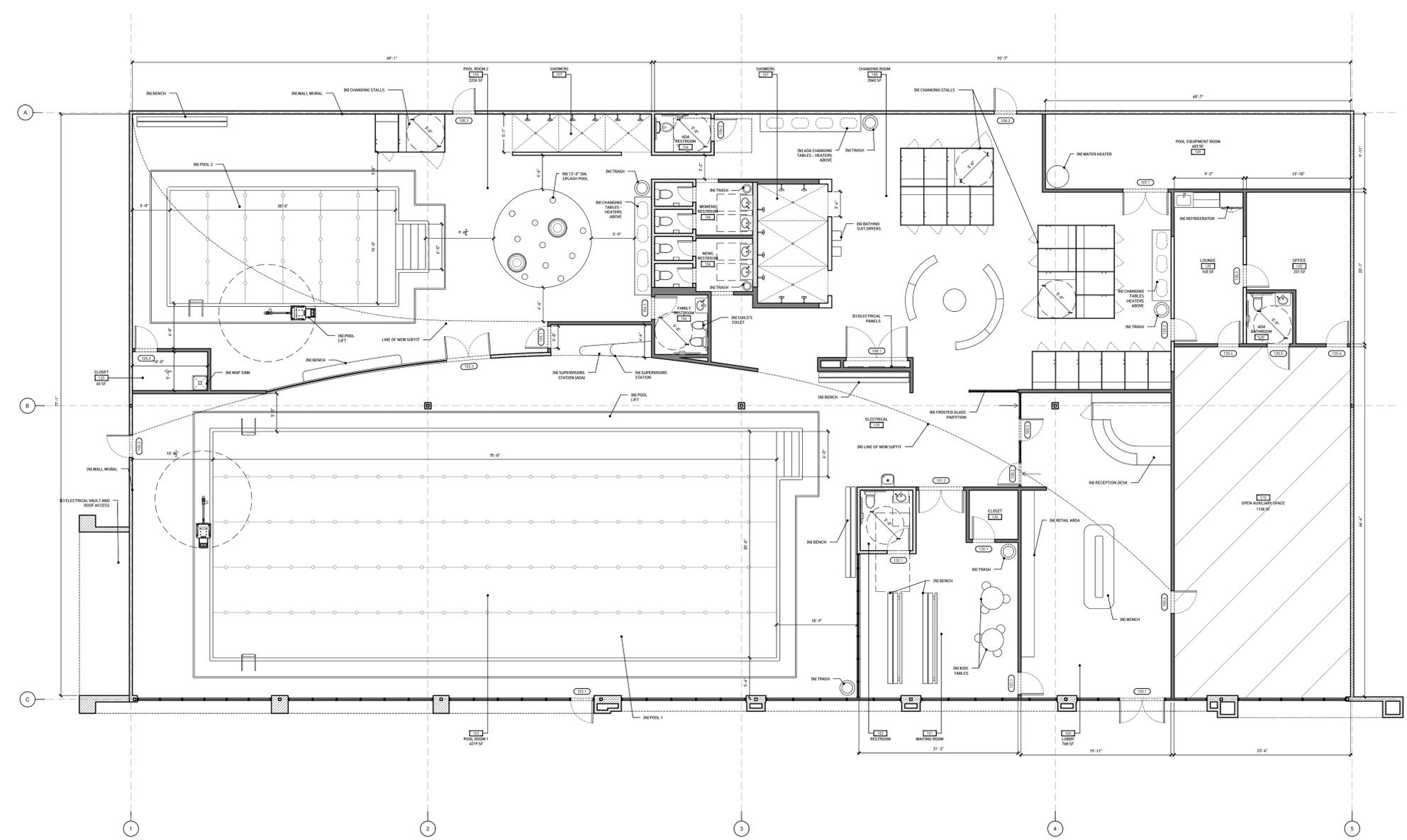
SHEET

D201

1 EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0" 

WALL LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO REMOVE
-  NEW WALL



CLIENT:
 AUSTRALIAN SWIM SCHOOL
 860 N ROSE DR
 PLACENTIA, CA 92870

DESIGNER:
 ALLIED PROJECTS INC.
 3702 E ANAHEIM ST.
 LONG BEACH, CA 90804
 CONTACT:
 ALEXANDER PETRAKOS
 562-382-6233 x701

STRUCTURAL ENGINEER:
 BASSO ENGINEERING INC.
 4730 WOODMAN AVE, STE 360
 SHERMAN OAKS, CA 91423
 CONTACT:
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 818-531-8741

MEP ENGINEER:
 HARITON ENGINEERING
 456 E ORANGE GROVE BLVD #301
 PASADENA, CA 91104
 CONTACT:
 CELESTIN HARITON
 626-449-4223

CONTRACTOR:
 LUND CONTRACTING SERVICES
 CONTACT:
 JON LUND
 951-375-8220

PROJECT TITLE:
 AUSTRALIAN SWIM SCHOOL
 860 N ROSE DR
 PLACENTIA, CA 92870

DRAWING TITLE
PROPOSED FLOOR PLAN

1 PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0" 

SHEET

A201

ALLIED PROJECTS

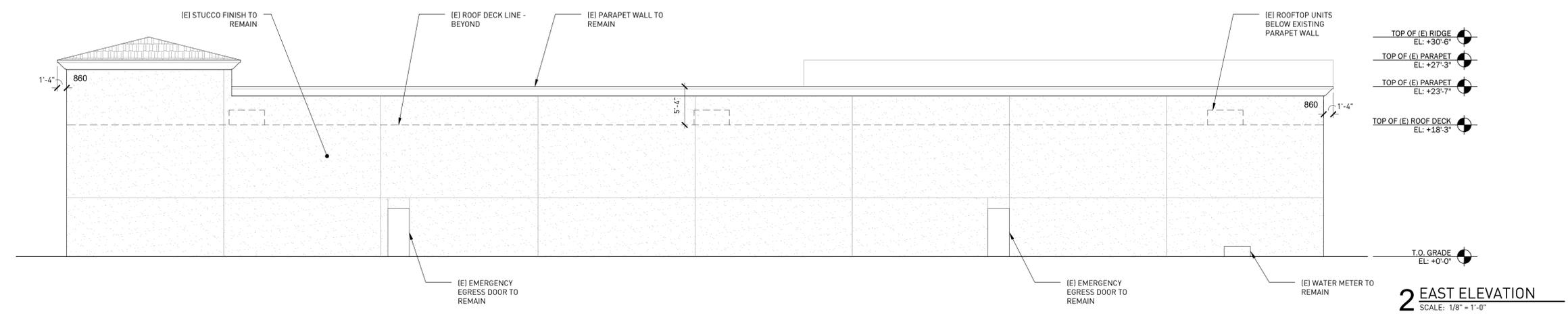
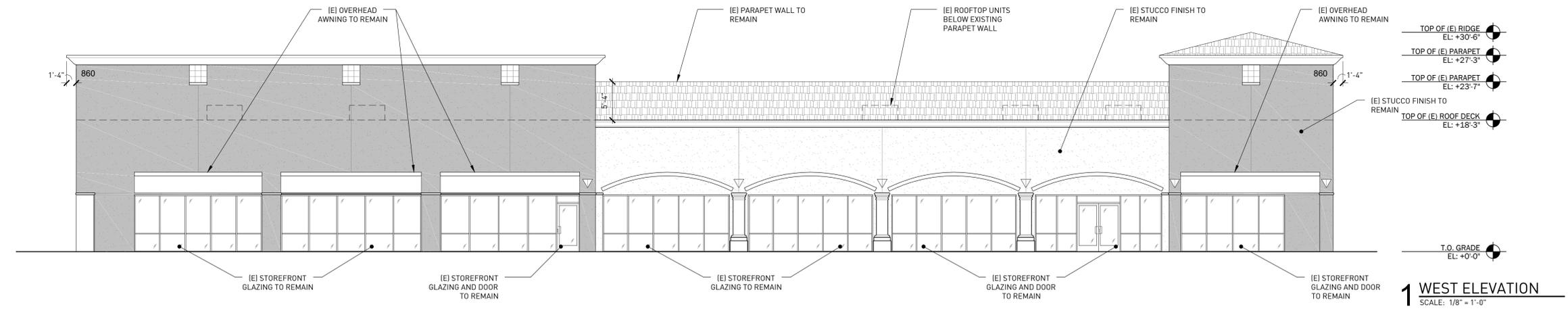
DATE: ISSUANCE: REV#
 03/15/2023 CONCEPT DESIGN APPROVAL
 04/14/2023 PLANNING SUBMITTAL

LEGEND

- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ SMOKE DETECTOR
- ⊙ EXHAUST FAN (MIN. 50 CFM)

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE
- NEW WALL



CLIENT:
 AUSTRALIAN SWIM SCHOOL
 860 N ROSE DR
 PLACENTIA, CA 92870
 --

DESIGNER:
 ALLIED PROJECTS INC.
 3702 E ANAHEIM ST.
 LONG BEACH, CA 90804
 CONTACT:
 ALEXANDER PETRAKOS
 562-382-6233 x701
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STRUCTURAL ENGINEER:
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 4730 WOODMAN AVE, STE 360
 SHERMAN OAKS, CA 91423
 CONTACT:
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MEP ENGINEER:
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 456 E ORANGE GROVE BLVD #301
 PASADENA, CA 91104
 CONTACT:
 CELESTIN HARITON
 626-449-4223
 --

CONTRACTOR:
 LUND CONTRACTING SERVICES
 CONTACT:
 JON LUND
 951-375-8220
 --

PROJECT TITLE:
 AUSTRALIAN SWIM SCHOOL
 860 N ROSE DR
 PLACENTIA, CA 92870

DRAWING TITLE
EXISTING ELEVATIONS

SHEET
D501

ALLIED PROJECTS

DATE: ISSUANCE: REV#

03/15/2023 CONCEPT DESIGN APPROVAL

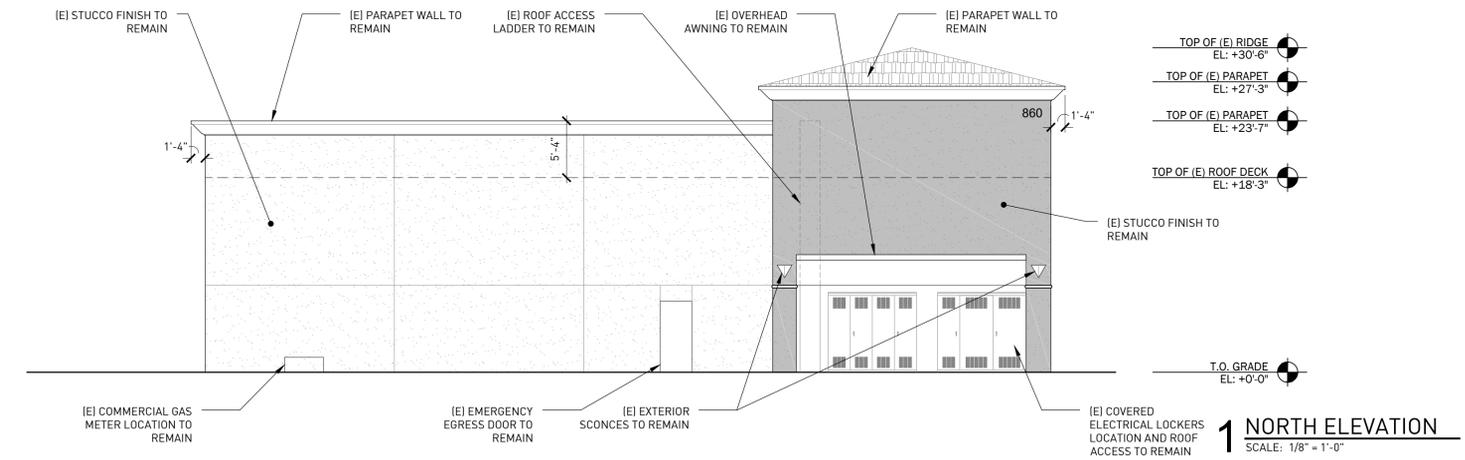
04/14/2023 PLANNING SUBMITTAL

LEGEND

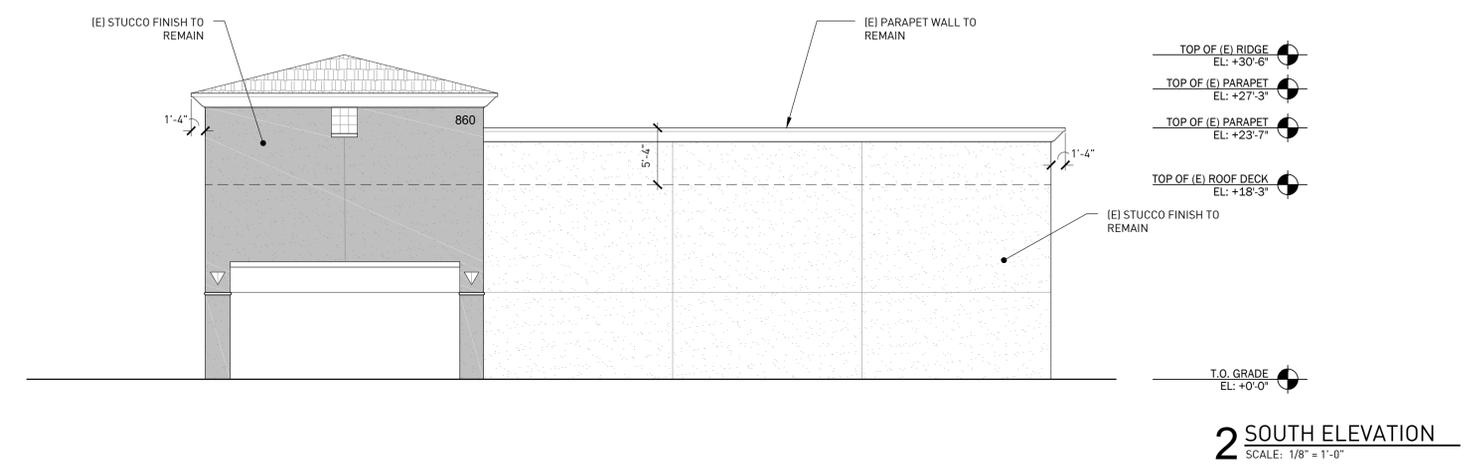
- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ SMOKE DETECTOR
- ⊙ EXHAUST FAN (MIN. 50 CFM)

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO REMOVE
- NEW WALL



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CLIENT:

AUSTRALIAN SWIM SCHOOL
860 N ROSE DR
PLACENTIA, CA 92870
--

DESIGNER:

ALLIED PROJECTS INC.
3702 E ANAHEIM ST.
LONG BEACH, CA 90804
CONTACT:
ALEXANDER PETRAKOS
562-382-6233 x701
--

STRUCTURAL ENGINEER:

BASSO ENGINEERING INC.
4730 WOODMAN AVE, STE 360
SHERMAN OAKS, CA 91423
CONTACT:
ALEXANDRE BASSO
818-531-8741
--

MEP ENGINEER:

HARITON ENGINEERING
456 E ORANGE GROVE BLVD #301
PASADENA, CA 91104
CONTACT:
CELESTIN HARITON
626-449-4223
--

CONTRACTOR:

LUND CONTRACTING SERVICES
CONTACT:
JON LUND
951-375-8220
--

PROJECT TITLE:

AUSTRALIAN SWIM SCHOOL
860 N ROSE DR
PLACENTIA, CA 92870

DRAWING TITLE

EXISTING ELEVATIONS

SHEET

D502



STATEMENT OF USE

April 14, 2023

Proposed Design at:
860 N. Rose Drive
Placentia, CA 92870

To Whom It May Concern,

The project proposed at 860 N. Rose Drive is to convert an existing women's athletic and spa facility into a new children's swimming school. The building proposed to be converted is 13,007 SF in size and will have (2) two swimming pools at the facility.

The tenant's name is Australian Swim School, and is owned by Diane Bainbridge. The Australian Swim School has been operating in Southern California for over 45 years and is a staple in the safety education of children swimming for the regional community. Australian Swim School has (4) four existing locations throughout Southern California.

Australian Swim School – Placentia is proposed to have (2) full-time employees and (20) part-time employees at this location. Operations will be 8:00 AM - 8:00 PM Monday through Friday and 8:30 AM - 5:00 PM Saturday through Sunday.

Other than facility pool equipment, there are no proposed service vehicles or exterior machinery to be used.

The proposed facility poses no presumed impact on the California Environmental Quality Act (CEQA) as it is proposed to reside within an existing building with no additional square footage or parking impacts.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Bainbridge", written in a cursive style.

Diane Bainbridge CEO

Australian Swim Schools Inc.



ATTACHMENT 5: SITE PHOTOS UP 2023-05; 860 N. ROSE DRIVE (APN: 341-321-20)

1. Looking north from the SW corner of the building:



2. Looking directly at the west-facing frontage of the building:



3. Looking south along the pedestrian entrance and walkway:



4. Looking east at the main part of the structure:



5. A view of neighboring businesses:



6. The view of the rear parking lot:



7. A horizontal view of the rear of the rear parking lot:



8. Typical daytime parking conditions at the shopping center:



AG MAPPING SERVICES

1404 N AZUSA AVE STE C #352, COVINA, CA 91722

E: ANGELO@AGMAPPINGSERVICES.ORG | W: AGMAPPINGSERVICES.ORG | P: 323.986.1240 | F: 877.684.5852

Certification of Preparation

The attached list includes the names and addresses of all property owners & business occupants within 300' from the exterior boundaries of the following address/APNS.

Address: 860 N. Rose Dr, Placentia

APN: 341-312-19

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available sources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undelivered by the United States Postal Service is, therefore, a possibility.

AG Mapping Services is not responsible for providing further investigation of said labels.

Acceptance of this package acknowledges this fact.

—

A

AG Mapping Services
angelo@agmappingservices.org

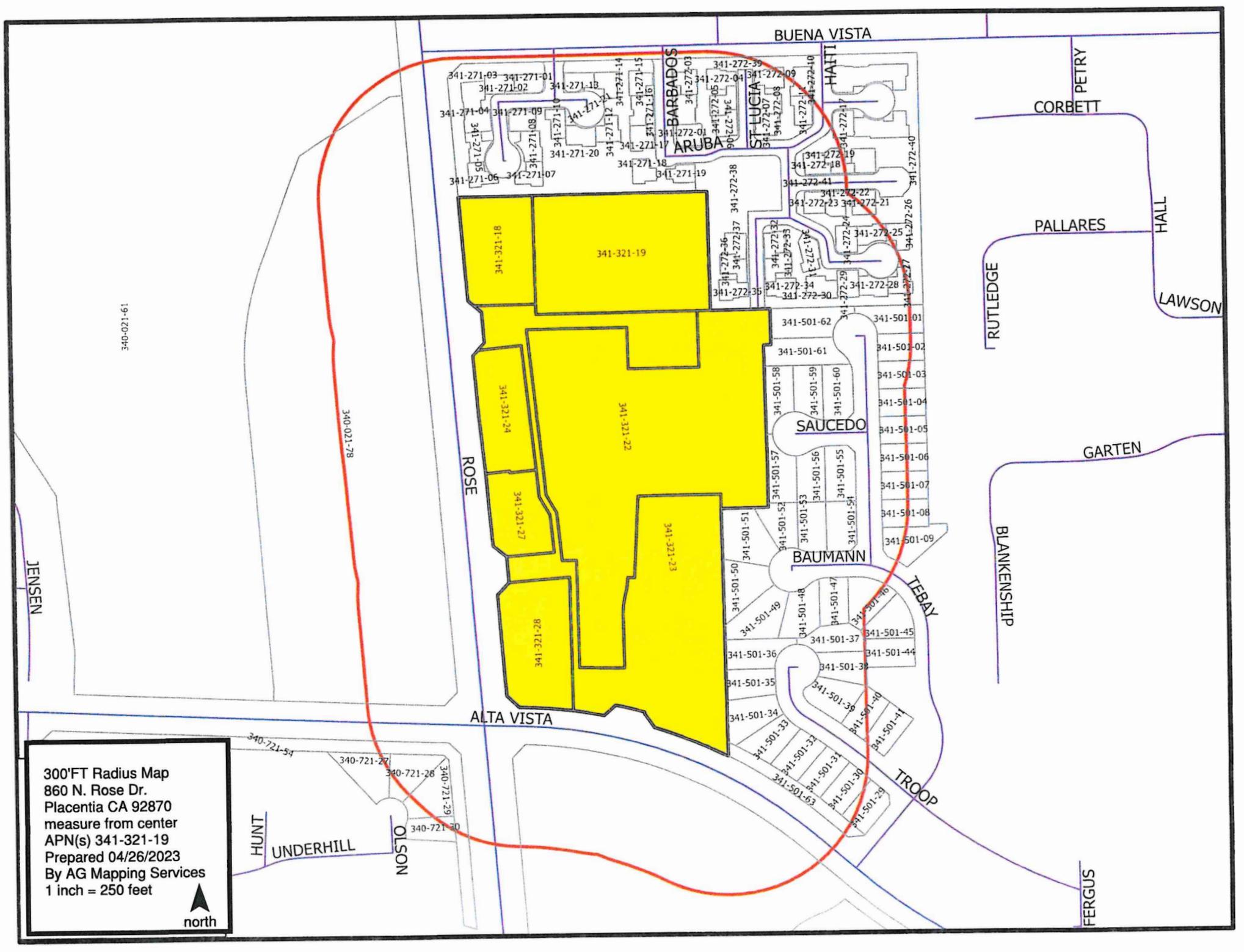
Date: 04/26/2023

340-021-61

340-021-78

340-721-54
340-721-27
340-721-28
340-721-29
340-721-30
HUNT
UNDERHILL
OLSON

300'FT Radius Map
860 N. Rose Dr.
Placentia CA 92870
measure from center
APN(s) 341-321-19
Prepared 04/26/2023
By AG Mapping Services
1 inch = 250 feet



340-021-61
CHAPMAN-WICKETT COMPANY.
777 ALTA VISTA ST
PLACENTIA CA 92870

340-021-78
PLACENTIA 422
1105 QUAIL ST
NEWPORT BEACH CA 92660

340-721-27
RICHARD M & AMANDA R LY
517 N OLSON CIR
PLACENTIA CA 92870

340-721-28
ROBERT F & TAMRA M SERRANO
524 N OLSON CIR
PLACENTIA CA 92870

340-721-29
PAMELA JANE STEINHART
518 N OLSON CIR
PLACENTIA CA 92870

340-721-30
RAUL AMEZCUA
512 N OLSON CIR
PLACENTIA CA 92870

340-721-54
MAISSON PLACENTIA BELL
401 E CHAPMAN AVE
PLACENTIA CA 92870

341-271-01
LANCE S & CHRISTINE A POWERS
1207 TRINIDAD CIR
PLACENTIA CA 92870

341-271-02
KEITH C BUERGER
1201 TRINIDAD CIR
PLACENTIA CA 92870

341-271-03
DAVID JOHN KELLENBERGER
869 GRENADA CIR
PLACENTIA CA 92870

341-271-04
SHAY & SYDNEY THOMPSON
863 GRENADA CIR
PLACENTIA CA 92870

341-271-05
BOONKUE BOHON
857 GRENADA CIR
PLACENTIA CA 92570

341-271-06
RAJESH SAMBASIVAM
851 GRENADA CIR
PLACENTIA CA 92870

341-271-07
DAVID R SAUCEDA
850 GRENADA CIR
PLACENTIA CA 92870

341-271-08
LORA B FISHER
856 GRENADA CIR
PLACENTIA CA 92870

341-271-09
BRANDON WALLACE
862 GRENADA CIR
PLACENTIA CA 92870

341-271-10
SUSAN D GARY
1208 TRINIDAD CIR
PLACENTIA CA 92870

341-271-11
SUSAN LEE KUTSCHEROUSKY
1214 TRINIDAD CIR
PLACENTIA CA 92870

341-271-12
CARL ROSS LUTZ
1220 TRINIDAD CIR
PLACENTIA CA 92870

341-271-13
LYNN BODINI
1213 TRINIDAD CIR
PLACENTIA CA 92870

341-271-14
ERIC SIMMONS
674 ABERDEEN DR
PLACENTIA CA 92870

341-271-15
MARIA E HOHN
863 BARBADOS DR
PLACENTIA CA 92870

341-271-16
CHRISTOPHER J HEFLIN
857 BARBADOS DR
PLACENTIA CA 92870

341-271-17
ROBERT W CLEMMER
PO BOX 1248
CORONA DEL MAR CA 92625

341-271-18
DUANE JOHNSON
1230 ARUBA DR
PLACENTIA CA 92870

341-271-19
JAQUELINE MC PHEETERS
1240 ARUBA DR
PLACENTIA CA 92870

341-271-20
CORTE VISTA VILLAS HOMEOWNERS
ASSN
17755 SKYPARK EAST
IRVINE CA 92614

341-271-21
CORTE VISTA VILLAS HOMEOWNERS
ASSN
17755 SKYPARK EAST
IRVINE CA 92614

341-272-01
VICTORIA M MATA
850 BARBADOS DR
PLACENTIA CA 92870

341-272-02
JOHN M CANNIZZARO
856 BARBADOS DR
PLACENTIA CA 92870

341-272-03
DENNIS E DAVISON
862 BARBADOS DR
PLACENTIA CA 92870

341-272-04
IAN MERNA
863 SAINT LUCIA ST
PLACENTIA CA 92870

341-272-05
BARBARA J OROSZ
857 ST LUCIA WAY
PLACENTIA CA 92870

341-272-06
JASON L JOHNSON
851 SAINT LUCIA WY
PLACENTIA CA 92870

341-272-07
LOYAL B MCAVOY
850 SAINT LUCIA WAY
PLACENTIA CA 92870

341-272-08
RICHARD GEORGE FORD
856 ST LUCIA WAY
PLACENTIA CA 92870

341-272-09
LEROY BURTRUM
862 ST LUCIA WAY
PLACENTIA CA 92870

341-272-10
MARCELA A GURGANIAN
17852 PINERIDGE DR
YORBA LINDA CA 92886

341-272-11
BARBARA H BRITT
857 HAITI DR
PLACENTIA CA 92870

341-272-17
KENNETH E SCHEMMER
1280 DOMINICA CIR
PLACENTIA CA 92870

341-272-18
CHARLOTTE M SOTELO
16021 RIO FLORIDA DR
WHITTIER CA 90603

341-272-19
RICHARD A & NORA D TAMOUSH
1287 BERMUDA CIR
PLACENTIA CA 92870

341-272-21
THOMAS R NORLAND
1292 BERMUDA CIR
PLACENTIA CA 92870

341-272-22
SANDRA ANGIE LAFLE
1286 BERMUDA CIR
PLACENTIA CA 92870

341-272-23
MARY JESSIE BARRAZA
1280 BERMUDA CIR
PLACENTIA CA 92870

341-272-24
CARMELLA COCCO
22995 CAMINITO LAGO
LAGUNA HILLS CA 92653

341-272-25
STEVEN PARKER
1287 ANTIGUA CIR
PLACENTIA CA 92870

341-272-26
RICHARD H ROBBINS
2205 GOLDENBUSH DR
CORONA CA 92882

341-272-27
JAMES SUN
1292 ANTIGUA CIR
PLACENTIA CA 92870

341-272-28
CAROLE LEMING
8788 CORAL SPRINGS CT
HUNTINGTON BEACH CA 92646

341-272-29
DONALD I FLORES
1280 ANTIGUA CIR
PLACENTIA CA 92870

341-272-30
KENNETH WILLIAM WHEAT
1274 ANTIGUA CIR
PLACENTIA CA 92870

341-272-31
ELLIOT G & GIL JA PARK
1268 ANTIGUA CIR
PLACENTIA CA 92870

341-272-32
TERRI S HOUSEHOLDER
812 MARTINIQUE WAY
PLACENTIA CA 92870

341-272-33
MARIO ANTONIO GUTIERREZ
806 MARTINIQUE WAY
PLACENTIA CA 92870

341-272-34
MICHAEL GASPARA
800 MARTINIQUE WAY
PLACENTIA CA 92670

341-272-35
STEPHEN CRAIG ISHII
1342 E LAWSON LN
PLACENTIA CA 92870

341-272-36
CATHLEEN M VICK
1923 LADERA VISTA PL
FULLERTON CA 92831

341-272-37
LORETTA A LA ROSA
813 MARTINIQUE WAY
PLACENTIA CA 92870

341-272-38
CORTE VISTA VILLAS HOMEOWNERS
ASSN
17755 SKYPARK EAST
IRVINE CA 92614

341-272-39
CORTE VISTA VILLAS HOMEOWNERS
ASSN
17755 SKYPARK EAST
IRVINE CA 92614

341-272-40
CORTE VISTA VILLAS HOMEOWNERS
ASSN
17755 SKYPARK EAST
IRVINE CA 92614

341-272-41
CORTE VISTA VILLAS HOMEOWNERS
ASSN
17755 SKYPARK EAST
IRVINE CA 92614

341-321-18
SCHRIber REALTY GROUP DONAHUE
325 W WASHINGTON ST #2148
SAN DIEGO CA 92103

341-321-19
SCHRIber REALTY GROUP DONAHUE
325 W WASHINGTON TRL #2148
SAN DIEGO CA 92103

341-321-22
SCHRIber REALTY GROUP DONAHUE
325 W WASHINGTON ST #2148
SAN DIEGO CA 92103

341-321-23
SCHRIber REALTY GROUP DONAHUE
325 W WASHINGTON ST #2148
SAN DIEGO CA 92103

341-321-24
SCHRIber REALTY GROUP DONAHUE
325 W WASHINGTON ST #2148
SAN DIEGO CA 92103

341-321-27
SCHRIber REALTY GROUP DONAHUE
325 W WASHINGTON ST #2148
SAN DIEGO CA 92103

341-321-28
SCHRIber REALTY GROUP DONAHUE
325 W WASHINGTON ST #2148
SAN DIEGO CA 92103

341-501-01
DEVELOPMENT COMPANY LLC
PLACENTIA
ROBERT J PFISTER ESQ/KTB
LOS ANGELES CA 90067

341-501-02
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-03
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-04
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-05
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-06
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-07
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-08
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-09
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-29
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-30
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-31
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-32
PLACENTIA DEVELOPMENT CO
725 TOWN AND COUNTRY RD #200
ORANGE CA 92868

341-501-33
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-34
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-35
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-36
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-37
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-38
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-39
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-40
PLACENTIA DEVELOPMENT CO
8383 WILSHIRE BLVD #700
BEVERLY HILLS CA 90211

341-501-41
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-44
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-45
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-46
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-47
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-48
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-49
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-50
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-51
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-52
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-53
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-54
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-55
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-56
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-57
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-58
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-59
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-60
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-61
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-62
PLACENTIA DEVELOPMENT CO
RD STE 200 #200
ORANGE CA 92868

341-501-63
PLACENTIA DEVELOPMENT CO
8383 WILSHIRE BLVD #700
BEVERLY HILLS CA 90211

341-321
BUSINESS OCCUPANT
650 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
600 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
612 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
620 N ROSE DR STE A
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
630 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
634 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
638 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
642 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
646 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
654 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
660 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
664 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
670 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
620 N ROSE DR STE B
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
710 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
720 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
724 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
732 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
750 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
858 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
870 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
860 N ROSE DR
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
850 N ROSE DR STE A
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
850 N ROSE DR STE B
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
850 N ROSE DR STE C
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
850 N ROSE DR STE D
PLACENTIA CA 92870

341-321
BUSINESS OCCUPANT
661 N ROSE DR
PLACENTIA CA 92870

MAP MAKER
AG MAPPING SERVICES
1404 N AZUSA AVE STE C #352
COVINA CA 91722

REPRESENTATIVE
ALEXANDER PETRAKOS
ALLIED PROJECTS INC
3702 E ANAHEIM ST
LONG BEACH CA 90804

APPLICANT
AUSTRALIAN SWIM SCHOOL
860 N ROSE DR
PLACENTIA CA 90804