



## Placentia Planning Commission Agenda

Regular Meeting  
October 10, 2023

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

**Frank Perez**  
Chair

**Matthew Roche**  
Vice Chair

**Brandon Evans**  
Commissioner

**Thomas Ingalls**  
Commissioner

**Juan Navarro**  
Commissioner

**Nick Polichetti**  
Commissioner

**Susan Silvestri**  
Commissioner

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

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://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](http://www.placentia.org) under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

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

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

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

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**CALL TO ORDER:**

**ROLL CALL:** Commissioner Evans  
Commissioner Ingalls  
Commissioner Navarro  
Commissioner Polichetti  
Commissioner Silvestri  
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.

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**CONSENT CALENDAR:**

1. **Planning Commission Meeting Minutes – September 12, 2023**  
**Recommended Actions:** Approve

**REGULAR AGENDA:** None

**PUBLIC HEARING:**

1. **Applicant:** The Art of Dance & Ballet Academy  
**Project Location:** 1864 N. Placentia Avenue

**USE PERMIT NO. UP 2023-09; 1864 N. PLACENTIA AVENUE (THE ART OF DANCE & BALLET ACADEMY)**

**RECOMMENDATION:**

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

1. Open the public hearing concerning Use Permit No. UP 2023-09; and

2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-15, a resolution of the Planning Commission of the City of Placentia, approving UP 2023-09 and making findings to permit the establishment and operation of a 1,078-square foot dance studio by expanding the business operations of the applicant's primary dance company into a separate commercial unit, within the same multitenant shopping center, located within the Neighborhood Commercial (C-1) Zoning District, at 1864 N. Placentia Avenue; 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:**

**1. Selection of Commission Chair and Vice Chair**

Recommended Action:

- 1) Nominate and elect one (1) Chair and one (1) Vice Chair for the Planning Commission

**DEVELOPMENT REPORT:**

**DIRECTOR'S REPORT:**

**PLANNING COMMISSION REQUESTS**

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

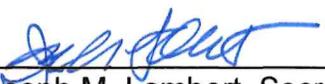
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**ADJOURNMENT**

The Planning Commissioners ADJOURN to the next regular meeting on November 14, 2023, at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

**CERTIFICATION OF POSTING**

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the October 10, 2023, Regular Meeting of the Planning Commission of the City of Placentia was posted on October 5, 2023.

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

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

September 12, 2023

The regular meeting of the Placentia Planning Commission of September 12, 2023 was called to order at 6:34 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Perez.

**OATH OF OFFICE:** Chair Perez administered the Oath of Office to  
Commissioner Thomas Ingalls

**ROLL CALL:**

**PRESENT:** Commissioners Ingalls, Navarro, Polichetti, Silvestri, Vice Chair Rocke,  
Chair Perez

**ABSENT:** Commissioner Evans

**OTHERS PRESENT:** Russell Miyahira, Deputy City Attorney  
Joe Lambert, Director of Development Services  
Lesley Whittaker, Associate Planner  
Devan Wells, Planning Technician  
Kyra Tao, Transportation Manager  
Carole Wayman, Deputy City Clerk  
Margie McCoy, Administrative Assistant

Chair Perez excused Commissioner Evans for due cause.

**PLEDGE OF ALLEGIANCE:** Commissioner Rocke

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

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

**Recommended Actions:** Approve amended minutes

**Motion by Navarro, second by Silvestri carried on a (6-0-1-0) vote to approve the recommended actions.**

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

**REGULAR AGENDA:**

**1. Applicant: City of Placentia**

**Project Location: Atwood Multipurpose Trail Project adjacent to the Atwood Channel approximately 600 feet east of Jefferson Street to Lakeview Avenue**

**Mitigated Negative Declaration No. 2023-01 (Atwood Multipurpose Trail Project):** The City of Placentia, in cooperation with Orange County Flood Control District and the California Department of Transportation, is proposing to construct the Atwood Multipurpose Trail to increase the number of pedestrians and bicyclists using public transportation. The proposed trail would be a 1.0-mile-long trail along the Atwood Channel starting from the BNSF/Metrolink railroad tracks, approximately 600 feet from Jefferson Street to Lakeview Avenue.

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

1. Receive the staff report concerning Mitigated Negative Declaration (MND) No. 2023-01; and
2. Adopt Resolution No. PC-2023-14, a Resolution of the Planning Commission of the City of Placentia approving the adoption of MND 2023-01 for construction of the Atwood Multipurpose Trail Project adjacent to the Atwood Channel approximately 600 feet east of Jefferson Street to Lakeview Avenue, and finding that the Mitigated Negative Declaration, adopted with respect to the project was prepared in compliance with the California Environmental Quality Act (“CEQA”), California Public Resources Code § 21000, et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Guidelines of the City of Placentia; and
3. Direct staff to file a Notice of Determination (NOD).

Director of Development Services, Joe Lambert, presented the staff report and provided a brief project introduction and of the CEQA Determination for Mitigated Negative Declaration No. 2023-01 (Atwood Multipurpose Trail Project). Documents provided to Commissioners included four mitigation measures, relating to hazards and hazardous materials, noise, and cultural (tribal) considerations.

Transportation Manager Kyra Tao then provided additional information about the trail, including its location, opportunities to bike and walk for residents, and the overall mobility goal of expanding the active transportation network. Transportation Manager Kao presented a map and photos of the existing and future trail and explained the future

connectivity over the railroad track. She also highlighted a resident survey about the project and the feedback received. She noted a potential future-planned bridge or tunnel to cross the railroad tracks east of Jefferson Street.

Discussion ensued regarding the existing oil pump adjacent to the trail, workflow as relating to tribal issues, train crossing considerations, potentially closing off the trail at a certain point as well as the responsibility of ongoing maintenance of the trail.

**Motion by Silvestri, second by Polichetti carried on a (6-0-1-0) vote to approve the recommended actions.**

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

Chair Perez opened the public hearing.

**PUBLIC HEARING:**

**1. Applicant: Circle of Friends Veterinary Hospital**

**Project Location: 1251 E. Yorba Linda Blvd.**

**Use Permit (UP) 2023-06**

To allow the establishment and operation of a veterinary hospital at an existing, 3,000-square-foot commercial space located within a multi-tenant commercial shopping center at 1251 E. Yorba Linda Blvd, in the Neighborhood Commercial 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.

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

1. Open the public hearing concerning Use Permit No. UP 2023-06; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2023-12, a resolution of the Planning Commission of the City of Placentia approving Use Permit No. 2023-06 and making findings to permit UP 2023-06 allowing the establishment and operation of an veterinary hospital at an existing, 3,000-square-foot commercial space located within a multi-tenant

commercial shopping center at 1251 E. Yorba Linda Blvd, in the Neighborhood Commercial 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.

Planning Technician Devan Wells presented the staff report and provided a brief overview of proposed Use Permit No. UP 2023-06, including the site map, floor plan, hours of operation, staffing, parking, as well as details about the proposed use of the space and site conditions.

The Applicant, Dr. Allison Yasso and several of her staff members were present during the meeting. Dr. Yasso answered several questions from Commissioners.

Discussion ensued regarding how many animals would occupy the space daily, surgeries performed, length of stay of animals, emergency action plans, as well as clean-up of animal relief areas. The applicant agreed to comply with all conditions of approval. Commissioners also discussed the line of site analysis on three of the driveways and it was noted by Transportation Manager Tao that the City of Yorba Linda would be contacted to further discuss line of site concerns as that portion of right-of-way is in Yorba Linda.

Chair Perez closed the public hearing.

**Motion by Polichetti, second by Juan Navarro carried on a (6-0-1-0) vote to approve the recommended actions.**

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

**NEW BUSINESS: None**

**OLD BUSINESS: None**

**DEVELOPMENT REPORT:**

Director of Development Services Joe Lambert provided an update on Toll Brothers, JPI Cenza on Crowther, Santa Angelina senior housing, and the Hudson developments.

Discussion regarding future planned housing projects, new business updates, masonry and vinyl fences and possible code amendments related to fences. Also noted were the updates around the City regarding Public Works projects.

**DIRECTOR’S REPORT:**

Joe Lambert welcomed new Administrative Assistant, Margie McCoy to the Development Services Department and thanked Deputy City Clerk Carole Wayman for her assistance during the last several months with Planning Commission meetings.

**PLANNING COMMISSION REQUESTS: None**

**ADJOURNMENT:**

Chair Perez closed the Planning Commission Regular Meeting at 7:40 p.m. to the regular meeting of Tuesday, October 10, 2023, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

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Joseph M. Lambert,  
Secretary to the Planning Commission



# Placentia Planning Commission

## AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: SEPTEMBER 25, 2023

SUBJECT: **USE PERMIT NO. UP 2023-09; 1864 N. PLACENTIA AVENUE (THE ART OF DANCE & BALLET ACADEMY)**

### **RECOMMENDATION:**

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

1. Open the public hearing concerning Use Permit No. UP 2023-09; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2023-15, a resolution of the Planning Commission of the City of Placentia, approving UP 2023-09 and making findings to permit the establishment and operation of a 1,078-square foot dance studio by expanding the business operations of the applicant's primary dance company into a separate commercial unit, within the same multitenant shopping center, located within the Neighborhood Commercial (C-1) Zoning District, at 1864 N. Placentia Avenue.; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

### **REQUEST:**

The applicant, Lisa Silva, dba The Art of Dance & Ballet Academy, is requesting a Use Permit for a 1,078-square foot dance studio located within an existing one-story, multi-tenant commercial retail center at the Sierra Vista Plaza Retail Center at 1864 N. Placentia Avenue, within the C-1 (Neighborhood Commercial) Zoning District. The proposed dance studio will be an expansion of the business operations of the applicant's primary dance studio, which is located in the same shopping center, at 1840 N. Placentia Avenue.

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

The applicant has an existing dance school which is occupying a nearly 10,000-square foot tenant space for over a year, within the Sierra Vista Plaza Shopping Center. The applicant is now wishing to expand on the business operations, by occupying a 1,078-square foot tenant space, located within the same shopping center. The space will be utilized for specialized instruction and private one-on-one lessons, but will operate collaboratively with the existing business. The subject

property is located within the recently remodeled Sierra Vista Plaza, which is a one-story, multi-tenant, commercial retail center located in the southeast corner of W. Bastanchury Road and N. Placentia Avenue, within the C-1 Zoning District. A variety of commercial uses occupy the retail center including Grocery Outlet, Crunch Fitness, Art of Dance & Ballet Academy (main site) and other related retail uses. The subject location for the new space is located behind and adjacent to B & C Burgers. The primary location of the dance school is located in the southeast corner of the shopping center. The proposed space will be located on the easterly side, towards the rear of the shopping center. While the proposed tenant space is not adjacent to the primary dance school, a pedestrian walkway connects the two spaces.

The shopping center is presently accessible from multiple driveways on the west (N. Placentia Ave) and north (W. Bastanchury) ends of the property. There is another driveway and extra parking along the south and east edges of the property, in addition to the main parking lot. Sierra Vista Plaza, where the proposed site is located, is a neighborhood commercial shopping center that is surrounded to the East, West, North, and South by single-family residential.

The Art of Dance & Ballet Academy has had a long-time presence in the community of Placentia. The women-owned and run business has been operating in Placentia for nearly fourteen years, with the last year being at their new location in Sierra Vista Plaza. The dance company participates in the Heritage Festival and Placentia Tree Lighting Ceremony. The studio also offers classes in the City of Placentia Community Guide and works closely with Placentia Yorba Linda Unified School District dance teams. The dance school is so successful that they wish to offer their students more private lessons, so they can assist them in advancing in their craft. The vacant 1,078-square foot tenant space, located a short distance from their business, is a good opportunity for the business to expand their operations, and offer private lessons, without needing to consume a large amount of floor area for dancefloors, which are primarily used for larger classes.

The 1,078-square foot dance studio proposes operating hours similar to the primary dance school. This space, while much smaller, will have 1 dance teacher and 1-3 students for private instruction. The location will have a small reception area and restroom.

The business proposes the following operating hours, which staff has slightly extended to allow flexibility:

Operating Hours as Proposed		Operating Hours as Conditioned
Monday - Friday	3:00 PM – 8:00 PM	10:00 – 9:00 PM
Saturday	9:00 AM – 1:00 PM	9:00 AM – 5:00 PM
Sunday	9:00 AM – 1:00 PM	9:00 AM – 5:00 PM

The proposed floor plan features one large dance floor, with an ADA compliant bathroom for a total floor area of 1,078 square feet. The applicant plans to add a small reception area. The tenant space is currently undergoing light remodeling and there will be no changes to existing onsite access or parking as a part of the request. All operations will be fully conducted indoors.

**Applicable Code Section – Placentia Municipal Code (PMC)**

The “C-1” district is intended to provide for general retail and office uses which offer the sale of goods and services to the general public and which, through characteristics of their operation, cater primarily to residents of neighborhood market areas. The C-1 Zoning District PMC 23.33.040 (15) specifically includes dance studios as a use permitted subject to obtaining a Use Permit

**Subject Site and Surrounding Land Uses**

The proposed dance studio is located on a developed commercial site between W. Bastanchury Rd. and N. Placentia Ave. The chart below shows surrounding existing land uses, zones, and General Plan Land Use Designations:

**Surrounding Land Uses:**

<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Subject Site</b>	Multi-tenant Neighborhood Commercial Shopping Center	Commercial	Neighborhood Commercial (C-1)
<b>North (Across Bastanchury Rd.), South, East</b>	Single Family Residences	Low Density Residential	R-1 (Single Family Residential)
<b>West (Across Placentia Ave.)</b>	Sierra Vista Elementary School	Schools and Institutional	R-1

**ZONING COMPLIANCE ANALYSIS**

**Site Development Standards**

The project is located within the C-1 Zoning District. Pursuant to PMC 23.78.030, the code requires four (4) off-street parking spaces per one thousand (1,000) gross square feet. Sierra Vista Plaza Shopping Center, which consists of 100,500-square feet of retail space requires 402 parking spaces and provides 426 stalls. The proposed 1,078-square foot tenant space requires 4.9 spaces, which was included in the overall parking calculations for Sierra Vista Plaza Shopping Center. The Shopping Center has an excess of 24 parking spaces. The applicant’s proposal to expand the dance company’s business operations to include the 1,078-square foot space, will not add to the number of students the dance company has, but rather offer more space for private one-on-one lessons. This will not necessarily add to the number of vehicles in the parking lot. In addition, many of the students are dropped off by parents and do not utilize parking spaces. Based on staff’s analysis, the project meets all minimum and maximum development standards of the PMC, including minimum off-street parking requirements. The proposal meets the minimum number of off-street parking spaces required. No changes to the building footprint and overall building envelope will occur as a result of the project.

## **Other Departments Concerns and Requirements**

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

## **ISSUES ANALYSIS:**

### **General Plan Consistency**

In an overall review of the General Plan, the proposed space to be used for the purpose of expanding the existing dance studio into another unit in the shopping center, for the purpose of offering a space for private lessons is consistent with the policies, programs, and goals of the General Plan. The General Plan Economic Development Element states in Goal 4, "Promote the revitalization of target areas and focus development to create vibrant destinations for the community." The Sierra Vista Shopping Center has struggled to keep tenant spaces occupied, therefore allowing a successful business, that already exists in the shopping center, to expand their business and utilize additional tenant space as proposed, helps to keep the vitality of the shopping center and possibly attract other businesses.

### **PMC Consistency**

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

### **Land Use Compatibility**

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

## **CEQA:**

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2023-09 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 September 27, 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 September 27, 2023, pursuant to all applicable provisions of the PMC. As of October 5, 2023, staff has received no comments in support of or opposition of the request.

**CONCLUSION:**

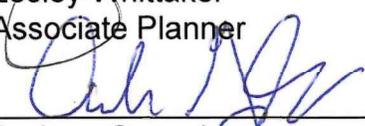
The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the proposed establishment and operation of a dance studio, which will work in conjunction with an existing dance school within Sierra Vista Plaza Shopping Center, as additional space for private dance lessons, will be compatible with adjacent land uses and will not result in any significant or adverse impacts to the surrounding area.

**RECOMMENDATION:**

The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution PC-2023-15 recommending approval of UP 2023-09 and finding that it is exempt from further CEQA review pursuant to Section 15301 of the State CEQA Guidelines.

**Prepared and submitted by:**

  
\_\_\_\_\_  
Lesley Whittaker  
Associate Planner

  
\_\_\_\_\_  
Andrew Gonzales  
Planning Manager

**Review and approved by:**

  
\_\_\_\_\_  
Joseph M. Lambert  
Director of Development Services

**Attachments:**

1. Resolution No. PC-2023-15
  - a. Conditions of Approval
2. Vicinity Map
3. Project Plans Dated and Received August 23, 2023
4. Site Photos
5. Statement of Use (Revised) Submitted by the Applicant Dated and Received September 21, 2023
6. Affidavit of Mailings, Radius Map, and Address List

**RESOLUTION NO. PC-2023-15**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. UP 2023-09 AND MAKING FINDINGS TO PERMIT UP 2023-09 ALLOWING THE ESTABLISHMENT AND OPERATION OF A 1,078-SQUARE FOOT DANCE STUDIO, WHICH WILL EXPAND THE BUSINESS OPERATIONS OF THE APPLICANT'S PRIMARY DANCE COMPANY, WHICH IS LOCATED WITHIN THE SAME MULTITENANT COMMERCIAL SHOPPING CENTER WITHIN THE NEIGHBORHOOD COMMERCIAL (C-1) ZONING DISTRICT AT 1864 N. PLACENTIA; 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** Lisa Silva representing “The Art of Dance and Ballet Academy” (“Applicant” hereinafter), located at 1864 N. Placentia Avenue, filed an application for approval of Use Permit No. UP 2023-09, 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 October 10, 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 2023-09; 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 2023-09 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 1,078-square foot dance studio 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. The applicant has had an existing business for nearly fourteen years within the City of Placentia and is an integral part of the community. The business is rooted in providing artistic and athletic dance to young people, and also providing a safe place to practice, therefore this use is not detrimental to the health, safety, or general welfare of persons in the city. The applicant has never had any complaints about their business operations, and this Use Permit is an expansion of the existing business, therefore there is the determination of city staff that the business will not have any problems in regard to the injurious of property or neighborhood improvements. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), this use complies with all applicable code requirements and development standards of the Neighborhood Commercial Zoning District. Planning Staff finds that the intended use is in line with the intention of the Neighborhood Commercial Zoning District. Furthermore, (3) it is not anticipated that the additional tenant space, which is a separate additional space on the same property as the existing dance school, will generate any negative impacts onto adjacent properties and businesses. All primary activities shall be conducted within the enclosed building while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements. Moreover, the school will make use of existing parking, which is located in the primary parking lot and those on the easterly side of property.
- b. The proposed request for the establishment and operation of a 1,078-square foot dance studio, which will expand the business operations of the applicant's primary dance company is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial. The business activities are commercial in nature and similar to onsite uses as the Crunch Gymnasium, which has similar instructional operations, including the existing dance company.
- c. The proposed request for the establishment and operation of a 1,078-square foot dance studio, which will expand the business operations of the applicant's primary dance company, which is 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 establishment and operation of a dance studio is a conditionally-permitted

use in the Neighborhood Commercial (C-1) Zoning District. Approval of the Use Permit for the proposed dance studio will be consistent with the zoning, as the site can accommodate the use, and other similar uses, including the primary dance school owned and operated by the applicant, have been conditionally permitted within other similar commercial districts and within the same Neighborhood Commercial 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 2023-09 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 2023-09 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 beyond the existing footprint of the building.

**Section No. 4:** The Planning Commission hereby directs that, upon approval of UP 2023-09, 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 2023-09, 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 10<sup>TH</sup> DAY OF OCTOBER, 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 10<sup>th</sup> day of October, 2023, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10<sup>th</sup> day of October, 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. 2023-09

**Attachment "A":  
Special Conditions of Approval and Standard Development Requirements for  
Use Permit No. UP 2023-09**

**SPECIAL CONDITIONS**

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

**ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH TO CONTINUE IN GOOD STANDING TO PERMIT THE USE PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF A DANCE STUDIO, ON PROPERTY LOCATED AT 1864 N. PLACENTIA AVENUE.**

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:**

1. Use Permit No. UP 2023-09 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 2023-09 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 2023-09, 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. The two locations associated with the dance company under the permits UP 2023-09 and UP 2022-02 (1840 N. Placentia Avenue) are two separate and autonomous entitlements that shall not have any conditions of approval combined with or attached to the other. If one location ever closes, the other can exist, while following location-specific conditions of approval.
7. Any modifications to the approved floor plan or changes to the business operation hours, which do not expand or intensify the present use, shall be reviewed by the Director of Development Services, and may be modified administratively. Modifications may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.
8. 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.
9. 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.
10. 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. This location will need a business license independent of the primary location.
11. This UP may be periodically 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.

12. 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 prior to the scheduled event.
13. 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: 10:00AM – 9:00PM
    - Saturday through Sunday: 9:00AM – 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 within the parking lot area 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:**

14. Shall provide complete architectural, structural, electrical, mechanical, and plumbing plans, which are prepared sealed and signed by a California licensed architect or civil/structural engineer. The E/M/P plans could be prepared sealed and signed by the architect or engineer of record or California licensed electrical and mechanical engineers or alternately by the California licensed electrical and mechanical contractors who are performing the jobs.
15. The required plans shall comply with the City adopted and amended 2022 California Building, Electrical, Mechanical, Plumbing, Title 24 California Energy, and Green Building Standards Codes.
16. Architectural plans shall address the plans of the existing and the new floor areas and the site within the vicinity of the (N) space.
17. Shall address on plans complete applicable accessibility items per 2022 CBC Sec. 11B-202.3 Alterations.

18. Electrical, mechanical/plumbing engineers shall prepare, seal, and sign the required electrical, mechanical/plumbing plans of the existing and the new ones per the architectural plans requirements. California licensed contractors who are performing the Electrical, Mechanical, and Plumbing jobs may prepare the corresponding plans, sign and write their license class and No. below their signatures.
19. On the first sheet of plans shall provide a complete scope of all works to be performed under the required permit application.
20. On the first sheet of plans shall address complete project data, which should include but not limited to Group Occupancy, Type of Construction, Occupant Load, Fire Sprinkled or not.
21. The proposed dance studio walls adjacent to other spaces shall be addressed to be one-hour fire resistance construction from floor concrete slab to roof sheathing.
22. A California licensed architect or engineer shall oversee the plan design, as well as their preparation.

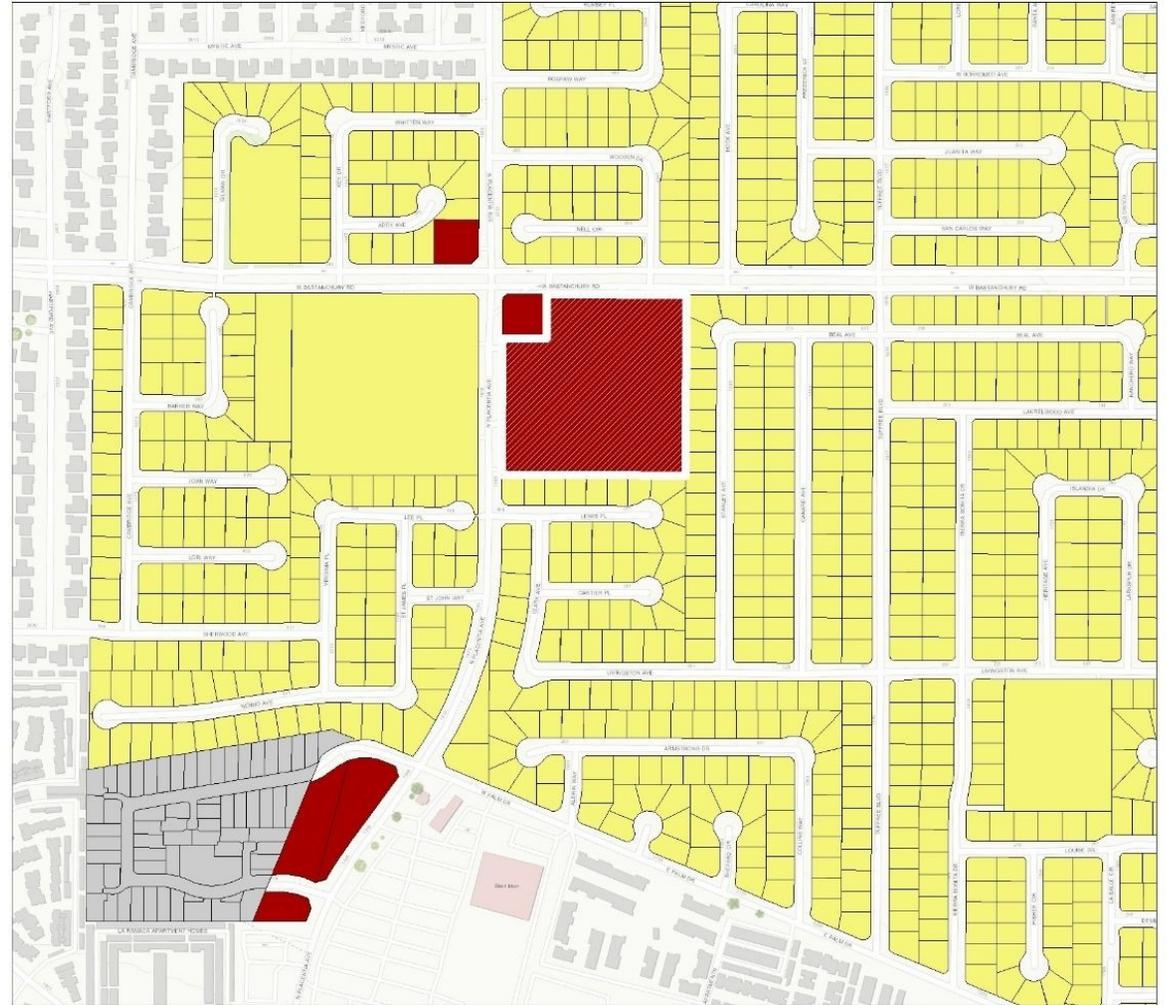
**DEPARTMENT OF FIRE AND LIFE SAFETY:**

23. The installation of a fire extinguisher is required.
24. The tenant will install a Knoxbox, per specifications of PFLS.
25. Extinguisher location approved and keys placed in Knoxbox at the time of fire and final building inspections.



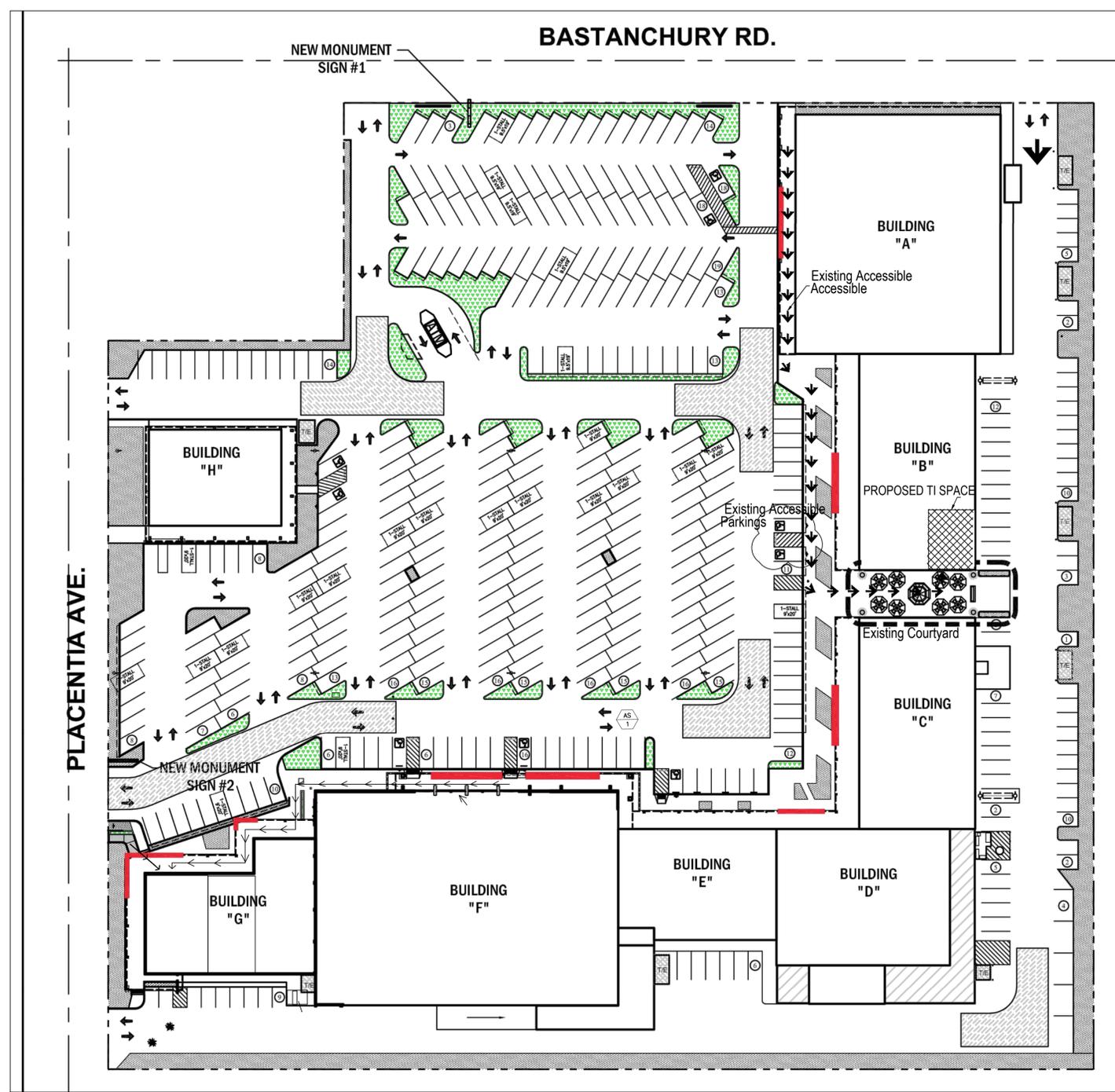
**Legend - Zoning Code**

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



**Vicinity Map UP 2023-09**  
**1864 N. Placentia Ave.**  
**ADBA Dance Studios**

**Created by: Brianna Co**  
**Development Services**  
**Intern**



INDEX OF SHEETS	
ARCHITECTURE	
1. SP-1 SITE PLAN	
2. A-1 FLOOR PLAN	

BUILDING DATA	
GOVERNING AUTHORITY	CITY OF PLACENTIA, CA
GOVERNING CODE	2022 C.P.C. 2022 C.E.C. 2022 C.M.C. 2022 ENERGY STANDARDS 2022 CA GREEN BUILDING CODE
OCCUPANCY GROUP	B
NUMBER OF STORIES	1 STORIES
CONSTRUCTION TYPE	V-B
SPRINKLERED	NO FIRE SPRINKLERED
PROJECT DATA:	
(E) FLOOR AREA:	1078 SQ. FT.

REVISIONS	
DATE	BY
1	
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**GENERAL NOTES**

- ALL ENTRANCES AND ALL EXTERIOR GROUND-LEVEL EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. (SECTION 118 OF CBC 2022)
- IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS. (§1120B.1 CBC)
- COPIES OF NOTIFICATION TO AQMD SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL, PER AQMD RULE 1403.

**SCOPE OF WORK**

NEW DEMISING WALL  
 NEW T-BAR CEILING  
 NEW ELECTRICAL FOR LIGHT AND OUTLETS  
 NO CHANGES TO EXISTING AC DUCTING AND NO MECHANICAL WORK WILL BE PROPOSED.

**LEGEND**

PATH OF TRAVEL NOTE:  
 1. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.  
 2. AT LEAST 48" IN WIDTH.  
 3. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT.  
 4. FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" & LESS THAN 80".

INDICATES ACCESSIBLE PATH OF TRAVEL

<b>TOTAL SQUARE FOOTAGE</b>	
<b>BUILDING</b>	<b>= ± 100,100 S.F</b>
<b>EXISTING PARKING SUMMARY</b>	
<b>FRONT PARKING</b>	<b>= 311 STALLS</b>
<b>ADA PARKING</b>	<b>= 10 STALLS</b>
<b>BACK PARKING</b>	<b>= 80 STALLS</b>
<b>TOTAL PARKING</b>	<b>= 401 STALLS</b>
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**SITE PLAN KEY NOTES**

(E) ACCESSIBLE PATH OF TRAVEL, ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%), THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%), THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2.08%), THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.

**OCCUPANT LOAD & EXITS**

OFFICE SPACE: 1078 /150 = 7 PERSONS  
 TOTAL OCCUPANCY LOAD = 7 PERSONS

# OF EXITS REQUIRED: 1  
 # OF EXITS PROVIDED: 2

**WORKING HOURS**

1. OPEN 7 DAYS WORKING HOURS, FROM 11AM-11PM, FROM MON. - SUN.

NOTE:  
 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

**DEFERRED SUBMITTAL**

STORE FRONT SIGN IS UNDER A DIFFERENT PERMIT

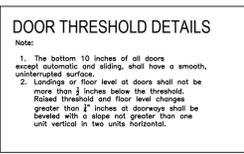
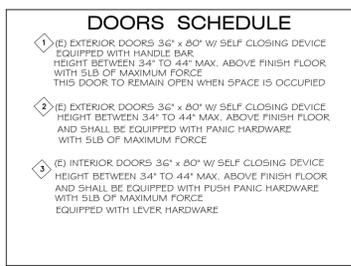
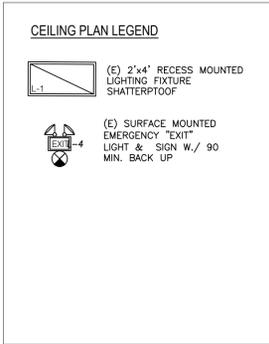
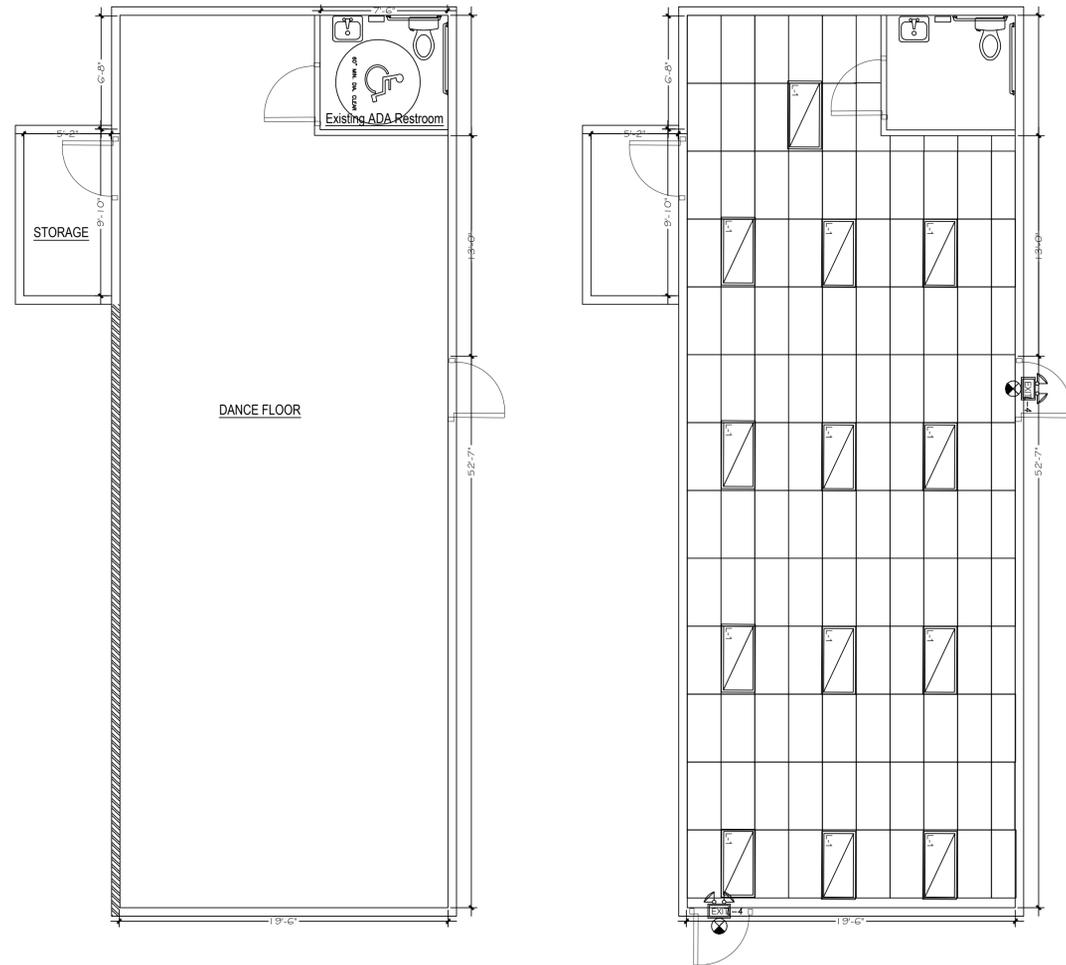
**NUGEN Construction & Engineering**  
 10282 Trask Ave. Unit E 714-261-3361  
 Garden Grove, CA 92843  
 NugenConstruction.com

The Art of Dance and Ballet Academy Inc.  
 1864 N. Placentia Ave.  
 Placentia, CA 92870

DATE: 8/22/23  
 SCALE AS SHOWN: 1/4" = 1'-0"  
 DRAWINGS:

**SP-1**  
 SITE PLAN

STAMP



**REVISIONS**

DATE	BY
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 CEILING PLAN

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**UP 2023-09; 1864 N. Placentia Avenue**  
**The Art of Dance and Ballet Academy (ADBA)**

**Site Photos**



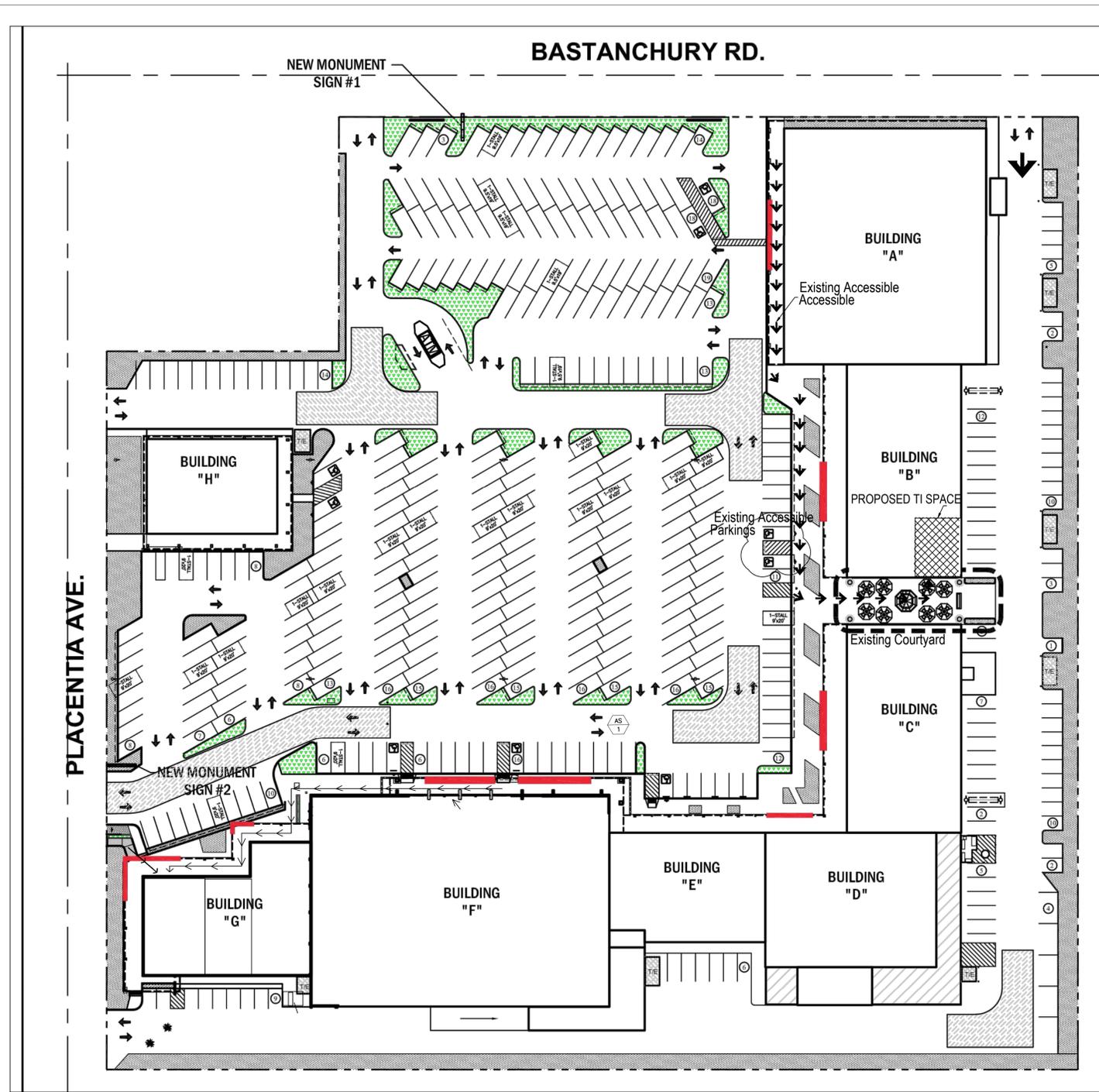
*Figure 2 Looking North at Subject Site*



*Figure 1 Looking Northwest at subject site towards main parking lot.*



*Figure 3 Current state of tenant space*



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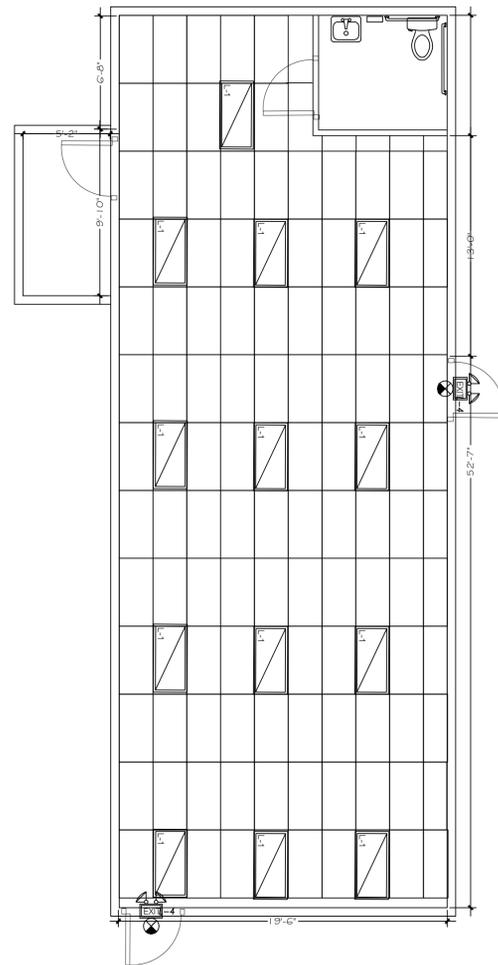
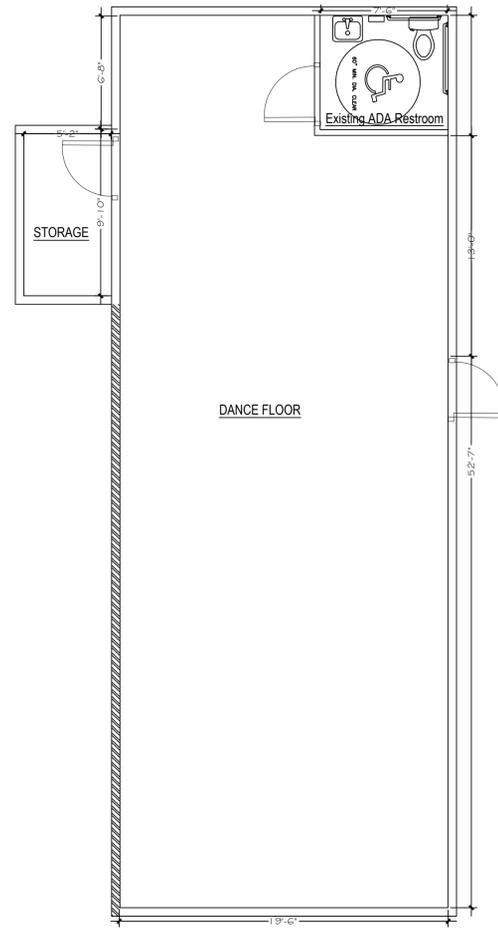
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 1864 N. Placentia Ave.  
 Placentia, CA 92870

DATE: 8/22/23  
 SCALE AS SHOWN: 1/4" = 1'-0"  
 DRAWINGS:

**SP-1**  
 SITE PLAN

STAMP



**CEILING PLAN LEGEND**

-  (E) 2'x4' RECESS MOUNTED LIGHTING FIXTURE SHATTERPROOF
-  (E) SURFACE MOUNTED EMERGENCY "EXIT" LIGHT & SIGN W./ 90 MIN. BACK UP

**DOORS SCHEDULE**

- ① (E) EXTERIOR DOORS 36" x 80" W/ SELF CLOSING DEVICE EQUIPPED WITH HANDLE BAR. HEIGHT BETWEEN 34" TO 44" MAX. ABOVE FINISH FLOOR WITH SLB OF MAXIMUM FORCE. THIS DOOR TO REMAIN OPEN WHEN SPACE IS OCCUPIED
- ② (E) EXTERIOR DOORS 36" x 80" W/ SELF CLOSING DEVICE HEIGHT BETWEEN 34" TO 44" MAX. ABOVE FINISH FLOOR AND SHALL BE EQUIPPED WITH PANIC HARDWARE WITH SLB OF MAXIMUM FORCE
- ③ (E) INTERIOR DOORS 36" x 80" W/ SELF CLOSING DEVICE HEIGHT BETWEEN 34" TO 44" MAX. ABOVE FINISH FLOOR AND SHALL BE EQUIPPED WITH PUSH PANIC HARDWARE WITH SLB OF MAXIMUM FORCE. EQUIPPED WITH LEVER HARDWARE

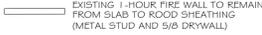
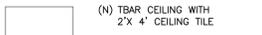
**FLOOR PLAN KEY NOTES**

- ① TACTILE EXIT SIGN
  - ② ACCESSIBLE ENTRANCE SIGN
  - ③ THIS DOOR IS TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED
  - ④ TACTILE SIGN (118-703.4.1)
  - ⑤ POST OCCUPANT LOAD SIGN 1" MIN LETTER "MAXIMUM OCCUPANCY LOAD"
  - ⑥ EXISTING FRONT STORE WINDOWS
- → → → →  
INDICATE PATH OF TRAVEL

**DOOR THRESHOLD DETAILS**

Note:  
 1. The bottom 10 inches of all doors except automatic and sliding, shall have a smooth, uninterrupted surface.  
 2. Landings of floor level at doors shall not be more than 1/2 inches below the threshold. Raised thresholds and floor level changes greater than 1/2 inches at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal.

**CEILING & WALL LEGEND:**

-  EXISTING 1-HOUR FIRE WALL TO REMAIN. FROM SLAB TO ROOD SHEATHING (METAL STUD AND 5/8 DRYWALL)
-  (N) TBAR CEILING WITH 2'X 4' CEILING TILE
-  (N) 1 HR RATED DEMISING WALL FROM SLAB TO ROOD SHEATHING 5/8 DRYWALL

**REVISIONS**

DATE	BY
1	
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**NUGEN**  
 Construction & Engineering  
 10282 Trask Ave, Unit E  
 Garden Grove, CA 92643  
 714-261-3361  
 NugenConstruction.com

The Art of Dance and Ballet Academy Inc.  
 1864 N. Placentia Ave.  
 Placentia, CA 92870

DATE: 8/22/23

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

DRAWINGS:

SHEET  
**A1**  
 FLOOR PLAN  
 CEILING PLAN

STAMP



4000 Barranca Pkwy #250 Irvine CA 92604  
(949) 494-6105  
orders@susancaseinc.com



## NOTIFICATION PACKAGE

1864 N Placentia Ave, Placentia  
APNs 336-012-43

### INCLUDES:

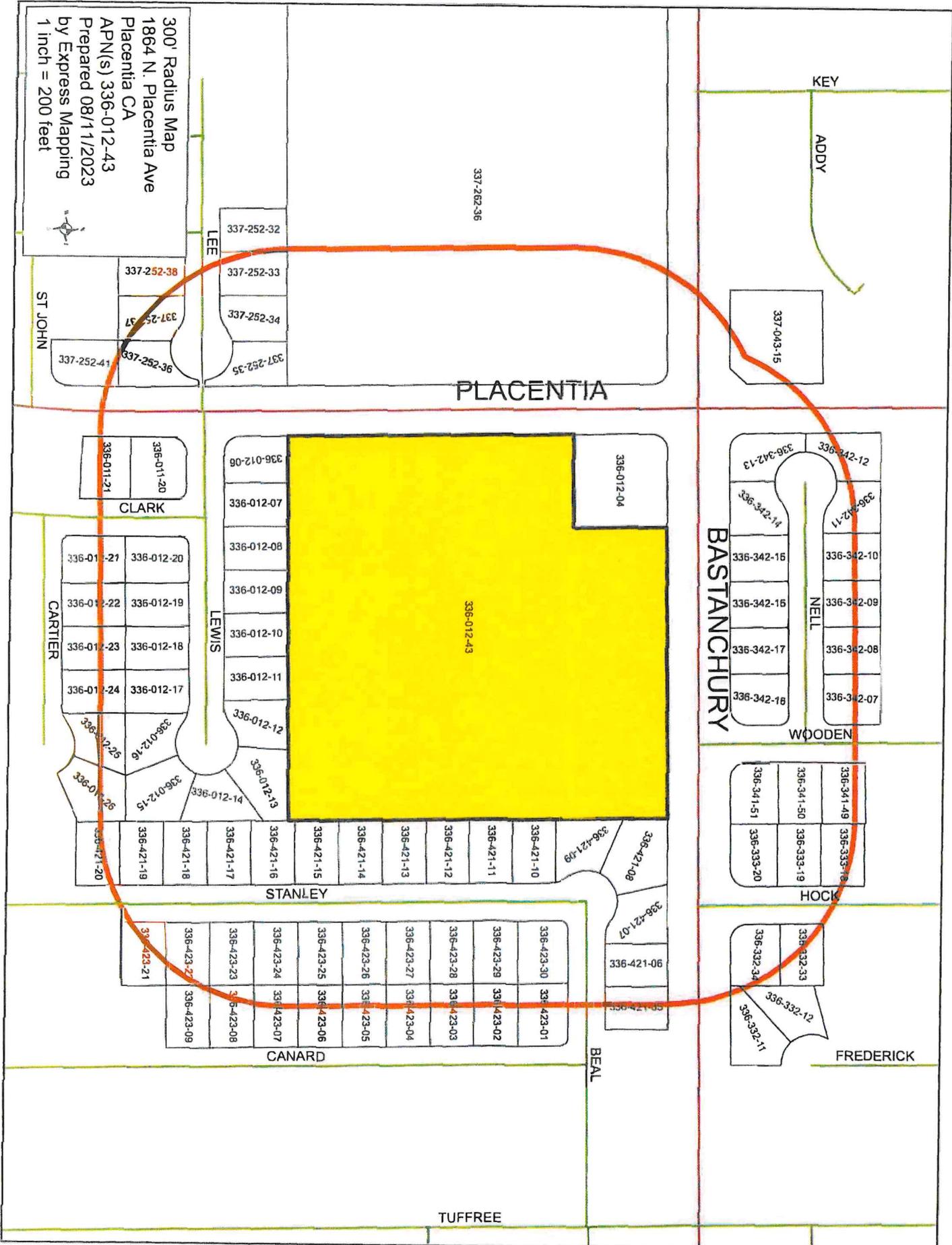
300' OWNER LIST  
OCCUPANTS IN CENTER  
300' RADIUS MAP  
(3) SETS OF GUMMED LABELS  
CERTIFICATION  
COUNT: 122

PREPARED 08/11/2023  
FILE #3281

**RECEIVED**

AUG 23 2023

300' Radius Map  
 1864 N. Placentia Ave  
 Placentia CA  
 APN(s) 336-012-43  
 Prepared 08/11/2023  
 by Express Mapping  
 1 inch = 200 feet



PLACENTIA

BASTANCHURY

TUFFREE

STANLEY

CANARD

BEAL

WOODEN

HOCK

FREDERICK

KEY

ADDY

NELL

LEE

LEWIS

CLARK

CARTIER

ST JOHN

337-043-15

336-342-12  
 336-342-11  
 336-342-10  
 336-342-09  
 336-342-08  
 336-342-07

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 336-341-50  
 336-333-19  
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336-332-33  
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337-252-32  
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336-011-20  
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 336-423-09  
 336-423-21

337-262-36

336-012-43

**EXPRESS MAPPING**  
**4000 BARRANCA PKWY #250, IRVINE CA 92604**  
**PHONE OR TEXT (949) 771-0051**

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**Certification of Preparation**

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

ADDRESS: 1864 N Placentia Ave, Placentia

APN: 336-012-43

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 undeliverable by the United States Postal Service is, therefore, a possibility.

Express Mapping is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



---

Laura Emerson  
Express Mapping  
orders@expressmapping.com

Date: 08/11/2023

336-011-20  
William Altontr Mc Clennen  
1731 Clark Ave  
Placentia CA 92870

336-011-21  
Ricky James Travaglio  
1725 Clark Ave  
Placentia CA 92870

336-012-04  
Dr Mech Placentia  
1810 Placentia Ave  
Placentia CA 92870

336-012-06  
Donald T Suenaga  
449 Lewis Pl  
Placentia CA 92870

336-012-07  
Juan A & Yolanda V Guerrero  
443 Lewis Pl  
Placentia CA 92870

336-012-08  
Thomas W & Donna J Graham  
437 Lewis Pl  
Placentia CA 92870

336-012-09  
David G & Alicia M Lewis  
431 Lewis Pl  
Placentia CA 92870

336-012-10  
Thao Pham  
425 Lewis Pl  
Placentia CA 92870

336-012-11  
James & Sarah Morris  
419 Lewis Pl  
Placentia CA 92870

336-012-12  
Robert D Tash  
6395 Golden Gate Dr  
Yorba Linda CA 92886

336-012-13  
David Lee & Heather Chaffin  
407 Lewis Pl  
Placentia CA 92870

336-012-14  
David & Tracy B Gonzalez  
400 Lewis Pl  
Placentia CA 92870

336-012-15  
Seth J Bacon  
406 Lewis Pl  
Placentia CA 92870

336-012-16  
Jose Antonio & Noelle Lopez  
412 Lewis Pl  
Placentia CA 92870

336-012-17  
Ryan & Genevieve Cardenas  
418 Lewis Pl  
Placentia CA 92870

336-012-18  
Mark & Donna Westergaard  
424 Lewis Pl  
Placentia CA 92870

336-012-19  
Timothy J Ratzlaff  
430 Lewis Pl  
Placentia CA 92870

336-012-20  
Karl H Haffner  
436 Lewis Pl  
Placentia CA 92870

336-012-21  
Marvin Ball Sather  
437 Cartier Pl  
Placentia CA 92870

336-012-22  
Heather Peloquin  
431 Cartier Pl  
Placentia CA 92870

336-012-23  
George N & Christine N Isaac  
425 Cartier Pl  
Placentia CA 92870

336-012-24  
Charles F Juster  
419 Cartier Pl  
Placentia CA 92870

336-012-25  
Christian Matthew & Coree Renee  
413 Cartier Pl  
Placentia CA 92870

336-012-26  
Suzanne M Griffin  
407 Cartier Pl  
Placentia CA 92870

336-012-43  
Giacomo J Zanchi  
16601 Nalu Cir  
Huntington Beach CA 92649

336-332-11  
James Ray Poucher  
1901 Frederick St  
Placentia CA 92870

336-332-12  
Peter Engel  
1907 Frederick St  
Placentia CA 92870

336-332-33  
Mary F Passafiume  
1906 Hock Ave  
Placentia CA 92870

336-332-34  
Vicki E Hunter-lueras  
1900 Hock Ave  
Placentia CA 92870

336-333-18  
Kelly J Klassen  
1913 Hock Ave  
Placentia CA 92870

336-333-19  
Pamela Constance Dietrich  
1907 Hock Ave  
Placentia CA 92870

336-333-20  
Ronny A Vanderpol  
1901 Hock Ave  
Placentia CA 92870

336-341-49  
Raymond & Gladys Haroutonian  
242 Downey Ln  
Placentia CA 92870

336-341-50  
Ramon & Gayle Vera  
1906 Wooden Dr  
Placentia CA 92870

336-341-51  
Gregory L Peterson  
1900 Wooden Dr  
Placentia CA 92870

336-342-07  
Gregorio P & Michelle Dawson  
407 Nell Cir  
Placentia CA 92870

336-342-08  
Thomas D Blumberg  
413 Nell Cir  
Placentia CA 92870

336-342-09  
Clayton R Cole  
419 Nell Cir  
Placentia CA 92870

336-342-10  
Frederick Leon Buxton  
425 Nell Cir  
Placentia CA 92870

336-342-11  
Andrew Rueda Hernandez  
431 Nell Cir  
Placentia CA 92870

336-342-12  
Scott & Kaela Cooper  
437 Nell Cir  
Placentia CA 92870

336-342-13  
Maria Amparo Narvaez  
438 Nell Cir  
Placentia CA 92870

336-342-14  
Albrecht M Grimm  
432 Nell Cir  
Placentia CA 92870

336-342-15  
Timothy Campos Marquez  
426 Nell Cir  
Placentia CA 92870

336-342-16  
Chris S & Jennifer J Choi  
420 Nell Cir  
Placentia CA 92870

336-342-17  
Thomas & Paulette Blumberg  
413 Nell Cir  
Placentia CA 92870

336-342-18  
Everett Rangel  
408 Nell Cir  
Placentia CA 92870

336-421-05  
Reuben Patino  
325 Beal Ave  
Placentia CA 92870

336-421-06  
Bethany M Dubeau  
331 Beal Ave  
Placentia CA 92870

336-421-07  
Christopher Edward Rodriguez  
337 Beal Ave  
Placentia CA 92870

336-421-08  
Michael H Thomas  
343 Beal Ave  
Placentia CA 92870

336-421-09  
Roy Manuel & Tania Aragon  
1837 Stanley Ave  
Placentia CA 92870

336-421-10  
Alan H & Jetta W Anderson  
1831 Stanley Ave  
Placentia CA 92870

336-421-11  
Renee & Eric J Ayala  
1825 Stanley Ave  
Placentia CA 92870

336-421-12  
Jeff A & Janeth A Cornelius  
1819 Stanley Ave  
Placentia CA 92870

336-421-13  
Paul & Nicole Chappelle  
1813 Stanley Ave  
Placentia CA 92870

336-421-14  
Matthew & Tracey Meinert  
1807 Stanley Ave  
Placentia CA 92870

336-421-15  
Jeanette E Sie  
969 Reed Dr  
Claremont CA 91711

336-421-16  
Jeffrey W & Lindsay G Schmidt  
1749 Stanley Ave  
Placentia CA 92870

336-421-17  
William G Gartrell  
1743 Stanley Ave  
Placentia CA 92870

336-421-18  
Salvatore Allevato  
2006 Tweed St  
Placentia CA 92870

336-421-19  
Jeremy Wray  
1731 Stanley Ave  
Placentia CA 92870

336-421-20  
Christopher & Lynsay Fox  
1725 Stanley Ave  
Placentia CA 92870

336-423-01  
Steven R Baden  
1831 Canard Ave  
Placentia CA 92870

336-423-02  
Carlos Perez  
1825 Canard Ave  
Placentia CA 92870

336-423-03  
Timothy S & Sarah M Hamano  
1819 Canard Ave  
Placentia CA 92870

336-423-04  
Ellen Marie Gluckman  
1813 Canard Ave  
Placentia CA 92870

336-423-05  
Marilyn S Petersen  
1807 Canard Ave  
Placentia CA 92870

336-423-06  
Francisco Reynoso  
1801 Canard Ave  
Placentia CA 92870

336-423-07  
Michael Marderosian  
1749 Canard  
Placentia CA 92870

336-423-08  
Jonathan Lucas & Tiffany Laubhan  
1743 Canard Ave  
Placentia CA 92870

336-423-09  
Julio & Ariana B Bautista  
1737 Canard Ave  
Placentia CA 92870

336-423-21  
Carolyn B Carapello  
1612 Rock River St  
Placentia CA 92870

336-423-22  
1738 Sah  
1232 Limerick Dr  
Placentia CA 92870

336-423-23  
Rodney Aaron & Jill Anne Bruce  
1744 Stanley Ave  
Placentia CA 92870

336-423-24  
Julie M Rounds  
1750 Stanley Ave  
Placentia CA 92870

336-423-25  
Steve & Danielle Saporita  
1802 Stanley Ave  
Placentia CA 92870

336-423-26  
Pamela Cutchlow-brooks  
1808 Stanley Ave  
Placentia CA 92870

336-423-27  
Richard Bernard Dean  
17311 Chicago Ave  
Yorba Linda CA 92886

336-423-28  
Keith Akira & Jo An Kenmotsu  
1820 Stanley Ave  
Placentia CA 92870

336-423-29  
Joseph H Torres  
1826 Stanley Ave  
Placentia CA 92870

336-423-30  
Russell L Shipman  
2161 N Montgomery Ave  
Meridian ID 83646

337-043-15  
Khanh Huy Cong Nguyen  
219 San Antonio Cir  
Placentia CA 92870

337-252-32  
Vincent P Pallares  
519 Lee Pl  
Placentia CA 92870

337-252-33  
Syed A Rizvi  
513 Lee Pl  
Placentia CA 92870

337-252-34  
Kenneth D & Laura A Milhandler  
507 Lee Pl  
Placentia CA 92870

337-252-35  
Michael Espiritu Martir  
501 Lee Pl  
Placentia CA 92870

337-252-36  
Philip James Soto  
502 Lee Pl  
Placentia CA 92870

337-252-37  
Nancy M Huebotter  
508 Lee Pl  
Placentia CA 92870

337-252-38  
Tim & Amy Plouffe  
514 Lee Pl  
Placentia CA 92870

337-252-41  
Michael F Smith  
501 St John Way  
Placentia CA 92870

337-262-36  
Placentia-yorba Linda School  
1301 E Orangethorpe Ave  
Placentia CA 92870

336-012-43  
Occupant  
1804 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1808 N Placentia Ave #A  
Placentia CA 92870

336-012-43  
Occupant  
1808 N Placentia Ave #B  
Placentia CA 92870

336-012-43  
Occupant  
1808 N Placentia Ave #C  
Placentia CA 92870

336-012-43  
Occupant  
1808 N Placentia Ave #D  
Placentia CA 92870

336-012-04  
Occupant  
1810 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1816 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1818 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1820 N Placentia Ave #A  
Placentia CA 92870

336-012-43  
Occupant  
1820 N Placentia Ave #B  
Placentia CA 92870

336-012-43  
Occupant  
1822 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1824 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1826 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1828 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1830 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1836 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1840 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1848 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1850 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1856 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1858 N Placentia Ave  
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336-012-43  
Occupant  
1864 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1866 N Placentia Ave  
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336-012-43  
Occupant  
1868 N Placentia Ave  
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336-012-43  
Occupant  
1870 N Placentia Ave  
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336-012-43  
Occupant  
1872 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1874 N Placentia Ave  
Placentia CA 92870

336-012-43  
Occupant  
1876 N Placentia Ave  
Placentia CA 92870

336-012-43

Occupant

1878 N Placentia Ave

Placentia CA 92870

336-012-43

Occupant

1882 N Placentia Ave

Placentia CA 92870