Planning Commission

AGENDA
July 14, 2026
6:30 PM

City Council Chambers
401 E Chapman Ave, Placentia, CA 92870

Planning Division | (714) 993-8124
www.placentia.org

Agenda Materials

Copies of all agenda materials are available online at www.placentia.org and at the City Clerk's Office. For questions regarding any agenda item, please contact the Planning Division at (714) 993-8124. In compliance with California Government Code § 54957.5, any materials submitted to the majority of the Commission Members after distribution of this agenda that are non-exempt public records will be made available for public inspection at the City Clerk's Office during normal business hours.

How to View the Meeting

The public can observe the meeting via livestream on the City's website atwww.placentia.org/pctv, live on cable television on AT&T Universe (Channel 99), Spectrum (Channel 3), or in person in the Council Chamber.

Procedures for Addressing the Commission Members

Public comments are received during the Oral Communications section of the agenda. Members of the public may address the Commission on any agenda item by completing a "Speaker Request Form" indicating the agenda item or subject matter you wish to address and submit it to the recording Secretary before the item is called. All speakers shall observe civility, decorum, and good behavior.

PLEASE SILENCE ALL ELECTRONIC DEVICES WHILE THE MEETING IS IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need accommodations contact the City Clerk's Office at (714) 993-8231. Notification at least 48 hours in advance of the meeting will enable the City to make arrangements to assure accessibility. (28 CFR 35.102.35.104 ADA Title II)

PLACENTIA PLANNING COMMISSION
REGULAR MEETING
July 14, 2026
6:30 p.m. - City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER

ROLL CALL
Commissioner Davis
Commissioner Smith
Commissioner Guerrero
Commissioner Navarro
Commissioner Evans
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.

1. CONSENT CALENDAR

1.a APPROVAL OF MINUTES: JUNE 9, 2026

Recommended Action: Approve

2. PUBLIC HEARINGS

2.a USE PERMIT NO. UP 2026-04 TO ESTABLISH AND OPERATE AN INDOOR PICKLEBALL FACILITY WITH ACCESSORY RETAIL SALES AND RELATED RECREATIONAL ACTIVITIES WITHIN AN EXISTING APPROXIMATELY 22,410-SQUARE-FOOT TENANT SPACE LOCATED AT 1240 E. YORBA LINDA BOULEVARD.

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

1. Open the public hearing concerning Use Permit No. UP 2026-04; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC 2026-11, a Resolution of the Planning Commission of the City of Placentia making findings that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines, and approving Use Permit No. UP 2026-04 to establish and operate an indoor pickleball facility with accessory retail sales and related recreational activities within an existing approximately

22,410-square-foot tenant space located in the C-1 (Neighborhood Commercial) Zoning District at 1240 E. Yorba Linda Boulevard.

3. REGULAR AGENDA

OLD BUSINESS

NEW BUSINESS

SELECTION OF COMMISSION CHAIR AND VICE CHAIR
1) Nominate and elect one (1) Chair and one (1) Vice Chair for the Planning Commission.

Officers - Meetings - Records
The planning commission shall, as soon as practicable after its organization and thereafter following the first day of July each year, elect a chairperson and a vice-chairperson from members of the commission for a term of one (1) year. The chairperson and vice-chairperson shall serve at the pleasure of the commission. (Ord. O-2009-10 § 4, 2009)

DEVELOPMENT REPORT

DIRECTOR'S REPORT

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

ADJOURNMENT
The Planning Commissioners ADJOURN to the next regular meeting on August 11, 2026, at 6:30 p.m. in the Placentia City Hall 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 July 14, 2026, Regular Meeting of the Planning Commission of the City of Placentia was posted on July 9, 2026.

/s/ Joseph M. Lambert
Planning Commission Secretary

PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
June 9, 2026
6:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA

CALL TO ORDER: Chair Perez called the meeting to order at 6:30 p.m.

ROLL CALL:
PRESENT: Davis, Guerrero, Evans, Perez
ABSENT: Smith, Navarro, Rocke

STAFF PRESENT:
Assistant City Attorney Kristi J. Smith, Director of Development Services Joseph Lambert, Planning Manager Andrew Gonzales, Administrative Planning Intern Henry Lie, Administrative Assistant Margie McCoy.

PLEDGE OF ALLEGIANCE: Commissioner Guerrero

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1.a APPROVAL OF MINUTES
Placentia Planning Commission Meeting of May 12, 2026
Recommended Action: Approve
(Approved 4-0-0-3 as recommended)

Motion by Davis second by Guerrero and carried on a (4-0-0-3) vote to approve the Consent Calendar.

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

PUBLIC HEARING:

2.a Applicant: Gevork Martirosian

Project Location: 202 W. Santa Fe Avenue

USE PERMIT NO. UP 2026-05 FOR THE ONSITE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE 47) IN CONJUNCTION WITH A TWO-STORY RESTAURANT, BAR, AND ENTERTAINMENT VENUE LOCATED AT 202 W. SANTA FE AVENUE
Recommended Action: Approve
(Approved 4-0-0-3 as recommended)

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

Director of Development Services Joseph Lambert introduced Planning Manager Andrew Gonzales to present the Staff Report. The request includes a Type 47 ABC license for serving wine, beer, and spirits on site. The building will have a ground floor food hall, a restaurant and lounge on the second floor and accessory live entertainment with no dancing.

Commissioners discussed concerns about noise, parking, alcohol sales, restaurant operations and the impact on the community, with the applicant Gevork Martirosian providing additional information.

Telma Ramirez spoke against the project as she and her family reside next door and are concerned about the impact the project may have on the quality of life, safety and well-being of her family due to the late-night hours and potential noise impacts.

Chair Perez closed the Public Hearing at 7:15 p.m.

Motion by Evans second by Guerrero and carried on a (4-0-0-3) vote to approve Staff recommendation.

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

REGULAR AGENDA:

3.a BROWN ACT/CONFLICT OF INTEREST TRAINING

Recommended Action: Staff recommends that Planning Commission receive a training presentation from the Assistant City Attorney regarding the Brown Act and conflicts of interest. Receive and File

Director Lambert introduced Assistant City Attorney Kristi J. Smith who provided training on the Brown Act, which ensures fair public participation for legislative bodies. The Brown Act applies to council, committees, commissions and boards, but not ad hoc committees. Meetings are defined as any congregation of a majority of members discussing matters within their subject matter jurisdiction. The public has the right to address the Commission before any decision is made on a matter on an agenda, and reasonable restrictions can be imposed. Agendas must specify the time, location, and a brief description of the business to be transacted and matters not on the agenda may not be discussed or acted upon.

Assistant City Attorney Smith advised Commissioners to review reports and materials before meetings, visit project sites, if possible, and avoid sharing opinions until after public comment. Additionally, Commissioners should disclose any personal or financial interests that could be perceived as conflicts.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:
Director Lambert provided updates on Toll Bros. and Sumner Village Developments as well as the Risewell Development in Phase 2 and the Hudson Development, which is wrapping up.

DIRECTOR'S REPORT:
Director Lambert reminded Commissioners that at the July 2026 Planning Commission meeting, the Planning Commission will elect Officers in accordance with the City Charter and Municipal Code.

Director Lambert mentioned that City Council has lifted the Moratorium on Short Term Rentals (STRs) and the Ordinance has been updated, noting also that the Planning Commission upheld Staff's denial and City Council upheld Planning Commission's denial of an STR Appeal, therefore the Short-Term Rental License in question remains revoked.

Director Lambert introduced Development Services' new Administrative Planning Intern Henry Lie and welcomed him to the Planning Commission meeting noting that he's already made a significant impact on the department.

PLANNING COMMISSION REQUESTS:
Commissioner Davis mentioned that if there are letters sent to the Planning Commission ahead of the PC Meeting to please distribute. Director Lambert clarified that communications are always distributed. If we get them early enough, they are included in the agenda packet and if not, they are distributed to Planning Commission at or prior to their meeting. No communications were received pertaining to any items on the June 9th meeting Agenda.

ADJOURNMENT:
Chair Perez adjourned the Regular Meeting of the Planning Commission at 7:45 p.m. to the regular meeting of Tuesday, July 14, 2026, at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

_____
Joseph M. Lambert,
Secretary to the Planning Commission

Agenda Item No: 2.a

PLACENTIA PLANNING COMMISSION AGENDA REPORT

Meeting Date: July 14, 2026

Submitted by: Andrew Gonzales

From: Development Services

Subject:

USE PERMIT NO. UP 2026-04 TO ESTABLISH AND OPERATE AN INDOOR PICKLEBALL FACILITY WITH ACCESSORY RETAIL SALES AND RELATED RECREATIONAL ACTIVITIES WITHIN AN EXISTING APPROXIMATELY 22,410-SQUARE-FOOT TENANT SPACE LOCATED AT 1240 E. YORBA LINDA BOULEVARD.

Summary:

A request to establish and operate an indoor pickleball facility with accessory retail sales and related recreational activities within an existing approximately 22,410-square-foot commercial tenant space located at 1240 E. Yorba Linda Boulevard in the C-1 (Neighborhood Commercial) Zoning District. The proposed operation includes indoor pickleball courts, accessory retail sales of sporting goods and merchandise, and related recreational activities, subject to the Conditions of Approval contained in Resolution No. PC-2026-11.

Recommended Action:

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

1. Open the public hearing concerning Use Permit No. UP 2026-04; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC 2026-11, a Resolution of the Planning Commission of the City of Placentia making findings that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines, and approving Use Permit No. UP 2026-04 to establish and operate an indoor pickleball facility with accessory retail sales and related recreational activities within an existing approximately 22,410-square-foot tenant space located in the C-1 (Neighborhood Commercial) Zoning District at 1240 E. Yorba Linda Boulevard.

Strategic Plan Statement:

This item is consistent with the City Council approved 5-Year Strategic Goals by:

- Fostering a thriving local economy by supporting the adaptive reuse and activation of an existing commercial tenant space, expanding recreational opportunities, attracting new business investment, and increasing customer activity within an established commercial center, as stated in the Economic Development Strategic Goal.
- Ensuring long-term financial health by promoting the productive use of existing

commercial property, supporting ongoing sales tax generation and business activity, and encouraging private investment that contributes to the City's economic vitality, as stated in the Fiscal Sustainability Strategic Goal.

Discussion:
The subject property is located at 1240 E. Yorba Linda Boulevard, within the C-1 (Neighborhood Commercial) Zoning District, and consists of an existing approximately 22,410-square-foot commercial tenant space within the Yorba Linda Center shopping center. The property is situated along the south side of Yorba Linda Boulevard, east of Rose Drive, and is surrounded by a mixture of retail, commercial service, restaurant, and office uses that serve the surrounding residential neighborhoods. The shopping center is a long-established commercial center that provides neighborhood-serving goods and services and contains shared parking and internal circulation serving multiple tenants.

The applicant, Duyum Dulom, representing OC Pickleball, LLC, has submitted Use Permit No. UP 2026-04 to establish and operate an indoor pickleball facility known as The Picklr within the existing tenant space. The proposed facility will provide a professionally managed, membership-based indoor recreational facility offering pickleball play, instructional clinics, coaching, leagues, tournaments, community meeting space, and accessory retail sales of pickleball equipment, apparel, snacks, and beverages. Supporting amenities include a reception area, lounge space, locker rooms, showers, offices, storage areas, and a warm-up/cool-down room. The proposed facility will contain seven (7) indoor pickleball courts designed to accommodate players of varying skill levels in a climate-controlled indoor environment.

The applicant proposes to operate the facility seven (7) days per week. As conditioned, all pickleball activities and related recreational uses shall occur entirely within the enclosed building. No outdoor pickleball courts, outdoor recreational activities, outdoor amplified sound, or outdoor storage of equipment or materials shall be permitted. The Conditions of Approval further require the applicant to implement operational measures intended to minimize noise, regulate special events and tournaments, and ensure continued compatibility with surrounding commercial uses.

The proposed tenant improvements include the adaptive reuse of the existing commercial tenant space to accommodate indoor recreational uses while retaining the existing building shell. Improvements include the installation of seven indoor pickleball courts, reception and lounge areas, locker rooms, showers, offices, storage areas, community rooms, a pro shop, and associated building improvements necessary to support the proposed operation. The project will also incorporate acoustic treatment within the facility to reduce interior noise associated with pickleball play.

The applicant is requesting approval of Use Permit No. UP 2026-04 to establish and operate an indoor pickleball facility with accessory retail sales and related recreational activities within the existing commercial tenant space, subject to the Conditions of Approval contained in Resolution No. PC-2026-11.

Applicable Code Section: Placentia Municipal Code
The subject property is located within the C-1 (Neighborhood Commercial) Zoning District. The project is subject to the development standards and use regulations contained within the Placentia Municipal Code (PMC) applicable to the C-1 Zoning District, where indoor

recreational uses may be permitted upon approval of a Use Permit. The proposed project has been reviewed for consistency with the applicable provisions of the PMC governing the establishment and operation of indoor recreational facilities.

The purpose of the C-1 (Neighborhood Commercial) Zoning District is to provide neighborhood-serving commercial uses that meet the daily shopping, service, and recreational needs of the surrounding community while ensuring compatibility with adjacent uses. The proposed indoor pickleball facility will activate an existing commercial tenant space by providing a recreational amenity that complements the existing commercial center, expands opportunities for health and fitness, and supports continued economic activity within the shopping center. The project has been reviewed and found to be consistent with the intent and applicable development standards of the C-1 Zoning District.

Subject Site and Surrounding Land Uses

The proposed location is on the south side of E. Yorba Linda Boulevard, east of N. Rose Drive, within the Yorba Linda Center shopping center. The property is surrounded primarily by commercial uses to the north, east, and west, with single-family residential uses located to the south. The table below identifies the surrounding land uses, zoning designations, and General Plan Land Use designations.

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Yorba Linda Center – Single-Story, Multi-Tenant Shopping Center.	Commercial	Neighborhood Commercial District (C-1)
North (E. Yorba Linda Blvd.)	Audi Car Dealership & Rose Linda Shopping Center	Commercial	C-1
West (across N. Rose Avenue)	Commercial Pad Building with Drive-Thru, Animal Hospital, Rose Medical Plaza at Placentia Linda Hospital	Commercial	C-1
South	Detached-Single Family Residential	Low Density Residential	Single-Family Residential District (R-1)

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the C-1 (Neighborhood Commercial) Zoning District and consists of the adaptive reuse of an existing approximately 22,410-square-foot commercial tenant space within the Yorba Linda Center shopping center. The current request does not propose any expansion of the existing building footprint, modifications to the building envelope, alterations to the site layout, changes to the existing parking configuration, or exterior architectural modifications. Rather, the request is to establish and operate an indoor pickleball facility with accessory retail sales and related recreational activities within the existing tenant space.

The project has been reviewed for consistency with the applicable development standards and use regulations of the C-1 (Neighborhood Commercial) Zoning District. The proposed indoor recreational use is conditionally permitted within the C-1 Zoning District, subject to approval of a Use Permit. As conditioned, all pickleball activities will occur entirely within the enclosed building, with no outdoor courts or outdoor recreational activities permitted. Subject to the recommended Conditions of Approval, staff finds that the proposed use is compatible with the surrounding commercial uses and consistent with the applicable provisions and intent of the Placentia Municipal Code.

Other Departments' Concerns and Requirements

The Planning and Building Divisions, Police Department, and Fire and Life Safety Department have reviewed the proposed application. Staff comments primarily focused on operational characteristics of the proposed indoor recreational facility, including hours of operation, parking and circulation, noise attenuation, occupancy, life safety requirements, security measures, and building code compliance. These comments and requirements have been incorporated into the recommended Conditions of Approval contained within Resolution No. PC-2026-11.

ISSUES ANALYSIS:

General Plan Consistency

Land Use Element

- GOAL LU – 1: Provide a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, industrial, and open space/recreation uses, while providing adequate community services to City residents.
- Policy LU 1.3: Provide sites for a range of commercial uses, including shopping, dining, entertainment, and offices that provide a strong employment base and offer local services. Encourage the redevelopment of aging commercial centers.

Economic Development Element

- Goal ED-1: Maintain and enhance Placentia's economic vitality by encouraging quality commercial development, business investment, and employment opportunities. Economic Development Element
- Policy ED 1.2: Encourage the reuse, reinvestment, and revitalization of existing commercial properties to strengthen the City's economic base and improve the overall business environment. Economic Development Element

The proposed project is consistent with the goals and policies of the Placentia General Plan. The establishment of an indoor pickleball facility within an existing commercial tenant space

promotes the adaptive reuse of a large vacant commercial building and expands neighborhood-serving recreational opportunities within an established commercial center. The project introduces a new commercial recreation use that complements surrounding retail, restaurant, and service-oriented businesses while increasing customer activity and supporting continued private investment in the Yorba Linda Center shopping center.

The project supports the City's economic development objectives by activating an existing commercial tenant space with a professionally managed recreational use that will generate ongoing business activity, attract visitors, create employment opportunities, and contribute to the long-term economic vitality of the surrounding commercial corridor. As conditioned, the proposed use is compatible with the surrounding neighborhood-serving commercial uses and is consistent with the intent of the General Plan Land Use and Economic Development Elements.

PMC CONSISTENCY

The proposed project has been reviewed for consistency with the applicable provisions of the Placentia Municipal Code, including the development standards and use regulations applicable to the C-1 (Neighborhood Commercial) Zoning District. The proposed indoor pickleball facility, including accessory retail sales and related recreational activities, is conditionally permitted within the C-1 Zoning District subject to approval of a Use Permit. As proposed and conditioned, the project is consistent with the intent of the C-1 Zoning District by providing a neighborhood-serving recreational use that complements the existing commercial center and surrounding commercial uses.

Adoption of the recommended Conditions of Approval will ensure the project operates in a manner that is compatible with surrounding land uses and complies with all applicable operational and development standards of the Placentia Municipal Code. The Conditions of Approval address, among other things, hours of operation, parking and circulation, noise, special events, occupancy, security, and life safety requirements to ensure the continued compatibility of the use with adjacent commercial uses.

LAND USE COMPATIBILITY

The proposed project will be compatible with surrounding land uses because it is located within an established neighborhood-serving commercial center intended to accommodate a variety of retail, restaurant, office, service, and recreational uses. The proposed indoor pickleball facility will activate an existing commercial tenant space by introducing a professionally managed indoor recreational use that complements surrounding commercial businesses and expands opportunities for health, fitness, and community recreation. All pickleball activities and related recreational uses will occur entirely within the enclosed building, and no outdoor courts or outdoor recreational activities are proposed.

Subject to the recommended Conditions of Approval relating to hours of operation, parking and circulation, noise, special events, occupancy, security, and operational requirements, staff finds the proposed use will be compatible with surrounding commercial uses and consistent with the purpose and intent of the C-1 (Neighborhood Commercial) Zoning District. The Planning and Building Divisions, Police Department, and Fire and Life Safety Department reviewed the proposal and recommended operational and technical conditions that have been incorporated into the Conditions of Approval to ensure the continued compatibility of the facility with adjacent commercial uses. Additionally, a six-month operational review before the Planning Commission has been incorporated into the Conditions of Approval to evaluate the

facility's operational characteristics and ensure continued compliance with the approved Conditions of Approval following commencement of business operations.

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 2026-04 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as it applies to the operation, permitting, and minor alteration of existing public or private structures involving negligible or no expansion of the existing or former use. The proposed project consists of the establishment and operation of an indoor pickleball facility with accessory retail sales and related recreational activities within an existing commercial tenant space.

Public Notification:
Legal notice was published in the Placentia News Times on July 2, 2026, 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 July 1, 2026, pursuant to all applicable provisions of the PMC. As of July 9, 2026, staff has received no comments in support or opposition of the request.

CONCLUSION:
The proposed project is consistent with the goals and policies of the Placentia General Plan and complies with the applicable provisions of the Placentia Municipal Code. The project will activate an existing commercial tenant space by establishing an indoor pickleball facility with accessory retail sales and related recreational activities that expand opportunities for health, fitness, and community recreation within an established commercial center. With incorporation of the recommended Conditions of Approval, including operational controls related to hours of operation, parking and circulation, noise, security, and a six-month Planning Commission operational review, the proposed use will be compatible with surrounding land uses and will not result in significant adverse impacts related to noise, parking, public safety, or neighborhood compatibility. Accordingly, staff finds that the project is appropriate for the subject site and recommends approval of Use Permit No. UP 2026-04.

RECOMMENDATION:
The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution No. PC 2026-11 approving Use Permit No. UP 2026-04 and finding that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities).

Attachments
1. PC-2026-11 - 1240 E Yorba Linda Blvd.pdf
2. Vicinity Map.pdf
3. Project Plans Dated and Received March 20, 2026.pdf
4. Statement of Use Dated and Received March 20, 2026.pdf
5. Legal Hearing Notice Affidavit Radius Map and Mailing List 07.01.26.pdf

RESOLUTION NO. PC-2026-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301 (CLASS 1 – EXISTING FACILITIES) AND THE CITY OF PLACENTIA ENVIRONMENTAL GUIDELINES, AND APPROVING USE PERMIT NO. UP 2026-04 TO ESTABLISH AND OPERATE AN INDOOR PICKLEBALL FACILITY WITH ACCESSORY RETAIL SALES AND RELATED RECREATIONAL ACTIVITIES WITHIN AN EXISTING APPROXIMATELY 22,410-SQUARE-FOOT TENANT SPACE LOCATED IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AT 1240 E. YORBA LINDA BOULEVARD.

A. Recitals.

WHEREAS, Duyum Dulom ("Applicant"), representing Yorba Linda, LLC, ("Property Owner"), located at 1240 E. Yorba Linda Boulevard, filed an application for approval of Use Permit No. UP 2026-04, 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 14, 2026, 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 with conditions UP 2026-04; 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 2026-04 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 to establish and operate an indoor pickleball facility, including accessory retail sales and related recreational activities, within an existing approximately 22,410-square-foot tenant space located at 1240 E. Yorba Linda Boulevard will not be: (1) detrimental to the health, safety, or general welfare of persons residing or working within the vicinity of the project site or within the City; or (2) injurious to property or improvements within the surrounding neighborhood or the City. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), the proposed use is consistent with the development standards and operational requirements of the C-1 (Neighborhood Commercial) Zoning District and (3) is not anticipated to generate significant adverse impacts on surrounding properties, businesses, or public facilities. The indoor recreational use will be professionally managed and operated in accordance with the Conditions of Approval to ensure compatibility with surrounding commercial uses. All pickleball activities shall occur entirely within the enclosed tenant space, and the facility will incorporate operational measures, including regulated hours of operation, occupancy management, and ongoing site maintenance, to minimize potential noise, disturbances, or other nuisances.

b. The proposed request for the establishment and operation of an indoor pickleball facility, including accessory retail sales and related recreational activities, is consistent with the City of Placentia General Plan. The subject property is designated Commercial under the General Plan and is located within the C-1 (Neighborhood Commercial) Zoning District, where commercial and recreational uses serving the daily needs of the surrounding community are permitted, subject to approval of a Use Permit. The proposed use will activate an existing commercial tenant space by providing an indoor recreational amenity that complements surrounding commercial uses and expands opportunities for health, fitness, and community recreation. Subject to compliance with the Conditions of Approval and Standard Development Requirements, the proposed use is consistent with the applicable goals, policies, and development standards of the General Plan and the C-1 (Neighborhood Commercial) Zoning District.

c. The proposed request for the establishment and operation of an indoor pickleball facility, including accessory retail sales and related recreational activities, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the City of Placentia Zoning Ordinance and the regulations applicable to the property. The subject site is located within the C-1 (Neighborhood Commercial) Zoning District, where indoor recreational uses may be permitted upon approval of a Use Permit. The Planning Commission finds that the existing approximately 22,410-square-foot tenant space is adequately designed and sized to accommodate the proposed use and associated activities, and that the operation is compatible with surrounding commercial uses within the Yorba Linda Boulevard commercial corridor. Accordingly, approval of Use Permit No. UP 2026-04 is consistent with the intent and requirements of the C-1 (Neighborhood Commercial) Zoning District and the applicable provisions of the City of Placentia Zoning Ordinance.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval.

Attachment “A” contains Conditions of Approval and Standard Development Requirements specific to UP 2026-04 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 2026-04 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 2026-04, 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 2026-04, 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 14TH OF JULY, 2026

_____

FRANK PEREZ, CHAIR

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 14th day of July, 2026, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of July, 2026, by the following vote:

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

ATTEST:

_____
JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

_____
CITY ATTORNEY

Attachment A: Conditions of Approval for Use Permit No. UP 2026-04

Attachment A:
Special Conditions of Approval and Standard Development Requirements for
Use Permit No. UP 2026-04
1240 E. Yorba Linda Boulevard

SPECIAL CONDITIONS

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

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit No. UP 2026-04 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 2026-04 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 2026-04 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. There shall be no additional modifications to the approved plans without approval from the Director of Development Services or his/her designee. Any additional changes to the approved plans, which has the effect of expanding or intensifying the present use,

shall require a new or modified Use Permit, 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 maintain a valid City Business License at all times during operation of the business.

10. This Use Permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.

11. Any tournament, league event, grand opening, promotional event, special event, or other activity reasonably anticipated to generate attendance beyond the normal operation of the facility shall require prior written approval from the Director of Development Services or designee at least fourteen (14) days prior to the event. As part of such review, the Director may require review by the Police Department, Fire and Life Safety Department, or other affected City departments, as deemed appropriate. The Director may impose reasonable operational requirements or conditions necessary to address anticipated parking, traffic circulation, public safety, noise, security, occupancy, or other operational impacts associated with the event.

12. The use shall comply with the following operational requirements:

    a. Prior to any changes to the approved days or hours of operation, the applicant shall obtain written approval from the Director of Development Services or designee. The approved hours of operation shall be:

       Sunday through Saturday: 6:00 A.M. to 10:00 P.M.

b. No outdoor pickleball courts or outdoor recreational activities shall be permitted.

c. No outdoor amplified sound, announcements, or public address systems shall be permitted.

d. No outside storage of equipment, merchandise, or materials shall be permitted.

e. The use shall comply with all applicable provisions of the Placentia Municipal Code, including Chapter 23.76 (Noise Control).

13. All pickleball activities shall be conducted entirely within the enclosed tenant space. Exterior doors shall remain closed during play except as necessary for ingress and egress or to comply with applicable fire and building code requirements.

14. The applicant shall implement reasonable operational measures to minimize noise and disturbances associated with patrons entering and exiting the facility, particularly during evening hours. Patrons shall not congregate outside the building in a manner that creates noise or otherwise disturbs surrounding businesses or properties.

15. **Six-Month Operational Review**. Within six (6) months following the commencement of business operations, the applicant and/or business operator shall appear before the Planning Commission during a regularly scheduled Planning Commission meeting to provide an operational update regarding Use Permit No. UP 2026-04. The purpose of the review shall be to evaluate the facility's operations, including, but not limited to, hours of operation, parking demand, traffic circulation, noise generation, compliance with the Conditions of Approval, and compatibility with surrounding properties and businesses. Based upon its review, the Planning Commission may provide direction to staff regarding the facility's continued operation. If the Planning Commission determines that modifications to the Conditions of Approval, including consideration of extending the approved hours of operation beyond 10:00 p.m., or other enforcement action may be warranted, such action shall be considered through the applicable procedures set forth in the Placentia Municipal Code.

16. Prior to the commencement of business operations, the applicant shall install a permanent business identification sign identifying the approved tenant. All signage shall comply with the City of Placentia Municipal Code and shall be subject to review and approval by the Development Services Department. The applicant shall obtain all required permits, including a Building Permit, prior to the installation of any sign.

DEVELOPMENT SERVICES DEPARTMENT - BUILDING DIVISION:

17. The submitted plans for plan checking shall conform to the 2025 CBC, CMC, CEC, CPC, CFC, CALGreen, and California Energy Standards codes.

18. The plans to be submitted for plan checking shall contain complete architectural, structural, electrical, mechanical, plumbing, CALGreen, and State Title 24 Energy Standards Codes. All plans must be prepared, sealed and signed by a California Licensed Professional within their scope of work.

FIRE AND LIFE SAFETY DEPARTMENT

19. The Placentia Fire & Life Safety Department at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at the time of plan review and/or inspections.

20. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.

21. Prior to construction:

    a. All demolition shall be in accordance with Ch. 33 of the California Fire Code.

    b. Present fire protection systems, if applicable, shall not be modified without prior written approval from the Placentia Fire and Life Safety Department. A separate submittal and permit are required to modify or alter fire protection systems.

22. Prior to occupancy:

    a. Current inspection, testing, and maintenance documents shall be provided prior to certificate of occupancy for all present fire protection systems, including but not limited to fire sprinkler system, fire alarm, and onsite private fire hydrants. Documents shall not have any comments, corrections, or fails.

    b. Fire alarm notification system is required if occupant load exceeds 300 per Ch. 9 of the California Fire Code.

    c. 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.

    d. 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.

    e. Fire lane designations shall be clearly identified for all fire access roadways on the property. Posted signs and fire lane markings shall be present and repaired or replaced where existing markings are insufficient.

    f. An inspection is required prior to occupancy. Inspection requests shall be made to FireCRR@placentia.org.

    g. Provide plans as a PDF file for pre-fire planning use by the fire department. Information shall include locations of fire hydrants, fire department connections, post indicator valves, backflow prevention, gas, electrical, water,

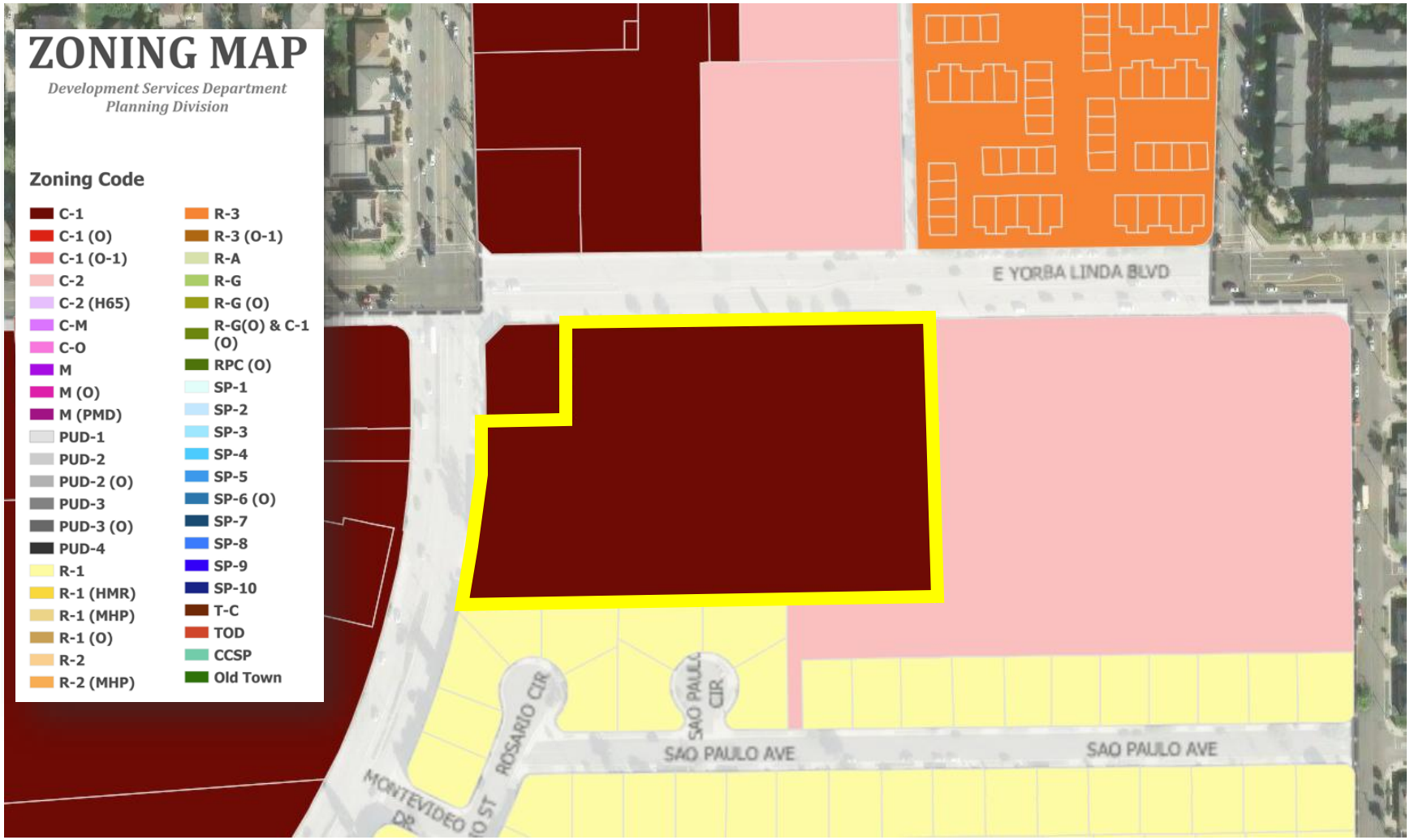
fire sprinkler risers and standpipe valves and shutoffs. The symbols used for the pre-fire plan must be obtained from Placentia Fire & Life Safety Department.

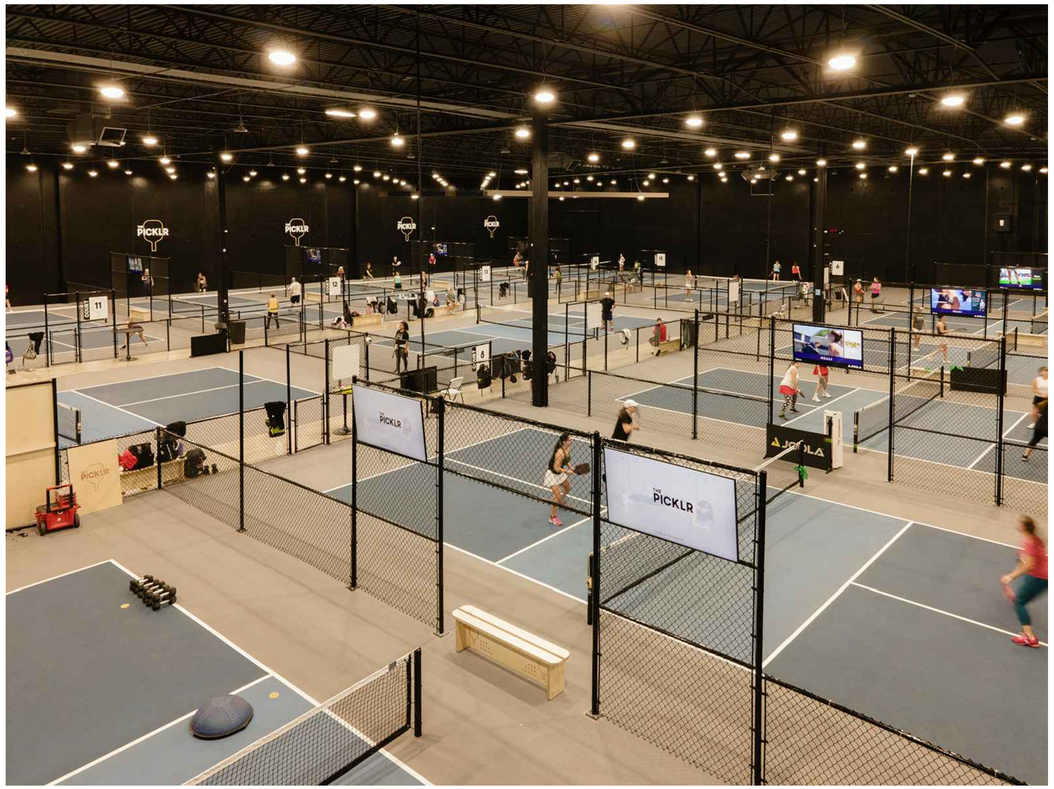
PLACENTIA POLICE DEPARTMENT:

23. Provide cameras to monitor the entrance/lobby area and locker room area, recording activity and storing recordings for a minimum of 30 days.

ATTACHMENT 2. VICINITY MAP
UP 2026-04; 1240 E. Yorba Linda Boulevard

ZONING: Neighborhood Commercial District (C-1)
GENERAL PLAN LAND USE DESIGNATION: Commercial

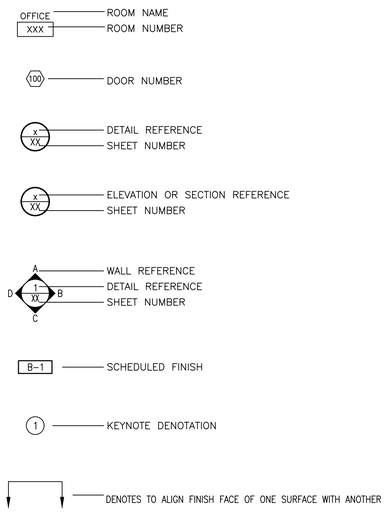



PICKLR
PICKLR
PICKLR

ABBREVIATIONS

&	AND
<	ANGLE
@	AT
CL	CENTERLINE
Ø	DIAMETER OR ROUND
#	POUND OR NUMBER
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AL./ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
A.C.	AIR CONDITIONER
ALT.	ALTERNATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CNTR.	COUNTER
CTR.	CENTER
COMM.	COMMUNICATIONS
COMP.	COMPACT
C.M.U.	CONCRETE MASONRY UNIT
C.T.	CERAMIC TILE
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DEMO.	DEMOLITION
DN.	DOWN
DR.	DOOR
DWR.	DRAWER
D.S.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXP.	EXPOSED
EXPAN.	EXPANSION
(E)	EXSTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.A.	FIRE EXTINGUISHER
F.A.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL./FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
F.O.W.	FACE OF WALL
F.P.	FIREPROOF
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.O.M.	FACE OF MASONRY
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET./MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MEZZ.	MEZZANINE
N.I.C.	NOT IN CONTRACT
NO.	OR # NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
N/A	NOT APPLICABLE
(N)	NEW
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
R.D.	ROOF DRAIN
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
TEL.	TELEPHONE
THK.	THICK
T.P.	TOP OF PAVEMENT OR PARAPET
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT

SYMBOLS / LEGEND



GENERAL NOTES

1. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
2. CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
3. DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED, TO SCALE, IN CONTRASTING INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK; INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING THE PUNCH LIST, THIS INFORMATION SHALL BE TRANSFERRED TO A SET OF BOND DRAWINGS PROVIDED BY THE ARCHITECTS THIS SET SHALL BE CONSPICUOUSLY MARKED "RECORD SET" AND DELIVERED TO ARCHITECTS & TENANT.
4. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
5. SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
6. THROUGHOUT THE DURATION OF THE PROJECT THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. APPROVAL FOR FINAL PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO ARCHITECTS SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO ARCHITECTS. AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM ARCHITECTS. BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
8. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.
9. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, ARCHITECTS ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
11. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM ARCHITECTS. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
12. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
13. UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL PREPARE A PUNCH-LIST OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK FOR ARCHITECT'S REVIEW. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
14. CONTRACTOR SHALL INSTALL SCHEDULED PARTITIONS PER PLANS. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
15. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
16. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
17. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING.
18. VERIFY LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE AND COMMUNICATION OUTLETS, LIGHT FIXTURES AND SWITCHES WITH ARCHITECTS IN FIELD.
19. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
20. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES IN THE ELEVATORS, ELEVATOR LOBBY, PUBLIC CORRIDORS AND THE TENANT'S SPACE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED THEREIN BY HIM OR HIS SUBCONTRACTORS.
21. THE CONTRACTOR SHALL AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH THE BUILDING'S RULES AND REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT, DEBRIS AND THE LIKE.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT, ADJOINING SURFACES.
23. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
24. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
25. FURNITURE IS TO BE FURNISHED AND INSTALLED BY OTHERS EXCEPT AS NOTED ON DRAWINGS.
26. FILE CABINETS AS SHOWN ON DRAWINGS ARE SUPPLIED BY OTHERS, UNLESS OTHERWISE NOTED.
27. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING OF ACCESS INTO ADJACENT TENANT SPACES WITH THE LANDLORD AS REQUIRED FOR PRICING CONSTRUCTION WORK FIGURED ON AN OVERTIME BASIS.
29. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE CONSTRUCTION DRAWINGS.
30. ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ALL WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED THOUGH THEY ARE ON ALL RELATED DOCUMENTS.
31. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY SRK ARCHITECTS INC. OF ANY CONFLICTS HEREIN – EITHER APPARENT OR OBVIOUS – PRIOR TO THE START OF NEW WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY ARCHITECTS.
32. REFER TO ELEVATIONS AND DETAILS FOR CLARIFICATION OF FINISH MATERIALS.
33. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF ARCHITECTS, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF ARCHITECTS.
34. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THOROUGHLY EXAMINING THE SITE TO DETERMINE THE EXTENT OF EXISTING CONDITIONS PRIOR TO SUBMITTING ANY QUOTATIONS.
35. ALL WORK SHALL BE PERFORMED TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, LATEST EDITION AND TO THE REQUIREMENTS OF ALL OTHER CODES & REGULATIONS, AND OF ALL AUTHORITIES HAVING JURISDICTION.
36. CONTRACTOR TO VERIFY ALL SITE DIMENSIONS FROM DRAWINGS, DETAILS & SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
37. CONTRACTOR TO BE RESPONSIBLE FOR ALL DAMAGES TO SURFACES, FINISHES AND MATERIALS (INCLUDING DAMAGE TO ELEVATOR DUE TO WORK UNDER THIS CONTRACT), AND SHALL BEAR ALL COSTS INCURRED TO RECTIFY, REPAIR OR REPLACE SAME TO OWNER'S / LANDLORD'S SATISFACTION.
38. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND OFF-SITE DISPOSAL OF ALL CONSTRUCTION DEBRIS AND GARBAGE. CONTRACTOR TO LEAVE SITE (AREA OF DESIGNATED WORK AND SURROUNDING AREA) CLEAN AND FREE OF CONSTRUCTION DUST, READY FOR FURNITURE INSTALLATION AND/OR CLIENT MOVE-IN. CONTRACTOR TO PROTECT ALL ADJACENT ELEMENTS, EQUIPMENT, ETC. FROM WORK AND CONSTRUCTION DUST.
39. CONTRACTOR TO COVER AND PROTECT EXISTING ELEVATOR LOBBY FLOOR FINISHES FROM ALL DAMAGES AND DUST DURING CONSTRUCTION. ANY DAMAGES OR CLEANING TO THE FINISHES DUE TO WORK UNDER THIS CONTRACT SHALL BE REPAIRED AND/OR CLEANED BY THE CONTRACTOR.
40. CONTRACTOR TO VERIFY EXISTING CONDITION AND OPERATION OF ALL PERIMETER WINDOW BLINDS AND REPORT ANY DAMAGED OR NON-FUCTIONING BLINDS TO THE DESIGNER BEFORE PROCEEDING WITH WORK. ANY DAMAGE TO THE BLINDS DUE TO WORK UNDER THIS CONTRACT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR. BLINDS ARE TO BE CLEANED AT THE COMPLETION OF CONSTRUCTION.
41. ALL INDUCTION UNITS ARE TO BE VACUUM CLEANED AT THE COMPLETION OF CONSTRUCTION.
42. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE LANDLORD/OWNER AS REQUIRED (I.E. GARBAGE REMOVAL, SYSTEM SHUTDOWNS ETC.). FOLLOW THE LANDLORD'S/OWNER'S INSTRUCTIONS REGARDING WORKING HOURS, TIE-INS AND ANY OTHER WORK THAT AFFECTS OTHER TENANTS OR COMMON AREAS.
43. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROCEEDING WITH ANY WORK PRIOR TO ALLOWING FOR DESIGNER'S REVIEW WHERE REQUIRED.
44. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL & COMMUNICATION ENGINEERING DRAWINGS. DESIGN DRAWINGS TO GOVERN FOR LOCATIONS ONLY.
45. FOR SPECIFICATIONS OF PLUMBING FIXTURES REFER TO ENGINEERING DRAWINGS.
46. REFER TO DETAIL ELEVATIONS AND SECTIONS FOR FURTHER DETAIL REFERENCE NUMBERS.

CITY NOTES

1. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY CALIFORNIA BUILDING CODE CHAPTER 33. (3306).
2. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.
3. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 1/2 HOUR IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 27. (1008.3.4).
4. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOR-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
5. WHERE KEY-OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1-IN. LETTERING STATING: " THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED." (1010.2.4).
6. WHERE THERE IS AN EXCAVATION OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATION OF AN ADJOINING BUILDING OR STRUCTURE AND LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION, THE OWNER SHALL PROVIDE THE DEPARTMENT OF BUILDING AND SAFETY WITH EVIDENCE THAT THE ADJACENT PROPERTY OWNER(S) HAVE BEEN GIVEN A 30-DAY WRITTEN NOTICE OF SUCH INTENT TO MAKE AN EXCAVATION. THIS NOTICE SHALL STATE THE DEPTH OF SUCH EXCAVATION AND WHEN IT WILL COMMENCE. THIS NOTICE SHALL STATE THE DEPTH OF SUCH EXCAVATION AND WHEN IT WILL COMMENCE. THIS NOTICE IS REQUIRED TO BE BY CERTIFIED MAIL WITH RETURN RECEIPT. PROVIDE THE RETURN RECEIPT TO THE PLAN CHECK ENGINEER PRIOR TO PERMIT ISSUANCE. 3307.1, P/BC 2020-060.
7. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
8. AN APPROVED SEISMIC GAS SHUTOFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) (SEPARATE PLUMBING PERMIT IS REQUIRED). LAMC 94.1217.0
9. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
10. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
11. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
12. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
13. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND SECTION 2702. 1013.5
14. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. 1013.3
15. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. 1013.6.3
16. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.9.3 FOR EXCEPTIONS.
17. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE FINISHED FLOOR.
18. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
19. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 & 1010.1.9.12
20. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
21. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
22. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS;
    - 22.1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AN SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    - 22.2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    - 22.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    - 22.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    - 22.5. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)

PROJECT DATA

PROPERTY INFORMATION

ADDRESS: 1240 E YORBA LINDA BLVD., PLACENTIA, CA 92870
APN: 341-291-08
ZONE: C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

BUILDING SUMMARY:

CONSTRUCTION TYPE:	III-B (EXISTING, NO CHANGE PROPOSED)
AUTO SPRINKLER SYSTEM:	YES, NFPA 13 (EXISTING)
NUMBER OF STORIES:	ONE STORY WITH MEZZANINE (EXISTING, PROPOSED MODIFICATION TO MEZZANINE)
BUILDING HEIGHT:	31'-0" VERIFY (EXISTING, NO CHANGE PROPOSED)
BUILDING AREA:	FIRST FLOOR 44,902 SF BUILDING AREA (EXISTING, NO CHANGE PROPOSED)
	*MEZZANINE 1,692 SF (EXISTING)
	*MEZZANINE 1,567 SF (PROPOSED)
BUILDING OCCUPANCY:	'M' OCCUPANCY (EXISTING 99 CENT STORE AND VACANT CVS PHARMACY)
	'M' & 'A-3' OCCUPANCY (PROPOSED)

SUITE OCCUPANCIES AND AREAS

SUITE – EXISTING 99 CENT STORE (NOT IN SCOPE)
FIRST FLOOR 'M' 24,407 SF (NO CHANGE PROPOSED)

SUITE – THE PICKLR (PROPOSED)
FIRST FLOOR 'A-3' 20,495 SF
*MEZZANINE 1,567 SF

*MEZZANINE AREA DOES NOT CONTRIBUTE TO THE BUILDING AREA.

MEZZANINES 505.2

SUITE – THE PICKLR
MEZZANINE 1,567 S.F. < THAN 1/3 COMPLIES
AREA OF ROOM WHERE MEZZANINE IS LOCATED 18,691 S.F. 1/3 OF AREA = 6,230 SF.

NOTE: MEZZANINE IS PROVIDED WITH TWO EXITS FOR EACH TENANT SIDE.

ALLOWABLE BUILDING HEIGHT 504.3
A-3 = 55 FEET
M = 75 FEET

ALLOWABLE NUMBER OF STORIES 504.4
A-3 = 2 STORIES
M = 3 STORIES

ALLOWABLE AREAS 506.2
A-3 = 38,000 SF
M = 50,000 SF

FRONTAGE INCREASE 506.3
OPEN SPACE > 30 FEET
PERCENTAGE = 50 TO 75
FRONTAGE INCREASE FACTOR = 0.50

MIXED-OCCUPANCY BLDGS. 506.2.2
'A-3'
Aa = [At + (NS X If)
Aa = [38,000 + (9,500 X 0.50)]
Aa = 42,750 S.F.

'M'
Aa = [At + (NS X If)
Aa = [50,000 + (12,500 X 0.50)]
Aa = 56,250 S.F.

CBC 508
BUILDING CONTAINS SEPARATED OCCUPANCIES. PER CBC TABLE 508.4, A 1-HOUR FIRE BARRIER IS REQUIRED BETWEEN A-3 AND ALL OTHER OCCUPANCIES. NO FIRE-RATED SEPARATION.

	ACTUAL		ALLOWED	
BUILDING HEIGHT	31'	<	55' (A-3) & 75' (M)	COMPLIES
BUILDING STORIES	1	<	2 (A-3) & 3 (M)	COMPLIES

CBC 508.4.2

A-3	20,495 / 42,750	= 0.47	
M	24,407 / 56,250	= 0.43	
SUM OF RATIOS		= 0.90	< 1.0 COMPLIES

SEE SHEET AC-0.3 FOR EXIT PLAN, OCCUPANT LOAD SUMMARY AND PLUMBING FIXTURE SUMMARY.

PARKING SUMMARY

REQUIRED PARKING – PROPOSED USE (THE PICKLR)
CITY OF PLACENTIA – SECTION 23.78 OFF-STREET PARKING

PER CITY REQUIREMENTS, COMMERCIAL USES REQUIRE 4 PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA:

THE PICKLR = 22,062 SF
89 SPACES REQUIRED (BASED ON COMMERCIAL RATIO)

FOR COMPARISON, A SIMILAR USE (TENNIS CLUB) REQUIRES 4 SPACES PER COURT:
THE PICKLR = 7 PICKLEBALL COURTS (13,426 SF) + 8,636 SF (NON-COURT AREAS)
= 28 + 35
= 63 SPACES REQUIRED (BASED ON TENNIS CLUB RATIO)

CONCLUSION:
THE PROPOSED USE IS ANTICIPATED TO REQUIRE EQUAL OR FEWER PARKING SPACES THAN A STANDARD COMMERCIAL USE UNDER THE CITY' S PARKING REQUIREMENTS.

PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
2025 CALIFORNIA EXISTING BUILDING CODE

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C-11258
RENEWAL DATE
08/31/27
STATE OF CALIFORNIA

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Drawn by: RH
Project #: 26001.00

Drawing Title & Number:

PROJECT DATA & GENERAL NOTES

AC-0.1

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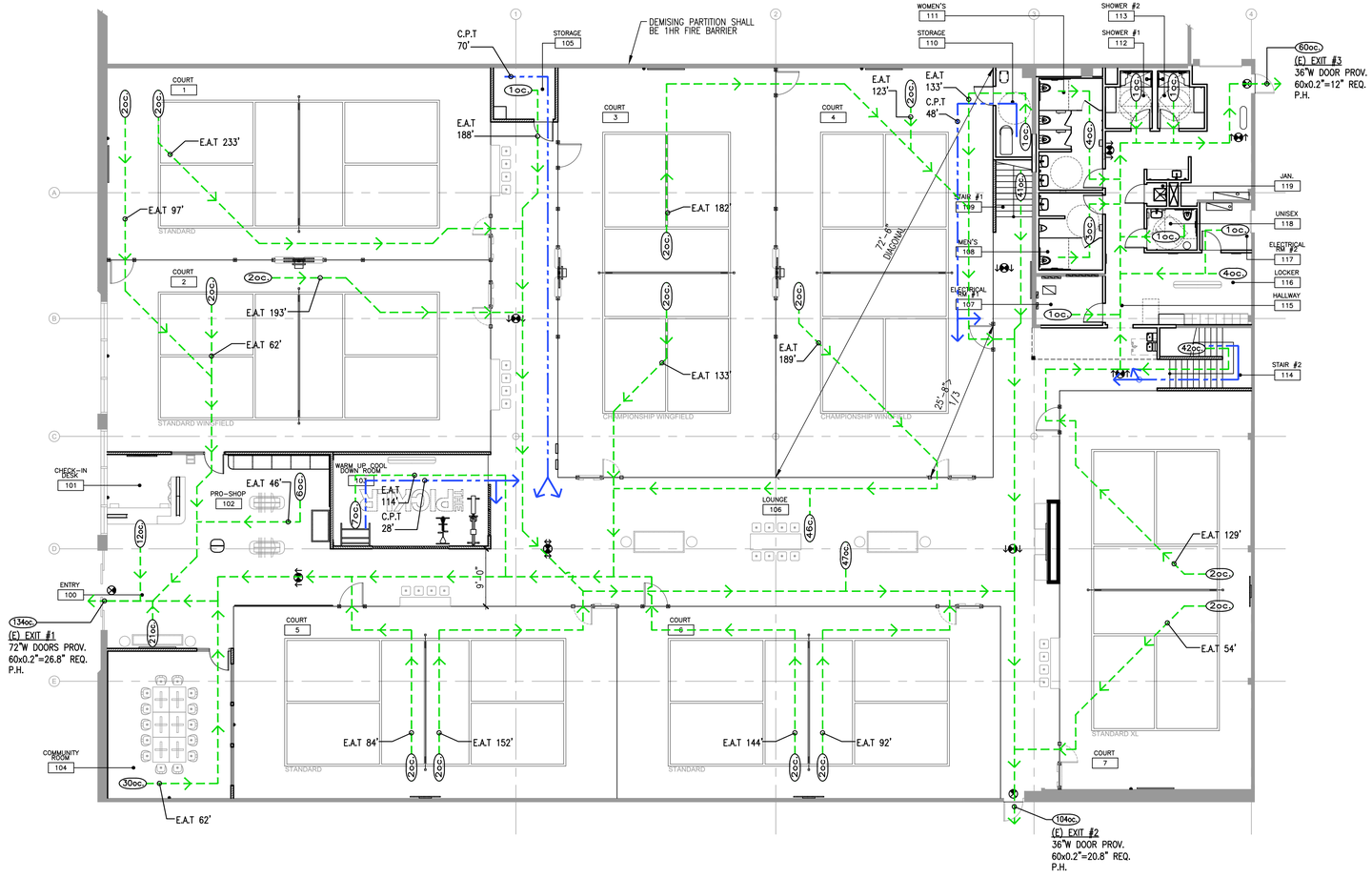
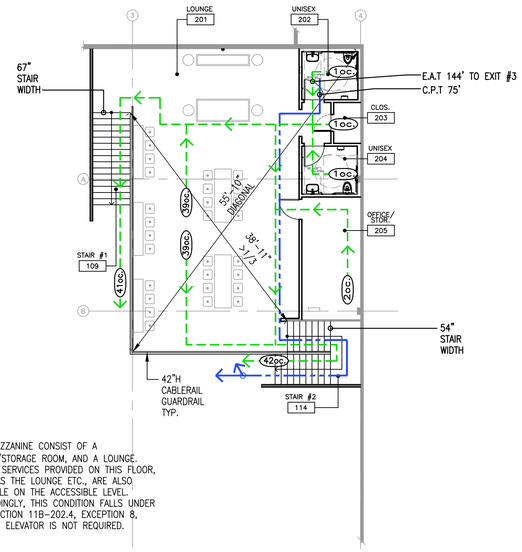


1 GROUND FLOOR PLAN
3/32" = 1'-0"



NOTE:
THE MEZZANINE CONSIST OF A OFFICE/STORAGE ROOM, AND A LOUNGE. PUBLIC SERVICES PROVIDED ON THIS FLOOR, SUCH AS THE LOUNGE ETC., ARE ALSO AVAILABLE ON THE ACCESSIBLE LEVEL. ACCORDINGLY, THIS CONDITION FALLS UNDER CBC SECTION 11B-202.4, EXCEPTION 8, AND AN ELEVATOR IS NOT REQUIRED.

2 MEZZANINE FLOOR PLAN
3/32" = 1'-0"

OCCUPANT LOAD SUMMARY TABLE

ROOM *	FUNCTION	S.F.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
GROUND FLOOR				
ENTRY #100	LOBBY	308	15	21
CHECK-IN DESK #101	CHECK IN	180	15	12
PRO SHOP #102	SHOP	335	60	6
WARM-UP/COOL DN. #103	EXERCISE	348	50	7
COMMUNITY ROOM #104	ASSEMBLY	445	15	30
STORAGE #105	STORAGE	78	300	1
LOUNGE #106	ASSEMBLY	1,395	15	93
ELEC. RM. #1 #107	EQUIPMENT RM.	79	300	1
MENS #108	RESTROOMS	121	50	3
STAIR #1 #109	–	–	–	–
STORAGE #110	STORAGE	77	300	1
WOMENS #111	RESTROOMS	175	50	4
SHOWER 1 #112	SHOWER	60	50	1
SHOWER 2 #113	SHOWER	60	50	1
STAIR #2 #114	–	–	–	–
HALLWAY #115	–	–	–	–
LOCKERS #116	LOCKERS	188	50	4
ELEC. RM. #2 #117	EQUIPMENT RM.	60	300	1
UNISEX #118	RESTROOM	51	50	1
JAN. CLOS. #119	JANITORIAL	11	–	–
SEATING #1–4	ASSEMBLY	–	*4/TABLE	16
COURTS 1–7	SPORTS	13,426	**4/COURT	28
	GROUND FLOOR SUB-TOTAL			215
MEZZANINE				
LOUNGE #201	ASSEMBLY	1,164	15	78
UNISEX #202	RESTROOM	60	50	1
CLOSET #203	STORAGE	24	300	1
UNISEX #204	RESTROOM	59	50	1
OFFICE/STO. #205	OFFICE	160	150	2
	MEZZANINE SUB-TOTAL			83
	BUILDING TOTAL OCCUPANTS			298

*SEATING #1–4 (ARE FOR PLAYERS WHILE RESTING). THESE ARE THE SAME POPULATION AS THE COURTS AND DO NOT CONTRIBUTE TO THE OVERALL BUILDING LOAD.

**COURTS CALCULATED AT 4 MAX. PER COURT. COURTS ARE RESERVATION BASED FOR MEMBERS AND ONLY ALLOWED FOR A MAXIMUM OF FOUR PER COURT.

TOTAL EXITS REQUIRED = 2
TOTAL EXITS PROVIDED = 3

PLUMBING CALCULATIONS

PLUMBING FIXTURE CALCULATIONS PER C.P.C. CHAPTER 4
TABLE 4-1 AND TABLE 422.1

'A-3' OCCUPANCY
-COURTS: 7 COURTS @ 4 PER COURT = 28 OCC.
-ASSEMBLY (LOUNGES, COMM. RM., ETC.): 3,491 @ 30 = 117 OCC.
-EXERCISE: 348 @ 50 = 7 OCC.
-OFFICE/STO.: 160 @ 150 = 2 OCC.
-PRO-SHOP: 335 @ 100 = 4 OCC.
'A-3' TOTAL = 158 OCC. (79 MALE/FEMALE)

NOTE: PER CPC TABLE 4-1, HALLWAYS/CORRIDORS, MECH. ROOMS & TOILET ROOMS ARE EXCLUDED.

TOTAL FIXTURES REQUIRED
'A-3'
MALE = 1-W.C., 1-URINAL, 1-LAV.
FEMALE = 3-W.C., 0-URINAL, 1-LAV.

OTHER = 1-DF, 1-SERV. SINK

TOTAL FIXTURES PROVIDED

MALE = 1-W.C., 1-URINAL, 1-LAV.
FEMALE = 3-W.C., 0-URINAL, 2-LAV.
*UNISEX = 3-W.C., 3-LAV.
SHOWERS = 2-SHOWERS
OTHER = 1-DRINKING FOUNTAIN, 1-SERV. SINK

LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

P.H. PANIC HARDWARE

EXIT SIGN

F.E. FIRE EXTINGUISHER, SEE A-2.1 FOR ADDITIONAL INFORMATION

(4oc) INDICATES NUMBER OF OCCUPANTS

E.A.T EXIT ACCESS TRAVEL DISTANCE:
'A-3' OCCUPANCY 250' MAX. FOR SPRINKLERED
PER CBC TABLE 1017.2.
(SHOWN ON PLAN IS WORST CASE SCENARIO ONLY)

C.P.T COMMON PATH OF TRAVEL:
'A-3' OCCUPANCY WITH OCCUPANT LOAD > 30 75' MAX. & 75'
MAX. WITH SPRINKLERS
CBC TABLE 1006.2.1
(SHOWN ON PLAN IS WORST CASE SCENARIO ONLY)

GENERAL PLAN NOTES

1. ALL EXIT DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.

PLAN KEYNOTES

(1) XXXXX

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	ISSUED FOR CUP	03-20-2026

PLAN CHECK NO.

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BRIAN A. KITE
C-11258
REGISTRATION DATE
08/31/27
STATE OF CALIFORNIA

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Drawn by: RH
Project #: 26001.00

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EXIT CODE ANALYSIS

AC-0.3

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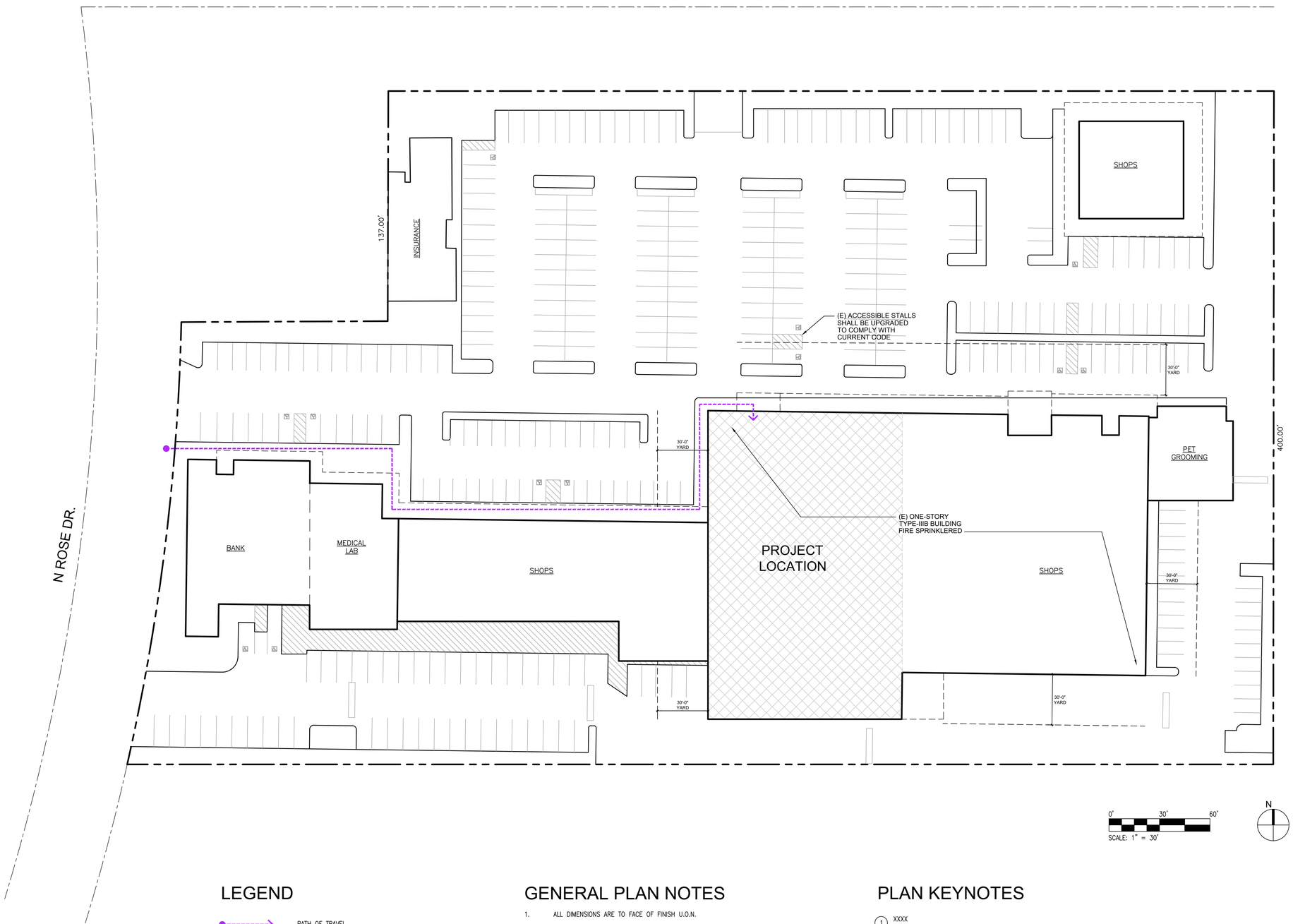

LEGEND

PATH OF TRAVEL
WALKWAYS SHALL BE 48" MIN. CLEAR WIDTH WITH SLOPES LESS THAN 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPES OF 2% MAX

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.
2. SEE SHEETS AD-0.1 THROUGH AD-0.7 FOR TYPICAL ACCESSIBLE DETAILS.
3. DO NOT SCALE DRAWINGS & DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.

PLAN KEYNOTES

(1) XXXX

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SITE PLAN
(FOR REFERENCE ONLY)

A-1.0

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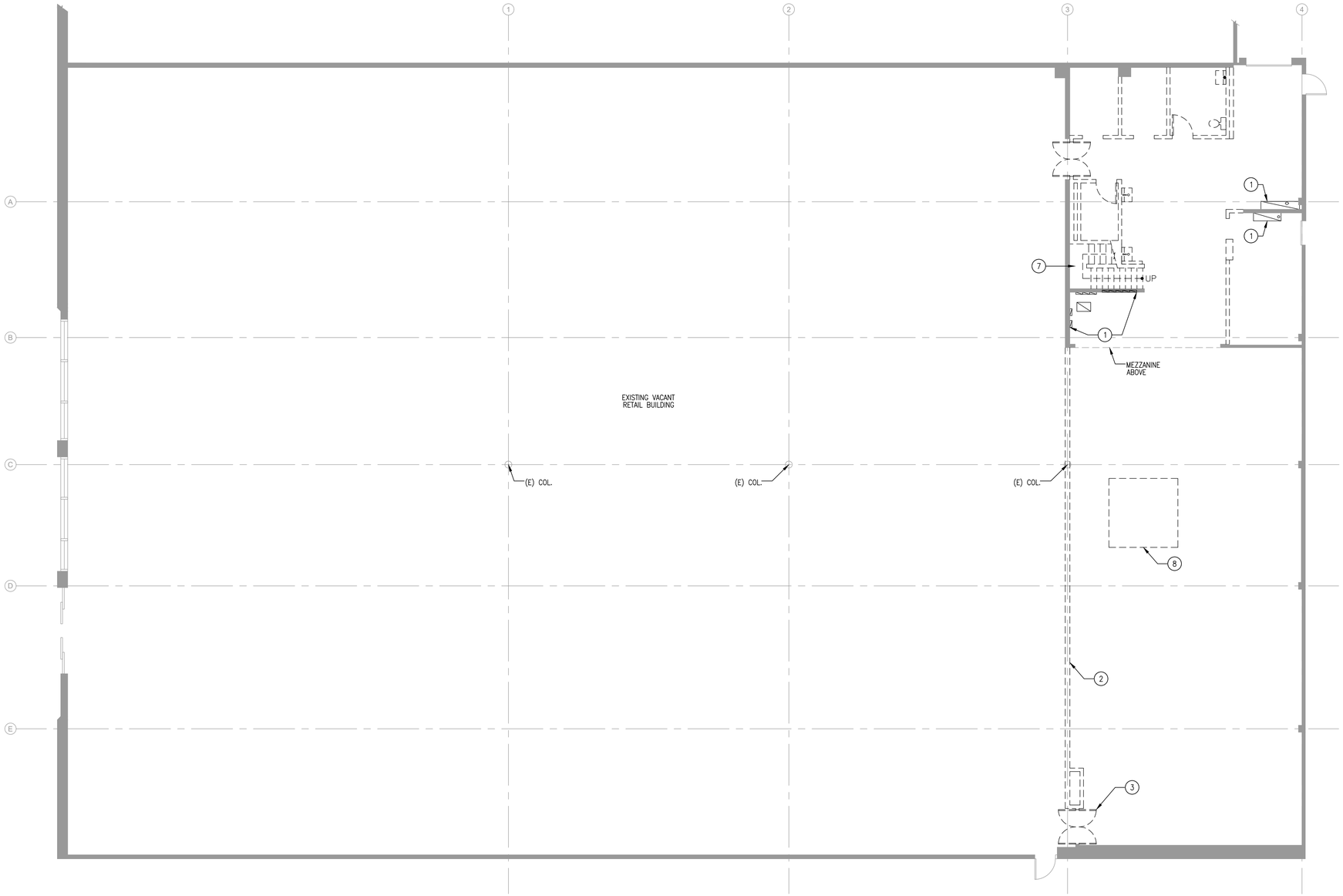
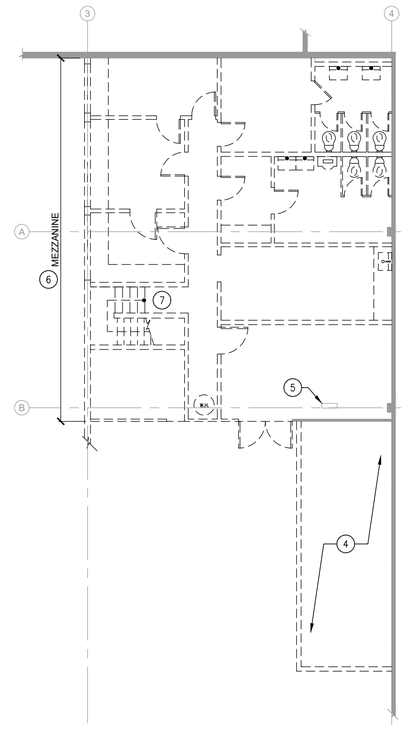


1 DEMOLITION PLAN - GROUND FLOOR
1/8" = 1'-0"



2 DEMOLITION PLAN - MEZZANINE
1/8" = 1'-0"

LEGEND

EXISTING CONSTRUCTION TO BE DEMOLISHED

EXISTING CONSTRUCTION TO REMAIN

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.
2. SEE DRAWINGS AC–0.1 AND ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
3. DO NOT SCALE DRAWINGS & DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
4. GC SHALL OBTAIN & FURNISH ALL LICENSES AND SPECIAL INSURANCE PRIOR TO THE START OF DEMOLITION.
5. GC TO CONDUCT A JOB WALK PRIOR TO THE START OF DEMOLITION.
6. GC TO COORDINATE DEMOLITION OF HVAC/MECHANICAL, ELECTRICAL, PLUMBING/FIRE PROTECTION SCOPE OF WORK WITH ENGINEERING DRAWINGS.
7. WHERE POSSIBLE & ECONOMICALLY FEASIBLE SALVAGE & RELOCATE EXISTING CONSTRUCTION ITEMS SUCH AS DUCT WORK, ETC.
8. WHERE POSSIBLE & ECONOMICALLY FEASIBLE RETROFIT TO MEET NEW NEEDS. PROTECT ADJACENT CONSTRUCTION.
9. PROTECT EXISTING T–STATS TO REMAIN. T–STATS TO REMAIN OPERATIONAL WHERE POSSIBLE.
10. U.O.N. ELECTRICAL PANELS & CONDUITS ETC. TO REMAIN. REFER TO ENGINEERING DOCUMENTS FOR EXTENT OF NEW WORK.
11. EXISTING FIRE ALARM DEVISES TO REMAIN OPERATIONAL. GC TO PROTECT ALL PULLS, ALARMS, STROBES, & ASSOCIATED DEVICES.
12. ALL EXISTING STAND PIPES, FIRE HOSES, FIRE HOSE CABINETS SHALL REMAIN U.N.O. PROTECT AS REQUIRED DURING DEMOLITION.
13. U.O.N. REMOVE OUTLETS ON EXISTING PARTITIONS BACK TO SOURCE & PATCH EXISTING PARTITIONS READY TO RECEIVE NEW FINISH.
14. REMOVE EXISTING PARTITIONS/PORTIONS OF PARTITIONS THROUGHOUT AS NOTED. PROTECT ADJACENT SURFACES.
15. DASHED LINE INDICATES CONSTRUCTION TO BE REMOVED. REMOVE ALL EXISTING CONSTRUCTION WHICH CONFLICTS WITH NEW CONSTRUCTION.
16. ALL NOTICEABLE DEFECTS IN THE EXISTING CONSTRUCTION WILL BE BROUGHT TO THE ATTENTION OF THE BUILDING OWNER PRIOR TO COMMENCEMENT OF DEMOLITION. ALL DEFECTS IN THE EXISTING CONSTRUCTION UNCOVERED DURING DEMOLITION WILL ALSO BE BROUGHT IMMEDIATELY TO THE ATTENTION BUILDING OWNER'S REPRESENTATIVE.
17. TRASH REMOVAL IS THE RESPONSIBILITY OF THE GC. GC TO COORDINATE TRASH REMOVAL REQUIREMENTS WITH BUILDING OWNER'S REPRESENTATIVE.
18. DOORS NOT LABELED ARE EXISTING TO REMAIN U.O.N.

PLAN KEYNOTES

1. EXISTING ELECTRICAL EQUIPMENT TO REMAIN. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. DEMO EXISTING WALLS U.O.N.
3. DEMO EXISTING DOORS.
4. DEMO EXISTING STORAGE PLATFORM.
5. EXISTING ROOF LADDER TO REMAIN.
6. EXISTING MEZZANINE FLOOR DECK TO REMAIN U.O.N.
7. DEMO EXISTING STAIR.
8. DEMO EXISTING SUSPENDED HVAC UNIT

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Drawing Title & Number:

DEMOLITION PLAN

A-2.0

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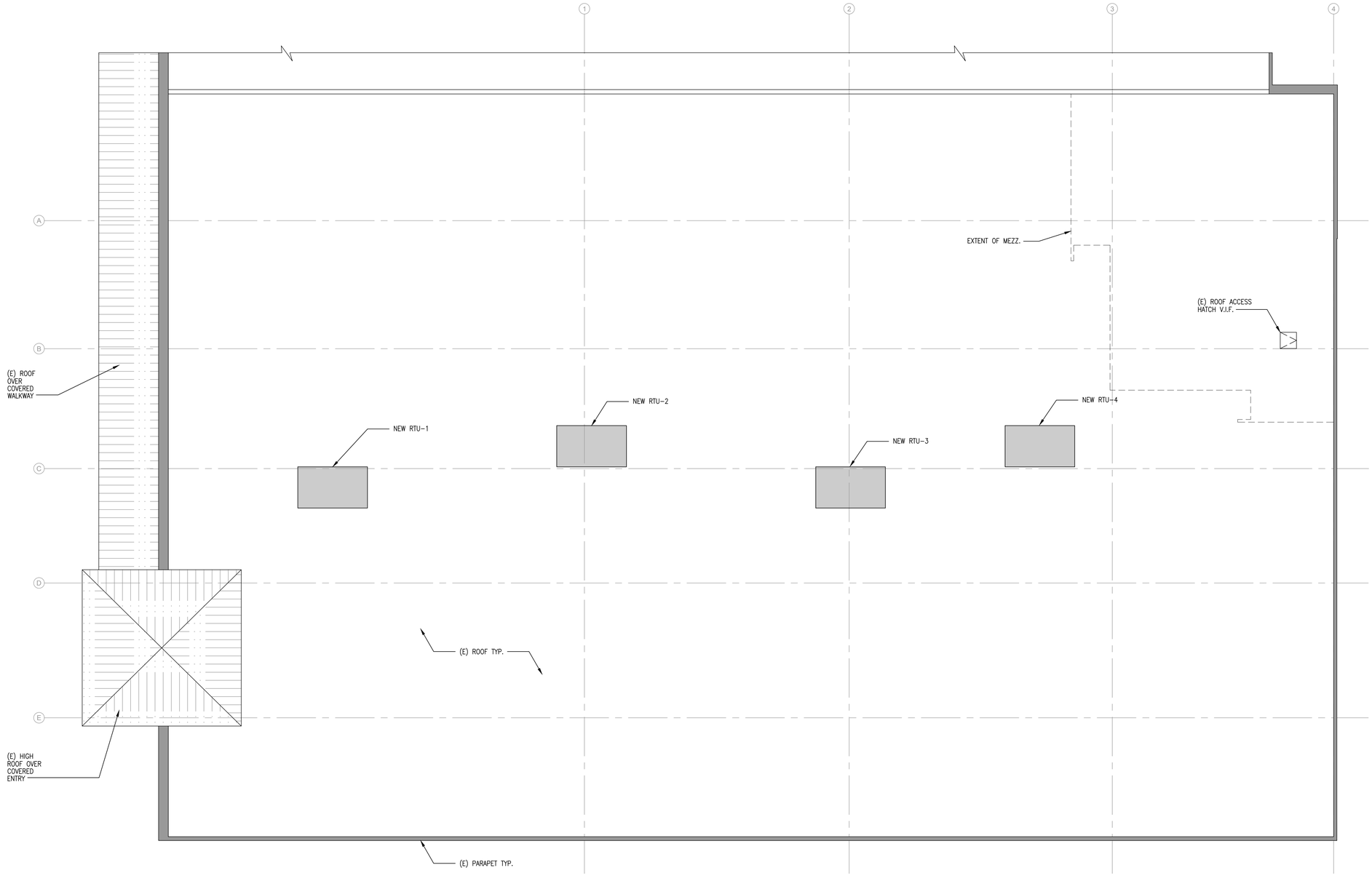

1 EXISTING ROOF PLAN (FOR REFERENCE ONLY)
1/8" = 1'-0"

GENERAL PLAN NOTES

XXX

PLAN KEYNOTES

1 XXX

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08/31/27
STATE OF CALIFORNIA

Scale: 1/8" = 1'-0"
Checked by: RH
Drawn by: RH
Project #: 26001.00

N

Drawing Title & Number:

EXISTING ROOF PLAN
(FOR REFERENCE ONLY)

A-3.1

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© SRK Architects Inc. 36"x24"

SRK ARCHITECTS, INC.
architecture | interior design | planning | brand development
2234 South Figueroa Street, Los Angeles, California 90007
Los Angeles | Desert Cities
(213) 747-1199

Statement of Use

Project Name: The Picklr, Placentia
Project Address: 1240 E Yorba Linda Blvd, Placentia, CA 92870
APN: 341-291-08
Zoning: C-1 Neighborhood Commercial District

Business Description:

The Picklr: The Picklr is a rapidly expanding indoor pickleball club franchise headquartered in Kaysville, Utah. As pickleball continues to be the fastest-growing sport in the United States, The Picklr has established itself as one of the leading indoor pickleball franchise brands, with locations operating or planned across the United States and expanding into international markets including Canada and Japan.

The Picklr specializes in premium, membership-based indoor pickleball facilities designed to serve as community recreation and social hubs. The facilities provide a climate-controlled environment where players of all skill levels can participate in organized recreational and competitive pickleball activities..

The company has partnered with Pickleball Inc., an organization that supports several major pickleball media and event platforms, further strengthening the brand's presence within the growing pickleball community.

Indoor pickleball facilities such as The Picklr are generally viewed as compatible recreational uses because they provide low-impact indoor sports activities, create community gathering spaces, and activate underutilized commercial or industrial buildings. All operations occur indoors, with membership-based scheduling that helps distribute activity throughout the day and limits large traffic peaks.

Overall, The Picklr aims to provide a high-quality recreational and social environment that supports the continued growth of pickleball while offering a welcoming community space for players of all ages and skill levels.

The Picklr, Placentia:

The Picklr, Placentia location will provide facilities which include:

1. Indoor Pickleball Courts: 7 indoor pickleball courts will be provided, allowing for year-round play regardless of weather conditions. Each court will have 2 to 4 players, unless

one utilize the training program of the Wingfield and ball machine allowing only 1 player to practice.
2. Pro-shop: This will sell pickleball gears and snacks and drinks stored inside a grab and go cooler.
3. Community rooms: This space will be used for meetings or presentations. Sometimes the whole facility is rented out, typically for a corporate team building event. When that happens, no other customers would be allowed in during this blocked off time. The corporate team building events commonly want to have a space where they will have a quick meeting or presentation, this community rooms will accommodate that experience.
4. Warm up cool down room: This space will allow players to warm up and cool down
5. Supporting spaces: Supporting spaces include reception, lounge areas, restrooms, lockers, showers, office and storage areas.
6. Clinics and Coaching via AI: The facility will offer clinics for different skill levels and utilizes Wingfield's AI-powered video technology for game improvement and coaching.
7. Open Play: Members can participate in open play sessions to enjoy casual games.
8. Membership Options: The facility will offer various membership levels, including a full "Unlimited" membership that provides access to all amenities without extra fees.
9. Non-Member Play: Non-members can pay a drop-in fee to access the facilities or participate in events and tournaments.
10. Reservation system: The courts can be reserved by using The Picklr app. Minimum 1 hr. is required to reserve court. The community room can be reserved by calling the business directly, minimum reservation time is 2 hr.
11. Tournament: These tournaments are meant for members only and is not open to public except Non-Member Play as noted above, item#9

Business Hours: 6.00 am – 12.00am

Staff numbers: 2 full-time, 6 part-time (on a need basis)

Days of operation: 7 days a week

Number of vehicles used as part of business operation: Zero

Machines and Equipment: No machines are used. Equipment used are fitness equipment and is in proposed warm up cool down room. It includes TRX freestanding performance single bay, which is a commercial grade , all in one functional training station. Other equipment includes Assault rower pro and assault bike.

The Picklr Franchise, Placentia, owner description:

Michael Lim is the co-owner of OC Pickleball, LLC, bringing The Picklr franchise to the City of Placentia. Michael has a strong background in business operations and management, with over a decade of experience in Quality Compliance and Digital Transformation within the Life Sciences and Medical Device industries. He currently serves as a Director of Business Processes and holds an MBA in Healthcare Management. Michael is also a Certified Lean Six Sigma Green Belt.

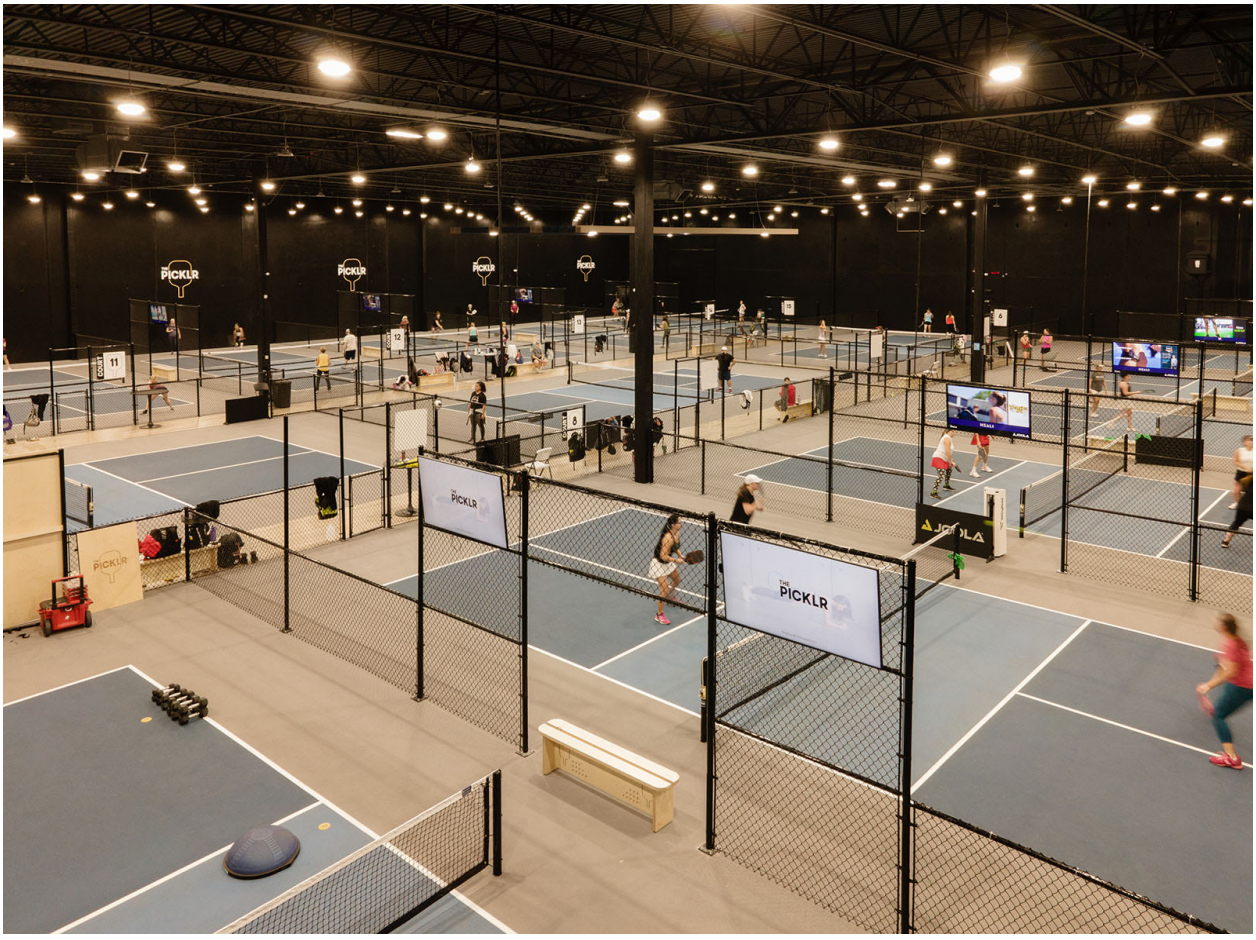
Through his professional experience, Michael has developed expertise in managing complex systems, financial oversight, team leadership, and quality control across organizations ranging from small start-ups to large multinational companies. His passion for operational excellence,

team engagement, and delivering high-quality customer experience drives his commitment to establishing a premier community hub for pickleball players of all skill levels in Orange County.

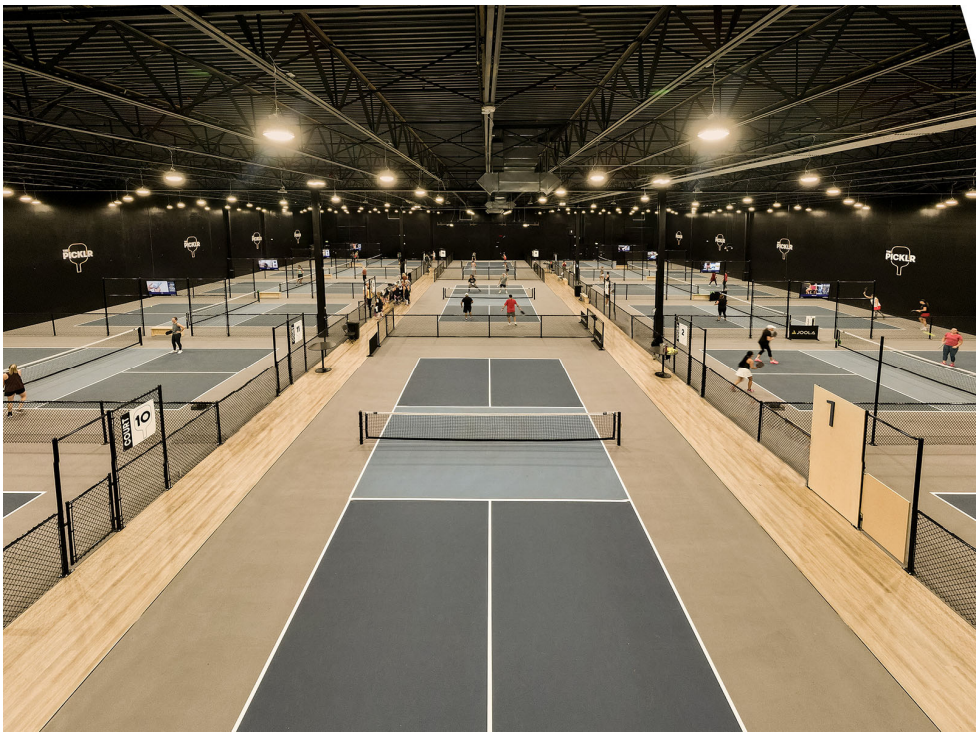
Jenny Vu is the co-owner of OC Pickleball, LLC and spouse of Michael Lim. Jenny is a Women's Health Nurse Practitioner with multiple master's degrees in nursing, including Nurse Education, Nurse Practitioner, and Midwifery. She brings over a decade of professional experience in healthcare, with a strong foundation in compassionate communication, training, regulatory compliance, and patient-centered service.

Jenny's expertise in team development, customer service, and operational support contributes to creating a welcoming, inclusive, and well-managed environment for pickleball players. Her experience working closely with diverse communities helps ensure that the facility will provide positive and supportive experience for members, guests, and staff.

The Picklr, Photos:



A – Photo showing typical indoor pickleball court layout for The Picklr



B- Photo showing typical indoor Pickleball court layout for The Picklr



C- Photo showing typical acoustic felt baffle grid identified as Suspended cloud installed above each court at The Picklr, for sound absorption.

Document created by



Duyum Dulom (Applicant)
Sr. Associate, Project Manager
SRK Architect Inc.
2234 S Figueroa St.
Los Angeles, CA 90007

AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA)

County of Orange) ss

I, Andrew Gonzales say that on the 1st day of July, 2026 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailings was done at the City of Placentia City Hall, Planning Division, located at 401 E. Chapman Avenue, Placentia, California

Project Address: 1240 E. Yorba Linda Boulevard

Case No.: Use Permit No. UP 2026-04

Meeting Date: July 14, 2026

I declare, under penalty of perjury, that the foregoing is true and correct.



Andrew A Gonzales

Executed at Placentia, California on this 1st day of July, 2026.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the **Council Chambers** of the Placentia City Hall, 401 E. Chapman Avenue on **Tuesday, July 14, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, to consider the following items:

APPLICANT: **Duyum Dulom**

PROJECT LOCATION: **1240 E. Yorba Linda Boulevard (south of E. Yorba Linda Boulevard, east of N. Rose Drive)**

CASE NOS.: **Use Permit No. UP 2026-04**

REQUEST: A request to permit the establishment and operation of an indoor pickleball facility, including accessory retail sales and related recreational activities, within an existing approximately 44,902-square-foot tenant space located at 1240 E. Yorba Linda Boulevard, within the C-1 (Neighborhood Commercial) Zoning District.

Environmental Determination (CEQA) The proposed development is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 - Existing Facilities) and City of Placentia Environmental Guidelines.

ALL INTERESTED PERSONS are invited to attend this hearing and express opinions upon the items listed above.

ANY WRITTEN MATERIALS to be submitted to the Planning Commission should be submitted to the Planning Division at least twenty-four (24) hours prior to the hearing. Ten (10) copies are requested.

IF YOU CHALLENGE this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or written correspondence delivered to the Planning Commission.

FURTHER INFORMATION on these items may be obtained at the Development Services Department, Planning Division, or by telephone: (714) 993-8124.

Joseph Lambert
SECRETARY TO THE PLACENTIA PLANNING COMMISSION

PUBLISHED: July 2, 2026
MAILED: July 1, 2026
POSTED: July1, 2026

PARA INFORMACÍON EN ESPAÑOL, LLAME AL (714) 993-8124

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CITY OF PLACENTIA
Development Services Department
401 East Chapman Avenue
Placentia, CA 92870

OFFICIAL NOTICE

AFFECTING YOUR PROPERTY

PLEASE READ!

AVISO OFICIAL AFECTANDO SU PROPIEDAD

FAVOR DE LEER!

CITY OF PLACENTIA
Development Services Department
401 East Chapman Avenue
Placentia, CA 92870

OFFICIAL NOTICE

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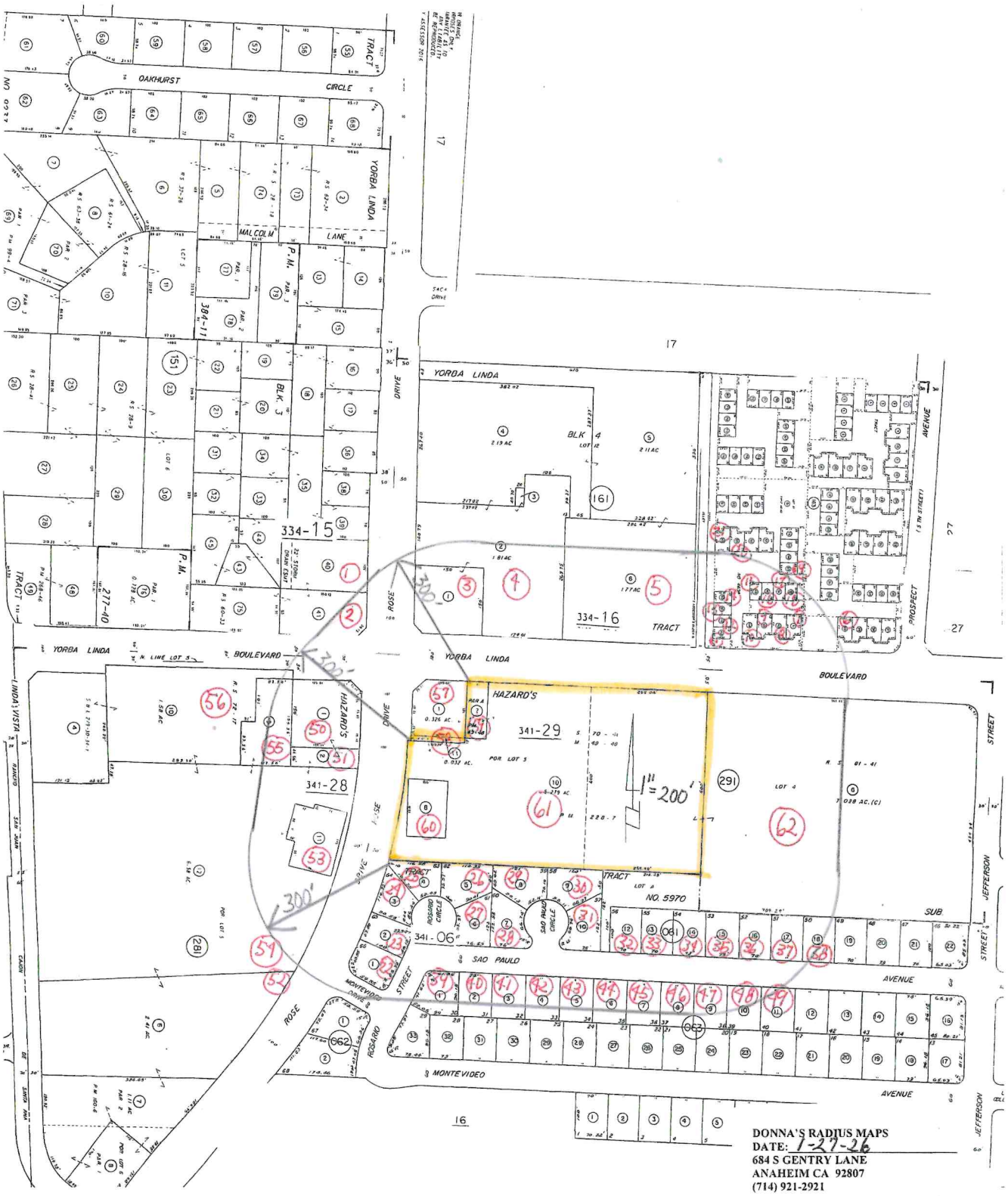
FAVOR DE LEER!



DONNA'S RADIUS MAPS
DATE: 1-27-26
684 S GENTRY LANE
ANAHEIM CA 92807
(714) 921-2921

Donna's Radius Maps
684 S. Gentry Lane
Anaheim, Ca 92807
714-921-2921
ddradiusmaps@sbcglobal.net

OWNERSHIP LIST

CERTIFICATION FORM

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

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

Property Located at:

1240 Yorba Linda Blvd

Placentia CA 92870

APN #341-291-02,08,10

Signed:

Donna Scales **Dated** 1-28-26

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

334-151-40 1
VISTA PARK MIRA
2875 POMONA BLVD
POMONA CA 91768

334-151-41 2
DONALD E STUDT LIFETIME
2110 W ARTESIA BLVD #424
REDONDO BEACH CA 90278

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

334-161-02 4
LINDA D GOLERKANSKY
207 W 20TH ST
SANTA ANA CA 92706

334-161-06 5
PAG NORTH ORANGE A1
1450 AUTO MALL DR
SANTA ANA CA 92705

334-163-40 6
TYLER EASTON
616 W PRINCETON CIR
FULLERTON CA 92831

334-163-41 7
JOSE MIGUEL ORTIZ
1427 PROSPECT AVE #D
PLACENTIA CA 92870

334-163-42 8
LEANN PEMBROKE
1427 PROSPECT AVE #C
PLACENTIA CA 92870

334-163-43 9
EDWARD D COLLINS
1427 PROSPECT AVE #B
PLACENTIA CA 92870

334-163-44 10
LARRY E BUCK
1427 PROSPECT AVE #A
PLACENTIA CA 92870

334-163-45 11
JOSEPH L MENDOZA
4728 ANDRITA ST
SANTA BARBARA CA 93110

334-163-46 12
ERIC & JENIFER ENG
4790 IRVINE BLVD #105-158
IRVINE CA 92620

334-163-47 13
PATRICK PETER TOCHER
1429 PROSPECT AVE #C
PLACENTIA CA 92870

334-163-48 14
PENAFRANCIA SAQUILABON
1429 PROSPECT AVE #D
PLACENTIA CA 92870

334-163-49 15
FRANCIS J PANZINO
1431 PROSPECT AVE #A
PLACENTIA CA 92870

334-163-50 16
PACIFIC PROSPECT PROPERTIES
17180 FREMONT LN
YORBA LINDA CA 92886

334-163-51 17
LORI A BOUDREAU
3417 KENNA LN #1
WEST HAVEN UT 84401

334-163-52 18
PAUL & DENIELLE SORCIGLI
1431 PROSPECT AVE #D
PLACENTIA CA 92870

334-163-53 19
JUSTIN AGUIRRE
1439 PROSPECT AVE #A
PLACENTIA CA 92870

334-163-59 20
CHRIS & NINA BARBER
1441 PROSPECT AVE
PLACENTIA CA 92870

334-163-60 21
DAVE VALVERDE
1441 PROSPECT AVE
PLACENTIA CA 92870

341-061-01 22
SILVIU IOAN VESA
1301 ROSARIO ST
PLACENTIA CA 92870

341-061-02 23
PAUL A BUDAI
1307 ROSARIO ST
PLACENTIA CA 92870

341-061-03 24
JAMES & ALLY SMITH
1313 ROSARIO CIR
PLACENTIA CA 92870

341-061-04 25
DEAN M YAMADA
1319 ROSARIO CIR
PLACENTIA CA 92870

341-061-05 26
JEFFREY F GOBER
1330 ROSARIO CIR
PLACENTIA CA 92870

341-061-06 27
JUDITH ANN BROWER
1265 SAO PAULO AVE
PLACENTIA CA 92870

341-061-07 28
TIM & JENNIFER HOLMES
1271 SAO PAULO AVE
PLACENTIA CA 92870

341-061-08 29
YAT WU
1277 SAO PAULO CIR
PLACENTIA CA 92870

341-061-09 30
SAMSON E NGWONO
PO BOX 1101
YORBA LINDA CA 92885

341-061-10 31
SOPHIA MOUNT
1289 SAO PAULO AVE
PLACENTIA CA 92870

341-061-12 32
KELLY & ANNE CULLINAN
1295 SAO PAULO AVE
PLACENTIA CA 92870

341-061-13 33
VIRGINIA CLARK
1301 SAO PAULO AVE
PLACENTIA CA 92870

341-061-14 34
LEONARD & CAROLYN KOSONEN
1307 SAO PAULO AVE
PLACENTIA CA 92870

341-061-15 35
STEVE WILLIAMS
1313 SAO PAULO AVE
PLACENTIA CA 92870

341-061-16 36
LANEN ERIC VAN
1319 SAO PAULO AVE
PLACENTIA CA 92870

341-061-17 37
CESAR & LETICIA DYQUIANGCO
1325 SAO PAULO AVE
PLACENTIA CA 92870

341-061-18 38
MAI T PHAM
1331 SAO PAULO AVE
PLACENTIA CA 92870

341-063-01 39
ALFRED T SCHNEIDER
1258 SAO PAULO AVE
PLACENTIA CA 92870

341-063-02 40
EDWIN R VOGELMAN
1264 SAO PAULO AVE
PLACENTIA CA 92870

341-063-03 41
BRANDON ARAI
1270 SAO PAULO AVE
PLACENTIA CA 92870

341-063-04 42
KAMERON SO
1276 SAO PAULO AVE
PLACENTIA CA 92870

341-063-05 43
SCOTT B JONES
1284 SAO PAULO AVE
PLACENTIA CA 92870

341-063-06 44
ANDREW & HO SOO SAM
1294 SAO PAULO AVE
PLACENTIA CA 92870

341-063-07 45
GERARD C LEIGA
1300 SAO PAULO AVE
PLACENTIA CA 92870

341-063-08 46
PETER M GWOSDOF
1306 SAO PAULO AVE
PLACENTIA CA 92870

341-063-09 47
WILLIAM GALVEZ
1312 SAO PAULO AVE
PLACENTIA CA 92870

341-063-10 48
CHRISTOPHER PARKIN
1318 SAO PAULO AVE
PLACENTIA CA 92870

341-063-11 49
BARBARA T SHIMONO
1324 SAO PAULO AVE
PLACENTIA CA 92670

341-281-01 50
ABC INVESTMENTS
2652 SHADOW CANYON RD
DIAMOND BAR CA 91765

341-281-02 51
OLSEN-GUY ENTERPRISES
1407 N ROSE DR
PLACENTIA CA 92870

341-281-06,11,12 52-54
REGENTS OF THE UNIVERSITY
1111 FRANKLIN ST FL 7TH
OAKLAND CA 94607

341-281-09 55
KRALOW CO
17910 SKY PARK CIR #200
IRVINE CA 92614

341-281-10 56
KRALOW CO
4425 JAMBOREE RD #115
NEWPORT BEACH CA 92660

341-291-01 & 11 57-58
HIGHLAND MKB
1202 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-02,08,10 59-61
YORBA LINDA LLC
5440 MOREHOUSE DR #4000
SAN DIEGO CA 92121

341-291-06 62
RONALD D PEARCE
1350 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-02
OCCUPANT
1204 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-08
OCCUPANT
1396 N ROSE DR
PLACENTIA CA 92870

341-291-10
OCCUPANT
1206 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1208 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1210 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1212 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1216 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1218 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1220 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1222 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1226 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1240 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1260 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1280 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1284 E YORBA LINDA BLVD
PLACENTIA CA 92870

341-291-10
OCCUPANT
1290 E YORBA LINDA BLVD
PLACENTIA CA 92870

City of Yorba Linda – Community Development Department
c/o Nate Farnsworth, Community Development Director
4845 Casa Loma Ave,
Yorba Linda, CA 92886

AT&T
c/o Valentina Gipson
Manager – Government Liaison
3939 E. Coronado Street, 2nd Floor
Anaheim, CA 92807-1608

Orange County Sanitation District
18480 Bandilier Circle
Fountain Valley, CA 92708

Republic Services
c/o Michael Hernandez, Operations Manager
1235 N. Blue Gum St.
Anaheim, CA 92806

Charter/Spectrum Communications
c/o Jefferey Childers
560 S. Promenade Avenue, Unit No. 102
Corona, CA 92879

Southern California Edison
c/o Michael Saragoza, Planning Specialist
9901 Geary Avenue
Santa Fe Springs, CA 90670

SoCal Gas
Gabriel Delgado, Planning Manager
701 N. Bullis Road
Compton, CA 90221