



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](#)