



Placentia Planning Commission
Agenda

Regular Meeting
September 10, 2013
6:30 p.m.

Michael Ebenhoch
Chairman

Christine Schaefer
Vice Chair

Dana Hill
Commissioner

Frank Perez
Commissioner

Thomas Solomonson
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 961-0283
Website: www.placentia.org

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

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

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

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

**City of Placentia
City Council Chambers
401 E. Chapman Avenue
September 10, 2013**

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

MEETING CALLED TO ORDER

ROLL CALL: Chairman Ebenhoch
Vice Chairman Schaefer
Commissioner Hill
Commissioner Pérez
Commissioner Solomonson
Commissioner Tomazic

PLEDGE OF ALLEGIANCE:

SWEARING IN OF COMMISSIONER SCHENCK

ORAL COMMUNICATIONS:

At this time, the public is invited to address the Planning Commission concerning any items on the agenda, which are not public hearings, or other items under the jurisdiction of the Placentia Planning Commission

CONSENT CALENDAR:

1. Minutes

Recommended Action: It is recommended that the Planning Commission:

- a. Approve the minutes of the July 9, 2013 Planning Commission Meeting

PUBLIC HEARING

2. Applicant: Arlon Graphics: Kevin Coleman

Development Plan Review (DPR) 2013-03:

To permit the construction of a +/- 2,280 square foot enclosed storage room and +/- 1,600 square feet of covered open storage at the northeast corner and a +/- 1,760 square foot enclosed storage room on the southeast corner of an existing +/- 198,206 square foot industrial building, and a +/- 1,500 square foot open, covered storage area adjacent to the east property line on the property located at 200 Boysenberry Lane in the Manufacturing (M) District.

Recommended Action:

Adopt Resolution No. PC-2013-15 approving Development Plan Review (DPR) 2013-03, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

NEW BUSINESS

DEVELOPMENT REPORT

- Review and consideration of zone change for Atwood Community
- Review and consideration of zone change related to expansion within industrial, commercial zones

PLANNING COMMISSION REQUESTS

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

ADJOURNMENT

The Planning Commissioners ADJOURN to a meeting on Tuesday, September 24, 2013 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the September 10, 2013 Regular meeting of the Planning Commission of the City of Placentia was posted on September 5, 2013.



Kenneth A. Domer

Development Projects September 4, 2013

Project Address	Project Description	Applicant	Received Plans	Returned Plans to Applicant	Project Status
2101 Valencia Avenue (Koch Park) Samp Park 600 Loyola Drive	New Wireless Communication Facility for AT&T Use Permit for Wireless Communication Facility Use permit expiration date: 11-8-12	Jonathan Restivo Alexander Lew (Core Communications) (714) 401-2241			Pending signed lease agreement with City Use Permit 2011-14 expired Nov. 8, 2012
Schaner Property	Residential/Commercial project – 112 units and +/- 5,000 square feet of retail space	HQT Don Huennekens (714) 508-3990			Pending
1049 Golden Avenue	Residential Condo Development – 33 units	The Olson Company			Final Map pending county review 2 nd check L/I plans received 2 nd check building plans returned with comments on 8-7-13
1022 N. Bradford Avenue	Pre-application Review Hindu Church	Ron Phadnis (714) 734-8810			Project pending – Applicant met with staff on 6-13-13 to discuss alternate site layout for Hindu Church. Applicant to submit preliminary plans.
102 S. Bradford	Wireless communication facility at church		9-18-12		Pending
164 Yorba Linda Boulevard	McDonald's w/drive through				2 nd check landscape/irrigation plans approved. Grading plans approved. Pending demolition permit and AQMD approval Project on hold per applicant
210 W. Crowther	1 st check canopy plans		2-26-13	3-14-13	Requires Planning Commission approval of DPR
944 Bayhill	1 st check room addition		4-3-13	4-9-13	Not approved
412 Livingston	1 st check solar		3-7-13	3-14-13	Not approved
624 Chapman	1 st check sign		3-7-13	3-14-13	Not approved
1858 Placentia Avenue	1 st check sign		3-19-13	3-20-13	Not approved
420 August	1 st check solar		3-18-13	3-20-13	Not approved
1913 Nancita	1 st check sign		6-17-13	6-17-13	Not approved
933 Gonzales	1 st check NSFR		7-10-13	8-8-13	Comments returned to applicant
102 E. Yorba Linda	1 st check sign plans		5-9-13	5-29-13	Not approved
1049 Golden	1 st check wall and fence plan		8-26-13		Revised plans submitted
1828 N. Placentia	1 st check sign		6-24-13	7-1-13	Not approved

Development Projects September 4, 2013

Project Address	Project Description	Applicant	Received Plans	Returned Plans to Applicant	Project Status
1941 Miraloma #A	1 st check sign		6-25-13	7-1-13	Not approved
812 Lilac	Solar revision		7-8-13	7-10-13	Not approved
1041 Imperial	3rd check sign		8-22-13	8-22-13	approved
1273 Galway	1 st check solar		8-13-13	8-20-13	Not approved
975 Lakeview	1 st check sign		8-29-13	8-29-13	Not approved
711 Orangethorpe	1 st check sign		9-3-13		
1389 Arrowhead	1 st check solar		9-3-13		
812 Lilac	2 nd check solar		8-29-13		

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

July 09, 2013

The regular meeting of the Placentia Planning Commission of July 09, 2013 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Vice Chair Schaefer.

ROLL CALL: Present: Christine Schaefer, Vice Chair
Dana Hill, Commissioner
Frank Perez, Commissioner
Vic Tomazic, Commissioner
Tom Solomonson, Commissioner
Commissioner (Vacant)
Absent excused Michael Ebenhoch, Chairman

PLEDGE OF ALLEGIANCE: Led by Commissioner Solomonson

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Cathy Carranza, Clerical Aide

ORAL COMMUNICATIONS: The Vice Chair invited the public to make oral comments on matters not on the agenda and none were offered.

- 1. Motion by Commissioner Tomazic, seconded by Commissioner Hill to APPROVE THE MINUTES of June 11, 2013. Passed by a 5-0-1-0 vote.**

Public Hearings:

- 2. Applicant: Cypress Point Restaurants, LLC: Joe Rasic**

Use Permit (UP) 2013-05:

To permit the sale of alcoholic beverages (Type 41 On Sale Beer and Wine-Eating Place) for on-site consumption within a new +/- 3,860 square foot restaurant, called Craftsman Wood Fired Pizza and large outdoor seating area, located at 148 E. Yorba Linda Boulevard in the Town Center (T-C) District.

Ms. Schwartz presented the staff report.

Commissioner Tomazic asked for clarification of the outside seating area location. Ms. Schwartz confirmed the area is near the entrance.

Vice Chair Schaefer asked if the location is where the Fresh and Easy was going to open. Ms. Schwartz confirmed this location is a portion of the old Fresh and Easy location.

The applicant Joe Rasic of 148 E. Yorba Linda Boulevard introduced himself. Vice Chair Schaefer asked if this is Mr. Rasic's first solo venture. Mr. Rasic stated no, he was the owner of a restaurant from 1998-2000.

Commissioner Hill asked when they plan on opening for business. Mr. Rasic stated he wants to open around the beginning of September.

Commissioner Solomonson asked if Craftsman Wood Fired Pizza is a franchise. Mr. Rasic stated no it is not.

Vice Chair Schaefer asked if Mr. Rasic was ok with deleting special condition 49 and amending special condition 60. Mr. Rasic stated that he suggested the change. Vice Chair Schaefer ask for clarification of an off premise permit. Mr. Rasic stated that the privlidge can be activatied with a type 41 license, an off premise permit and authorization from the City and the Police Department. Vice Chair Schaefer asked if employees under 21 can serve alcohol. Mr. Rasic stated that all employees will be over the age of 18, and that employees under 21 can handle alcohol but not serve it.

Vice Chair Schaefer opened the public hearing.

Marjorie Greene of 150 S. Hampton Way introduced herself. Ms. Greene has concerns with the contractor's hours of operation. Ms. Greene states that in the past contractors have been very noisy and did not work during the hours allowed.

Vice Chair Schaefer closed the public hearing.

Motion by Commissioner Hill, seconded by Commissioner Perez TO ADOPT RESOLUTION NO. PC 2013-13 approving Use Permit (UP) 2013-05, SUBJECT TO THE AMENDED SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0-1-0 vote).

3. Applicant: Courtni Loughlin

Use Permit (UP) 2013-06:

To permit the operation of an educational facility for adults with developmental disabilities who are seeking self improvements, enhanced independence and potential future employment within a +/- 8,640 square foot commercial/industrial suite located at 300 E. Orangethorpe Avenue in the Commercial Manufacturing (C-M) District.

Commissioner Solomonson recused himself from the meeting; his business is within the required 300 foot notification radius.

Mr. Domer presented the staff report.

Vice Chair Schaefer opened the public hearing.

The applicant Courtni Laughlin, of 300 E. Orangethorpe Avenue introduced herself. Commissioner Tomazic commended Ms. Laughlin for her vision and goal.

Commissioner Hill asked if Ms. Laughlin is familiar with the Pujols Family Foundation. Commissioner Hill states that this foundation is directly related to what she is trying to do and advised Ms. Laughlin to visit their web site.

Vice Chair Schaefer asked if the OCTA system could be used by their consumers. Ms. Laughlin states that access bus system will coordinate the transportation for each consumer. Vice Chair Schaefer asked what the involvement of the regional center is. Ms. Laughlin stated that this will be the main source of funding. Vice Chair Schaefer asked if the funds are state or federal. Ms. Laughlin stated that they are state funds. Vice Chair Schaefer asked why Placentia was chosen for the location. Ms. Laughlin stated that there are no adult day centers in the city. Ms. Laughlin stated that she will offer life skills at her facility. Vice Chair Schaefer ask how many consumers will be at the facility. Ms. Laughlin confirmed they will start with 16 to 24 consumers and 4 to 6 employees.

Mary Lang of 1743 E. Eucalyptus Street, Brea introduced herself. Ms. Lang is in support of No Limits Learning Center.

Elaine Majam of 20606 Camino De Los Cantos, Yorba Linda introduced herself. Ms. Majam is in support of No Limits Learning Center.

Richard Laughlin of 1554 Perry, Placentia introduced himself. Mr. Laughlin is in support of No Limits Learning Center.

Liz Frobisher of 617 N. Hale, Fullerton introduced herself. Ms. Frobisher is in support of No Limits Learning Center.

Roderick Asner of 21380 Via Del Parque, Yorba Linda introduced himself. Mr. Asner is in support of No Limits Learning Center.

Jodie Bell of 506 Firestone Lane, Placentia introduced herself. Ms. Bell is in support of No Limits Learning Center.

Andrew Arczynski, City Attorney stated that children with disabilities and special needs federal funding ends at age 22.

Vice Chair Schaefer closed the public hearing.

Motion by Commissioner Tomazic, seconded by Commissioner Hill TO ADOPT RESOLUTION NO. PC 2013-14 approving Use Permit (UP) 2013-06, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 4-0-1-0 vote. (Commissioner Solomonson recused)

**4. Applicant: Lamar Advertising Company: Ray Baker
Development Agreement DA 2013-01:**

Consideration of recommending to the City Council a Development Agreement to permit the installation of up to five (5) outdoor advertising structures on City-owned property adjacent to State Highway Route 57.

Mr. Domer presented the staff report.

Commissioner Tomazic asked if the county or state has any say in the matter. Mr. Domer stated no they do not.

Commissioner Perez asked what the hours of operation would be. Mr. Domer stated they would be regulated in the development agreement. Commissioner Perez asked if the City use of 10% is negotiable. Mr. Domer replied, yes it is.

Commissioner Hill expressed concern with the long term affects on property value. Mr. Domer stated that was considered and one of the reasons signs would not be every 1000 feet. Commissioner Hill also expressed concern with putting up 5 signs.

Vice Chair Schaefer asked for clarification on who makes the contributions. Mr. Domer stated contributions would come from Lamar Advertising Company.

Mr. Arczynski, City Attorney stated that the City would benefit by advertising city events and Placentia based businesses would also have opportunity to advertise at a reduced rate.

Vice Chair Schaefer opened the public hearing.

The applicant Ray Baker of 1121 S. Boyle Ste. 201, Los Angeles, Vice-President of Lamar Advertising Company introduced himself.

Paul Olivares of 826 Nebraska Avenue introduced himself. Mr. Olivares expressed concern with the lighting of the bill board shining into his home and the location of the signs in a neighborhood area where there are kids.

Stanley Nelson of 940 Arnold Drive introduced himself. Mr. Nelson expressed concern with the location of the bill boards in the La Jolla area being near city parks.

Victor De la Cruz, a retained attorney from Manatt, Phelps, Phillips on behalf of Regency Outdoor Advertising. Mr. De la Cruz expressed concern with moving forward with this project. Mr. De la Cruz stated that the Regency Outdoor Advertising could provide better public benefits.

Troy Butzlaff, City Administrator stated that the city received three proposals in their process selection of an advertising company. Mr. Butzlaff stated that Lamar provided location for the five sites and an incentive package to help Don A Vee Jeep with their sign. Vice Chair Schaefer asked if the City owns any other industrial properties for the sign locations. Mr. Butzlaff confirmed that the City does not own any other industrial locations available for the advertising signs. Commissioner Hill asked if a ballot measure could compensate the deficit. Mr. Butzlaff stated that there are risks with the measure being approved. Mr. Butzlaff stated that he is available to meet with anyone who has concerns. Commissioner Perez asked if it is an option to reduce the signs

down to three. Mr. Butzlaff replied that the City Council could reduce it down. Mr. Perez asked if we approve three now, could the other two be done at a later date. Mr. Butzlaff stated that would need to be presented to City Council and the developer. Vice Chair Schaefer asked for clarification, that the Planning Commission is being asked to make a recommendation to the City Council. Mr. Butzlaff confirmed that the recommendation to the City Council is being proposed. Commissioner Tomazic asked if the Planning Commission could be given more information on this project. Commissioner Tomazic would like to see the elevation and plans before make a recommendation. Mr. Buzlaff stated that the City Council will decide on the locations and the Planning Commission is finding that the program is in conformance with the general plan.

Mr. Domer stated that he is working on a Staff Report for the City Council. Mr. Domer confirmed that the Planning Commission is responsible for looking at the general plan conformity issue. Mr. Domer will include concerns with the number of signs to the City Council in his staff report. Vice Chair Schaefer asked if tonight's decision will lock the Planning Commission's recommendation into one specific vendor.

Vice Chair Schaefer closed the public hearing.

Motion by Commissioner Hill, seconded by Commissioner Tomazic TO RECOMMEND THAT RESOLUTION NO. PC 2013-15 recommending approval of Development Agreement 2013-01 AS SUGGESTED TO NOT GO FORWARD. Passed by a 5-0-1-0 vote.

NEW BUSINESS

DEVELOPMENT REPORT

Development Project List

Mr. Domer stated that he is working on updating the City Website's Planning Department section. He called out the new "Pending Development Projects" section that highlights the planning process as well as certain development projects development. The website address is www.placentia.org/pendingprojects. Mr. Domer stated that the Live/Work unit standards are being reviewed with other surrounding cities.

PLANNING COMMISSION REQUESTS:

Vice Chair Schaefer, seconded by Commissioner Solomonson adjourned the Planning Commission meeting at 9:00 p.m. to the next regularly scheduled meeting on August 13, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Kenneth A. Domer
Assistant City Administrator



Placentia Planning Commission Agenda Staff Report

AGENDA ITEM NO.: 1	DATE: September 10, 2013	PUBLIC HEARING: Yes
APPLICATION(S): Development Plan Review (DPR) 2013-03		
DESCRIPTION: To permit the construction of a +/- 2,280 square foot enclosed storage room and +/- 1,600 square feet of covered open storage at the northeast corner and a +/- 1,760 square foot enclosed storage room on the southeast corner of an existing +/- 198,206 square foot industrial building, and a +/- 1,500 square foot open, covered storage area adjacent to the east property line on the property located at 200 Boysenberry Lane in the Manufacturing (M) District.		
RELATED APPLICATIONS: None		
APPLICANT: Arlon Graphics c/o Net Development: Kevin Coleman		
PROPERTY OWNER: Industrial Income Trust (IIT) Orange County, DC, LP		
LOCATION: 200 Boysenberry Lane		
CEQA DETERMINATION: Class 3, § 15303		
ZONING: Manufacturing (M) District		APN(S): 339-091-24
GENERAL PLAN: Industrial	CITY COUNCIL ACTION REQUIRED: No	
PREPARED BY: Monique B. Schwartz, Associate Planner		
REVIEWED BY: Kenneth A. Domer, Assistant City Administrator, Development Services		

REQUEST:

To permit the construction of a +/- 2,280 square foot enclosed storage room and +/- 1,600 square feet of covered open storage at the northeast corner and a +/- 1,760 square foot enclosed storage room on the southeast corner of an existing +/- 198,206 square foot industrial building, and a +/- 1,500 square foot open, covered storage area adjacent to the east property line on the property located at 200 Boysenberry Lane in the Manufacturing (M) District.

INTRODUCTION:

Pursuant to § 23.75.010(a) of the Placentia Municipal Code, exterior additions over 250 square feet to existing buildings in all commercial and industrial zones require that the Planning Commission first make a finding that the exterior additions are in conformity with both the intent and provisions of Title 23.

RECOMMENDATION:

City Planning Division recommends approval of Development Plan Review (DPR) 2013-03, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

BACKGROUND AND DISCUSSION:

The property located at 200 Boysenberry Lane is the site of an existing 198,275 square foot industrial building constructed in the mid 1980's on an 11.6 acre site. This site was the home of the Knott's Berry Farm/Con Agra manufacturing and distribution facility for the production of jellies, jams and similar products. As part of the original Site Development Approval (SDA 83/12) and Use Permit (UP 83/21), a negative declaration and noise study were completed and required mitigation measures were implemented. These measures included a 20 foot landscape barrier within the property as well as landscaping slopes between the subject property and the adjacent mobile home park (Hacienda Mobile Home Park) to the south. In addition, a 10 foot high sound wall was constructed and is still in place. The owner of the building conducted a subsequent noise mitigation analysis in 2012 which confirms that the existing noise mitigation, to include the sound wall, remain valid and effective. Staff reviewed the noise mitigation measures put in place for the original development, as well as the most recent noise study, and determined that they are satisfactory for the continuation of manufacturing uses on the property.

In 2011, the property was sold and the new owner made many interior improvements in order to re-market the property for other manufacturing uses. Because the building stood vacant for over a year, the new owner was required to obtain a new use permit (UP 2010-13) because of the property's close proximity to a residential use, pursuant to § 23.47.040(10) of the Placentia Municipal Code. In 2013, the property owner received City approval for a one year extension of this use permit, thus extending the life of the use permit to January 11, 2014.

In mid 2013, the property was leased to the applicant, Arlon Graphics, which will be moving its business operations from their current facility in Santa Ana to Placentia. Arlon Graphics manufactures a large line of films for both print and cut graphic applications. The print line includes a large selection of cast and calendered printable films, rapping films, window films, overlaminates, banner materials, flexible substrates and more. The company also offers a large range of colored graphic, opaque and translucent films as well as specialty and reflective film products. In addition, Arlon manufactures protective coatings, heat transfer products, masking films and light management products including diffusers, blackout films and dual color films. These types of products are used on many types of applications, including advertising structures, vehicles and bus wraps. As part of the applicant's scope of work to occupy this site, Arlon Graphics is proposing to construct two outside storage rooms attached to the existing industrial building and three open storage areas, two of which will be attached to one enclosed room. All of these storage areas will be used for the storage of hazardous materials, in compliance with the regulations of the Orange County Fire Authority (OCFA). There will be one room designated for adhesive storage, which will house pallet stacked drums of solvent (Ethyl Acetate) based adhesive. The second room will be the solvent storage room and will house drums and metal, Department of Transportation-rated totes of cleaning solvent (methyl ethylene keytone), Toluene, etc.) and the third area is designated as 90 day drum storage of hazardous waste. This area will be secured to allow access to a few

trained employees. The applicant has indicated that most waste comes from cleaning waste and are solvent (methyl ethylene keytone) based. Staff internet research provided the following definitions of the chemicals used by the applicant:

Ethyl Acetate: used primarily as a solvent and diluent and favored because of its low cost, low toxicity and agreeable odor. It is commonly used to clean circuit boards and is found in some nail varnish removers. Used in the decaffeination process of coffee beans and tea leaves. It is also used in paints as an activator or hardener. Ethyl acetate is present in confectionery, perfumes and fruits. In perfumes, it evaporates quickly, leaving only the scent of the perfume on the skin.

Butanone (methyl ethyl ketone (MEK)): an organic compound that is an effective and common solvent used in processes involving gums, resins, cellulose acetate and nitrocellulose coatings and in vinyl films. For this reason it finds use in the manufacture of plastics, textiles, paraffin wax and in house hold products such as lacquer, varnishes, paint remover, glues and as a cleaning agent. It has similar solvent properties to acetone but boils at a higher temperature and has a significantly slower evaporation rate. Butanone is also used in dry erase markers as the solvent of the erasable dye.

The applicant is proposing extensive tenant improvements in order to house their business operations; however the construction of the outdoor storage rooms/areas are the only improvements that require Planning Commission approval. As stated before, any exterior addition over 250 square feet is required to go to the Planning Commission to first make a finding that exterior addition is in conformity with both the intent and provisions of Title 23.

Subject Site and Surrounding Land Uses:

The subject site is a 11.6 acre parcel (APN 339-091-24) that is located at the terminus of Boysenberry Lane, just east of Melrose Street. The site is improved with a +/- 198,275 square foot industrial building and related on and off-site improvements. A recent site inspection revealed that the site is in relatively good condition and will be improved by the applicant as part of their future tenant improvement proposals.

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Manufacturing	"Industrial"	"M"
Proposed	Manufacturing	"Industrial"	"M"
North	Manufacturing	"Industrial"	"M"
South	Mobile Home Park	"Medium Density Residential"	"R-2 (MHP)"
East	Manufacturing	"Industrial"	"M"
West	Manufacturing	"industrial"	"M"

Development Standards in the M District:

The construction of the three outdoor storage areas comply with all Development standards of the Manufacturing District.

	Required	Proposed	Notes
Height	54'-0" maximum	+/- 22'-6"	In compliance
Building Site Area	+/- 20,000 square feet	11.6 acres	In compliance
Building Setbacks	Front (West Side): 15 feet	Not applicable	Not applicable
	North Side : 0 Feet	55'-0"	In compliance
	East Side: 1 foot for each 2 feet of height = 11'-0"	59'-7"	In compliance
	Rear (South side): 1 foot for each 2 feet in height = 11'-0"	136'-4"	In compliance
Parking	238 spaces	273 spaces	In compliance

Floor Plan and Architecture:

The submittal site plan indicates that the applicant will be constructing one +/- 2,280 square foot outside storage room on the northeast corner of the existing industrial building, with +/- 800 square foot covered storage areas located on both the east and west sides of the new storage room. This room may be accessed from the interior of the industrial building and on the east and west sides of the storage room. The second +/- 1,760 square foot storage room proposed will be constructed at the southeast corner of the industrial building. This room may be accessed via an entry door from the south side of the industrial building and two entries on the east and west sides of the storage room. Both of the proposed storage rooms will be constructed of metal, painted to match the existing industrial building. The third covered storage area will be open on the sides and will have a solid metal roof and support posts. This area will measure approximately 1,500 square feet and will be painted to match the existing industrial building.

Off-Street Parking and Circulation:

Pursuant to § 23.78.030(2) of the Placentia Municipal Code, and based on the applicant's future tenant improvements, which includes the addition of interior office space, 258 parking spaces are required and 273 parking spaces proposed. The construction of the three storage rooms/areas will not have an impact on available parking at this site because there will not be any spaces eliminated as a result of the construction and there will be a surplus of 15 parking spaces overall. In addition, the three new outside storage rooms/areas will not have an impact on the present circulation on the property. After construction, the required 25 foot aisle widths will be maintained.

CEQA:

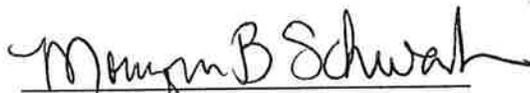
The proposed use is not expected to create a negative impact on the physical environment. It is City Staff's opinion that the use is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15301 and City Environmental Guidelines.

Guideline Section 15301, Existing Facilities, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include, but are not limited to: (e)(1) additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The square footage of the proposed storage rooms/areas totals approximately 7,140 square feet, while 50 percent of the existing industrial building is +/- 99,103 square feet.

ACTIONS:

1. Adopt Resolution No. PC-2013-15 approving Development Plan Review (DPR) 2013-03, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted by:


Monique B. Schwartz
Associate Planner

Review and approved by:


Kenneth A. Domer
Assistant City Administrator

Attachments:

- Attachment "A": Special Conditions of Approval and Standard Development Requirements for Development Plan Review (DPR) 2013-03.
- Attachment "B": Placentia Police Department Standard Development Requirements
- Attachment "C": Orange County Fire Authority (OCFA) Site Development Requirements

Exhibits:

Exhibit 1:	Vicinity Map
Exhibit 2:	Site Plan
Exhibit 3:	Floor Plan
Exhibit 4:	Elevations

RESOLUTION NO. PC-2013-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF PLACENTIA APPROVING DEVELOPMENT PLAN REVIEW
2013-03 PERTAINING TO THE CONSTRUCTION OF THREE OUTDOOR
STORAGE AREAS ON PROPERTY LOCATED AT 200 BOYSENBERRY
LANE AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i). Kevin Coleman for Arlon Graphics, applicant and Arlon Graphics, owner of the property located at 200 Boysenberry Lane (together the "Applicant"), heretofore filed an application for approval of Development Plan Review (DPR) 2013-03, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Development Plan Review request is referred to as the "Application".

(ii). On September 10, 2013, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

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

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

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and

Standard Development Requirements (Attachments "A, B, and C"), this development complies with all applicable code requirements and development standards of the "M" Manufacturing District and Title 20, Building Codes and Regulations of the Placentia Municipal Code.

b. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.75, Development Plan Review and Chapter 23.47, Manufacturing District of the Placentia Municipal Code. This Planning Commission has carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance), and hereby determines it to be in substantial compliance. The proposed Development includes Special Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

c. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachments "A, B, and C" contain Special Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed construction of the three outdoor storage areas are in compliance with applicable requirements of the Placentia Municipal Code.

f. The proposed Development Plan Review applications will be consistent with the latest adopted general plan. The General Plan Land Use designation for the subject property is "Industrial", and this application does not include a proposal to amend this designation.

g. Based upon the environmental review of the project, the Planning Commission finds that Development Plan Review (DPR) 2013-03 will create no adverse environmental impacts. The proposed project hereby is determined to be Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, the Guidelines promulgated thereunder (§ 15301) and City Environmental Guidelines.

Guideline Section 15301, Existing Facilities, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key

consideration is whether the project involves negligible or no expansion of an existing use. Examples include, but are not limited to: (e)(1) additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The square footage of the proposed storage rooms/areas totals approximately 7,140 square feet, while 50 percent of the existing industrial building is +/- 99,103 square feet.

4. The Planning Commission hereby directs that, upon approval of DPR 2013-03, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves DPR 2013-03 as modified herein, and specifically subject to the conditions set forth in Attachment "A, B and C" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 10th day of September, 2013.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 10th day of September, 2013, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10th day of September, 2013, by the following vote:

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

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment "A"

Special Conditions of Approval and Standard Development Requirements for Development Plan Review (DPR) 2013-03

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING CONDITIONS OF APPROVAL OF VARIANCE (VAR) 2013-02 AND DEVELOPMENT PLAN REVIEW (DPR) 2013-02 SHALL BE FULLY COMPLIED WITH PRIOR TO THE FINAL INSPECTION FOR USE AND OCCUPANCY OF THE PREMISES.

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said action by the City of Placentia Planning Commission.
2. Development Plan Review (DPR) 2013-03 shall expire, if a permit for the project for which the application is approved is not obtained within two (2) years from the date of final approval. An application may be made to the Director of Development Services for a one year extension on new construction only. No more than one extension is permitted.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
4. Prior to the submittal of working drawings, four (4) site plans shall be submitted for the review and certification of the Director of Development Services and shall include the following information:

- a. All Special Conditions of Approval and Standard Development Requirements of Development Plan Review (DPR) 2013-03.
 - b. Include any project revisions on the site plan. Additionally, include separate sheets with approved Special Conditions of Approval, Standard Development Requirements.
 - c. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - d. Full site plan notes, details and dimensions.
 - e. Location of transformers, meters and other aboveground appurtenances.
5. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
- a. An exterior lighting plan showing location, type and design of fixtures and areas of illumination (photometric). Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. Complete landscape and irrigation plans, if required.
 - c. Postmaster approval of the location and design of the mailboxes, if applicable.
 - d. Samples of all colors, textures and materials.
 - e. A detailed site plan showing the location where building related-equipment, facilities and materials will be stored during construction.
 - f. A detailed timeline outlining the course of drilling, grading/construction work that will take place on the property.
 - h. A detailed site plan showing how pedestrians will be protected during construction.
6. Prior to the issuance of building permits, the developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction staging plan shall include measures such as, but not limited to the following:
- a. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.

- b. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - c. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and the site.
 - d. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - e. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.
7. All roof mounted equipment and appurtenances shall be screened as an integral part of the architectural design, subject to the review and approval of the Director of Development Services and the Chief Building Official.
8. Roofing materials shall comply with the City's Roofing Policy on file with the City Building Division.
9. Applicant/builder shall comply with all applicable Water Quality Management Plan (WQMP) requirements and Best Management Practices (BMPs) to control pollutant run-off from the subject site during construction. Applicant to provide plan to be approved by the Public Works Department, if required.
10. Prior to final release of the buildings:
- a. All Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
 - b. Landscape and irrigation plans shall be approved and on file with the City Building Division and all landscape materials established and irrigation system properly functioning.
11. Complete project Landscape and irrigation plans shall comply with the provisions of Chapter 23.77, Xeriscape of the Placentia Municipal Code.
12. All replacement landscaping and existing landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
13. During grading and construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Also, compliance shall be required with the

permitted working hours as specified in § 23.81.170, Grading, construction and maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.

14. Applicant shall comply with the City's Noise Control Ordinance, Chapter 23.76 of the Placentia Municipal Code.
15. Applicant/builder is responsible, at its sole cost and expense, to cause all project related cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, Applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior to issuance of a certificate of occupancy. Applicant/builder shall provide the City with "as built" plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way, if applicable to project.
16. Prior to the final release of the structures, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
17. The applicant/property owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter at all times. Graffiti shall be removed by the applicant/property owner within 48 hours of defacement and/or upon notification by the City.
18. Applicant shall comply with all regulations established by outside agencies, to include Orange County Fire Authority (OCFA) regarding the maintenance, handling and storage of hazardous materials within the proposed storage rooms/areas and on the subject site.

CITY BUILDING DIVISION:

19. Applicant shall submit detailed structural framing and foundation plans for the construction of the new storage areas.

20. Applicant shall obtain building permits for the construction of the three outdoor storage areas.
21. All contractors and subcontractors shall obtain a City business license. Developer/Applicant shall request a standard subcontractor form from the City Building Division prior to the issuance of any building permits. This standard form shall be completed and submitted to the City Business License Division prior to release of a Certificate of Occupancy.

CITY ENGINEERING DIVISION:

22. Storage of materials must be placed in secured containers.
23. Applicant to submit structural calculations for storage area retaining wall to the satisfaction of the City Engineer.
24. American Disabilities Act (ADA) applies. Applicant to demonstrate compliance for site.
25. Construction drawings to be prepared, signed, and sealed by a registrant authorized under the State of California Business and Professions Code.
26. Grading plan to be completed and signed by a registrant licensed by the State of California.

CITY POLICE DEPARTMENT:

27. Developer/Applicant shall comply with Placentia Police Department standard development requirements for security (See Attachment "B").
28. Applicant shall provide a minimum maintained one foot candle of light on the parking/driving surface from dark until one hour after the business ceases operations.
29. Applicant shall install a Knox Box with gate key on all gates restricting access to the side and rear of property, which is to be keyed to both police and fire departments.
30. Applicant shall install exterior surveillance cameras for security.

ORANGE COUNTY FIRE AUTHORITY:

31. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) and provide City with applicable proof of OCFA necessary approvals. (See Attachment "C")

OCFA specifically requests that prior to issuance of any permit or approvals, the applicant or responsible party shall submit the plans listed below to the Orange County Fire Authority (OCFA) for review:

- hazardous materials compliance and chemical classification (service codes PR315-PR328)
- hazardous equipment, processes, or operations (service codes PR345-PR360)

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting www.ocfa.org and clicking on "Fire Prevention" and then "Planning & Development Services".

Of applicant needs additional information or clarification, contact Lynne Pivaroff by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.

RESIDENTIAL AND INDUSTRIAL / COMMERCIAL STANDARD DEVELOPMENT REQUIREMENTS DPR 2013-03

THE FOLLOWING SHALL APPLY IF CHECKED

BUILDING DIVISION

Compliance required with the latest

- 2010 California Building Code
- 2010 California Plumbing and Mechanical Code
- 2010 California Electrical Code
- License Ordinance (Sub-Contractor List)
- Flood Plain Management Regulations
- State of California Energy Conservation Standards
- Handicap Requirements, Title 24 and ADA

ENGINEERING DIVISION

STREETS

Dedications

- Street Rights-of-Way
- Vehicular access rights to arterial highways

Improvements

- Grading, paving, curb and gutter, sidewalks, medians on arterial highways, storm drains

Miscellaneous

- Installation of survey monuments
- Street Naming Committee to approve all street names
- Treewells, planters, storm drains, sewer lines
- No easements to be granted to any agency or individual prior to issuance of building permits except to the City of Placentia
- Sidewalk / Utility
- Vehicle Access (emergency)
- Project address shall be provided prior to issuance of any City permits

UTILITIES

Undergrounding

- Existing overhead facilities

- Proposed utilities

Pipelines

- Relocation or removal of existing pipelines

Provide

- Sewer mains and laterals
- Approved conduit for cable television
- Ornamental street lights

Services

- Water service by City approved agency
- Sewer service by City approved agency
- Annexation to Placentia Street Lighting District

MEDIANS

- Arterial Highway Medians*** (where required)
Construct one-half of median, including landscaping or pay for one-half cost of construction and installation

MAINTENANCE DIVISION

Provide

- Street trees, fifteen (15) gallon or larger size at maximum ft. o.c.
- Species
- Sprinkler system
- Sprinkler Controller (type and number of stations)

PLANNING DIVISION

Expiration

- Expires two (2) years from the date of approval unless used or an extension is requested and approved

Garage

- Electric garage door openers required where driveways are less than twenty (20) feet in length

Roof-Mounted Equipment or Appurtenances

- Completely screened from public view

Mailboxes

- Approved by the Postmaster

Sales Office

- Copies of the current Placentia Zoning and General Plan Land Use maps displayed at all times

O.C. SANITATION DISTRICT

Permit

- Required of industrial and commercial users for discharge of waste water directly or indirectly to the District's sewerage facilities

O.C. FIRE PROTECTION AUTHORITY

HYDRANT

- Provide the following hydrants:
Number Size Capacity
- All hydrants, valves, and mains installed and operable prior to construction with combustible materials

MISCELLANEOUS

Parking

- Permitted only in approved spaces for private drives. Signs provided noting prohibition of parking in unauthorized areas

Trash Storage Areas

- Approved one (1) hour fire separation or sprinklers for those connected to or immediately adjacent to any structure

Fire Alarm System

- Local alarm and evacuation system installed and maintained

Decorative Grills or Bars

- Provided with breakaway devices

PERMITS

Permits necessary for the following prior to installation and / or use

- 1. Underground storage tanks for flammable liquids
- 2. Flammable liquids dispensing equipment
- 3. Operation using flammable or toxic liquids
- 4. Storage of more than six (6) gallons of Class I or Class II flammable liquids

FEES - CHARGES - DEPOSITS

Fees, charges, and deposits shall be paid prior to issuance of grading and / or building permits.

BUILDING

- County sewer
- Building permit and plan check
- Recreation / park in-lieu
- Curb identification
- General and sub-contractor's business license fees

ENGINEERING

Fees and Charges

- Storm drain acreage
- Sewer acreage
- Engineering plan check and inspection
- Final subdivision map check
- Street name and traffic control sign
- Arterial street soil test
- Thoroughfare acreage
- Mission bell street lights
- Arterial highway median construction
- Arterial highway median landscaping
- Traffic Impact

Deposit

- Street tree maintenance
- Pre-acceptance street cleaning
- Street light advance maintenance and energy
- Grading Bond

PLANNING

- Landscape plan check

PLANS

ENGINEERING

Submit two (2) copies of the following to the City Engineer prior to issuance of building permits

- Grading plan and Drainage Plan
- Street improvement plan
- Sewer plan
- Storm drain plan
- Preliminary composite utility / plot plan
- Tract map
- Parcel map
- Landscape plan for sight distance clearance

Provide

- City Engineer with "as-built" construction plans for the above items

MAINTENANCE

Approval by the Maintenance Division of the following prior to the issuance of building permits

- Landscape Plans

Provide Maintenance Division Superintendent with "as-built" originals of irrigation systems for

- Street trees
- Planters
- Landscaped medians
- Sprinkler Controller (type and number of stations)

PLANNING DIVISION

Applicable to all development or significant redevelopment greater than 5,000 square feet:

- Prior to issuance of building permits, submit a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on site to control predictable pollutant run-off.
- Prior to recordation of a map for subdivision of land and if determined applicable by City / EMA official(s), submit a WQMP that identifies the application and incorporation of those routine structural and non-structural BMPs outlined in the countrywide NPDES Drainage Area Management Plan Appendix detailing implementation of BMPs not dependent on specific land uses for approval of the City and EMA official(s)

- Prior to issuance of grading or grubbing and clearing or surface mining or paving permits, obtain coverage under the NPDES Statewide Industrial Storm water Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to City / EMA official(s)

C.C. & R.'s

Provide

- Planning Division with three (3) copies of C.C. & R.'s prior to approval of the final map

Record

- C.C. & R.'s prior to or simultaneously with the recordation of the final tract or parcel map

Attachment "B"
Placentia Police Department Standard Development Requirements

PLACENTIA POLICE DEPARTMENT

APPLICATION: Development Plan Review (DPR) 2013-03
 200 Boysenberry Lane

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

The following standards shall be required for all commercial/industrial developments when applicable. No modifications shall be made without the approval of the Chief of Police.

EXTERIOR DOORS

Sliding Doors:

Sliding glass doors shall be of tempered glass with locking bolt that grips door and frame together and prevents the door from being pried in an upward direction. The strike area shall be reinforced to prevent prying and disengagement of the locking bolt. Anti-lift out device(s) shall be installed in the upper channel above the moving panel to prevent raising and removal from the tract while in the closed position.

Other Doors:

Wood doors and aluminum stile doors shall be used only as front entry doors. *ALL OTHER DOORS SHALL BE METAL.*

Wood doors shall be of solid core construction with the minimum thickness of one and three-fourths (1 $\frac{3}{4}$) inches. Wood panel doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch centers.

Metal doors shall be of a minimum sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed. Such reinforcement shall restrict collapsing of the door around any locking device. Metal jambs shall be used.

Doors with glass panels and/or glass within thirty-six (36) inches of locking mechanism shall be fully tempered glass or rated burglary resistant material.

Door stops on wooden jambs for in-swinging door shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

All swinging exterior wood and steel doors shall be equipped as follows:

Single doors: equipped with "single unit" containing door knob and single cylinder deadbolt. (Single turn of the knob also retracts the locked deadbolt.) Deadbolt must have one (1) inch throw and exterior case hardened, rotating steel cylinder guard.

Or:

Equipped with single or double cylinder deadbolt in which no other device is located in the area where door hardware is usually installed.

If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

(Exterior Doors, Continued...)

In either case, a sign must also be displayed above the front door indicating that the front door is to remain "unlocked" during business hours. Letter size to be minimum one (1) inch in size on contrasting background.

Aluminum stile, single door: equipped with a double cylinder, minimum one and one-half (1½) inch upswing or one (1) inch slide deadbolt and exterior case hardened, rotating steel cylinder guard and minimum of five (5) pin tumblers. The inside key-operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "open." A sign must also be displayed above the door indicating that the door is to remain "unlocked" during business hours. Letter size to be minimum of one (1) inch in height on contrasting background.

The inactive leaf of all double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Strike area for metal or aluminum framed doors must be constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to prevent removal of the door from the exterior by removing the hinge pins.

Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or

- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.
- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

Deadbolt locks shall not be used on doors that are required to have panic hardware.

Overhead or sliding doors shall be secured on the inside by minimum one-half (1/2) inch slide bolt(s) protruding at least one (1) inch into the door frame at floor; or secured on outside by a case hardened or minimum ten (10) gauge steel construction slide bolt using a padlock having a hardened steel shackle locking both at heel and toe with a minimum five (5) pin tumbler operation. Locking bar or bolt to extend through the receiving guide minimum of one (1) inch.

Doors exceeding ten (10) feet in width shall have two locking points on opposite sides.

WINDOWS

No louvered windows shall be used.

Windows and/or transoms having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected in the following manner:

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x 1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

The protective bars or grills shall be able to be opened if such windows are required to be opened by the Uniform Building Code.

ROOF OPENINGS

Skylights shall be fully tempered glass or rated burglary resistant material*; or

- (1) Protected by iron bars at least one-half (1/2) inch round material spaced not more than five (5) inches apart; or
- (2) Steel grill at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted under the skylight.

Ventilator skylights with side openings exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected as in (1) or (2) above.

Air ducts or vents exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches on roof or exterior walls shall be covered by iron or steel bars of at least one-half (1/2) inch material spaced not more than five (5) inches apart; or steel grills of at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted.

HATCHWAYS

Hatchways on the roof, if not of metal construction, shall be covered on the inside with sixteen (16) gauge sheet metal, or its equivalent, and secured from the inside with a slide bar or slide bolt. Outside hinges shall be equipped with non-removable hinge pins.

LADDERS

Ladders leading to the roof shall do so from the interior of the building.

BURGLARY RESISTANT MATERIAL

- (1) Products intended for use shall be permanently labeled as such.
- (2) Materials used shall meet UL 972 Standards for Safety Burglary Resistant Glazing Materials.
- (3) Only materials approved by ICBO shall be used.

ADDRESS

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building.

Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches. The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street address.

EXTERIOR LIGHTING

Exterior lighting of an intensity of at least twenty-five hundredths (.25) foot-candles shall be provided adjacent to doors and windows. Exterior bulbs shall be protected by polycarbonate or other weather and vandal resistant globe or cover. Light(s) shall be operated during hours of darkness through either photovoltaic sensors or appropriate timers.

Parking lots for use by the general public and/or employees shall be provided with exterior lighting of an intensity of at least one (1) foot-candle of light on the parking surface and operated from dusk until at least one-half (1/2) hour after the termination of business.

SITE SPECIFIC REQUIREMENTS
(IF APPLICABLE)

No site specific requirements.

Attachment "C"
Orange County Fire Authority (OCFA) Special Conditions of Approval



ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services • www.ocfa.org • (714) 573-6100 / Fax (714) 368-8843

Date: September 4, 2013

To: City of Placentia Development Services
Attention: Monique Schwartz, Associate Planner

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #188554,
CITY REFERENCE NUMBER DPR2013-03
200 Boysenberry
Service Code: PR105 Site Development Review/CUP**

The OCFA has reviewed the proposed project. Please provide the conditions listed below on the resolution issued to the applicant.

CONDITIONS OF APPROVAL

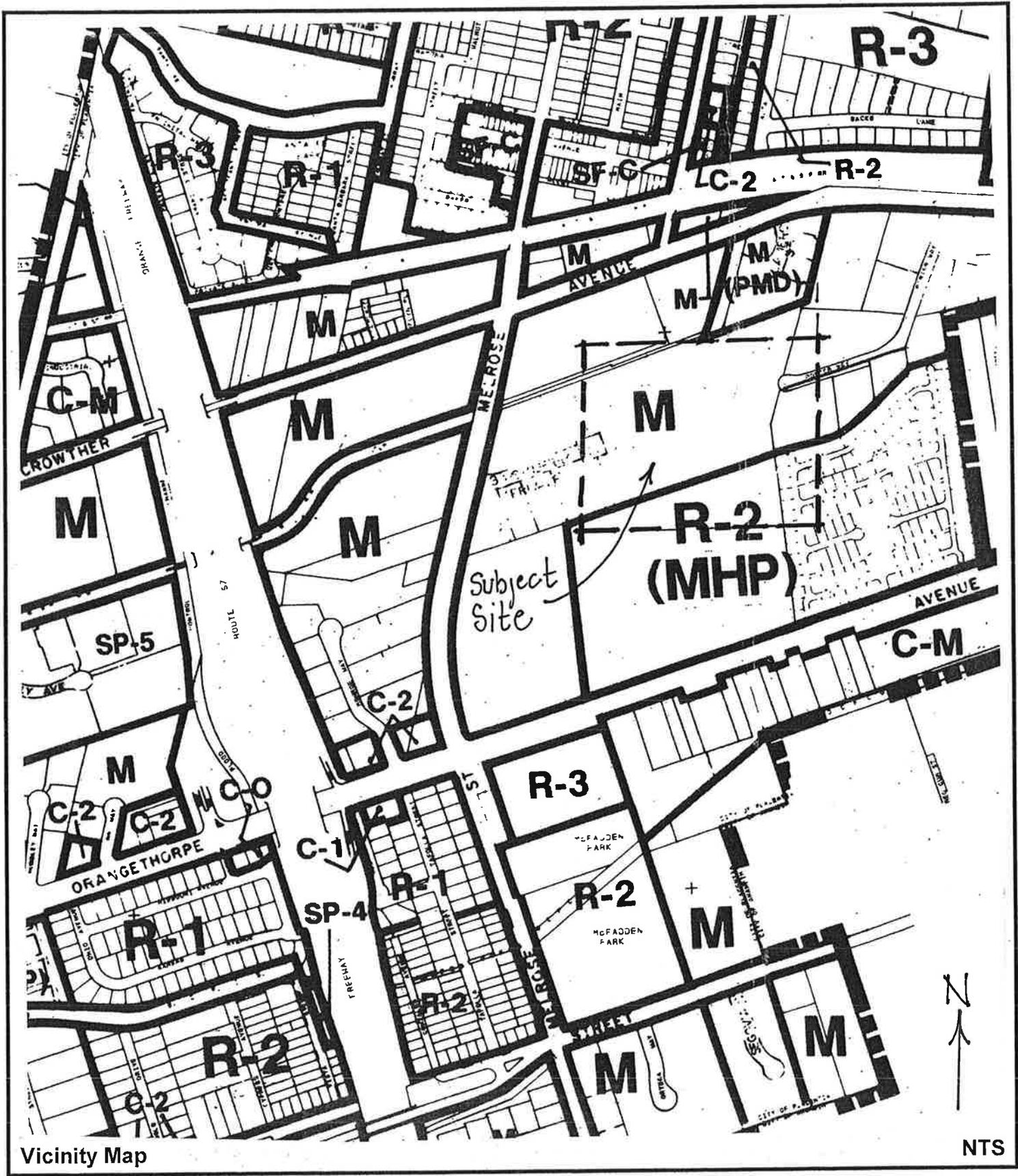
Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to issuance of any permit or approvals:

- hazardous materials compliance and chemical classification (service codes PR315-PR328)
- hazardous equipment, processes, or operations (service codes PR345-PR360)

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting www.ocfa.org and clicking on "Fire Prevention" and then "Planning & Development Services."

If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.

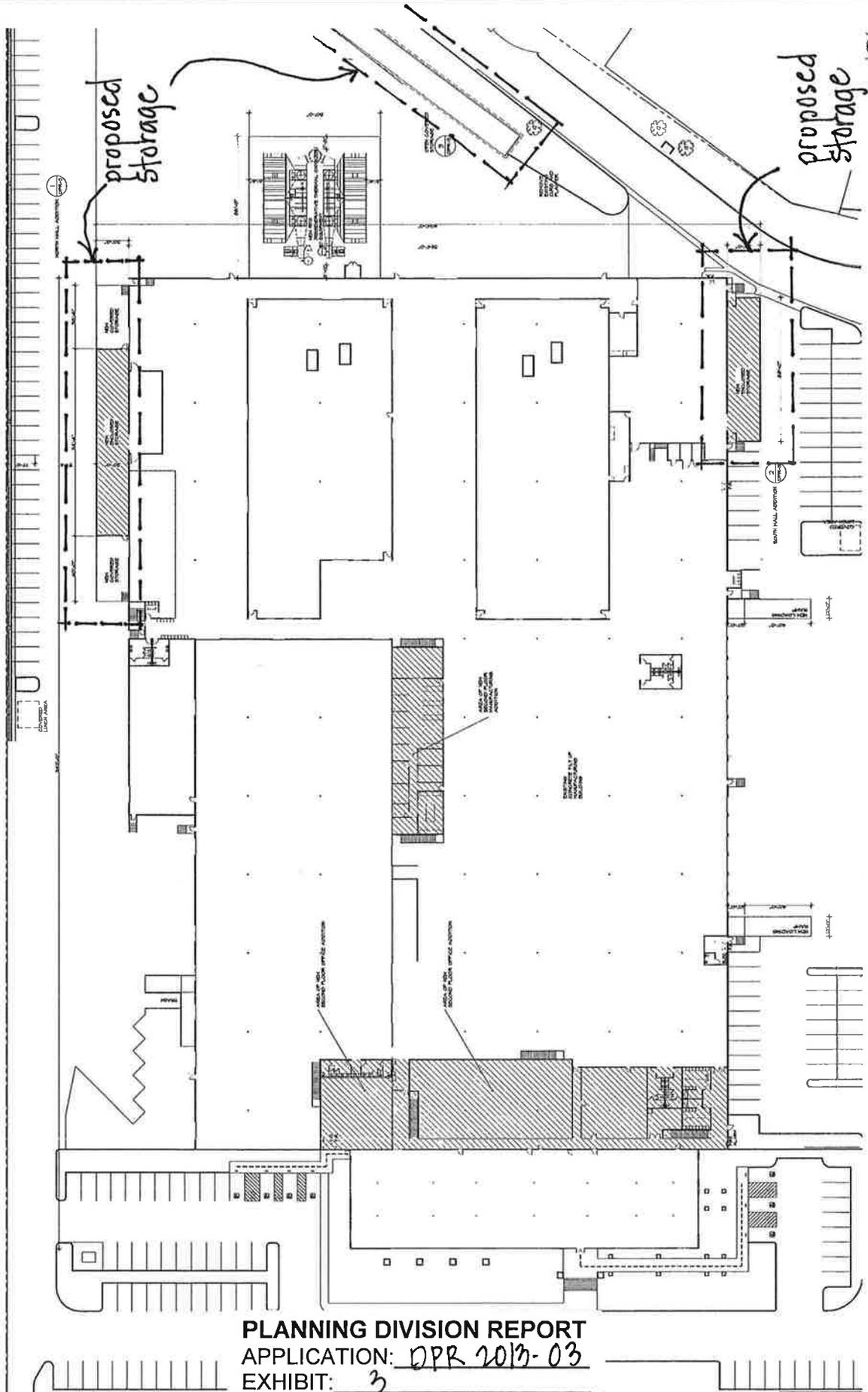


Vicinity Map

NTS

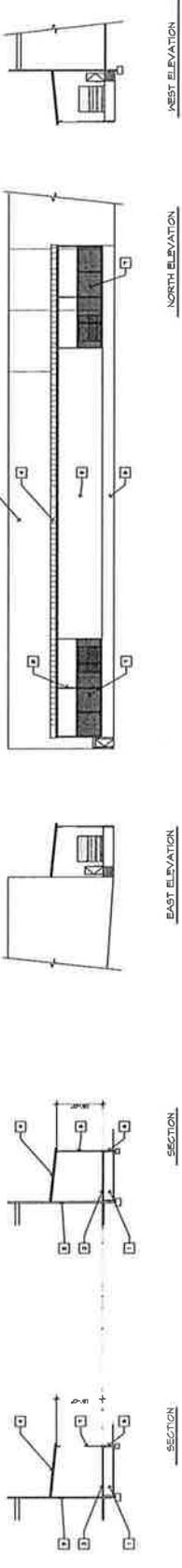


PLANNING DIVISION REPORT
 DPR 2013-03
 Exhibit 1

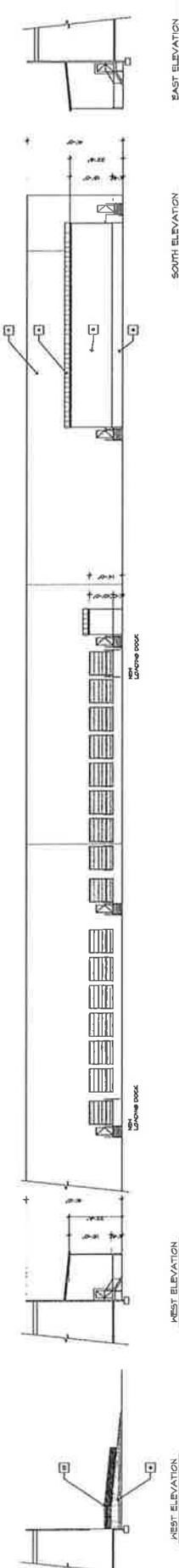


PLANNING DIVISION REPORT
APPLICATION: DPR 2013-03
EXHIBIT: 3
PAGE OF
DATE: 9-10-13

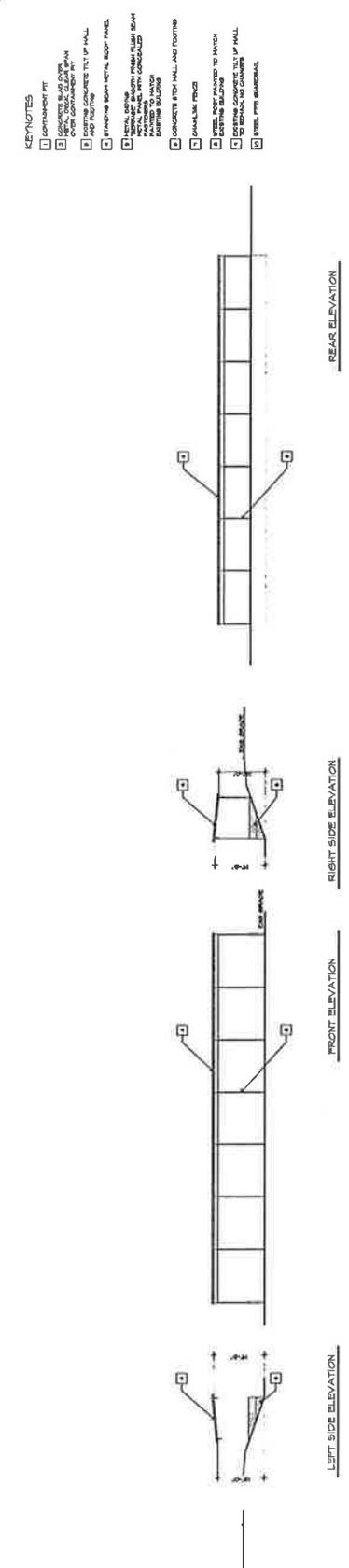
FLOOR PLAN
1



1 NORTH MALL NORTH SIDE



2 SOUTH MALL SOUTH SIDE



3 EXTERIOR COVERED STORAGE

PLANNING DIVISION REPORT
 APPLICATION: DPR 2013-03
 EXHIBIT: 4
 PAGE 1 OF 1
 DATE: 9-4-13

Proposed R-1-38 for Atwood Community

Current Zoning Issue: Currently, the Atwood community is zoned R-1 (O) for residential, single family with a minimum interior lot size requirement of 7,000 square feet. The (O) is for oil overlay for existing oil production.

In the neighborhood north of the Orange County Flood Control channel, the average lot size is approximately 4,000 +/- square feet. In the neighborhood south of the channel, the average lot size is approximately 3,840 square feet. The entire area has a land use designation of low density residential representing no more than 6 dwelling units per acre (6 du/ac). At the present size of lots, the density is approximately 11 du/ac.

Lots that are substandard (less than 7,000 sq. ft.) can be constructed with modified standards approved by the Planning Commission and City Council. However, at the current zoning and density requirements, larger lots cannot be developed in to average size lots unless subdivided into a minimum 7,000 square foot lot size. In the neighborhood south of the channel, there are four large parcels that are 2, 3 and 5 times the average lot size. Based on the width of these lots, they can be easily dividable into average lot sizes of 4,000 sq. ft. While many of these lots have oil production facilities present, the current zoning will not allow development consistent with the remaining community because of the 7,000 square foot lot size requirement. Absent the oil facilities, a zoning requirement more consistent with the norm for the neighborhood would provide for reasonable development of similar housing. Such housing would complete the neighborhood, reduce the presence of vacant lots, and offer to help revitalize the community with newer housing.



Proposed Zoning: It is proposed that the City rezone the community to a new single family zoning designation with a minimum lot size of 3,800 square feet. The R-1-38 (O) zone will still require a single residence on each lot (that is, not allowing the creation of duplexes or multi-family housing). The single family residence requirement will provide for continuation of the community as a primary single family, residential neighborhood with lesser density that is found in R-2 and R-3 areas.

Proposed Development Standards: Development standards will be similar to R-1, though consistent with present conditions. For example, current setbacks in the community are a minimum of three (3) feet on the side yards. R-1 setbacks are six (6) feet and ten (10) feet on the opposite side. Due to the smaller width, and to be consistent with the current, it is proposed that four (4) and five (5) foot side yard setbacks be allowed. The rear yard setback is proposed at ten (10) feet and the front yard is twenty (20) feet. Building height is consistent with R-1 standards of no higher than 30 feet. Unenclosed patios would be allowed to be built no closer than three (3) feet of a rear or side property line. A standard two car garage would be required along with a cement driveway capable of parking two (2) vehicles.

Proposed Recommendation: It is proposed to change the Land Use Designation (General Plan Amendment) and Zoning (Zoning Code Amendment) for the Atwood community in order to represent the current conditions and provide for reasonable means of developing eligible lots with new housing consistent with the neighborhood. The Zoning would be for single family residence development on lots with a minimum lot size of 3,800 square feet. The Land Use designation would be for low-medium density not to exceed 12 dwelling units per acre (12 du/ac).

