



# Placentia Planning Commission Agenda

Regular Meeting  
October 8, 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](http://www.placentia.org)**

## Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. 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](http://www.placentia.org) under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance 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  
October 8, 2013**

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

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**MEETING CALLED TO ORDER**

**ROLL CALL:** Chairman Ebenhoch  
Vice Chairman Schaefer  
Commissioner Hill  
Commissioner Perez  
Commissioner Solomonson  
Commissioner Tomazic  
Commission Schenck

**PLEDGE OF ALLEGIANCE:**

**ELECTION OF CHAIRMAN:**

**ELECTION OF VICE CHAIRMAN:**

**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.

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**CONSENT CALENDAR:**

**1. Minutes**

**Recommended Action:** It is recommended that the Planning Commission:

- a. Approve the Minutes of the September 10, 2013 Planning Commission Meeting  
(September 24, 2013 Minutes will be available on November 12, 2013 Agenda)

**PUBLIC HEARING:**

2. **Applicant:** Chino Hills Oil Inc.: David Delrahim

**Use Permit (UP) 2013-07:**

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/- 1,365 square foot convenience store (Circle K Store), gas station and car wash located at 600 N. Rose Drive in the Specific Plan 7 (SP-7) District.

**Recommended Action:**

Adopt Resolution No. PC-2013-17 approving Use Permit (UP) 2013-07, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

**NEW BUSINESS**

**DEVELOPMENT REPORT**

**PLANNING COMMISSION REQUESTS**

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

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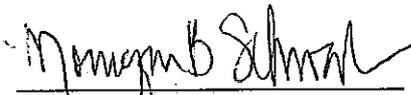
**ADJOURNMENT**

The Planning Commissioners ADJOURNED to a regular meeting on Tuesday, November 12, 2013 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

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**CERTIFICATION OF POSTING**

I, Monique B. Schwartz, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the October 8, 2013 regular meeting of the Planning Commission of the City of Placentia was posted on October 3, 2013.

  
\_\_\_\_\_  
Monique B. Schwartz

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

September 10, 2013

The regular meeting of the Placentia Planning Commission of September 10, 2013 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chairman Ebenhoch.

**ROLL CALL:** Present: Michael Ebenhoch, Chairman  
Christine Schaefer, Vice Chair  
Dana Hill, Commissioner  
Vic Tomazic, Commissioner  
James Schenck, Commissioner

Absent excused Frank Perez, Commissioner  
Tom Solomonson, Commissioner

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Hill

Others Present: Ken Domer, Assistant City Administrator  
Monique Schwartz, Associate Planner  
Cathy Carranza, Clerical Aide

**SWEARING IN OF COMMISSIONER SCHENCK:** Led by Monique Schwartz. Commissioner Schenck introduced himself to the Commission.

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

1. **Motion by Vice Chair Schaefer, seconded by Commissioner Hill, subject to amending page 4, paragraph 5 to read: Commissioner Hill also expressed concern with putting up 5 signs as depicted in the Lamar Proposal, to APPROVE THE MINUTES of July 09, 2013. Passed by a 3-0-2-2 vote. Chairman Ebenhoch and Commissioner Schenck abstained.**

**Public Hearings:**

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 +/-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.

Ms. Schwartz presented the staff report.

Chairman Ebenhoch asked if there is an active train track that feeds the property and if it can be utilized if needed. Ms. Schwartz stated that BNSF would need to be contacted.

Vice Chair Schaefer asked if a State or Federal license is needed to store hazardous waste. Ms. Schwartz deferred the question to the applicant Kevin Coleman.

Commissioner Schenck asked for clarification on the storage locations. Ms. Schwartz stated that the plans do not explain which areas will store the different types of solvents. Ms. Schwartz stated that the area closest to the East property line will have the hazardous materials.

Mr. Domer stated that Hazardous Materials are not all on the same level.

Chairman Ebenhoch opened the public hearing.

The applicant Kevin Coleman of 3130 Airway Avenue, Costa Mesa introduced himself. Mr. Coleman stated that the permits needed to store the solvent goes through the Orange County Fire Department. Mr. Coleman stated that the area to the South closest to the residents are adhesive and mixing products. Mr. Coleman stated that the rail tracks will be covered and not used at this time.

Chairman Ebenhoch asked if they have a sprinkler system. Mr. Coleman stated that they have a complete rapid fire response system. Chairman Ebenhoch asked if the residents will smell any fumes. Mr. Coleman stated that the oxidizers will pick up any fumes. Chairman Ebenhoch asked when the tenant will be moved in. Mr. Coleman stated the final piece of equipment will be moved in November 2014. Mr. Coleman stated the operation will be up and running by December 31, 2014.

Commissioner Schenk asked what the hours of operation will be. Mr. Coleman stated operation will be 24 hours a day, 7 days a week. Commissioner Schenk asked if there will be noise pollution. Mr. Coleman stated that trucking will only be during the day time and not on Saturday or Sunday.

Vice Chair Schaefer stated she welcomes the applicant to Placentia if the application is approved.

Commissioner Hill asked if there will be job opportunities for locals in the area. Mr. Coleman stated yes.

Chairman Ebenhoch closed the public hearing.

**Motion by Vice Chair Schaefer, seconded by Commissioner Tomazic TO 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. Passed by a 5-0-2-0 vote.**

**NEW BUSINESS**

**DEVELOPMENT REPORT**

Mr. Domer welcomed Commissioner Schenck to the Planning Commission.

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

Chairman Ebenhoch asked how the zone change affects our housing element. Mr. Domer stated it would help achieve low to moderate income levels.

Vice Chair Schaefer asked if there is any current interest by a developer. Mr. Domer stated that this has been in the plans for the past 2 ½ years. Mr. Domer stated that the interested developer will have to get clearances from OCFA for any contamination issues from oil wells. Vice Chair Schaefer asked if retail businesses would be attracted to the area. Mr. Domer stated that there is commercial opportunity on the North side of Orangethorpe.

Commissioner Hill asked for clarification of R1-38. Mr. Domer replied that lots would be 3,800 sq. ft.

Mr. Domer stated that the City is considering a zone change related to expansion within industrial and commercial zones. Chairman Ebenhoch asked if this will impact the fiscal condition of the city. Mr. Domer stated it will be minimal.

Vice Chair Schaefer asked if we are expecting any sales tax revenue from the new business Arlon Graphics. Mr. Domer stated that they have limited sales tax. Mr. Domer added that they will bring valuation from property tax and unsecured property tax.

Mr. Domer advised the Commission of the September 24, 2013 Planning Commission meeting to review the Housing Element for the 2013-2021 planning period. Mr. Domer announced his resignation as Assistant City Administrator for the City of Placentia. Mr. Domer has accepted a position as Assistant City Manager for the City of Huntington Beach.

Commissioner Tomazic asked for clarification on solar submittals being turned down. Ms. Schwartz replied, when plans and engineering do not include the same amount of panels or the plans don't meet OCFA setbacks, these are reasons for corrections. Mr. Domer stated that we will be seeing more solar and energy efficient items with the Hero Program. Commissioner Schenck asked if the City could create its own solar panel plans. Mr. Domer stated that the City will direct any questions to the Hero Program's website. Mr. Domer stated that there are standards that they have to meet. Vice Chair Schaefer asked during the period where plans were not approved, how many were approved. Ms. Schwartz stated that we have weekly report updates and they are not all solar submittals.

Vice Chair Schaefer asked for an update on McDonalds project. Mr. Domer stated that McDonalds is working with the property owner on parking issues.

Commissioner Hill asked for an update on the Golden State Water pumping station. Ms. Schwartz stated that the project is on hold.

**PLANNING COMMISSION REQUESTS:**

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:35 p.m. to the next regularly scheduled meeting on Tuesday, September 24, 2013 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

*Margaret B Schwartz (for Ken Domer)*

Kenneth A Domer  
Assistant City Administrator



# Placentia Planning Commission Agenda Staff Report

<b>AGENDA ITEM NO.:</b> 1	<b>DATE:</b> October 8, 2013	<b>PUBLIC HEARING:</b> Yes
<b>APPLICATION(S):</b> Use Permit (UP) 2013-07		
<b>DESCRIPTION:</b> To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/- 1,365 square foot convenience store (Circle K Store), gas station and car wash located at 600 N. Rose Drive in the Specific Plan 7 (SP-7) District.		
<b>RELATED APPLICATIONS:</b> None		
<b>APPLICANT:</b> Chino Hills Oil Inc.: David Delrahim		
<b>PROPERTY OWNER:</b> Donahue Schriber Realty Group, LP: Mark Whitfield		
<b>LOCATION:</b> 600 N. Rose Drive		
<b>CEQA DETERMINATION:</b> Categorically Exempt: § 15061(b)(3)		
<b>ZONING:</b> Specific Plan 7 (SP-7)	<b>APN(S):</b> 341-321-28	
<b>GENERAL PLAN:</b> Specific Plan	<b>CITY COUNCIL ACTION REQUIRED:</b> No	
<b>PREPARED BY:</b> Monique B. Schwartz, Associate Planner		
<b>REVIEWED BY:</b> Steve Drinovsky, Director of Public Works		

## **REQUEST:**

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/- 1,365 square foot convenience store (Circle K Store), gas station and car wash located at 600 N. Rose Drive in the Specific Plan 7 (SP-7) District.

## **INTRODUCTION:**

The subject property is currently improved with an existing 76 Gas Station, Circle K convenience store and car wash that have been in operation at this location since 1997, under Use Permit 95/12. As part of the original development proposal for this parcel, the applicant requested use permit approval (UP 95/13) to sell beer and wine for off site consumption within the convenience store; however, the application was denied by the Planning Commission because of concerns regarding over concentration of establishments selling alcoholic beverages for off-site consumption in the area. The applicant appealed this decision to the City Council, but later withdrew the appeal.

The applicant, David Delrahim of Chino Hills Oil Inc., is requesting to sell alcoholic beverages within the existing Circle K convenience store in conjunction with the sale of grocery products, magazines, drinks, snacks, candy and other items. He would like to provide convenience to his current gas station customers so that they would not have to travel to other locations to purchase these items. The current trend in the service station industry is to have a convenience store that provides beer and wine for sale as well as various other grocery items.

Pursuant to § 23.81.050(6) of the Placentia Municipal Code, use permit approval is required for all establishments that sell alcoholic beverages for on and off-site consumption. The use permit process is utilized to evaluate the potential impacts the proposed sales may have on adjacent businesses and /or residences; impacts on existing parking, city services and concentrations of similar uses.

**RECOMMENDATION:**

City Planning Division is recommending approval of Use Permit (UP) 2013-07 subject to the attached recommended Special Conditions of Approval, Standard Development Requirements.

**DISCUSSION:**

**Subject Site and Surrounding Land Uses:**

The subject site (APN # 341-321-28) is one of several commercial parcels that comprise the Village Center at Rose commercial/retail shopping center, located at the northeast corner of Rose Drive and Alta Vista Street. Other uses within the shopping center include a large grocery store, pharmacy, cleaners, nail salon, banks, hair salon, beauty supply store, childcare center, spa/fitness center, postal center and several restaurants.

	<b>Land Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning Designation</b>
Current	76 Gas Station/Circle K Store/Radiance Car Wash	"Specific Plan"	"SP-7"
Proposed	Sale of Beer and Wine for Off-Site Consumption within Circle K Store	"Specific Plan"	"SP-7"
North	Commercial/Retail	"Specific Plan"	"SP-7"
South	Alta Vista Street/Vacant Commercial Parcel	"Specific Plan"	"SP-7"
East	Commercial/Retail	"Specific Plan"	"SP-7"
West	Emerald Isle Senior Apartment Complex	"Planned Community"	"RPC"

**Gas Station and Convenience Store Operational Characteristics:**

The convenience store and gas station will be operating simultaneously during the following hours:

Monday through Sunday: 24 hours/day  
 Sale of beer and wine shall be during the hours of 6:00 a.m. to 1:00 a.m. only.

There are several employees that oversee the daily operations of the business. A twenty-four (24) hour security monitoring system is currently located within the convenience store and under the fueling canopy.

**Existing ABC Licenses Within One-Half (0.50) Mile Radius of the Subject Site:**

The Alcoholic Beverage Control (ABC) license that is being applied for by Mr. David Delrahim is "Type 20 Off-Sale Beer and Wine," which is an off-sale beer and wine license. Listed below are other businesses within a one-half mile radius of the subject site that are permitted to sell alcoholic beverages for on and off-site consumption.

BUSINESS	ADDRESS	LICENSE TYPE
Alta Vista Country Club	777 Alta Vista Street	Type "47" On-Sale General - Eating Place
*Ralphs 756	710 N. Rose Drive	Type "21" Off-Sale General
*Pepperonis Pizza	732 N. Rose Drive	Type "41" On-Sale Beer and Wine for Bona Fide Public Eating Place
*Sake Sushi & Grill	850 N. Rose Drive	Type "41" On-Sale Beer and Wine for Bona Fide Public Eating Place

\*Business located in the Village Center at Rose Shopping Center

The sale of beer and wine in conjunction with food and grocery sales is common in most convenience stores, markets and drugstores. The sale of alcoholic beverages in this convenience store will not be the primary attraction for patrons as is the case with liquor stores. Providing customers with the option to purchase beer and wine at this location would provide convenience to business patrons of the service station. The Applicant believes that denying the convenience store the opportunity to sell alcoholic beverages could put it at a disadvantage with the other stores/markets and convenience stores in the area that are currently licensed and permitted to sell alcoholic beverages. Chino Hills Oil Inc. is part of Platinum Energy which is a full service, customer focused, wholesale fuel distributor serving more than 200 locations on the West Coast. They currently own 16 active ABC licenses at their various locations, including one other business in the City of Placentia, located at 1801 E. Orangethorpe Avenue. The Police Department's review, in conjunction with the Department of Alcoholic Beverage Control (ABC), indicates no problems with the other licensed locations.

The Specific Plan 7 District's Commercial Designation is primarily comprised of a market, drugstore, restaurants, personal service establishments, variety stores, etc. It is City Staff's opinion that an ABC license for the existing convenience store will not add to or result in an undue concentration of licenses in the City as there are only two (2) other convenience stores in the vicinity that are licensed to sell beer and wine for off-site consumption (Arco Station: 1202 E. Yorba Linda Boulevard - corner of Rose Drive/Yorba Linda Boulevard and Arco Station: 102 E. Yorba Linda Boulevard - corner of Bradford Avenue and Yorba Linda Boulevard).

As of January 1995, the State of California Legislature adopted Assembly Bill 2897 by amending the California Business and Professions Code (§ 23958) to require the ABC to deny an application for a liquor license "if issuance of that license would tend to create a

law enforcement problem, or if the issuance would result in or add to an undue concentration of liquor licenses." Undue concentration is defined as follows:

The premises of the proposed license is located in an area that has twenty percent (20 %) more reported crimes than the average number of reported crimes for the City as a whole,

**or**

The premises of the proposed license is located in a census tract where the ratio of existing retail on-sale/retail off-sale licenses to population in the census tract exceeds the ratio of retail on-sale/retail off-sale licenses to population in the County of the proposed premise.

While the sale of beer and wine in conjunction with the sale of other items is common in grocery, convenience stores and other retail type businesses, there is a review that looks at the "over-concentration" of such establishments. This is done to specifically combat the locating of multiple alcohol selling establishments that may have a deleterious impact to the surrounding neighborhoods or community. As previously defined, "over-concentration" means the ratio of existing licenses to population within a census tract exceeds the ratio of retail on-sale/retail off-sale licenses to population in the County. In this case, the State Department of Alcoholic Beverage Control (ABC) has confirmed that the Circle K convenience store is located within Census Tract 218.20 where two (2) off-sale licenses are permitted and only one (1) off-sale license has been issued. The review by the Police Department took this into consideration along with the Department's knowledge of the locale when making the determination of whether the proposed license will impact public safety. In this case, the Police Department has determined that the new license would not be a law enforcement problem. The Development Services Department and the Placentia Police Department have reviewed the request and are supporting the proposal, subject to compliance with all Special Conditions of Approval.

### **Public Convenience or Necessity**

Because the subject business location is not located within a high crime reporting district nor within an area of over concentration, it is not necessary to make a finding of public convenience or necessity.

### **Floor Plan:**

The submittal floor plan indicates that the interior tenant space is approximately 1,365 square feet, with the primary entrance on the south side of the building and one (1) exit on the north side. The cashier counter is located directly adjacent to the main entrance, with an office and storage room directly behind. There is a walk-in/reach-in cooler located on the northwest corner where the applicant proposes to provide an alcoholic beverage display area. The remainder of the tenant space is occupied by retail shelving units, displays and one (1) restroom facility.

**Access/Parking:**

Parcel Map 94/116 established a reciprocal access and parking agreement between each of the seven (7) parcels within the Village Center at Rose Shopping Center. Access to the subject site is via existing driveway approaches off of Rose Drive and Alta Vista Street.

A recent site inspection of the shopping center revealed that the parking on this site is adequate for the existing uses within this shopping center. The sale of beer and wine at the Circle K convenience store is not expected to increase the demand for parking or create negative impacts on the shopping center's interior circulation.

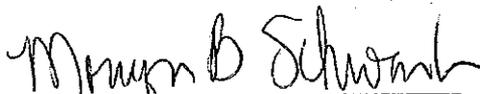
**CEQA:**

The proposed Use Permit 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 Impact Report Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that Use Permit (UP) 2013-07 is exempt from CEQA pursuant to State CEQA Guidelines § 15061(b)(3) as it pertains to a use where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

**Recommended Actions:**

1. Adopt Resolution No. PC-2013-17; and
2. Approve Use Permit (UP) 2013-07, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachment A).

**Prepared and submitted by:**



Monique B. Schwartz  
Associate Planner

**Reviewed by:**



Steve Drinovsky  
Director of Public Works

**Attachments:**

Resolution  
Attachment "A"  
Attachment "B"

Resolution PC-2013-17  
Special Conditions of Approval for Use Permit (UP) 2013-07  
Orange County Fire Authority (OCFA) Special Conditions of  
Approval and Standard Development Requirements

**Exhibits:**

Exhibit 1  
Exhibit 2  
Exhibit 3  
Exhibit 4:

Vicinity Map  
Site Plan  
Floor Plan  
Statement of Use

RESOLUTION NO. PC-2013-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2013-07 PERTAINING TO PROPERTY LOCATED AT 600 N. ROSE DRIVE (CIRCLE K STORE) AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Mr. David Delrahim, of Chino Hills Oil, Inc., applicant, and Mark Whitfield of Donahue Schriber Realty Group LP, owner of the property located at 600 N. Rose Drive ("Applicant" collectively) heretofore filed an application for approval of Use Permit No. 2013-07, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On October 8, 2013, this Planning 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 Planning 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 during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Planning Commission hereby specifically finds as follows:

a. The proposed use will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachment "A"), this use complies with all applicable code requirements and development standards of the "SP-7" Specific Plan 7 District and (3) It is not anticipated that a Type 20 (Off-sale Beer and Wine) license for the sale of alcoholic beverages within the existing convenience store will

generate any negative impacts on the adjacent neighborhood. All sales shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Specific Plan", and the proposed use does not involve any change in the land use of the subject site. The Circle K Store has been operating as a convenience store on this site since 1997 and will remain with the addition of a Type 20 (Off-Sale Beer and Wine) license for the sale of alcoholic beverages within the proposed convenience store.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance and regulations applicable to the property. The proposed use is a conditionally permitted use in the "SP-7" Specific Plan 7 District in the City of Placentia. Approval of the Use Permit for the sale of alcoholic beverages within the proposed convenience store would be consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been conditionally permitted within the "SP-7" Specific Plan 7 District.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachment "A" contains Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2013-07 to ensure compliance with the Placentia Municipal Code.

e. The Planning Commission specifically finds that:

(1). The facility will be limited to a Type 20 (Off Sale Beer and Wine) license. No distilled spirits will be sold and no minors will be permitted to purchase alcoholic beverages;

(2). The incidental sale of beer and wine at the Circle K Store is not anticipated to be the source of nuisance behavior associated with excessive consumption of alcoholic beverages because the proposed facility is primarily for the sale

of convenience items and the sale of beer and wine is in conjunction with the sale of these products;

(3). The proposed availability of beer and wine at a convenience store is a service expected by the public;

(4). The restrictions on the on-site advertising of alcoholic beverages ensures that the sale of beer and wine is associated with a convenience store and the sale of beer and wine is ancillary use of the convenience store;

(5). Subject to compliance with all Special Conditions of Approval and Standard Development Requirements as approved by the Planning Commission through Resolution PC-2013-17 and Use Permit 2013-07, the Placentia Police Department does not believe that this use permit issuance will create a law enforcement problem. The Circle K Store is not located within a high crime reporting district. The Development Services Department and the Placentia Police Department are supportive of this proposal.

3. Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 2013-07 is exempt pursuant State CEQA Guidelines § 15061(b)(3) as it can be seen with certainty that there is no possibility that Use Permit (UP) 2013-07 will have a significant effect on the environment.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2013-07, 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 Use Permit 2013-07 as modified herein, and specifically subject to the conditions set forth in Attachment "A" 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 8th day of October, 2013.

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Chairman

I, Monique B. Schwartz, 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 8<sup>th</sup> day of October, 2013, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 8<sup>th</sup> day of October, 2013, by the following vote:

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

ATTEST:

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Secretary to the Planning Commission

APPROVED AS TO FORM

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ANDREW V. ARCZYNSKI,  
CITY ATTORNEY

**Attachment A**  
**Special Conditions of Approval and Standard Development Requirements for**  
**Use Permit (UP) 2013-07**

**SPECIAL CONDITIONS**

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

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

1. Use Permit (UP) 2013-07 is valid for a period of twelve (12) months 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.
2. Use Permit (UP) 2013-07 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 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.
5. Any changes or modifications to Use Permit (UP) 2013-07 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. Prior to any changes to the days and hours of operation of the convenience store gas station, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:  
  
Monday through Sunday: 24 hours/day  
Sale of beer and wine shall be during the hours of 6:00 a.m. to 1:00 a.m. only.
7. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. No outside storage or displays shall be permitted at any time.
10. There shall be no deliveries to or from the premises before 6:00 a.m. or after 10:00 p.m. Monday through Friday, Saturdays from 8:00 a.m. to 10:00 p.m. and no deliveries on Sundays, with the exception of fuel deliveries which shall be permitted starting at 5:00 a.m. and on Sundays.
11. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
12. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
13. At all times when the establishment is open for business, the sale of alcoholic beverages shall be conducted entirely within the building.
14. Outside displays are not permitted at any time.
15. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.

16. All trash bins shall be kept inside trash enclosures, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done at least three (3) times a week.
17. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
18. The applicant shall comply with Chapter 8.34 of the Placentia Municipal Code regarding the posting of alcoholic beverage warning signs.
19. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.

Prior to issuance of a building permit, the applicant shall submit a sign plan for the design of all proposed signage on the site for review and approval by the Director of Development Services or his/her designee. The sign plan shall comply with the criteria and requirements set forth in Chapter 23.90, Signs-Advertising Structures, of the Placentia Municipal Code.

All portable signs are prohibited and shall be removed from the site. Section 23.90.100 regarding signage shall be complied with as a condition of this Use Permit. Additionally, all temporary advertising devices, unless otherwise specified in Section 23.90.160 are prohibited.

Pursuant to Section 23.90.180(9), the total area occupied by window signs shall not exceed more than twenty-five (25) percent of the window area through which they are displayed. If more than 25 percent exists, the applicant shall remove the excess signage prior to the sale of alcoholic beverages.

20. The applicant/business 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/business owner within 48 hours of defacement and/or upon notification by the City.
21. The applicant business owner shall maintain a valid City Business License at all times during operation of the business.
22. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Director and the Police Department's Administrative Lieutenant at least 14 days in advance.
23. The sale and service of alcoholic beverages shall be in compliance with all local, State and Federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a "Type 20" Off-Sale Beer and Wine shall be applicable.

24. Operator of the business shall not sell alcoholic beverages at the premises until after the ABC approves and issues a license. A copy of the approved ABC license shall be transmitted to the City Planning Division upon receipt of it.
25. 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.
26. All Special Conditions of Approval and Standard Development Requirements of original Use Permit (UP) 95/12 shall apply, as applicable.
27. This establishment shall be operated as a service station and convenience store at all times. All activities shall be conducted within this enclosed building space and outdoor service area, while maintaining an environment free from objectionable noise, odor or other nuisances.
28. The applicant shall comply with Chapter 8.34 of the Placentia Municipal Code regarding the posting of alcoholic beverage warning signs.
29. The sale of alcoholic beverages shall be in compliance with all local, State and Federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a Type "20" (Off-Sale Beer and Wine) license.
30. Operators of the service station and convenience store shall not sell alcoholic beverages until after the ABC approves and issues a license. A copy of the approved ABC license shall be transmitted to the City Planning Division upon receipt of it.
31. Operators of the service station and convenience store shall attend ABC Responsible Beverage Sales Training.

**BUILDING DIVISION:**

32. Owner shall install an automatic closer in front of all electric systems within the car wash area, due to constant exposure of electrical panel and equipment to water. Closer shall be installed on door of car wash so that it automatically will shut down during car wash operating hours.

**ORANGE COUNTY FIRE AUTHORITY:**

33. Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) (See Attachment C).

**CITY POLICE DEPARTMENT:**

34. Developer/Applicant shall comply with Placentia Police Department Standard Development Requirements for security.
35. Compliance with all Alcoholic Beverage Control requirements.
36. This Use Permit shall be reviewed one year from the date of approval and each year thereafter as necessary. The review shall be conducted jointly by the Development Services Director and Police Chief or designee. The purpose of this review shall be to identify uniquely adverse issues such as loitering, vandalism, criminal activity, noise, or nuisance resulting from approval of the use permit. If such issues are identified, the Use Permit shall be presented to the Planning Commission for their consideration of conditions, modifications, or revocation.
37. The activity level of the business shall be monitored by the Crime Prevention Bureau to establish the level of police services used for the business. Should the level of police services demonstrate that the applicant has not controlled excessive, or unnecessary activity resulting in high use of police services, or that the applicant has failed to comply with enforcement or application of measures related to curfew and truancy which are listed below, then this Use Permit shall be reviewed for consideration of further conditions, modifications or revocation.
38. The subject alcoholic beverage license shall not be exchanged for a public premise type license, nor operated as a public premise.
39. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of merchant items. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available upon request.
40. Sales of alcoholic beverages shall be permitted only between the hours of 6:00 a.m. to 1:00 a.m.
41. The sale of beer and malt beverages in quantities of quarts, 22 ounces, 32 ounces, 40 ounces, or similar size containers is prohibited. Beer, malt beverages, and wine coolers in containers of 16 ounces or less cannot be sold by single containers, but must be sold in manufacturer pre-packages multi-unit quantities.
42. No wine shall be sold with an alcoholic content greater than 15% by volume.
43. No wine coolers shall be sold in less than a four-pack quantity.
44. No beer or wine shall be displayed within five (5) feet of the cash register or any public entrance.

45. There shall be no exterior advertising of any kind or type, including advertising directed to the exterior from within or on a window, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible to the exterior, shall constitute a violation of this condition.
46. Employees who sell beer and wine shall be at least 21 years of age.
47. All containers of alcoholic beverages that are displayed for sale shall be secured against public access between the hours of 2:00 a.m. and 6:00 a.m. Secured refrigerator compartments must have interior compartment separators to prevent access from neighboring non-locking doors or compartments.
48. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other containers.
49. Alcoholic beverages shall be sold and packaged within accordance to Alcoholic Beverage Control standards.
50. The sale of beer or wine for consumption on the premises is prohibited.
51. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
52. Signs shall be posted at all exits of the premises, which prohibit alcoholic beverages from being opened or consumed on or around the premises.
53. The use of any amplifying system, outdoor sound system, loudspeakers, paging system, or any other such device is prohibited on the licensed premises.
54. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which he/she has control.
55. Graffiti shall be removed from the exterior walls and window of the premises within 48 hours of discovery.
56. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
57. Lighting in the parking area of the premises shall be directed, positioned and shielded in such a manner so as not to unreasonably illuminate the window area of nearby businesses.
58. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia

Development Services Director and the Police Department's Administrative Services Lieutenant at least 14 days in advance.

59. All employees of petitioner who sell or serve alcoholic beverage products shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques, and the handling of violence. The applicant must provide the City of Placentia Police Department, Administrative Services Lieutenant a copy of completed Alcohol Management Program (AMP), and a certificate of completion from an ABC LEAD program within six months of the premises being licensed to sell alcohol.
  
60. Stores which sell alcoholic beverages and are open 24 hours per day shall incorporate the following security measures:
  - A. A Closed Circuit Television System capable of viewing and recording events inside the premises as follows:
    - 1). A minimum of one color camera at each cash register that views the front of a customer, from the waist to the top of the head, obtaining a straight on face picture.
    - 2). A minimum of one color camera that views the full-length side of a customer at the cash register area.
    - 3). A color camera digital recorder capable of recording events on all cameras simultaneously. There shall be an accurate date and time stamp on the images.
    - 4). A disc storage library of recorded cameras kept for a minimum of 30 days.
    - 5). The recorder must be kept locked in a cabinet within the office and not on the sales floor. The key to the cabinet must be accessible to employees on duty, but kept secured inside the office and not left in plain view.
  - B. A money drop safe capable of easily providing the cashier the ability to quickly deposit money into it.
  - C. Windows clear of any signs or other materials at all times, between three and six feet in height from ground level, consistent with the City's sign code.
  - D. Clearly distinguishable height markers on the interior side of the door jamb, or on the interior edge of a pair of doors, of all doors used by the public to access the store. Horizontal marks, one-inch wide by three inches long, in different colors, and in a contrasting color to the background, shall be placed every six inches beginning at 5' and ending at 6'6". A standard marking

system used by the applicant may be substituted subject to review and approval by the police department.

- E. A written policy of limiting cash in the cash register and a procedure for placing excessive amounts of cash into the safe.
- F. "No Loitering" signs placed on the building exterior conforming to California Penal Code Section 602.
- G. A company person, who can operate the camera recorder and obtain video footage/pictures from the recorder, must be able to respond to the store within 30 minutes of an event where the Police Department needs access to the recorded cameras for investigative purposes.
- H. There shall be no outside seating, tables, displays, games or pay phones which would encourage loitering.
- I. There shall be no coin-operated games maintained on the premises at any time.
- J. The company shall have a policy on conduct during a robbery and reporting robberies. There shall be evidence of all employees being trained on this policy and procedure.

# PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2013-07

## 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.

**Attachment B**  
**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*

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

Date: September 9, 2013

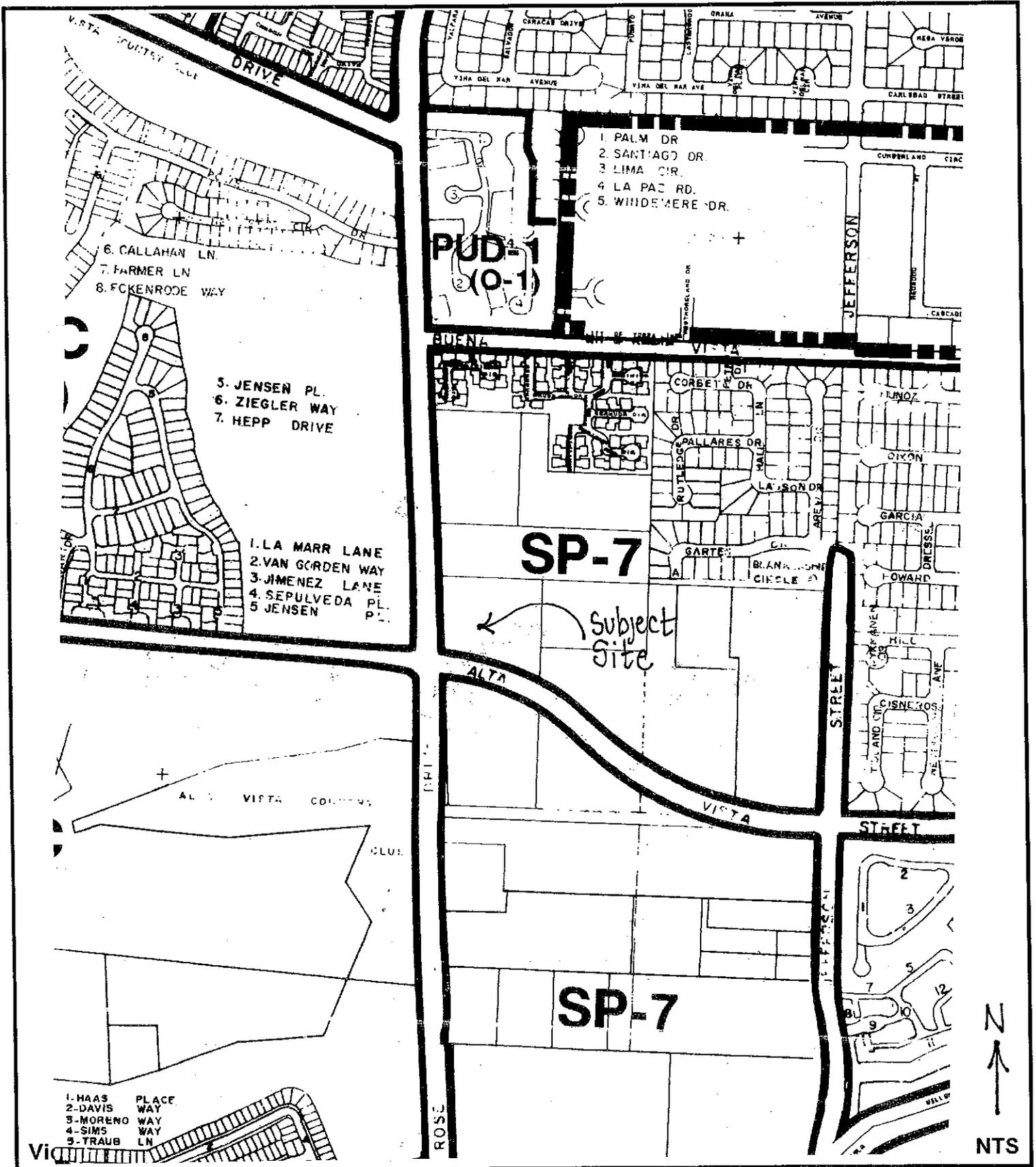
To: City of Placentia Department of Development Services  
Attention: Monique Schwartz, Project manager

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #188555, City Reference #UP 2013-07**  
**600 N. Rose Drive, Placentia**  
**Service Code: PR105 Site Development Review/CUP**

The OCFA has reviewed the proposed project and there do not appear to be any issues associated with this proposal that would require further submittals to the OCFA should the city approve the CUP. This application is a request to permit the sale of alcoholic beverages for off-site consumption, in conjunction with the operation of a 1,365 square foot convenience store in an existing building located at 600 North Rose Drive. The OCFA has no conditions to place on the proposed application.

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](mailto:lynnepivaroff@ocfa.org).



PLANNING DIVISION REPORT  
UP 2013-07  
Exhibit 1

**Site Description**

**Legal Description**  
 Parcel 7, P.M. 281-43

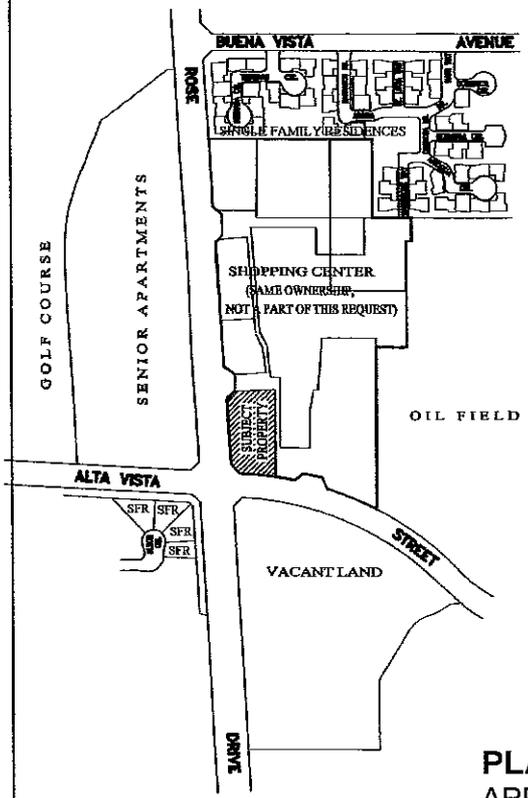
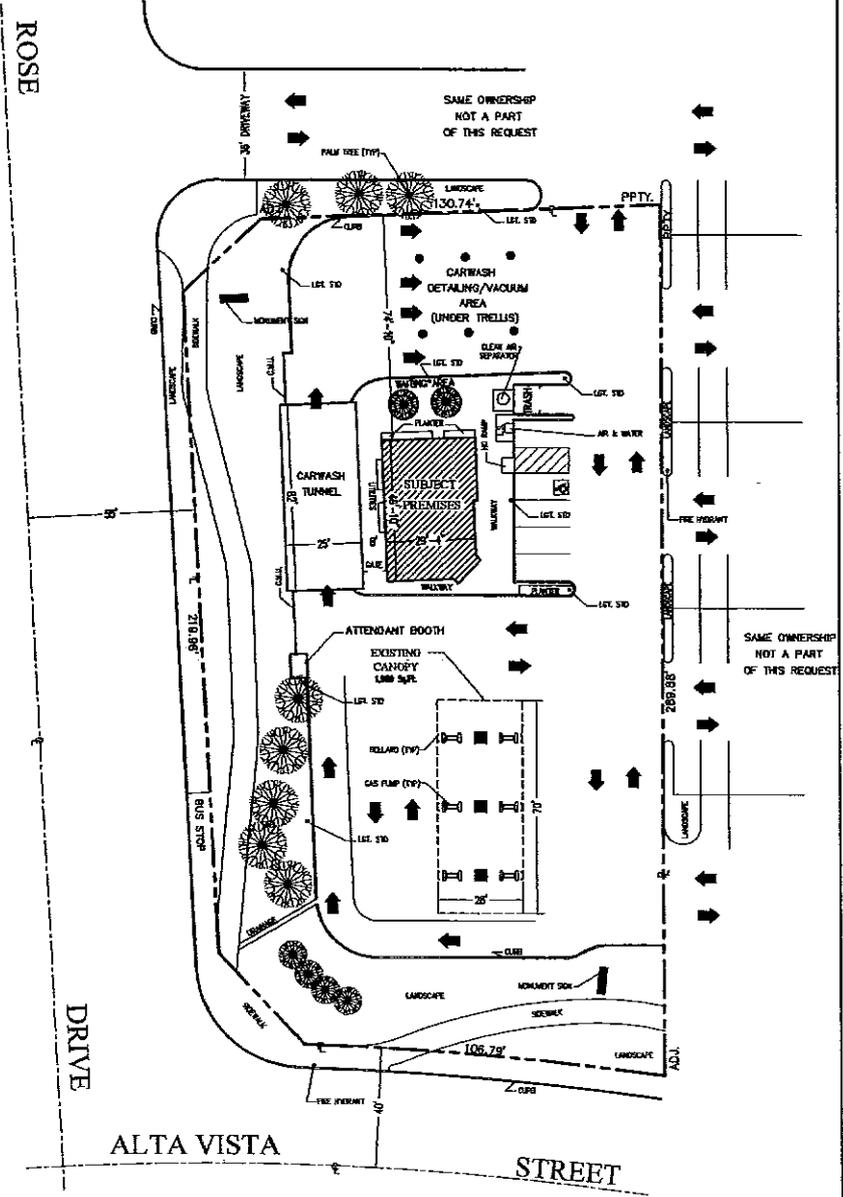
Site Area = 0.711 Acres  
 Total Ownership Site Area = 13.328 Acres

**Floor Areas:**  
 Market Area = 1,395 Sq.Ft.  
 Carwash Tunnel = 1,550 Sq.Ft.  
 Fuel Pump Canopy = 1,950 Sq.Ft.  
 Attendant Booth = 44 Sq.Ft.  
 Total Building Area = 4,949 Sq.Ft.

Existing Use = Market/Gas Station/Carwash  
 Proposed Use = Market/Gas Station/Carwash

**Parking Provided**  
 Standard Spaces (8' X 16' Typ.) = 4 Spaces  
 Handicapped Spaces (8'7" X 16' Typ.) = 1 Space  
 Total Spaces Provided = 5 Spaces

**Note:**  
 All structures, landscape areas, fixtures and layout are existing to remain.



**VICINITY MAP**  
 SCALE: 1" = 200'

CADFILE: PLACENTIA-SP-FP

## SITE PLAN

SCALE: 1" = 20'

**THE AMERICAN LIQUOR LICENSE EXCHANGE**  
 450 NORTH BRAND BLVD., SUITE 600  
 GLENDALE, CA 91203  
 800-711-2114

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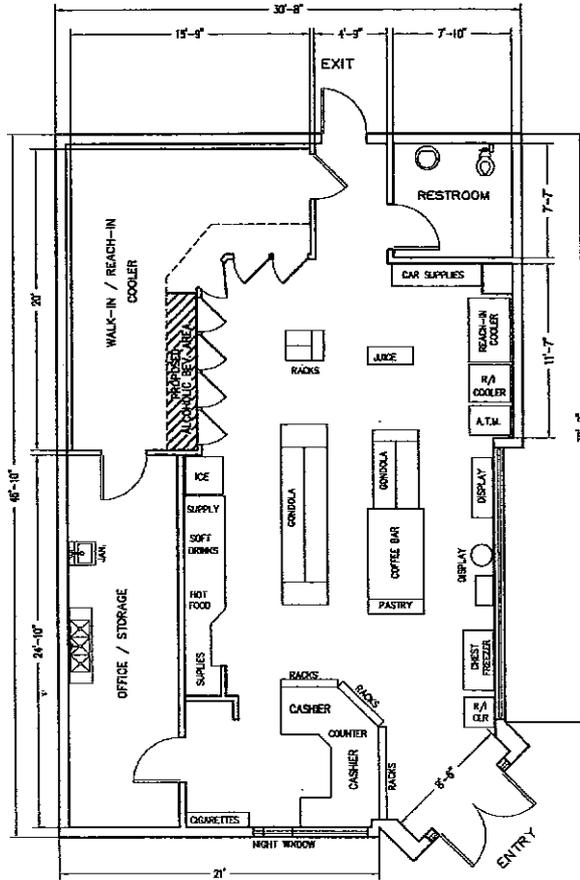
**SITUS:**  
 CIRCLE K STORE  
 600 N. ROSE DRIVE  
 PLACENTIA, CA 91870  
 JOB # AMLEX-163

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**APPLICANT**  
 CHINO HILLS OIL, INC.  
 600 NORTH ROSE DRIVE  
 PLACENTIA, CA 91870  
 818-206-5708

**PLANNING DIVISION REPORT**  
 APPLICATION: UP 2013-07  
 EXHIBIT: 2  
 PAGE 1 OF 1  
 DATE: 10-8-13

CASE No:  
 DATE: JULY 18, 2013



CADFILE: PLACENTIA-SP-FP

# FLOOR PLAN

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



THE AMERICAN LIQUOR LICENSE EXCHANGE  
 450 NORTH BRAND BLVD., SUITE 600  
 GLENDALE, CA 91203  
 800-711-2114

**SITUS:**

CIRCLE K STORE  
 600 N. ROSE DRIVE  
 PLACENTIA, CA 91870  
 JOB # AMLEX-163

**APPLICANT**

CHINO HILLS OIL, INC.  
 600 NORTH ROSE DRIVE  
 PLACENTIA, CA 91870  
 818-206-5708

CASE No:

DATE: JULY 18, 2013

**PLANNING DIVISION REPORT**

APPLICATION: UP 2013-07

EXHIBIT: 3

PAGE 1 OF 1

DATE: 10-8-13



# CHINO HILLS OIL, INC.

Chino Hills Oil Inc.  
600 North Rose Drive, Placentia, California 92870  
Statement of Use

This request is for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption only, in conjunction with an existing 1,395 square foot convenience market with a gas station and a car wash, with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week.

Chino Hills Oil Inc. is part of Platinum Energy. Platinum Energy is a full-service, customer focused wholesale fuel distributor serving more than 200 locations throughout the West Coast. They currently own 16 active liquor licenses at their various locations.

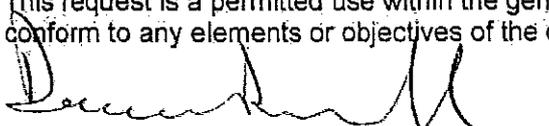
The proposed use is an existing Circle K convenience market, gas station and car wash and it is ideally situated to serve the population of residents, workers and shoppers in this part of the City. The addition of beer and wine is a logical extension of their current offering and will prove valuable to a clientele looking for a broader range of beverage choices, thereby providing a benefit to the community.

The subject premises is located within the Village Center at Rose shopping center and is ideally situated to serve the population of residents, shoppers, workers and visitors who patronize this popular business corridor. The site is designated as community commercial and is located within the SP-7 zone. The surrounding properties are developed with commercial, general office, service-related, storefront retail uses and low- to medium-density residential. The requested use adds to the diversification of uses within this established center and should remain in proper relation to the adjacent uses. The instant request is an organic extension of the current surrounding uses and will therefore remain in appropriate relation to the contiguous uses and ongoing development of the community.

Under the California ABC Act, two off-sale licenses are allowed within this census tract. There is currently one active, off-sale license issued by ABC within this census tract, thereby making this census tract under-concentrated.

The subject premises is bounded on three sides by commercially developed properties and is well-buffered from nearby, residentially zoned and occupied properties and will be secured by alarm and front and rear cameras.

This request is a permitted use within the general plan and will not change the site's ability to conform to any elements or objectives of the development code.

  
David Delrahim  
Owner, Chino Hills Oil, Inc.

30343 Canwood Street PHONE 818.357.5903  
Suite 200 FAX 818.206.5723

PLANNING DIVISION REPORT

APPLICATION: UP 2013-07

EXHIBIT: 4

PAGE 1 OF 1

DATE: 10-8-13

@platinum-energy.net