



Placentia Planning Commission Agenda

Regular Meeting
August 12, 2014
6:30 p.m.

Christine Schaefer
Chair

Frank Perez
Vice Chairman

Dana Hill
Commissioner

Thomas Solomonson
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

Vacant
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
August 12, 2014**

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

MEETING CALLED TO ORDER

ROLL CALL: Chair Schaefer
Vice Chairman Perez
Commissioner Hill
Commissioner Solomonson
Commissioner Tomazic
Commissioner Schenck
Commissioner Vacant

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

At this time the public may address the Planning Commission concerning any agenda item, which is not a public hearing item, or on matters within the jurisdiction of the City. There is a five (5) minute time limit for each individual addressing the Planning Commission.

CONSENT CALENDER: None

PUBLIC HEARING

1. **Applicant: G & M Oil Co.
Project Location: 313 Orangethorpe Avenue**

Use Permit (UP) 2014-01:

To permit the sale of alcoholic beverages (Type 20 Off-site Sale Beer and Wine) for off-site consumption, in conjunction with the operation of an existing +/- 2,056 square foot convenience store and gas station located at 313 W. Orangethorpe Avenue in the Community Commercial (C-2) zone.

Recommended Action:

1. Adopt Resolution No. PC-2014-10, and approve UP 2014-01
2. Find that the proposed Use Permit is categorically exempt in conjunction with of the California Environmental Quality Act guidelines CEQA pursuant to State CEQA Guidelines § 15061(b)(3).

OLD BUSINESS

NEW BUSINESS

- 1. Parking Finding pertaining to Business to be located at 212 W. Santa Fe Avenue
Applicant: Dennis Blake**

Recommended Action:

1. Adopt Resolution of the Planning Commission of the City of Placentia making findings that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, and that public off-site parking may be counted for some or all of the required parking pertaining to business to be located at 212 W. Santa Fe avenue .
 2. Find that the Parking Finding is categorically exempt in conjunction with of the California Environmental Quality Act guidelines CEQA pursuant to State CEQA Guidelines § 15061(b)(3).
- 2. Applicant: Beazer Homes**
Recommended Action:
 1. Receive and file the memo from Staff reporting an administrative approval for a minor modification to Vesting Tentative Tract Map No. 17145 and Development Agreement No. 2013-01

DEVELOPMENT REPORT

DIRECTOR'S REPORT

PLANNING COMMISSION REQUESTS

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

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, September 09, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the August 12, 2014 regular meeting of the Planning Commission of the City of Placentia was posted on August 7, 2014.


Charles L. Rangel, Secretary



Placentia Planning Commission Agenda Staff Report

TO: PLANNING COMMISSION
FROM: CONTRACT SENIOR PLANNER
DATE: August 12, 2014
SUBJECT: USE PERMIT 2014-01

SUMMARY:

RECOMMENDATION:

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

- 1. Adopt Resolution PC-2014-10: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS OF PUBLIC CONVENIENCE OR NECESSITY FOR TYPE 20 OFF-SALE BEER AND WINE LICENSE AND APPROVING USE PERMIT NO. 2014-01 PERTAINING TO PROPERTY LOCATED AT 313 W. ORANGETHORPE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.**

DISCUSSION:

The subject site (313 West Orangethorpe Ave.) is an existing gas station/convenience store and is proposing a Type 20 ABC license.

Subject Site and Surrounding Land Uses:

	Land Use	General Plan Land Use Designation	Zoning Designation
Current & Proposed	Chevron Station & Store	Commercial	C-2
West	Tom's Place Restaurant	Commercial	C-2
East	Fairway Ford	Commercial	C-2
North	Superior Automotive	Industrial	M
South	commercial office/single-family units	Commercial/Low Density Residential	C-1 & R-1

The applicant is requesting to provide beer and wine for sale for off-site consumption in conjunction with the existing sale of grocery products and other related items within the existing store.

Pursuant to § 23.27.040(3) of the Placentia Municipal Code, the sale of alcoholic beverages is permitted within the Community Commercial C-2 District, subject to obtaining a use permit.

Store Operational Characteristics:

Based on the statement of operations submitted by the applicant, the store is currently opened 24 hours a day seven (7) days a week except for specific holidays. On the average there are usually two (2) employees per shift during the early morning and late afternoon shifts. During non peak periods there is one employee on duty. The site is currently provided with eight (8) closed circuit surveillance cameras that operate 24 hours a day seven (7) days a week and record all site activity for up to 30 day intervals. All employees working in this store receive California Department of Alcoholic Beverage Control programs and laws training by a certified instructor and in some cases participant in local agency police special training to properly administer the ABC program. G&M Oil Company, Inc. has established a comprehensive and detailed training program to instruct and educate all employees who work with ABC materials. In this store the sale and display of beer and wine products will amount to approximately 5% of the total gross floor area and will not be positioned near the front door. Any beer and wine displayed within the store that is not housed behind cooler doors will be placed in raised gondola end caps away from the front door.

Existing ABC Licenses Within One-Half Mile Radius of the Subject Site:

The Alcoholic Beverage Control (ABC) license which is being applied for by G & M Oil Co. Only Store is "Type 20 Off-Sale Beer and Wine," which permits the sale of beer and wine for off-site consumption. Listed below are other businesses within an approximate 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
RESIDENCE INN BY MARRIOTT LLC	700 W KIMBERLY AVE	Type 70 On-Sale General Restrictive Service
TOM'S PLACE #2 OF PLACENTIA, INC.	221 W ORANGETHORPE AVE	Type 41 On-Sale Beer and Wine for Bona Fide Public Eating Place

It should be noted that, although they are outside the radius, the Quality Inn located at 710 West Kimberly , and the Bruery located at 715 Dunn Way are in close proximity to the subject business.

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 within this gas station/store will not be the primary attraction for patrons as in the case with liquor stores, since the main product sold is gasoline. Providing customers with the option to purchase beer and wine at this location would provide convenience to business patrons. The Applicant believes that denying them the opportunity to sell alcoholic beverages could put it at a disadvantage with the other gas station/convenience stores in the area that are currently licensed and permitted to sell alcoholic beverages.

The area is primarily comprised of the following uses: hotels, restaurants and fast food eating places, a mix of manufacturing businesses as well as some residential. An ABC license for the G & M Oil will not add to or result in an undue concentration of licenses in the City.

As of January 1995, the State of California Legislature implemented 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 20 percent more reported crimes than the average number of reported crimes for the City as a whole,

or

The premises of the proposed license are 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.

The Police Department has reviewed the application and reports that this business is not located in a high crime area. The Police Department is recommending conditions of approval which are focused on ensuring that the sale of beer and wine remains an ancillary component of the business and that proper operational safeguards are implemented.

The Chevron Gas station owned by G & M Store is located within a Census Tract which does not have an "undue concentration" of on-sale and off-sale ABC licenses pursuant to § 23958.4(a)(2) of the California Business and Professions (B&P) Code. Based upon the aforementioned information, City Staff recommends approval of the application as conditioned.

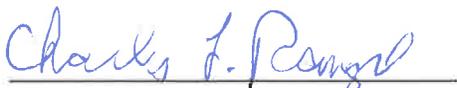
Healthy Food, Snacks and Beverages Alternatives

In an effort to promote healthy foods and beverages through planning, staff reached out to G & M Oil Co. to see if they could offer a variety of health "alternative" options to customers. The Applicant responded very favorably and that they are committed to offering healthy alternatives for purchase at their stores and will include these items at this Placentia store as they currently sell healthy beverages and goods in their convenience stores throughout over 200 convenience stores. Additionally, G & M has an active policy to provide healthy alternatives for beverages and goods for their consumers. To that end the list of healthy items provided by G&M Oil have been attached for your review. The lists are separated into "beverage" type products and then "Snacks, Grocery or Other" type products. In all, the two lists contain over 400 products that are classified as healthy foods, high fiber or low calorie products. The second list contains food type products which range from Special "K" high fiber cereals to Special "K" dietary cereals to eggs to yogurts to numerous snack type foods such as trail mixes, nuts, almonds, seeds and Omega 3 nut packages to various Cliff bars to Kellogg diet and high fiber bars and oatmeal packages to Met-RX workout packets to protein bars to wheat and fiber bars to energy mixes to fruit snacks and granola snacks to meat snacks to deli cheese fiber snacks to fruit bowls to fruit wedges to single fruit products such as apples, oranges, bananas and mangos to non fat and low fat milk products to orange juices to soy products to mixed fruit bowls. This list has been incorporated into the Conditions of Approval as a mandatory requirement that 25% of the Applicant's floor space shall be devoted toward sales of healthy snack products.

CEQA for Use Permit (UP) 2014-01:

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) 2014-01 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.

Prepared and submitted by:


Charles L. Rangel
Contract Senior Planner

Review and approved by:


Damien R. Arrula
Assistant City Administrator

Attachments:

1. Resolution No. 2014-10
2. Conditions of Approval
3. Health Foods, Snacks & Beverages List
4. Site plan & Floor plan

RESOLUTION NO. PC-2014-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS OF PUBLIC CONVENIENCE OR NECESSITY FOR TYPE 20 OFF-SALE BEER AND WINE LICENSE AND APPROVING USE PERMIT NO. 2013-01 PERTAINING TO PROPERTY LOCATED AT 313 W. ORANGETHORPE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i). G & M Oil Company, owner of the property located at 313 W. ORANGETHORPE AVENUE ("Applicant" hereinafter) heretofore filed an application for approval of Use Permit No. 2013-01, 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 August 12, 2014 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 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 "C-2" Community Commercial 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 proposed

convenience store will generate any negative impacts on the adjacent neighborhood. All sales shall be conducted within an 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 "Commercial", and the proposed use does not involve any change in the land use of the subject site. The Chevron Service Station has been operating as a service station on this site 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, or regulations applicable to the property. The proposed use is a conditionally permitted use in the "C-2" Community Commercial 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 "C-2" Community Commercial 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 (UP) 2014-01 to ensure compliance with the Placentia Municipal Code.

e. The Planning Commission specifically finds that public convenience or necessity would be served by the issuance of an ABC license for the premises based upon the following:

(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). Chevron / G & M Oil Company already exists with a convenience store at the current site and the incidental sale of beer and wine 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 gas and 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 an 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-2014-10 and Use Permit 2014-10, the Placentia Police Department does not believe that this use permit issuance will create a law enforcement problem. Chevron / G & M Oil Company 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) 2014-01 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 et seq., the State CEQA Guidelines, 14 C.C.R. §§ 15000 et seq., and the Environmental Impact Report Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15061(b)(3) as it pertains to a project which can be seen with certainty that there is no possibility that Use Permit (UP) 2014-01 will have a significant effect on the environment.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2014-01, 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 (UP) 2014-01 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 12th day of August, 2014.

Chairman

I, Charles L. Rangel, 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 12th day of August, 2014, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of August, 2014, 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



Placentia Planning Commission Agenda Staff Report

Attachment A Special Conditions of Approval and Standard Development Requirements for Use Permit (UP) 2014-01

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) 2014-01 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) 2014-01 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) 2014-01 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 service 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. The applicant shall sell healthy beverages, snacks and fruits as listed in Attachment B: Healthy Foods & Snacks and Beverages. Said products shall occupy a minimum of 25% of the gross floor space. Revisions to the Attachment A: Healthy Foods & Snacks and Attachment B: Healthy Beverages shall be

submitted to the City on an annual basis subject to review and approval. Changes to the lists shall be considered a minor modification which may be approved at staff level

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. 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.
27. The applicant shall comply with Chapter 8.34 of the Placentia Municipal Code regarding the posting of alcoholic beverage warning signs.
28. 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.
29. 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.
30. Lower storage floor shall be key locked at all times and only employees shall be allowed entrance. At least one security camera shall be installed to monitor the interior and one for each stairwell. The stairwell with exterior access shall be monitored from the lower level towards the exterior door. A phone shall be installed in the lower storage area to provide external communication.

ORANGE COUNTY FIRE AUTHORITY:

No conditions required by the Orange County Fire Authority.

CITY POLICE DEPARTMENT:

31. Developer/Applicant shall comply with Placentia Police Department Standard Development Requirements for security.

32. Compliance with all Alcoholic Beverage Control requirements.
33. 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.
34. The activity level of the business shall be monitored by the Special Enforcement Detail 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.
35. The subject alcoholic beverage license shall not be exchanged for a public premise type license, nor operated as a public premise.
36. 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.
37. Sales of alcoholic beverages shall be permitted only between the hours of 6:00 a.m. to 1:00 a.m.
38. 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.
39. No wine shall be sold with an alcoholic content greater than 15% by volume.
40. No wine coolers shall be sold in less than a four-pack quantity.
41. No beer or wine shall be displayed within five (5) feet of the cash register or any public entrance.
42. 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.

43. Employees who sell beer and wine shall be at least 21 years of age.
44. All containers of alcoholic beverages that are displayed for sale shall be secured against public access between the hours of 1:00 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.
45. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other containers.
46. Alcoholic beverages shall be sold and packaged within accordance to Alcoholic Beverage Control standards.
47. The sale of beer or wine for consumption on the premises is prohibited.
48. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
49. Signs shall be posted at all exits of the premises, which prohibit alcoholic beverages from being opened or consumed on or around the premises.
50. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which he/she has control.
51. Graffiti shall be removed from the exterior walls and window of the premises within 48 hours of discovery.
52. 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.
53. 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.
54. 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.
55. 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.

56. 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, or coin operated games which would encourage loitering.
- I. 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 2014-01

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
Healthy Foods & Snacks And Beverages

Low Calorie, Healthy Food Products/Groceries/Snacks

Item	Quantity	Size	Description
061 Canned Goods	1	5.6 OZ	COS CNK LT TUNA WTR SS
061 EDIBLE GROCERY	6	1.2 OZ	KELL FIBER PLUS CHOC CHIP
061 EDIBLE GROCERY	6	2.5 OZ	KELL FRST MINI WHT IN CUP
061 EDIBLE GROCERY	6	2.8 OZ	KELL RAISIN BRAN N CUP
061 EDIBLE GROCERY	1	13.7 OZ	KELL RAISIN BRAN SS
061 EDIBLE GROCERY	6	1.25 OZ	KELL SPECIAL K IN A CUP
061 EDIBLE GROCERY	16	1.2 OZ	NV CHWY YGRT BAR STRWBRY
061 EDIBLE GROCERY	1	4.1 OZ	STRKT TUNA 2GO ALB PCH SS
061 EDIBLE GROCERY	1	4.1 OZ	STRKT TUNA 2GO WTR PCH SS
061 Refrigerated Foods	1	2 CT	CRACK N SNK EGG SS
061 Refrigerated Foods	4	10 OZ	KLG MLK CHC BKFT TG SHK
061 Refrigerated Foods	4	10 OZ	KLG VAN BKFST TG SHK
102 Eggs	15	DOZ	FARMER GEM-LARGE AA EGGS
102 OTHER DAIRY	18	2 OZ	BORDEN PPR JK SNK BAR
102 OTHER DAIRY	1	6 OZ	YOP STRW/BAN LT SS
102 YOGURT	1	5.3 OZ	CHOBANI BLBRRY GRK NF SS
102 YOGURT	12	5.3 OZ	CHOBANI GRK NF BLUEBRRY
102 YOGURT	12	5.3 OZ	CHOBANI GRK NF STRWBRY
102 YOGURT	1	5.3 OZ	CHOBANI GRK NF STRWBRY SS
102 YOGURT	1	6 OZ	YOP RSPBRY YGRT SS
111 Nuts / Seeds	12	1.5 OZ	BLUE DIAMOND WHOLE NTRL
111 Nuts / Seeds	1	5.25 OZ	D&S CLASSIC TRAIL MIX SS
111 Nuts / Seeds	12	5.25 OZ	D&S R/S SALT SNFLWR SD
111 Nuts / Seeds	7	3.75 OZ	GM CHEX TRAIL MIX
111 Nuts / Seeds	7	5.25 OZ	GM GARDETTO R/F ORIG
111 Nuts / Seeds	6	1 OZ	KASHI SSC TOM FETA CRKR
111 Nuts / Seeds	18	1.49 OZ	NV OATS & DRK CHOC
111 Nuts / Seeds	18	1.5 OZ	PL NUTRITION HEART HEALTH
111 Nuts / Seeds	18	1.5 OZ	PL NUTRITION MEN HEALTH
111 Nuts / Seeds	10	3 OZ	PL SUNFLWR KRNL
111 Nuts / Seeds	12	6 OZ	PLNTR TRL MX NUTS/SDS/RSN
111 Nuts / Seeds	6	1 OZ	SMART FRIES CLSC SEA SALT
111 Nuts / Seeds	6	1 OZ	SMART FRIES JALAPENO TRIO
111 Nuts / Seeds	6	7 OZ	SNK CLB SV ALMND BRY TRL
111 Nuts / Seeds	6	8 OZ	SNK CLB SV ANTXDNT TRL MX
111 Nuts / Seeds	8	3.5 OZ	SOH SRDGH NBBLR PRTZL
111 Nuts / Seeds	8	3.5 OZ	SOH MINI PRETZELS
111 Nuts / Seeds	6	3 OZ	STACY PITACHP SIMPLY NAKD
111 Nuts / Seeds	12	12 OZ	VN CHCO NUT TRL MIX 2.99
111 Nuts / Seeds	12	10 OZ	VN SURVIAL MIX P3.99
111 Nuts / Seeds	12	12 OZ	VN TRPCL TRAIL MX PP 2.99
111 Nuts / Seeds	12	10 OZ	VN YOGURT PRETZELS PP2.99
111 Nuts / Seeds	8	6 OZ	WFP ALMND FRT DLGHT TRVL

111 Nuts / Seeds	8	5.5 OZ	WFP NAT WHL ALMND TRVL SN
111 Tortilla Chips	6	1.5 OZ	GM FD SHLD TST GD MLTGRN

Low Calorie, Healthy Food Products/Groceries/Snacks

Item	Quantity	Size	Description
111 Tortilla Chips	6	1.5 OZ	GM FD SHLD TST GD SWT POT
112 MISC. SNACKSSNACKS	12	.81 OZ	KELL SPCL K BAR RED BRRY
112 MISC. SNACKSSNACKS	12	.81 OZ	KELL SPECIAL K BAR BLBRY
112 Other Misc. Snacks	12	11 OZ	VN JMB APRICOT PP2.99
116 ALTERNATIVE SNACKS	12	1.7 OZ	ADV CHO CHP GRANOLA SNG
116 ALTERNATIVE SNACKS	6	1.76 OZ	BAL BAR YOGURT HNY PEANUT
116 ALTERNATIVE SNACKS	12	2.4 OZ	CLIF BAR CH/CHP PNT/CRCH
116 ALTERNATIVE SNACKS	12	2.4 OZ	CLIF BAR CHOC BRWNIE
116 ALTERNATIVE SNACKS	12	CT	CLIF BAR CHOC CHIP
116 ALTERNATIVE SNACKS	12	2.4 OZ	CLIF BAR PNT BTR
116 ALTERNATIVE SNACKS	12	2.4 OZ	CLIF BUILDERS BR PNT BTTR
116 ALTERNATIVE SNACKS	12	CT	CLIF OATMEAL RAISIN WLNUT
116 ALTERNATIVE SNACKS	12	3 OZ	DETOUR LW SGR CRM PNT
116 ALTERNATIVE SNACKS	16	1.4 OZ	GM FIBER ONE OATS/CHOC BR
116 ALTERNATIVE SNACKS	15	2.26 OZ	GM FUEL DBL CHOC SNK BAR
116 ALTERNATIVE SNACKS	8	1.59 OZ	KELL SP K PRO BR STRWBRRY
116 ALTERNATIVE SNACKS	8	1.59 OZ	KELL SP K PRO CHC PB SNGL
116 ALTERNATIVE SNACKS	8	1.59 OZ	KELL SP K PRO DBL CHC SNG
116 ALTERNATIVE SNACKS	8	1.59 OZ	KELL SP K PRTN CHOC CHIP
116 ALTERNATIVE SNACKS	8	1.588 OZ	KELL SPK PRTN MB CHC CRML
116 ALTERNATIVE SNACKS	12	100 GRMS	MET-RX BIG 100 COOKE CNCH
116 ALTERNATIVE SNACKS	12	100 G	MET-RX BIG RCKY RD CK DGH
116 ALTERNATIVE SNACKS	12	3.52 OZ	MET-RX CHC CHP CKY DOUGH
116 ALTERNATIVE SNACKS	12	3.52 OZ	MET-RX CLSSL PNT BTR PRTZ
116 ALTERNATIVE SNACKS	12	CT	MET-RX PRTN CHO/CHO CHNK
116 ALTERNATIVE SNACKS	12	CT	MET-RX PRTN CHOC PNUT
116 ALTERNATIVE SNACKS	12	85 G	MTRX PRTN PLS CRMY PNT BT
116 ALTERNATIVE SNACKS	12	1.59 OZ	MUSCLE MILK LT CHC PNCRML
116 ALTERNATIVE SNACKS	12	1.59 OZ	MUSCLE MILK VN TOFF CRNCH
116 ALTERNATIVE SNACKS	8	2.57 OZ	MUSCLE MLK CHC PNT CRML
116 ALTERNATIVE SNACKS	8	2.57 OZ	MUSCLE MLK VAN TOF CRNC
116 ALTERNATIVE SNACKS	16	1.2 OZ	NV CHWY TRAIL MIX BAR
116 ALTERNATIVE SNACKS	16	1.42 OZ	NV MX BRY BR CHWY GRK YOG
116 ALTERNATIVE SNACKS	18	1.5 OZ	NV OAT/HNY GRN BAR
116 ALTERNATIVE SNACKS	18	1.5 OZ	NV PNT BTR GRN BAR
116 ALTERNATIVE SNACKS	16	1.42 OZ	NV PRTN CHWY DRK CHC PBTR
116 ALTERNATIVE SNACKS	16	1.2 OZ	NV SWT AND SLTY ALMND
116 ALTERNATIVE SNACKS	16	1.2 OZ	NV SWT AND SLTY PNUT
116 ALTERNATIVE SNACKS	12	CT	PB CHOC
116 ALTERNATIVE SNACKS	15	2.29 OZ	PB HRVST DBL CHOC
116 ALTERNATIVE SNACKS	15	2.3 OZ	PB HRVST PNTBTR/CHC

116 ALTERNATIVE SNACKS	15	2.29 OZ	PB HRVST STRWBRY
116 ALTERNATIVE SNACKS	12	2.29 OZ	PB PEANUT BUTTER
116 ALTERNATIVE SNACKS	12	2.29 OZ	PB PERF VAN CRISP
116 ALTERNATIVE SNACKS	15	2.16 OZ	PB PRTN PLS CKI N CRM BAR

Low Calorie, Healthy Food Products/Groceries/Snacks

Item	Quantity	Size	Description
116 ALTERNATIVE SNACKS	15	2.12 OZ	PB PRTN PLS VANILLA BAR
116 ALTERNATIVE SNACKS	15	1.94 OZ	PB TRPL THRT CH PB CRISP
116 ALTERNATIVE SNACKS	15	1.94 OZ	PB TRPLTHRT CRM PNUT FUSN
116 ALTERNATIVE SNACKS	6	50 G	PURE PRTN STRWBRY SHRTCK
116 ALTERNATIVE SNACKS	12	3.03 OZ	QUAKES RICE SNAK CHEDDAR
116 ALTERNATIVE SNACKS	6	9 OZ	SNK CLB BV YGRT NUT MIX
116 ALTERNATIVE SNACKS	12	3.4 OZ	SP CRB ROCKY ROAD BROWNIE
116 ALTERNATIVE SNACKS	12	3.4 OZ	SP PROTEIN BAR CRML NUT
116 ALTERNATIVE SNACKS	24	1.23 OZ	TGR MLK PB/HNY BAR
116 ALTERNATIVE SNACKS	24	1.23 OZ	TGR MLK PNT BTR BAR
116 ALTERNATIVE SNACKS	24	1.23 OZ	TGR MLK PROTEIN BAR
116 ALTERNATIVE SNACKS	12	10 OZ	VN CRNBRY HLTH MX PP2.99
116 ALTERNATIVE SNACKS	12	8 OZ	VN GRANOLA FRT&NT P3.99
116 ALTERNATIVE SNACKS	12	10 OZ	VN RASPBERRY RAGE PP3.99
116 ALTERNATIVE SNACKS	12	1.76 OZ	ZONE CHOC PNT BTR BAR
116 ALTERNATIVE SNACKS	12	1.58 OZ	ZONE PERF DBL DRK CHOC
116 ALTERNATIVE SNACKS	12	1.76 OZ	ZONE PERF FDG GRHMN BAR
116 Energy Bars	12	2.1 OZ	ADV CHOC PNT BTTR SNG
116 Energy Bars	12	2.4 OZ	CLIF BUILDERS MINT CHOC
116 Energy Bars	12	2.4 OZ	CLIF COCONUT CHOC CHIP
116 Energy Bars	12	2.4 OZ	CLIF WHITE CHOC MACADAMIA
116 Energy Bars	12	3 OZ	DETOUR 85G CRML PNT BAR
116 Energy Bars	12	80 G	DETOUR LS NEAPOLITAN
116 Energy Bars	12	85 G	DTR 85G LW SGR CH CHP CRM
116 Energy Bars	12	3.2 OZ	DTR 90G LN MSCL CKIE DOUG
116 Energy Bars	15	1.59 OZ	GM FBR 1 STW GRK YGRT ML
116 Energy Bars	15	2.26 OZ	GM WHEATS FUEL CHC PB BAR
116 Energy Bars	12	1.4 OZ	KIND COCONUT ALMOND BAR
116 Energy Bars	12	1.4 OZ	KIND CRNBRY ALMD + ANTXDN
116 Energy Bars	12	1.4 OZ	KIND PEANUT BTTR DRK CHC
116 Energy Bars	12	1.94 OZ	MARS MRTHN ENRG CRNCH MGR
116 Energy Bars	12	2.82 OZ	MARS MRTHN PRTN CHNT BRST
116 Energy Bars	12	2.82 OZ	MARS MRTHN PRTN CRMNUTRUS
116 Energy Bars	12	100 GRM	MET RX CLSL SWEET SALTY
116 Energy Bars	12	3.52 OZ	METRX BIG 100 CHC TST ALM
116 Energy Bars	12	2.82 OZ	MUSCLE BROWNIE PNT BUTTER
116 Energy Bars	12	2.82 OZ	MUSCLE BROWNIE TRIPLE CHC
116 Energy Bars	12	81 GRM	MUSCLE MILK CHC PB CRNCH
116 Energy Bars	12	79 GRM	MUSCLE MILK VNL ALMD YGRT

116 Energy Bars	15	1.77 OZ	NV CHRY DRK CHC RCHRG BAR
116 Energy Bars	15	2.12 OZ	PB PRTN PLS PB CHOC BAR
116 Energy Bars	15	2.29 OZ	PPP CHC MINT COOKIE BAR
116 Energy Bars	12	2.75 OZ	PURE PROTEIN PB CHOC BAR
116 Energy Bars	6	90GR	PWRBR ENRGY BLND BAN BLBY
116 Energy Bars	10	1.58 OZ	SP K NRSH BAR LEMON TWIST

Low Calorie, Healthy Food Products/Groceries/Snacks

Item	Quantity	Size	Description
116 Energy Bars	12	3 OZ	SP PNT BTTR CRUNCH BAR
116 Energy Bars	10	1.58 OZ	SPK CRANBERY ALMOND BAR
116 Granola / Fruit Snacks	8	2 OZ	BNKD CHC CHP PB BAR
116 Granola / Fruit Snacks	15	1.77 OZ	NV CRNBRY ALMND RCHRG BAR
116 Granola / Fruit Snacks	18	1.7 OZ	PLNT TB/NT TRL MX
116 Granola / Fruit Snacks	1	6 OZ	PLNTR T/M SWEET&NUT SS
116 Granola / Fruit Snacks	1	6 OZ	PLNTR TRL MX NT/SD/RSN SS
116 Granola / Fruit Snacks	12	6 OZ	PLNTR TRL MX NUT/CHOC
116 Granola / Fruit Snacks	1	6 OZ	PLNTR TRL MX NUT/CHOC SS
116 Granola / Fruit Snacks	12	6 OZ	PLNTR TRL MX NUT/FRT
116 Granola / Fruit Snacks	1	6 OZ	PLNTR TRL MX NUT/FRT SS
116 Granola / Fruit Snacks	10	1.48 OZ	QKR CWY GRN BR CHC CHP
116 Granola / Fruit Snacks	6	9 OZ	SNK CLB BV ENRGZR TRL MIX
116 Granola / Fruit Snacks	6	9 OZ	SNK CLB BV FANCY TRL MX
116 Granola / Fruit Snacks	6	6.5 OZ	SNK CLB BV HWN FRUIT MIX
116 Granola / Fruit Snacks	6	10 OZ	SNK CLB BV SNFLWR KERNELS
116 Granola / Fruit Snacks	6	9 OZ	SNK CLB BV TROPICAL MIX
116 Granola / Fruit Snacks	6	4.5 OZ	SNK CLB SV RAW ALMONDS
116 Granola / Fruit Snacks	6	4.5 OZ	SNK CLB SV UNSLTD CSHEWS
116 Meat Snacks	8	3 OZ	DUKES ANGUS BF JRKY
116 Meat Snacks	8	3.25 OZ	JL ORIG JRKY
116 Meat Snacks	1	3.25 OZ	JL ORIG JRKY SS
116 Meat Snacks	10	1.5 OZ	JL ORIGINAL JERKY
116 Meat Snacks	12	2 OZ	JL PEPPERED BEEF STEAK
116 Meat Snacks	10	1.5 OZ	JL PEPPERED JERKY
116 Meat Snacks	8	3.25 OZ	JL PEPPERED JERKY
116 Meat Snacks	1	3.25 OZ	JL PEPPERED JERKY SS
116 Meat Snacks	1	3.25 OZ	JL PI BBQ JERKEY SS
116 Meat Snacks	8	3.25 OZ	JL PI BBQS JERKEY
116 Meat Snacks	1	3 OZ	JL PRIME RIB TNR SS
116 Meat Snacks	8	3.25 OZ	JL STEAKHOUSE JERKY
116 Meat Snacks	8	3.25 OZ	JL TU ORIG JRKY MSG FREE
116 Meat Snacks	8	3.25 OZ	OBERTO ORIG BF JRKY
116 Meat Snacks	8	1.2 OZ	OBERTO ORIGINAL THIN STYL
116 Meat Snacks	8	1.2 OZ	OBERTO PEPPERED THIN STYL
116 Meat Snacks	8	3.25 OZ	OBERTO PPRD BF JRKY
116 Meat Snacks	8	3.15 OZ	SJ BLK PPR STEAK

116 Meat Snacks	20	20 CT	TLLMK OLD FSHN BF JERKY
116 Meat Snacks	8	7.2 OZ	WK BF OLD FSHN JERKY TRAY
116 Meat Snacks	8	7.2 OZ	WK BF TERIAKI JERKY TRAY
116 Other Alternative Snacks	14	3.2 OZ	MOTTS AS NATURAL PCH
116 Other Alternative Snacks	12	9 OZ	VN WHL ALMD PP 4.99
172 FROZEN FOODS	1	10 OZ	HC CHKN/MRGHRT CAFESTM SS
252 DELI - PACKAGED CHEESE	18	2 OZ	BORDEN CHED CHS SHARP CHK
252 DELI - PACKAGED CHEESE	18	2 OZ	BORDEN COLBY JACK CHS CHK

Low Calorie, Healthy Food Products/Groceries/Snacks

Item	Quantity	Size	Description
252 DELI - PACKAGED CHEESE	18	2 OZ	BORDEN MILD CHED SNK BAR
252 DELI - PACKAGED CHEESE	24	CT	BORDEN STRING CHEESE
252 DELI - PACKAGED CHEESE	24	1 OZ	KR MOZZ STRNG CHS
252 DELI - PACKAGED CHEESE	24	.75 OZ	KRAFT TWIST-UMS
252 DELI - YOGURT	12	6 OZ	YOP BLUBRY YGRT
252 DELI - YOGURT	1	6 OZ	YOP BLUBRY YGRT SS
252 DELI - YOGURT	1	6 OZ	YOP CHRY YGRT SS
252 DELI - YOGURT	1	6 OZ	YOP PEACH YOGURT SS
252 DELI - YOGURT	1	6 OZ	YOP STWBRY YGRT SS
252 FRESH DELIVERED	1	7 OZ	DOLE FRT BWL PCHS SS
252 FRESH DELIVERED	1	7 OZ	DOLE FRT BWL TRP FRT SS
252 FRESH DELIVERED	1	7 OZ	DOLE FRTBWL MNDRN/ORN SS
252 FRESH DELIVERED	1	7 OZ	DOLE GRAPEFRUIT RED SS
252 FRESH DELIVERED	4	10.8 OZ	TCSN SUN SMKD TURKEY GRN
252 FRESH DELIVERED	4	9.3 OZ	TSCN SUN TUNA SLD ON GRN
252 FRESH DELIVERED	1	CONTENT	TUSCAN BEEF WEDGE
252 FRESH DELIVERED	1	CONTENT	TUSCAN CHKN SLD WEDGE
252 FRESH DELIVERED	1	CONTENT	TUSCAN EGG WEDGE
252 FRESH DELIVERED	1	CONTENT	TUSCAN HAM WEDGE
252 FRESH DELIVERED	4	10.3 OZ	TUSCAN SUN HAM ON GRN
252 FRESH DELIVERED	1	CONTENT	TUSCAN TUNA WEDGE
252 FRESH DELIVERED	1	CONTENT	TUSCAN TURKEY WEDGE
252 FRESH DELIVERED - FRUIT	1	7 OZ	DOLE MIXED FRUIT BOWL SS
252 FRESH DELIVERED - FRUIT	12	CT	ORANGES-VALENCIA
252 PACKAGED SANDWICHES	10	4.9 OZ	DE MRKT SMK HAM&CHS/WHITE
252 PACKAGED SANDWICHES	10	5 OZ	DE MRKT TRKY CHS ON WHEAT
252 PACKAGED SANDWICHES	1	4.5 OZ	LNDSR CKN SALAD WEDGE SS
252 PACKAGED SANDWICHES	1	8 OZ	LNDSR FC TRKY/CH KSRBN SS
252 PACKAGED SANDWICHES	1	4.5 OZ	LNDSR HAM CHEESE WEDGE SS
252 PACKAGED SANDWICHES	1	4.5 OZ	LNDSR SMK TRKY CHS WDG SS
252 PACKAGED SANDWICHES	1	4.5 OZ	LNDSR TUNA SALAD WEDGE SS
252 PACKAGED SANDWICHES	1	7 OZ	LNDSR TURKEY/CHS 6IN SS
252 PACKAGED SANDWICHES	8	7.8 OZ	MRKT WHT CKN SLD MLTIGRN
801 PERISHABLE GROCERY	1	QT	1% LOW FAT CHOC MILK SS
801 PERISHABLE GROCERY	1	PINT	1% LOW FAT CHOC MILK SS

801 PERISHABLE GROCERY	1	GAL	1% LOW FAT MILK SS
801 PERISHABLE GROCERY	1	GAL	2% MILK SS
801 PERISHABLE GROCERY	1	.5 GAL	2% MILK SS
801 PERISHABLE GROCERY	1	QT	2% MILK SS
801 PERISHABLE GROCERY	1	PINT	2% RED FAT MILK SS
801 PERISHABLE GROCERY	1	GAL	FAT FREE MILK SS
801 PERISHABLE GROCERY	1	QT	ORANGE JUICE SS
801 PERISHABLE GROCERY	1	.5 GAL	ORANGE JUICE SS
801 PERISHABLE GROCERY	1	PINT	ORANGE JUICE SS

Low Calories, Zero Calories & Juice Items at G&M

Item/UPC	Package	Size
7UP DT 20OZ/000007800000162	SINGLE/1	20OZ
7UP DT 20OZ/000007800001041	SINGLE/1	20OZ
7UP TEN 20OZ/000007800001239	SINGLE/1	20OZ
A W DT 20OZ/000007800005340	SINGLE/1	20OZ
A W RB 1LTR/000007800005245	SINGLE/1	1LTR
AQUAFINA WTR 1.5L/000001200000209	EACH/1	1.5LTR
AQUAFINA WTR 1LTR/000001200000157	EACH/1	1LTR
AQUAFINA WTR 20OZ/000001200000159	EACH/1	20OZ
ARIZONA OCAL HALF LEM/TEA/000061300872857	EACH/1	23OZ
ARROWHEAD DISTILLED WATER/000007114200006	EACH/1	1GAL
ARROWHEAD MTN SPRING WATE/000007114201205	EACH/1	12CT
ARROWHEAD PET WTR 3LTR 3L/000007114233416	EACH/1	3LTR
ARROWHEAD SPORT 700ML/000007114264337	EACH/1	700ML
ARRWHD BTL SPRKLNK REG/000007114244569	EACH/1	EA
ARRWHD LEMON SPRKLNK .5L/000007114244566	EACH/1	.5LTR
ARRWHD MTN SPR WTRLSE .5L/000007114200050	EACH/1	.5LTR
ARRWHD MTN SPRING WTR 1GL/000007114200005	EACH/1	128OZ
ARRWHD MTN SPRNG WTR 1.5L/000007114200015	EACH/1	1.5LTR
ARRWHD MTN SPRNG WTR 1LTR/000007114200001	EACH/1	1LTR
ARRWHD MTN SPRNG WTR 64OZ/000007114200007	EACH/1	64OZ
ARRWHD SPRING WTR 2.5GAL/000007114200009	EACH/1	2.5GAL
ARRWHD SPRING WTR 20OZ/000007114200858	EACH/1	20OZ
AW Ten Root Beer 20OZ/000007800001241	EACH/1	20OZ
BELLYWASHERS/000088399025000	EACH/1	EA
BH SLTD CRML LATTE/000007146401668	EACH/1	EA
BLTHS PERFECTLY SHAI/000007146426040	EACH/1	EA
BLTHS PRFCT PRTN MCHA CAP/000007146430050	EACH/1	EA
BLTHS PRTN PLUS CHC SMTHI/000007146430650	EACH/1	EA
CA DRY L LIME SLTZR WATER/000007800000684	EACH/1	16.9OZ
CA DRY T BRRY SLTZR WATER/000007800002177	EACH/1	16.9OZ
CA DRY TEN GIN ALE 20OZ/000007800001252	SINGLE/1	20OZ
CAMP V8 SPL STRWB KIWI PT/000005100014655	SINGLE/1	16OZ
CAMP V8 SPL TROP BLND 16Z/000005100014654	SINGLE/1	16OZ
CAMP V8 SPLSH BRY BLND PT/000005100014653	SINGLE/1	16OZ
CLAMATO PICNTE 32OZ/000001480051275	EACH/1	32OZ
COCO CAFE MOCHA 11.2 OZ/000089899900078	EACH/1	11.2OZ
COKE CHRY ZERO 20OZ/000004900004754	SINGLE/1	20OZ
COKE DT 14OZ/000004900005269	SINGLE/1	14OZ
COKE DT 16OZ 16OZ/000004900005116	SINGLE/1	16OZ
COKE DT 1LTR/000004900000524	SINGLE/1	1LTR
COKE DT 20OZ/000004900000045	SINGLE/1	20OZ
COKE DT 2LTR/000004900005011	SINGLE/1	2LTR
COKE DT CN 16OZ/000004900005342	SINGLE/1	16OZ
COKE DT FRDG 12PK/000004900002891	12PACK/12	12OZ
COKE DT W/LIM 20OZ/000004900003647	SINGLE/1	20OZ
COKE ZERO 16OZ 16OZ/000004900005121	SINGLE/1	16OZ
COKE ZERO 20OZ/000004900004086	SINGLE/1	20OZ
COKE ZERO 20OZ/000004900004436	SINGLE/1	20OZ
COKE ZERO 2LTR/000004900005014	SINGLE/1	2LTR
COKE ZERO FRDG 12PK/000004900004255	12PACK/12	12OZ
COKE ZERO SIXER/000004900006151	EACH/1	12OZ
DASANI PURIFIED WTR 1LTR/000004900002656	EACH/1	1LTR
DASANI PURIFIED WTR 20OZ/000004900000977	EACH/1	20OZ
DASANI WTR 1.5L/000004900002657	EACH/1	1.5LTR
DEJA BLUE WATER 1LTR/000007800009245	EACH/1	1LTR

DEJA BLUE WATER 20OZ/000007800009240	EACH/1	20OZ
DIET COKE SIXER/000004900006149	EACH/1	12OZ
Low Calories, Zero Calories & Juice Items at G&M		
Item/UPC	Package	Size
DIET DR PEPPER SIXER/000007800002097	EACH/1	12OZ
DR PEPPER DT 20OZ/000007800008340	SINGLE/1	20OZ
DR PEPPER TEN 10 20OZ/000007800000165	SINGLE/1	20OZ
DR. PEPPER CHRY DT 20OZ/000007800009940	SINGLE/1	20OZ
DR. PEPPER DT 1LTR/000007800008345	SINGLE/1	1LTR
DT PEPSI/000001200080995	12PACK/12	12OZ
DT SNAPL 16OZ/000007618316009	EACH/1	16OZ
ENERGY WATER ORNG TNG20OZ/000081809400200	EACH/1	20OZ
EVIAN WTR .5L/000007929800008	EACH/1	.5LTR
EVIAN WTR 1.5L/000007929800005	EACH/1	1.5LTR
EVIAN WTR 1LTR/000007929800007	EACH/1	1LTR
FIJI WTR .5L/000063256500001	EACH/1	.5LTR
FIJI WTR 1.5L/000063256500003	EACH/1	1.5LTR
FIJI WTR 1LTR/000063256500002	EACH/1	1LTR
FRUITWATER BLACK RPBERRY/000078616200387	EACH/1	16.9OZ
FRUITWATER ORANGE MANGO/000078616200386	EACH/1	16.9OZ
FRUITWATER STRAWBERRY KW/000078616200384	EACH/1	16.9OZ
G2G TROPICAL FRUIT MEDLEY/000088399066185	EACH/1	EA
GAT G2 FRUIT PUNCH 28OZ/000005200013530	EACH/1	28OZ
GAT G2 GRAPE 28OZ/000005200013532	EACH/1	28OZ
GAT G2 LEMON LIME 28OZ/000005200013511	EACH/1	28OZ
GAT G2 TROPICAL BLND 28OZ/000005200013507	EACH/1	28OZ
GAT PRTN RCVRY SHK CHOC/000005200010109	EACH/1	EA
JARRITOS MINERAL WATER/000009047841551	EACH/1	EA
KERNS NECTAR GUAVA 11.5OZ/000005385920111	EACH/1	11.5OZ
KERNS NECTAR MANGO 11.5OZ/000005385920110	EACH/1	11.5OZ
KERNS NECTAR PEACH 11.5OZ/000005385920107	EACH/1	11.5OZ
LPTN BRISK DT SWT/LEMN 1L/000001200002451	EACH/1	1LTR
M M JUICE BERRY BLEND/000002500001867	EACH/1	15.2OZ
M M JUICE TROPICAL BLEND/000002500001874	EACH/1	15.2OZ
MM CRANGRAP 16OZ/000002500005606	SINGLE/1	16OZ
MM FRUIT PUNCH 15.2OZ/000002500004887	EACH/1	15.2OZ
MM PINEAPPLE ORNG 16OZ/000002500005362	EACH/1	16OZ
MM STRWBRY PASSN 15.2OZ/000002500004890	EACH/1	15.2OZ
MMJTG APL JCE 15.2OZ/000002500005601	SINGLE/1	15.2OZ
MMJTG CRAN APL RSP 15.2OZ/000002500005602	SINGLE/1	15.2OZ
MMJTG OJ ORIG 15.2OZ/000002500005603	SINGLE/1	15.2OZ
MNSTR LOCARB 16OZ/000007084781126	SINGLE/1	16OZ
MONSTER O ULTRA 16OZ/000007084701247	EACH/1	16OZ
MONSTER ENERGY ABSO 16OZ/000007084700003	SINGLE/1	16OZ
MONSTER ENERGY ULTRA RED/000007084701755	EACH/1	16OZ
MONSTER ENERGY ZERO ULTRA/000007084701770	EACH/1	24OZ
MONSTER IMPORT ENRGY LGHT/000007084700001	SINGLE/1	EA
MONSTER LO CARB 24OZ/000007084781121	SINGLE/1	24OZ
MONSTER LOCA MOCA 15OZ/000007084781271	SINGLE/1	15OZ
MONSTER M3 5OZ/000007084700007	SINGLE/1	EA
MONSTER ULTRA BLUE 16OZ/000007084701620	EACH/1	16OZ
MOSTER REHAB ABSOL ZERO/000007084700430	SINGLE/1	24OZ
MOTTS CLAMATO CKTL/PICNT/000001480051274	EACH/1	16OZ
MOTTS CLAMATO JCE 16OZ/000001480051175	EACH/1	16OZ
MOTTS CLAMATO JCE 32OZ/000001480051324	EACH/1	32OZ
MTN DEW DT 20OZ/000001200000134	SINGLE/1	20OZ
NAKED JCE BRY BLST 15.2OZ/000008259298815	SINGLE/1	15.2OZ

NAKED JCE GRN MACHINE/000008259272015	SINGLE/1	15.2OZ
NAKED JCE MNGO/000008259266015	EACH/1	EA
NAKED JCE ORNG MNGO/000008259292015	EACH/1	EA
NAKED JCE PROTN ZN 15.2OZ/000008259272215	SINGLE/1	15.2OZ
Low Calories, Zero Calories & Juice Items at G&M		
Item/UPC	Package	Size
NAKED JUICE BLUE MACH/000008259272715	EACH/1	15.2OZ
NAKED JUICE STRAW BAN/000008259219415	SINGLE/1	15.2OZ
NESTL PURE LIFE .5L/000006827429877	EACH/1	.5LTR
NESTLE PURE LIFE WATER/000006827400006	EACH/1	30/.5L
NESTLE PURE LIFE WTR 1LTR/000006827464412	EACH/1	1LTR
NESTLE PURE LIFE WTR 20OZ/000006827444311	EACH/1	20OZ
NESTLE PURE LIFE WTR SPOR/000006827454331	EACH/1	700ML
NEURO TRIM 14.5OZ/000089940700212	SINGLE/1	14.5OZ
NJ 100% COCONUT WATER/000008259263255	EACH/1	11.2OZ
NJ CCNUT WTR W/PINEAPPLE/000008259263327	EACH/1	11.2OZ
NOS ZERO/000008079380926	EACH/1	EA
OCEAN SPRAY APPLE 15.2OZ/000001200007175	EACH/1	15.2OZ
OCEAN SPRAY CRAN LEMONADE/000001200004103	EACH/1	15.2OZ
OCEAN SPRAY ORNG 15.2OZ/000001200007174	EACH/1	15.2OZ
OCEAN SPRAY PCH MANGO/000001200007177	EACH/1	15.2OZ
ODWALLA MANGO TANGO/000001405402609	EACH/1	12OZ
ODWALLA SUPERFOOD/000001405406109	EACH/1	12OZ
ODWALLA SUPERFOOD/000001405406409	EACH/1	12OZ
ONE COCONUT WATER 16.9OZ/000089499100191	EACH/1	16.9OZ
ONE COCONUT WATER VA CHAI/000089499100106	EACH/1	16.9OZ
ORNG VITA COCO 16.9OZ/000089899905000	EACH/1	16.9OZ
OS CRAN GRP 15.2OZ/000001200002138	SINGLE/1	15.2OZ
OS CRANBRY 15.2OZ/000001200002136	SINGLE/1	15.2OZ
PEACHMANGO VITACOCO 16.9Z/000089899904000	EACH/1	16.9OZ
PEPSI DT 16OZ/000001200003027	SINGLE/1	16OZ
PEPSI DT 1LTR/000001200000295	SINGLE/1	1LTR
PEPSI DT 20OZ/000001200000130	SINGLE/1	20OZ
PEPSI DT 2LTR/000001200000231	SINGLE/1	2LTR
PEPSI DT MAX 20OZ/000001200001880	SINGLE/1	20OZ
PEPSI DT WLD CHRY 20OZ/000001200000579	SINGLE/1	20OZ
PERIER CITRON PET .5L/000007478043996	EACH/1	.5LTR
PERRIER .5L PET 2 24CT/000007478000070	EACH/1	24CT
PERRIER LEMON 25.3OZ/000007478000007	SINGLE/1	EA
PERRIER NATURAL MINERAL/000007478000005	EACH/1	11OZ
PERRIER PINK GRAPEFRUIT/000007478077734	SINGLE/1	EA
PERRIER SPARKLING WATER/000007478000003	SINGLE/1	EA
PERRIER WATER LEMON 11OZ/000007923300008	EACH/1	11OZ
PINEAPPLE VITA COCO 16.9Z/000089899903000	EACH/1	16.9OZ
PT OJ 16OZ/000009220207300	SINGLE/1	16OZ
PURECOCONUT 16.9OZ/000089899901000	EACH/1	16.9OZ
PWRADE ZERO DROPS FRT PNC/000004900000240	EACH/1	3OZ
PWRADE ZERO DROPS MTN BRY/000004900000238	EACH/1	3OZ
PWRADE ZERO DROPS ORG 3OZ/000004900000246	EACH/1	3OZ
PWRADE ZERO FRT PNCH 32OZ/000004900005614	EACH/1	32OZ
PWRADE ZERO GRAPE 32OZ/000004900005071	EACH/1	32OZ
PWRADE ZERO LMN LIME 32OZ/000004900005437	EACH/1	32OZ
PWRADE ZERO MIXED BERRY/000004900005072	EACH/1	32OZ
PWRADE ZERO ORNG 32OZ/000004900005436	EACH/1	32OZ
RCKSTR PURE ZERO BLUE ICE/000081809400408	EACH/1	16OZ
RED BULL ENER SGRFREE/000061126971646	SINGLE/1	12OZ
RED BULL SGRFREE 8.3OZ/000061126910171	SINGLE/1	8.3OZ

RED BULL SUG FREE 16.9OZ/000061126954602	SINGLE/1	EA
RED BULL SUG FREE 19.2OZ/000061126913345	SINGLE/1	EA
RED BULL TOTAL ZERO 16OZ/000061126962374	SINGLE/1	16OZ
RED BULL TOTAL ZERO 4PK/000061126962375	EACH/1	4PK
RED BULL TOTAL ZERO 8.4OZ/000061126962372	SINGLE/1	8.4OZ
RED BULL TOTAL ZERO/000061126962373	SINGLE/1	12OZ
Low Calories, Zero Calories & Juice Items at G&M		
Item/UPC	Package	Size
RESOURCE WTR 1LTR/000006827483338	EACH/1	1LTR
RESOURCE WTR 700ML 700ML/000006827483313	EACH/1	700ML
ROCK STAR PUR ZERO SLVICE/000081809400224	EACH/1	16OZ
ROCK STAR PURE ZERO PNCHD/000081809400308	EACH/1	16OZ
ROCKSTAR SPARKLING ENERGY/000081809400289	EACH/1	16OZ
ROCKSTR DT 24OZ/000081809400015	SINGLE/1	24OZ
ROCKSTR DT ENER 16OZ/000081809400002	SINGLE/1	16OZ
ROCKSTR ENERGY PINK/000081809400218	SINGLE/1	12OZ
ROCKSTR ENERGY RECOV 16Z/000081809400208	SINGLE/1	16OZ
ROCKSTR RECVRY ENER 24OZ/000081809400212	SINGLE/1	24OZ
ROCKSTR RECVRY GRAPE 16OZ/000081809400280	SINGLE/1	16OZ
ROCKSTR RECVRY ORNG 16OZ/000081809400290	SINGLE/1	16OZ
ROCKSTR RECVRY T LEM 16OZ/000081809400046	EACH/1	16OZ
ROCKSTR ZERO CARB 16OZ/000081809400070	SINGLE/1	16OZ
SIMPLY CRNBRY CKTL NECTAR/000002500000004	EACH/1	13.5OZ
SIMPLY LEMONADE 1.75LT/000002500005426	EACH/1	EA
SIMPLY LIMEADE 13.5OZ/000002500000365	EACH/1	13.5OZ
SIMPLY LIMONADE 13.5OZ/000002500000364	EACH/1	13.5OZ
SIMPLY ORNG 13.5OZ/000002500000375	EACH/1	13.5OZ
SIMPLY ORNG MANGO JCE/000002500000003	EACH/1	13.5OZ
SIMPLY ORNG ORIGINAL/000002500005542	EACH/1	1.75LTR
SIMPLY RASPBERRY LEMONADE/000002500005466	EACH/1	1.75LTR
SIMPLY RASPBRY LEMONADE/000002500000329	EACH/1	13.5OZ
SMART WATER 1.5L/000078616250700	SINGLE/1	1.5LTR
SMART WATER 20OZ/000078616220043	SINGLE/1	20OZ
SMART WATER 700ML/000078616200151	SINGLE/1	700ML
SMART WTR PT 1LTR/000078616233800	SINGLE/1	1LTR
SMPLY APPLE JCE/000002500000029	EACH/1	11.5OZ
SMPLY CRNBRRY CCKTL/000002500000030	EACH/1	11.5OZ
SMPLY LEMNDE W RSPBRY JCE/000002500000018	EACH/1	11.5OZ
SMPLY LEMONADE JCE/000002500000021	EACH/1	11.5OZ
SMPLY LIMEADE JCE/000002500000031	EACH/1	11.5OZ
SMPLY ORANGE JCE/000002500000024	EACH/1	11.5OZ
SMPLY ORANGE W MANGO JCE/000002500000032	EACH/1	11.5OZ
SNAPL DT 32OZ/000007618300021	SINGLE/1	32OZ
SNAPL DT PCH TEA 32OZ/000007618332357	SINGLE/1	32OZ
SPRITE DT ZERO 20OZ/000004900003719	SINGLE/1	20OZ
SQUIRT DT 20OZ/000007800001740	SINGLE/1	20OZ
SUNKIST 10 ORNG 20OZ/000007800001242	EACH/1	20OZ
SUNKIST DT ORNG 20OZ/000007800012240	SINGLE/1	20OZ
SUNNY D ORNG MANGO 16OZ/000005020056400	EACH/1	16OZ
SUNNY D ORNG STRW 16OZ/000005020056100	EACH/1	16OZ
SUNNY DELT ORNG 16OZ/000005020056000	EACH/1	16OZ
TROP APL JCE 32OZ/000004850000049	EACH/1	32OZ
TROP CRAN CKTL 32 OZ/000004850000672	EACH/1	32OZ
TROP CRNBRY PET 15.2OZ/000004850000864	EACH/1	15.2OZ
TROP OJ 32OZ/000004850000000	EACH/1	32OZ
TROP PMGNT BLBRRY/000004850001953	EACH/1	12OZ
TROP PREM APPLE/000004850001779	EACH/1	12OZ

TROP PREM CRANBERRY/000004850001781	EACH/1	12OZ
TROP PREM GRAPE/000004850001782	EACH/1	12OZ
TROP PREM OJ - CALCIUM/000004850001776	EACH/1	12OZ
TROP PREM OJ - NO PULP/000004850001775	EACH/1	12OZ
TROP PREM OJ - SP/000004850001777	EACH/1	12OZ
TROP RBYRD GRPFRT 15.2OZ/000004850000940	EACH/1	15.2OZ
TROP RUBY RED GRAPEFRUI/000004850000002	EACH/1	32OZ
TROP SSN BST APL JC PET/000004850000861	EACH/1	16OZ

Low Calories, Zero Calories & Juice Items at G&M

Item/UPC	Package	Size
TROP SSN BST GRP JC PET/000004850000863	EACH/1	15.2OZ
TROP SSN BST ORNG JC PET/000004850000860	EACH/1	16OZ
TRP PURE PRM 50% LESS SGR/000004850001904	EACH/1	12OZ
TUMMY TICKLER 8OZ/000088399066100	EACH/1	8OZ
TUMMYTICKLER/000088399054100	EACH/1	EA
V8 FUSION CRNBRRY BLKBRRY/000005100019006	EACH/1	12OZ
V8 FUSION PEACH MANGO/000005100019620	EACH/1	8OZ
V8 FUSION PMGRNEA BLUBRRY/000005100019621	EACH/1	8OZ
V-8 FUSION POMGRNTE BLBRY/000005100016982	EACH/1	12OZ
V-8 FUSION STRAWBERRY/000005100015855	SINGLE/1	12OZ
V-8 SPCY HT/000005100013801	SINGLE/1	12OZ
V8 SPLASH FRUIT MDLY 16OZ/000005100014663	EACH/1	16OZ
V-8 VEG JCE/000005100013803	SINGLE/1	12OZ
VIT WATER ZERO PWR C 20OZ/000078616200373	EACH/1	20OZ
VIT WTR ZERO GO-GO 20OZ/000078616200302	EACH/1	20OZ
VIT WTR ZERO RISE 20OZ/000078616200298	EACH/1	20OZ
VIT WTR ZERO SQUEEZD 20OZ/000078616200297	EACH/1	20OZ
VIT WTR ZERO XXX 20OZ/000078616200296	EACH/1	20OZ
VITA COCO 100% CNUT WTR/000089899900002	EACH/1	EA
VITMN WTR ZERO NAT SWTND/000078616200374	EACH/1	20OZ
VIVA COCO LEMONADE/000089899900071	EACH/1	16.9OZ
XENERGY HYDRATION GRAPE/000084288509681	EACH/1	16OZ
XENERGY HYDRATION TRP PNC/000084288509683	EACH/1	16OZ
XYIENCE BLU POM 16OZ/000084288509863	SINGLE/1	16OZ
XYIENCE CHRY LIME 16OZ/000084288509821	SINGLE/1	16OZ
XYIENCE CRAN RAZ 16OZ/000018624900004	SINGLE/1	16OZ
XYIENCE FRSTBRY BLAST16OZ/000084288509715	EACH/1	16OZ
XYIENCE FRT PNCH XEN 16OZ/000084288509726	SINGLE/1	16OZ
XYIENCE MANGO GUAVA 16OZ/000084288509871	SINGLE/1	16OZ
XYIENCE TANG TWIST EN16OZ/000084288509700	EACH/1	16OZ
ZICO CHOC 14OZ/000018012700085	EACH/1	14OZ
ZICO COCO WATER PINEAPPLE/000018012700033	EACH/1	14OZ
ZICO ORIGINAL 14OZ/000018012700050	EACH/1	14OZ



Placentia Planning Commission Agenda Staff Report

TO: PLANNING COMMISSION
FROM: CONTRACT SENIOR PLANNER
DATE: August 12, 2014
SUBJECT: PARKING DETERMINATION FOR 221 W. SANTA FE AVENUE

RECOMMENDATION:

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

- 1. Adopt Resolution PC-2014-11: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS THAT PRACTICAL DIFFICULTIES EXIST WHICH PRECLUDE THE REASONABLE PROVISION OF THE REQUIRED NUMBER OF PARKING SPACES, AND THAT PUBLIC OFF-SITE PARKING MAY BE COUNTED FOR SOME OR ALL OF THE REQUIRED PARKING PERTAINING TO THE BUSINESS TO BE LOCATED AT 221 W.SANTA FE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL.**

REQUEST:

The applicant is requesting relief from the Placentia Municipal Parking Code which requires parking spaces for a 1,200+/- square foot commercial retail use located at 221 W. Santa Fe Avenue.

DISCUSSION:

The City Council recently approved funding for a Vision Study for the downtown Santa Fe District ("District"). Additionally, the City is in the process of creating a parking-in-lieu fee program to address the parking shortage conditions within the District. The City is also seeking to build a parking structure to facilitate a shared-use parking arrangement between users of the Metrolink and patrons of the District businesses. Moreover, OCTA will soon finalize the necessary funding for the \$23 million Metrolink station. In addition, the City is working on other efforts to improve the economic development of the District.

Previously, in the Santa Fe District, when new businesses were being proposed, commercial uses were not required to provide on-site parking as is required by the Placentia Municipal Code. While the City is examining parking alternatives and programs, Staff is recommending that the Planning Commission utilize a provision in the Placentia Municipal Code which provides for a limited number of on-street parking spaces (up to two (2) 2-hr.) to be used in-lieu of the required off-street parking spaces normally required of the subject business.

Placentia Municipal Parking Regulations

Placentia Municipal Parking Regulations Section 23.78.30 SF-C—states that: *Three (3) spaces per one thousand (1,000) square feet of gross floor area shall be provided on site plus one additional space for each residential unit. When the planning commission finds that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, then public off-site parking may be counted for some or all of the required parking.*

Angled on-street parking on Santa Fe Ave. is located in front of the building. The site has two non-standard un-striped tandem parking spaces and one non-standard un-striped compact parking space located inside a fenced area (which is locked at night) to the rear of the building, however, access is difficult. Due to these conditions, the required (standard 9 ft. wide by 19 feet long) four (4) parking spaces are not available. Planning Commission may therefore make the finding that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces.

Parking capacity

Based on a 2011 Parking Inventory Study prepared by Walker Parking Consultants, the City has a total of 123 on-street parking spaces. The City acknowledges the historical shortage of parking for the businesses located in downtown Santa Fe Commercial District and is supportive of allocating a maximum of two (2) two (2) hr. parking spaces to a businesses that can demonstrate that they do not have sufficient parking to meet required parking spaces necessary to operate the subject businesses. Any business seeking to do so; however must abide by Section 23.78.30 of the Placentia Municipal Code and each business application will be reviewed and recommended to the Commission on a case by case basis.

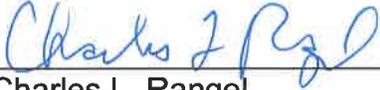
The City acknowledges that while the business above may seek on-street parking, this proposed parking solution is temporary in nature and the City must establish a comprehensive in-lieu parking program which thoroughly evaluates the lack of available parking within the District and provides recommended solutions. This program will provide the City and downtown merchants with specific cost data, a per rata method of apportionment, and other related details upon which to guide the City and District merchants on specific recommendations for parking fee participation.

In addition it should be noted that the proposed on-street parking is designed to be for the subject business only and is not an entitlement in the traditional sense. To that end the allocation of the "City" spaces is not permanent and is temporary in nature. Should there be a change of ownership or a change in business licensing, the new subject business or owner will need to go before the Planning Commission for a thorough review regarding allocating "City" on-street parking spaces to satisfy the required number "Private" off-street parking spaces.

CEQA:

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) 2014-01 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.

Prepared and submitted by:



Charles L. Rangel
Contract Senior Planner

Review and approved by:



Damien R. Arrula
Assistant City Administrator

RESOLUTION NO. PC-2014-11

1. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS THAT PRACTICAL DIFFICULTIES EXIST WHICH PRECLUDE THE REASONABLE PROVISION OF THE REQUIRED NUMBER OF PARKING SPACES, AND THAT PUBLIC OFF-SITE PARKING MAY BE COUNTED FOR SOME OR ALL OF THE REQUIRED PARKING PERTAINING TO THE PROPOSED BUSINESS LOCATED AT 212 W SANTA FE AVENUE.

A. Recitals.

(i). Dennis Blake, owner of the property located at 212 W. Santa Fe ("Applicant" hereinafter) heretofore filed an application for approval, as described in the title of this Resolution. Hereinafter, in this Resolution, the Parking Finding request is referred to as the "Application".

(ii). On August 12, 2014 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 business 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 (Attachment "A"), this commercial use complies with all applicable code requirements and development standards of the "SF-C" Santa Fe Commercial District and (3) will generate any negative impacts on the adjacent neighborhood. The retail

business associated with the Parking Finding shall be conducted within an 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 "Santa Fe Commercial", and the proposed use does not involve any change in the land use of the subject site.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a conditionally permitted use in the "SF-C" Santa Fe Commercial 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, with the exception of the parking requirement for which the findings that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, then public off-site parking may be counted for some or all of the required parking is being requested.

1. Based upon the environmental review of the project, the Planning Commission finds that the proposed business is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15061(b)(3) as it pertains to a project which can be seen with certainty that there is no possibility that Use Permit (UP) 2014-01 will have a significant effect on the environment.

2. Based upon the findings and conclusions set forth herein, this Planning Commission hereby affirms the Findings as modified herein, and specifically subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein.

3. 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 12th day of August, 2014.

Chairman

I, Charles L. Rangel, 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 12th day of August, 2014, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of August, 2014, 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



Placentia Planning Commission Agenda Staff Report

Attachment A Special Conditions of Approval and Standard Development Requirements for Parking Findings for 221 W. Santa Fe Avenue

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL SHALL BE FULLY COMPLIED WITH FOR THE PARKING FINDINGS TO CONTINUE IN GOOD STANDING.

1. Findings for Parking are valid for a period of twelve (12) months from the date of final determination. If the business approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved by the Director of Development Services.
2. Findings for Parking and Conditional approval shall expire and be of no further force or effect if the subject business is discontinued, closed or abandoned or there is a change of ownership.
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 the business related to this Findings for Parking 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. Applicant shall only be provided two (2) two (2) hour maximum "City" on-street parking spaces for purposes of this conditional approval. Should it be determined that the subject business requires additional parking after the business is established, these findings will be reviewed and may be revoked, reviewed or modified.
7. This conditional approval shall be reviewed by the Director of Development Services within twelve (12) months from the date of issuance to determine if the number of "City" on-street parking spaces is meeting the required number of "Private" off-street parking spaces for the subject business.



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: August 12, 2014

SUBJECT: RECEIVE AND FILE MEMO REPORTING AN ADMINISTRATIVE APPROVAL FOR MINOR MODIFICATION TO VESTING TENTATIVE TRACT MAP NO. 17145

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Receive and file the memo from Staff reporting an administrative approval for a minor modification to Vesting Tentative Tract Map 17145 and Development Agreement No. 2013-01

DISCUSSION:

On March 18, 2014 the City Council approved the development project by HQT Placentia, LLC to allow the development of a residential neighborhood to be comprised of 78 single family detached homes and common area open space on a 7.82 acre site located at 1128 Kraemer Boulevard. Subsequent to approval by the City Council, HQT sold the project to Beazer Homes. During the entitlement process an administrative issue was raised during the Planning Commission review concerning Condition #6, a standard condition of the City, which allows minor modifications to be approved by the Director of Development Services. Concern was raised that the condition was too broad and did not provide adequate parameters to guide the Director as to what could be approved. Residents abutting lots #27 through 41 were concerned about privacy since the finished grade of the new proposed homes is higher than the grade of the surrounding residents. In response, staff proposed that Condition #6 be modified to add expanded definition of when a minor modification can be considered and to identify the types of minor modifications which could not be approved administratively. In addition, the updated condition included language which ensures that the residential plan identified for the lots abutting existing homes (Lots 27-41) cannot be changed, administratively, and that the number of bedroom windows cannot increase

Condition #6 reads:

The Director of Development Services (the "Director") is authorized to approve minor modifications to the approved preliminary plans or any conditions if required by the final

engineering or other circumstances not foreseen at the time of project approval and such modifications will achieve substantially the same results as would strict compliance with said plans and conditions. No change authorized under this Special Condition may cause any of the following:

- a. A change in the use or character of the development;*
- b. An increase in the overall density of the development;*
- c. A reduction or change in character of approved open space;*
- d. A reduction of required parking;*
- e. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks;*
- f. A reduction in required street pavement widths;*
- g. A decrease in building setback.*

Specifically, any minor modifications by the Director to the proposed Plan 4 residential units to be developed on Lots 27 through 41, inclusive, of Vesting Tentative Tract Map 17145 shall require that the square footage of any redesigned residential units on Lots 27 through 41, inclusive, shall be equal to or greater than the square footage of the proposed Plan 4 as shown on Development Agreement No. 2013-01. In addition, any redesigned residential units on Lots 27 through 41, inclusive, shall have only one (1) second story rear bedroom window, exclusive of any secondary bathroom windows, laundry room windows and/or upper stationary windows (designed to provide ambient light to dwelling space). Developer agrees not to develop Plans 1, 2 or 3 as shown on Development Agreement No. 2013-01 on Lots 27 through 41, inclusive.

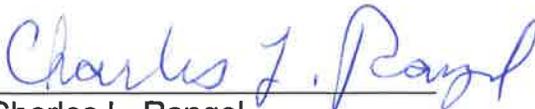
The Plan 4 approved by HQT is 2,786 SQ. FT. gross/2,672 SQ FT net. The Plan 4 submitted by Beazer is 2,852. The plans and elevations submitted by Beazer Homes reflect careful consideration of the restrictions outlined by the above referenced Conditions. The "BEFORE AND AFTER Plan 4" floor plan attachment demonstrates how the floor plan was refined to have a better flow between the kitchen and the great room which brought about a 2 feet bump out. As depicted in the BEFORE AND AFTER elevation Exhibit attachment, no additional rear windows have been added to the bedroom. Additionally, it should be noted that the bathroom window has been placed higher up on the wall as to provide privacy to the neighbors. As shown in the TYPICAL SETBACK on the precise grading plan, all the homes on lots 27 through 41 will continue to have a rear yard setback minimum of 20 feet

Beazer's proposed changes with respect to the Conditions highlighted above meet these requirements (SQ. FT, setbacks and number of rear windows).

CEQA:

The minor modification is covered under the Initial Study/ MND and Mitigation Monitoring and Reporting Program approved by City Council.

Prepared and submitted by:



Charles L. Rangel
Contract Senior Planner

Review and approved by:



Damien R. Arrula
Assistant City Administrator

Attachments:

1. Certified Site plan
2. BEFORE AND AFTER Floor plans
3. BEFORE AND AFTER Elevations
4. Precise Grading plan