



Placentia Planning Commission Agenda

Regular Meeting
February 10, 2015
6:30 p.m.
City Council Chambers
401 E. Chapman Avenue

Christine Schaefer
Chair

Frank Perez
Vice Chair

Dana Hill
Commissioner

James Schenck
Commissioner

Thomas Solomonson
Commissioner

Vic Tomazic
Commissioner

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
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

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

MEETING CALLED TO ORDER

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

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

PUBLIC OATH OF OFFICE:

a. Dennis Lee

CONSENT CALENDAR:

1. **Minutes**
Planning Commission Meetings- September 9, 2014, and January 13, 2015

Recommended Action: Approve

PUBLIC HEARING

2. **Applicant: Taal Cultural Cuisine of India**

Use Permit (UP) 2014-07

To permit the sale of alcoholic beverages (Type 41 On-site Sale Beer and Wine Bona-fide Eating Establishment) for on-site consumption, in conjunction with a full service restaurant, and approving Use Permit No. 2014-07 located at 2065-2075 E. Orangethorpe. The proposed use is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15061(b)(3) and City Environmental Guidelines.

Recommended Action: It is recommended that the Planning Commission:

- a. Open Public Hearing, Receive Public Testimony, and Close Public Hearing; and

b. Adopt Resolution No. PC-2015-03, A Resolution of the Planning Commission of the City of Placentia, making findings for Type 41 Alcoholic Beverage Control License on-site consumption of Beer and Wine- Bona Fide eating establishments, and approving Use Permit No. 2014-07 located at 2065-2075 E. Orangethorpe Avenue and making findings in support thereof; and

c. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

3. Applicant: City of Placentia

Zone Code Amendment ZCA 2015-01

The An ordinance of the City of Placentia proposing a new Chapter 23.06 o Title 23 (Zoning Ordinance) of the Placentia Municipal Code pertaining to historical resources. The proposed Zone Code Amendment is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15061(b)(3) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

a. Open Public Hearing, Receive Testimony, and Close Public Hearing

b. Adopt Resolution No. PC-2015-02, A Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve an amendment to the Placentia Municipal Code pertaining to Historical Resources [Zoning Code Amendment 2015-01]

NEW BUSINESS:

4. Applicant: Dr. Rees Olson

Use Conformity Determination 2015-01: Use Conformity Determination 2015-01 for an unlisted use within the T-C (Town Center) zoning district.

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, March 10, 2015 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 February 10, 2015 regular meeting of the Planning Commission of the City of Placentia was posted on February 05, 2015.

Charles L. Rangel, Secretary

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

September 9, 2014

The regular meeting of the Placentia Planning Commission on September 9, 2014 was called to order at 6:30 p.m.in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Hill, Schenck, Solomonson, Tomazic, Perez, Schaefer
ABSENT: None

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

OTHERS PRESENT: Stephen McEwen, City Attorney
Damien Arrula, Assistant City Administrator
Charles Rangel, Contact Planner
Candice Martinez, City Clerk Specialist

ORAL COMMUNCATIONS: None

CONSENT CALENDER:

1. **Minutes
Planning Commission Meetings- February 25, March 11, May 13, and
June 24, 2014**

Recommended Action: Approve

Chair Schaefer noted corrections on the May 13 and June 24 minutes. She recommended for the February 25, and March 11, 2014 Planning Commission minutes to be removed and placed on the next scheduled meeting agenda.

**Motion by Commissioner Hill, seconded by Commissioner Tomazic continue the February 25, and March 11, 2014 Planning Commission Minutes to the next scheduled meeting.
Pulled by a 6-0 vote.**

**Motion by Commissioner Hill, seconded by Commissioner Solomonson to approve the May 13, 2014 Planning Commission Minutes with the recommended changes.
Passed by a 5-0-1 vote (Commissioner Tomazic abstained).**

**Motion by Commissioner Hill, seconded by Commissioner Perez to approve the June 24, 2014 Planning Commission Minutes with the recommended changes
Passed by a 5-0-1 vote (Commissioner Solomonson abstained).**

PUBLIC HEARING:

2. Applicant: City of Placentia

Zoning Code Amendment (ZCA) 2014-02:

The Proposed amendments to § 23.33, §23.36, §23.37, and §23.37 §23.107 of Chapter 23.00 of Title 23 (Zoning Ordinance) of the Placentia Municipal Code pertaining to establishment of regulations for tobacco shops, e-cigarette vaporizer stores, and closely-related businesses.

Recommended Actions: It is recommended that the Planning Commission:

- a. Approve Resolution No. PC-2014-11, recommending that the City Council approve Zoning Code Amendment 2014-02, an amendment to the zoning code of the City of Placentia pertaining to e-cigarette vaporizer stores, and closely-related businesses
- b. Find that the proposed Zone Code Amendment is categorically exempt in conjunction with the California Environmental Quality Act (CEQA) guidelines pursuant to State CEQA Guidelines § 15061(b)(3).

(6-0, Continued)

Assistant City Administrator Arrula provided a brief overview on public hearing item 2 regarding the establishment of regulations to tobacco shops, e-cigarette vaporizer stores, and closely related items. He introduced Contract Planner Rangel.

Contract Planner Rangel provided a brief overview on the public hearing item 2. He noted that the Planning department has received numerous businesses seeking permits/ zoning clearance to open/ sell of e-cigarette and/or closely related items. He noted that surrounding agencies have adopted policies that regulate these types of establishments within their City limits. He noted that the City currently does not have any regulations to these types of establishments. He noted the proposed draft Ordinance would regulate the businesses by: the requirement to submit a conditional use permit, prohibit electronic cigarette lounges (Hookah lounges), and cannot sold be within 1000 feet from any daycares, schools and/or parks. He also recommends for the proposed business application provide a security requirement and submit their security plans.

He recommended for the Commission to approve the resolution to amend the zoning codes pertaining to e-cigarette vaporized stores and closely- related businesses and Find that the proposed Zone Code Amendment is categorically exempt in conjunction with the California Environmental Quality Act (CEQA) guidelines pursuant to State CEQA Guidelines § 15061(b)(3).

Commissioner Hill inquired how Hookah lounges fall into the electronic cigarette lounge category.

Contract Planner Rangel noted the establishments often offer a trial to use to product onsite. He noted the City currently does not have restrictions for hookah lounges.

Assistant City Administrator Arrula noted that they are not precluding the sale, and the purpose of the Ordinance is to provide a process and set restrictions for these types of establishments.

Discussion ensued between the Commissioners and City Staff. They discussed the potential harmful effects for the use/exposure of the products, the determination of restrictions listed in the draft Ordinance, and the locations of the establishments.

Assistant City Administrator Arrula noted the each business would have to go apply for a condition use permit to be able to sell the products. He noted the ordinance, as written, notes that the use of the product are not permitted in any establishments.

Chair Schaefer inquired about imposing restrictions of the use of electronic cigarette in establishments that sell alcohol.

Contract Planner Rangel noted that any recommended changes can be made to the proposed ordinance by a majority of approval from the Planning Commissioner.

Chair Schaefer opened the public hearing at 7:07 p.m.

Chair Schaefer closed the public hearing at 7:08 p.m.

Commissioner Schenck noted that he is in agreement with restrictions to sell to minors. He noted that he is not in favor of the draft Ordinance.

Commissioner Solomonson noted that he was not in favor of the proposed Ordinance.

Vice Chair Perez noted that the sale of electronic cigarettes can be found everywhere, and the Commission needs to look at the retail perspective of the sale of the product. He noted the Ordinance is not prohibiting the sale of the product but to place restrictions on establishment who wish to sell electronic cigarettes.

Assistant City Administrator Arrula noted that there are different restrictions for cigarettes in versus electronic cigarettes and vapors, and that federal and state law will eventually provide regulations for electronic cigarettes and vapors.

Chair Schaefer noted that the general consensus of the Commission is that they will not be approving the draft Ordinance.

Commissioner Tomazic and Hill concurred with Chair Schaefer statement.

Chair Schaefer requested listing separate restriction with electronic cigarette and cigarettes.

Assistant City Administrator Arrula noted that the City's business and zoning process has limitations that can be placed on these types of businesses. The City is attempting to place condition on business who applies to sell these types of products. He requested for the Planning Commission to conduct a Study Session to discuss and amend the draft Ordinance.

Commissioner Hill requested for Hookah Bar and Lounges is listed as a separate item and its own set of restrictions. He noted that he was in favor of the product not sold being within 1000 feet from any daycares, schools and/or parks. He inquired about the restriction limiting the number business that can sell electronic cigarettes.

Assistant City Administrator Arrula noted that the City has a limited commercial/retail base, the draft Ordinance prohibits multiple business located in the same shopping center to sell the product.

Commissioner Solomonson noted that he was in favor of limiting the amount of businesses that can sell electronic cigarettes in a shopping center.

Contract Planner Rangel noted that state law regulates the proximity of sale for the items.

Chair Schaefer inquired about the costs to apply for a Conditional Use Permit (CUP).

Contract Planner Rangel noted that the cost of CUP is \$5,000.

Contract Planner Rangel suggested for Staff to survey other cities and how they are regulating these types of sales within their City.

City Attorney McEwen requested for the Commission to continue the public hearing item to a Study Session at a future date to further discuss and amend the proposed Ordinance.

A motion was made by Commissioner Schenck, seconded by Commissioner Solomonson and carried a (6-0) vote to reopen the public hearing item.

A motion was made by Commissioner Solomonson, seconded by Vice Chair Perez and carried a (6-0) vote to continue to the public hearing to a Study Session on Thursday, October 2, 2014 at 6:30 p.m.

STUDY SESSION:

3. Day Care Zoning and Development Standards

Recommended Actions:

- a. Receive and file the Memo from Staff regarding day care development standards; and
- b. Provide Staff with policy direction on the follow up research, analysis and Staff recommendations regarding day care development standards.

Assistant City Administrator Arrula provided a brief overview on study session item 3 regarding daycare facilities in residential areas (various zones). He noted the purpose of the study session was to examine the regulations identified for each zoning for daycare facilities. He noted that Staff surveyed surrounding cities regarding zoning restrictions for daycare facilities.

Contract Planner Rangel provided a brief overview on study session item 3 noting that Planning Commission requested a study session on the related topic due to the amount of concerns of a daycare facility in a residential area addressed at the June 24, 2014 Planning Commission meeting. He noted that Staff conducted a survey with surrounding cities that addressed: parking requirements, calculations & space requirements, zones where daycare are permitted, and permit type. He noted that the City has not established a day care ratio for parking requirements.

Assistant City Administrator Arrula noted that they are currently in discussion with Council in regards to non-retail uses in commercial centers.

Contract Planner Rangel outlined some of the suggested features that the City could incorporate into a development code amendment addressing daycare issues including: no existing daycares in an R-1 zone are permitted to expand to an adjoining parcel to prevent an over concentration of daycare centers; adopt an off street parking ratio of at least one (1) space per employee per eight (8) children; applicant would have to submit a plan for loading and unloading children at the daycare facility that would be subject to approval by the City engineer; noise regulations per the Placentia Municipal Code; play equipment to not be permitted in the front yard of the daycare facility; follow sign regulations permitted in the City; identify specific standards for outdoor play space; screens and fencing; landscape buffers for daycare operations; and require hours of operations from 7:00 a.m. to 7:00 p.m.

Contract Planner Rangel recommended for the Commission to receive and file the memo from Staff regarding daycare development standards and provide Staff with policy directions on the follow up research, analysis and staff recommendations regarding day care development.

Commissioner Tomazic inquired about the requirements related to the number of daycare participants allowed in a household.

Contract Planner Rangel noted that small daycare facilities (up to 8 children), are mandated by the State and the current proposed regulation are for daycare facilities 14 children or less in residential zones within the City.

Contract Planner Rangel provided documents to the Commissions that list the different daycare facilities within the City of Placentia. He also provided the zoning maps for the distribution of the neighborhoods throughout the City.

Discussion ensued between Commissioners and City Staff. They discussed the proposed parking ratio, the total number of daycare facilities in the City of Placentia, and permitted zoning for daycare facilities.

Commissioner Hill recommended expanding the zoning for permitted uses of a daycare facility.

Commissioner Schenck concurred with Commissioner Hill's recommendation.

Chair Schaefer opened for oral communications.

Maximus Kurera, business owner, noted that he was the applicant from the June 24, 2014 Planning Commission that withdrew his application for a CUP. He noted that parents prefer daycare centers in a residential area. He noted that he agrees with the proposed parking ration. He expressed his concerns regarding opening a daycare facility in a commercial zone, and not permitting the expansion of a daycare center in a residential area.

Contract Planner Rangel noted that Mr. Kurera has been working with City Staff and had expressed interest on expanding his daycare facility buy purchasing surrounding residential area. He noted that there would have been sufficient parking with the expansion.

Chair Schaefer recommended providing Mr. Kurera with a list of all recommendations being proposed to regulate daycare facilities in the City of Placentia.

Assistant City Administrator Arrula noted a brief review of Mr. Kurera situation and why he withdrew his application. He noted that Mr. Kurera is interested in expanding at an adjacent property near a church.

Vice Chair Perez inquired about regulations on signage in residential areas.

Assistant City Administrator Arrula noted that City will create a site plan for signage in a residential area.

Contract Planner Rangel requested direction from the Commission regarding the proposed regulation for daycare facilities in Placentia.

Discussion ensued between Commissioners and City Staff. They discussed the possibility of accepting a daycare facility in an industrial zone.

Contract Planner Rangel recommended adding the following language to the draft Ordinance: Daycare facilities are allowed in the M-Zone but that use would have to be incidental and subordinate to the primary use established there.

Chair Schaefer recommended there to be balance between the needs for a daycare center and the ability to continue a neighborhood feel in the City.

Chair Schaefer thanked Staff for all their work.

NEW BUSINESS: None

DEVELOPMENT REPORT

Assistant City Administrator Arrula inquired if the Commissioners were receiving the City of Placentia Weekly briefing that includes a development report.

DIRECTORS REPORT:

Assistant City Administrator Arrula provided an update of the progress of the General Plan. He noted that training for the iLegistate feature on the iPad would take place on October 2, 2014.

PLANNING COMMISSION REQUESTS:

Chair Schaefer inquired about the Placentia Heritage Parade. She requested confirmation from the Commissioners on who would be in attendance of the event. She requested for each Commissioner to have individual signage for the Heritage Parade.

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 9:14 p.m. to a regular meeting on Tuesday, October 2, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Charles L. Rangel
Contract Planner

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

January 13, 2015

The regular meeting of the Placentia Planning Commission on January 13, 2015 was called to order at 6:30 p.m. in the Placentia Library Meeting Room, 411 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Hill, Solomonson, Tomazic, Perez, Schaefer

ABSENT: Schenck

PLEDGE OF ALLEGIANCE: Vice Chair Perez

OTHERS PRESENT: Andrew V. Arczynski, City Attorney
Damien Arrula, Assistant City Administrator
Charles Rangel, Contact Senior Planner
Cathy Carranza, Clerical Aide

ORAL COMMUNICATIONS: None

CONSENT CALENDER:

1. **Minutes
Planning Commission Meetings- September 9, 2014, and November 12,
2014**

Recommended Action: Approve
(5-0, Continued)

Chair Schaefer recommended continuing Consent Calendar item 1 to the February 10, 2015 meeting.

A motion was made by Chair Schaefer, seconded by Commissioner Solomonson to continue the consent calendar item 1 to the next Planning Commission Meeting. Continued by a 6-0 vote

PUBLIC HEARING

2. **Applicant: Verizon Wireless Communications**

Use Permit (UP) 2014-05

To permit the construction of a proposed 45 foot high Verizon wireless monopine located at 700 Trumpet Avenue (Wagner Park) within the R-1 Single Family Residential District. The proposed use is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15061()(3) and City Environmental Guidelines.

Recommended Action: It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC-2015-01, A Resolution of the Planning Commission of the City of Placentia, California, approving Use Permit No. 2014-05 pertaining to construction of a Verizon wireless communication facility on property located at 700 Trumpet Avenue and making findings in support thereof; and
- b. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated there under (14 CCR § 1506) and Placentia Environmental Guidelines.
(Approved 4-0-1, Commissioner Solomonson abstained)

Senior Planner Rangel provided a brief overview on Public Hearing item 2 regarding the proposed cell tower site located at 700 Trumpet Avenue (Wagner Park).

Discussion ensued between Commissioners and Staff. They discussed the FCC requirements for the proposed location.

Senior Planner Rangel noted that all potential health effects were reviewed by the FCC and the Planning Commission cannot deny the project on the basis of any potential or perceived determination health effects.

Chair Schaefer opened the public hearing item at 6:55 p.m.

Caroline Steele, resident, expressed her concerns regarding the proposed cell tower site located at Wagner Park, including maintenance of the cell tower site, and the removal of existing trees. She noted that she was not in favor of the item, and requested for the Commissioners to not approve the item.

John Quakenbush, resident, expressed his concerns regarding the proposed cell tower site located at Wagner Park. He provided documentation to each Commissioner. He noted that he was not in favor of the item, and requested for the Commissioners to not approve the item.

Meredith Castillo, resident, expressed his concerns regarding the proposed cell tower site located at Wagner Park, including the exposure to magnetic waves, and the material used for the cell tower. He noted that he was not in favor of the item, and requested for the Commissioners to not approve the item.

Shirley Finton, resident, inquired about the placement of the cell tower site in a park. She noted that she is not in favor of the item, and requested for the Commissioners to not approve the item.

Brent Clark, resident, expressed his concerns regarding the proposed cell tower site located at Wagner Park, including safety, and exposure to magnetic waves. He inquired about the placement of the cell tower site at a park. He provided documentation to each Commissioner. He noted that he was not in favor of the item, and requested for the Commissioners to not approve the item.

James deKoven Sr., expressed his concerns regarding the proposed cell tower site located at Wagner Park, including the placement of the cell tower site, and the maintenance of the proposed site. He noted that he was not in favor of the item, and requested for the Commissioners to not approve the item.

Phim Masone, applicant, provided a brief overview on the proposed cell tower site located at Wagner Park. He noted that the safety of the community is a priority and that Verizon Wireless will cover the maintenance of the cell tower site and replacement of equipment. He noted that this item was mandated by the FCC, and generates at the lowest possible of levels. He noted that the construction of the proposed cell tower site will take approximately thirty (30) days to complete.

The Planning Department received documentation via mail from C. Dean Walker, resident, opposing the proposed cell tower site development. This documentation was given to each member of the Planning Commission.

Chair Schaefer closed the public hearing at 7:30 p.m.

Commissioner Solomonson announced that he will recused himself from voting tonight on public hearing item 2 due to potential conflict of interest.

A motion was made by Commissioner Hill, seconded by Commissioner Tomazic, and carried a (4-0-1, Commissioner Solomonson abstained) vote to adopt Resolution No. PC-2015-01, A Resolution of the Planning Commission of the City of Placentia, California, approving Use Permit No. 2014-05 pertaining to construction of a Verizon wireless communication facility on property located at 700 Trumpet Avenue and making findings in support thereof; and Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated there under (14 CCR § 15303) and Placentia Environmental Guidelines.

NEW BUSINESS: None

DEVELOPMENT REPORT

Senior Planner Rangel noted an upcoming construction project for a 10 unit apartment complex located in La Jolla area.

DIRECTOR'S REPORT

Assistant City Administrator Arrula informed the Commission on upcoming Planning Commission agenda items including: Zone Code Amendment, Use Conformity Determination, Use Permit for Beer and Wine, and a Historical Resources Ordinance.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 7:45 p.m. to a regular meeting on Tuesday, February 10, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Charles L. Rangel
Contract Planner



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: February 10, 2015

SUBJECT: USE PERMIT 2014-07

RECOMMENDATION:

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

1. Open Public Hearing, Receive Public Testimony, and Close the Public Hearing; and
2. Adopt Resolution PC-2015-03, A Resolution of the Planning Commission of the City of Placentia, Making Findings for the Type 41 Alcoholic Beverage Control License On-Site Consumption of Beer and Wine- Bona Fide Eating Establishment, and Approving Use Permit No. 2014-07 Located at 2065-2075 E. Orangethorpe Avenue and Making Findings in Support Therof; and
3. Find that the Application is Categorically Exempt Pursuant to the California Environmental Quality Act of 1970, as amended, the Guideline promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

DISCUSSION:

The applicant, Taal Cultural Cuisine of India is applying for a type 41 license to serve beer and wine within an existing commercial suite formally known as Tandoor Indian Restaurant.

Subject Site and Surrounding Land Uses:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	3,051 Sq. Ft. Commercial/Retail space Tandoor Indian Restaurant	Commercial	C-1 Neighborhood Commercial
Proposed	Sale of Beer and Wine for On-Site Consumption at Taal Cultural Cuisine of India in 3,051 Sq. Ft. retail space	"Medium Density Residential"	C-O Office Commercial
North	Two-story multi-family units	High Density Residential	R-3 Multi-family Residential
South	Retail commercial center	Commercial Manufacturing	C-M Commercial Manufacturing
East	Single Family Residential	City of Yorba Linda	Yorba Linda
West	Two-story multi-family units	High Density Residential	R-G Medium Density Residential

Pursuant to § 23.33.040(4) of the Placentia Municipal Code, the sale of alcoholic beverages is permitted within the Neighborhood Commercial (C-1) District, subject to obtaining a use permit.

Operational Characteristics:

Taal Cultural Cuisine of India is a family operated full service restaurant with 4-5 staff specializing in Indian cuisine. The suite was formerly Tandoor Indian Restaurant and as such, the floor plan is essentially the same as depicted on the Floor Plan Exhibit. Hours of operation will be from 11:00 am to 3:00 pm for lunch, closed from 3 pm to 5:00 pm, and open for dinner 5 pm to 11:00 pm.

It should be noted that the restaurant floor plan shows an existing 227 sq. ft. bar area because it was part of the former restaurant floor plan. Typically, bars connected with restaurants would sell distilled spirits and hard liquor cocktails. The owner, Mr. Balbir Singh explained to staff that he cannot obtain a type 47 license to offer a full complement of drinks such as Clubhouse Grille & Spirits but is interested in purchasing one later in the year. Due to this pre-existing floor plan, the Conditions of Approval no. 25 (I assume this relates to the previous restaurant) recommended by the Police Department therefore stipulate that *"there shall be no bar or lounge area upon the licensed premises maintained solely for the purpose of sale, service, or consumption of alcoholic beverages directly to patrons for consumption."*

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

The Alcoholic Beverage Control (ABC) license that is being applied for by Taal Cultural Cuisine of India is "Type 41 On-Sale Beer and Wine – Bona Fide Eating Place," which is an on-site beer and wine license. Listed below are other businesses in Placentia within

a one-half mile radius of the subject site that are permitted to sell alcoholic beverages for on and off-site consumption.

BUSINESS	ADDRESS	LICENSE TYPE
Los Gallos	1667 E. Orangethorpe Avenue	Type "47" On-Sale General for Bona Fide Public Eating Place
Esthers Taco House*	2001 E Orangethorpe Avenue, D E F & G	Type "41" On-Sale General for Bona Fide Public Eating Place
Clubhouse Grille & Spirits*	2053-57 E Orangethorpe Ave	Type "47" On-Sale Beer and Wine - Eating Place
The Pizza Store*	2091 E Orangethorpe Ave	Type "41" On-Sale Beer and Wine - Eating Place

*Restaurants located within shopping center

The sale of beer and wine in conjunction with a lunch or dinner meal is common and can complement a dining experience. Denying Taal Cultural Cuisine of India the opportunity to sell alcoholic beverages could put it at a disadvantage with other restaurants in the area that are currently licensed and permitted to sell alcoholic beverages. Los Gallos, Esthers Taco House, and Clubhouse Grille & Spirits are restaurants located nearby that are licensed to sell beer and wine for on site consumption. These restaurants provide direct competition to Taal Cultural Cuisine of India.

The sale of alcoholic beverages in this restaurant will not be the primary attraction for patrons as in the case of bars and taverns. The sale of alcoholic beverages will be permitted only in conjunction with meals served for consumption on the premises Taal Cultural Cuisine of India will be required to serve meals during all hours of operation.

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 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.

CEQA for Use Permit (UP) 2014-07:

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. 2015-03
2. Conditions of Approval
3. Site plan & Floor plan

RESOLUTION NO. PC-2015-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS FOR TYPE 41 ALCOHOLIC BEVERAGE CONTROL LICENSE ON-SITE CONSUMPTION OF BEER AND WINE - BONA FIDE EATING ESTABLISHMENT, AND APPROVING USE PERMIT NO. 2014-07 LOCATED AT 2065-2075 E. ORANGETHORPE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Taal Cultural Cuisine of India, applicant located at 2065-2075 E. Orangethorpe Avenue ("Applicant" hereinafter) heretofore filed an application for approval of Use Permit No. 2014-07, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On February 10, 2015 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-1" Neighborhood Commercial District and (3) It is not anticipated that a Type 41 (On-Sale Beer and Wine-

Eating Place) license 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. Establishments that sell alcoholic beverages for on site consumption and outdoor seating areas are permitted uses in the Neighborhood Commercial (C-1) District, subject to Use Permit approval.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachments A), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed uses (sale of alcoholic beverages within the restaurant are conditionally permitted uses in the Neighborhood Commercial (C-1) District in the City of Placentia. Approval of the Use Permit would be consistent with the zoning as the site can accommodate the proposed uses; and since other similar uses have been conditionally permitted within the Neighborhood Commercial (C-1) 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. Attachments A contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2014-07 to ensure compliance with the Placentia Municipal Code.

e. 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 41 (On Sale Beer and Wine - Eating Place) license. No distilled spirits will be sold and no minors will be permitted to purchase alcoholic beverages;

(2). Taal Cultural Cuisine of India is a new restaurant facility and the sale of beer and wine is not anticipated to be the source of nuisance behavior associated

with excessive consumption of alcoholic beverages as with bars or taverns. The proposed facility will be a family style restaurant that will serve beer and wine in conjunction with meals to compliment their menu items.

(3). The ability of Taal Cultural Cuisine of India to sell beer and wine in conjunction with the service of food will allow them to compete with all other restaurant facilities that are licensed to sell alcoholic beverages within this shopping center. The sale of alcoholic beverages will enable customers to enjoy specialty beers and wines with their meals within the restaurant or within the outdoor seating area.

(4). The proposed availability of beer and wine with the service of food in a restaurant setting is a service expected by the public;

(5). Subject to compliance with all Special Conditions of Approval and Standard Development Requirements as approved by the Planning Commission through Resolution PC-2015-03 and Use Permit 2014-07, the Placentia Police Department does not believe that this use permit issuance will create a law enforcement problem. Taal Cultural Cuisine of India 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) 2014-07 is exempt from CEQA pursuant State CEQA Guidelines § 15061(b)(3) as it pertains to a matter which can be seen with certainty that there is no possibility that Use Permit (UP) 2014-07 will have a significant effect on the environment.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2014-07, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2014-07 as modified herein, and specifically subject to the conditions set forth in Attachments 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 10th day of February, 2015.

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 10th day of February, 2015, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10th day of February, 2015, by the following vote:

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

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment "A"
**Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2014-07**

SPECIAL CONDITIONS

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

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

CITY PLANNING DIVISION:

1. Use Permit (UP) 2014-07 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. Use Permit (UP) 2014-07 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
5. Prior to any changes in the days and hours of operation of Taal Cultural Cuisine of India, 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 as requested by the applicant during which sales of alcoholic beverages shall be permitted:

Every day: 11:00 a.m. to 11:00 p.m.

6. Any modifications to the approved floor plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director may determine if such modifications require approval by the Placentia Planning Commission.
7. At all times when the establishment is open for business, the sale of alcoholic beverages shall be conducted entirely within the building.
8. Outside displays are not permitted at any time.
9. 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.
10. 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.
11. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
12. The applicant shall comply with Chapter 8.34 if the Placentia Municipal Code regarding the posting of alcoholic beverage warning signs.
13. 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.

Pursuant to § 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.

14. This establishment shall be operated as a restaurant facility only. All activities shall be conducted within this enclosed tenant space, while maintaining an environment free from objectionable noise, odor or other nuisances.
15. 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.
16. The applicant/business owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain a valid City Business License prior to operating the business.
17. 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 at least 14 days in advance.
18. 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 41" On Sale Beer and Wine - Eating Place shall be applicable.
19. Operator of the restaurant 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.
20. No live entertainment, i.e. dancing, karaoke, live music, sport bar or disc-jockey entertainment, etc, including amplified music shall be permitted on the premises or outdoor seating area without a valid Entertainment Permit approved by the Police Chief and Director of Development Services.

CITY POLICE DEPARTMENT:

21. Applicant/business owner of Taal Cultural Cuisine of India shall be in compliance with all Alcoholic Beverage Control requirements.
22. This Use Permit shall be reviewed one (1) 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 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.

23. The activity level of the business may 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, then this use permit shall be reviewed for consideration of further conditions, modifications, or revocation.
24. At all times when the premise is open for business, the sale and service of alcoholic beverages shall be made only in conjunction with the sale and service of food.
25. There shall be no bar or lounge area upon the licensed premises maintained solely for the purpose of sale, service, or consumption of alcoholic beverages directly to patrons for consumption.
26. Food service, with an available menu, shall be made available until closing time on each day of operation.
27. The premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants.
28. The subject alcoholic beverage license shall not be exchanged for another public type premises type license.
29. Alcoholic beverages shall be sold and served in containers, which are distinguishable from other non-alcoholic beverages sold at the premises.
30. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other containers.
31. There shall be no exterior advertising of any kind or type, including advertising directed to the exterior from within, 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.
32. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food and meals during the same time period. The licensee shall at all times maintain records with reflect separately the gross sales of good 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.
33. There shall be no live entertainment (including Karaoke), amplified music, or dancing permitted on the premises at any time.

35. The use of any amplifying system, outdoor sound system, loudspeakers, paging system, or any other such device is prohibited on the licensed premises.
36. At no time shall there be a fee for entrance/admittance into the premises.
37. Graffiti shall be removed from the exterior walls and windows of the premises within 48 hours of discovery.
38. 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.
39. There shall be no special promotional events held on the property/premises, 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 one week in advance.
40. All employees of the 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 (6) months of the premises being licensed to sell alcohol.



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: February 10, 2015

SUBJECT: Historical Resources Ordinance

RECOMMENDATION:

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

1. Open Public Hearing, Receive Public Testimony, and Close Public Hearing
2. Adopt Resolution PC-2015- 02, A Resolution of the Planning Commission of the City of Placentia Recommending the City Council of the City of Placentia Approve an Amendment to the Placentia Municipal Code Pertaining to Historical Resources [Zoning Code Amendment 2015-01]

BACKGROUND

Recently, the Planning Division has experienced an influx of inquiries and request for the subdivision, alteration and/or redevelopment of properties which may be of historical significance. Additionally, there are numerous properties in the City built during the early settlement period that may warrant consideration. Moreover, some of these properties appear on the Placentia Historical Committee Survey prepared in 2002.

The City has witnessed beneficial effects on City businesses, economic stability and community pride by preserving important historical resources such as the Bradford House and the Wagner House. Given these circumstances, each property of potential historical significance, must be carefully evaluated pursuant to the provisions of the California Environmental Quality Act of 1970, ("CEQA") as amended, California Public Resources Code §§ 21000, the Standards for Rehabilitation approved by the United States Secretary of the Interior; and California Register of Historical Resources (California Public Resources Code. To this extent, adoption of the proposed ordinance will ensure the appropriate evaluation and preservation of sites, buildings, or structures that embody the heritage, history, and culture of the City will be conducted.

LAND USE ANALYSIS

As a practical matter the City will scrutinize any property in which any type of alteration, addition, demolition subdivision, or any other kind of change is submitted to the City.

The submittal/proposed "alteration" shall be cross-referenced with historical surveys and related historical properties data sources maintained by the City, the Office of Historic Preservation of the California State Department of Parks and Recreation, the United States Secretary of the Interior, and other related data sources.

"Alteration" shall be defined as changes to the exterior, unless otherwise designated per the permit approval or per the requirements of the United States Secretary of Interior's Standards for the Treatment of Historic Properties. Such changes may be changes to, or modifications of, structural or architectural details, or visual characteristics; grading; surface paving; the addition of new structures; the cutting or removal of designated trees, landscapes or other natural features; the disturbance of archaeological sites or areas; or the placement or removal of any significant objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings, or landscape accessories affecting the significant visual and/or historical qualities of the Historical resource. An applicant who wishes to modify this type of property or structure shall be required to prepare a report to the City of Placentia Development Services Department regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations.

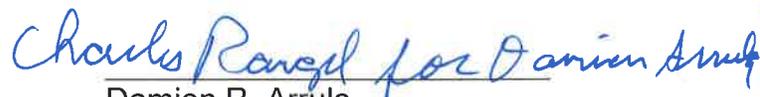
CEQA:

In accordance with the requirements of the CEQA, and pursuant to the provisions of § 15061(b)(3) of Division 6 of Title 14 and the Environmental Impact Report Guidelines of the City of Placentia, Staff recommends that the Planning Commission exercise its independent judgment and find that the proposed code amendment can be shown with certainty that the code amendment ("project") will have no possible effect on the environment. No further environmental review for this project is necessary.

Prepared and submitted by:


Charles L. Rangel
Contract Senior Planner

Review and approved by:


Damien R. Arrula
Assistant City Administrator

ATTACHMENT:

1. Resolution No. Pc-2015-02
2. Draft Ordinance

RESOLUTION NO. PC-2015-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PLACENTIA, CALIFORNIA RECOMMENDING THE CITY COUNCIL OF
THE CITY OF PLACENTIA APPROVE AN AMENDMENT TO THE
PLACENTIA MUNICIPAL CODE PERTAINING TO HISTORICAL
RESOURCES**

[Zoning Code Amendment 2015-01]

A. Recitals.

1. Pursuant to Article XI, § 5 of the California Constitution and the City Charter, the City of Placentia may make and enforce all regulations and ordinances in respect to municipal affairs.

2. The stated purpose of the Placentia Zoning Code (Title 23 of the Placentia Municipal Code) is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety and general welfare by means of the zoning or districting plan as a part of the master plan and consists of the establishment of various districts, including all the territory within the boundaries of the City, within which the use of land and buildings, the space of buildings, and the height and bulk of buildings are regulated.

3. A duly noticed public hearing was conducted, and concluded, with respect to the Ordinance hereby recommended for adoption.

4. All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia does hereby resolve, determine and order as follows:

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

2. The City has recently received inquiries regarding properties which may be of historical significance and are not currently addressed by the Zoning Code. In the absence of

specific standards and zoning regulations pertaining to properties that have not been properly evaluated for historical resources, it is difficult to regulate such uses.

3. The current Zoning Code does not provide guidance for reviewing properties which may have the potential for containing historical resources.

4. The City of Placentia has a substantial interest in promoting the public health, safety, and welfare of the community.

5. The City of Placentia recognizes the need to develop reasonable criteria for the careful evaluation of historical resources within the community.

6. The Planning Commission of the City of Placentia held a duly noticed public hearing on February 10, 2015 to consider Zoning Code Amendment No. 2015-1.

7. The Planning Commission of the City of Placentia recommends that the City Council approve the Ordinance, attached hereto as Exhibit "A" and incorporated herein by this reference, pertaining to historical resources.

8. The adoption of Zoning Code Amendment No. 2015-01 will not be detrimental to the health, safety, or general welfare of the community, nor will it be injurious to the property or improvements within the neighborhoods affected or within the City. In fact, the proposed zoning amendment will enhance public safety and allow for more orderly development and establishment of businesses within the City.

9. Zoning Code Amendment No. 2015-01 is consistent with the General Plan in that it will allow the City to undertake a careful review of potential historical resources in the City.

10. The Planning Commission hereby finds and certifies, and recommends that the City Council find and certify, that the amendments set forth in Zoning Code Amendment No. 2015-01 have been reviewed and considered in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder and City Guidelines and, further, finds that it can be seen with certainty that there is no possibility that the amendments set forth below may have a significant effect on the environment and said amendments are therefore not subject to the requirements of the California

Environmental Quality act pursuant to the provisions of § 15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations and further recommends that a Notice of Exemption be filed with the Orange County Clerk/Recorder, as required by law.

11. The secretary shall certify to the adoption of this Resolution

PASSED, ADOPTED AND APPROVED this 10th day of February, 2015

Christine Schaefer, Chair

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Placentia held on February 10, 2015 by the following vote:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

CHARLES L. RANGEL,
Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
City Attorney

EXHIBIT A

ORDINANCE NO. O-2015-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF PLACENTIA A NEW CHAPTER 23.06 TO
TITLE 23 (ZONING ORDINANCE) OF THE PLACENTIA
MUNICIPAL CODE PERTAINING TO HISTORICAL RESOURCES.
[Zoning Code Amendment 2015-XX]

City Attorney's Summary

This Ordinance adds a new Chapter 23.06 to Title 23 of the Placentia Municipal Code requiring a permit, in all zones, be obtained prior to approval of any development that may cause a substantial adverse change in the significance of an historical resource including physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings.

A. Recitals.

(i). The City Council desires continue to enable the development of new projects as well as additions and modernizing of existing buildings and properties.

(ii). Historical resources within the community, however, must be carefully evaluated pursuant to the provisions of the California Environmental Quality Act of 1970, as amended, California Public Resources Code §§ 21000, *et seq.* ("CEQA").

(iii). The City desires to add a new Chapter 23.06 to Title 23 of the Placentia Municipal Code ("Zoning Ordinance") to ensure prompt review and approval of such projects.

(iv). On Tuesday, January 27, 2015, the Placentia Historical Committee reviewed this Ordinance and supports the adoption of this Ordinance.

(v). On XXXXXXXX XX, 2015, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, to amend the Zoning Ordinance to comport with California law and recommended adoption of this Ordinance to the City Council [Zoning Code Amendment 2015-XX].

(vi). This City Council has reviewed and considered all elements of amendments to the Zoning Code as recommended by the Planning Commission, including written staff reports and verbal testimony presented during a duly noticed public hearing, which hearing was concluded prior to the adoption of this Ordinance.

(vii). All legal prerequisites to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, the City Council of the City of Placentia does hereby find, determine and ordain as follows:

SECTION 1. In all respects, as set forth in the Recitals, Part A., of this Ordinance.

SECTION 2. The City Council hereby finds and certifies that the amendments set forth below have been reviewed and considered in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder and City Guidelines and, further, finds that it can be seen with certainty that there is no possibility that the amendments set forth below may have a significant effect on the environment and said amendments are therefore not subject to the requirements of the California Environmental Quality act pursuant to the provisions of § 15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations and hereby directs that a Notice of Exemption be filed with the Orange County Clerk/Recorder, as required by law.

SECTION 3. A new Chapter 23.06 hereby is added to Title 23 of the Placentia Municipal Code, to read, in words and figures, as follows:

"Chapter 23.06

"HISTORICAL RESOURCES

"Sections:

"23.06.010	Title
"23.06.020	Purpose
"23.06.030	Definitions
"23.06.040	Prohibition on Demolition, Substantial Alteration. or Relocation without Permit

"23.06.050

Procedure to Obtain Permit

"Section 23.06.010 - Title.

"This Chapter shall be known as the "Placentia Historical Resources Ordinance."

"Section 23.06.020 - Purpose.

"The purpose of this Chapter is to ensure the appropriate evaluation and preservation of sites, buildings, or structures that embody the heritage, history, and culture of the City.

"Section 23.06.030 - Definitions.

"A. 'Administrator' shall mean the City Administrator of the City of Placentia or his or her designee.

"B. 'Alteration' means any change, modification, or demolition, through public or private action, to the character-defining or significant physical features of properties affected by this Chapter. In the case of Historical Resources that are buildings or structures, 'alteration' shall include changes to the exterior unless otherwise designated per the permit approval or per the requirements of the United States Secretary of Interior's Standards for the Treatment of Historic Properties. Such changes may be: Changes to, or modifications of, structural or architectural details, or visual characteristics; grading; surface paving; the addition of new structures; the cutting or removal of designated trees, landscapes or other natural features; the disturbance of archaeological sites or areas; or the placement or removal of any significant objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings, or landscape accessories affecting the significant visual and/or historical qualities of the Historical Resource.

"C. 'Historical Resource' means a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the National Register and/or California Register of Historical Resources (California Public Resources Code §5024.1, Title 14 California Code of Regulations, § 4850. *et seq.*

"D. 'Improvement' means any building, structure, fence,

EXHIBIT A

ORDINANCE NO. O-2015-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF PLACENTIA A NEW CHAPTER 23.06 TO
TITLE 23 (ZONING ORDINANCE) OF THE PLACENTIA
MUNICIPAL CODE PERTAINING TO HISTORICAL RESOURCES.
[Zoning Code Amendment 2015-XX]

City Attorney's Summary

This Ordinance adds a new Chapter 23.06 to Title 23 of the Placentia Municipal Code requiring a permit, in all zones, be obtained prior to approval of any development that may cause a substantial adverse change in the significance of an historical resource including physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings.

A. Recitals.

(i). The City Council desires continue to enable the development of new projects as well as additions and modernizing of existing buildings and properties.

(ii). Historical resources within the community, however, must be carefully evaluated pursuant to the provisions of the California Environmental Quality Act of 1970, as amended, California Public Resources Code §§ 21000, *et seq.* ("CEQA").

(iii). The City desires to add a new Chapter 23.06 to Title 23 of the Placentia Municipal Code ("Zoning Ordinance") to ensure prompt review and approval of such projects.

(iv). On Tuesday, January 27, 2015, the Placentia Historical Committee reviewed this Ordinance and supports the adoption of this Ordinance.

(v). On XXXXXXXX XX, 2015, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, to amend the Zoning Ordinance to comport with California law and recommended adoption of this Ordinance to the City Council [Zoning Code Amendment 2015-XX].

(vi). This City Council has reviewed and considered all elements of amendments to the Zoning Code as recommended by the Planning Commission, including written staff reports and verbal testimony presented during a duly noticed public hearing, which hearing was concluded prior to the adoption of this Ordinance.

(vii). All legal prerequisites to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, the City Council of the City of Placentia does hereby find, determine and ordain as follows:

SECTION 1. In all respects, as set forth in the Recitals, Part A., of this Ordinance.

SECTION 2. The City Council hereby finds and certifies that the amendments set forth below have been reviewed and considered in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder and City Guidelines and, further, finds that it can be seen with certainty that there is no possibility that the amendments set forth below may have a significant effect on the environment and said amendments are therefore not subject to the requirements of the California Environmental Quality act pursuant to the provisions of § 15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations and hereby directs that a Notice of Exemption be filed with the Orange County Clerk/Recorder, as required by law.

SECTION 3. A new Chapter 23.06 hereby is added to Title 23 of the Placentia Municipal Code, to read, in words and figures, as follows:

"Chapter 23.06

"HISTORICAL RESOURCES

"Sections:

"23.06.010	Title
"23.06.020	Purpose
"23.06.030	Definitions
"23.06.040	Prohibition on Demolition,
Substantial Alteration. or Relocation without Permit	

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Procedure to Obtain Permit

"Section 23.06.010 - Title.

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"The purpose of this Chapter is to ensure the appropriate evaluation and preservation of sites, buildings, or structures that embody the heritage, history, and culture of the City.

"Section 23.06.030 - Definitions.

"A. 'Administrator' shall mean the City Administrator of the City of Placentia or his or her designee.

"B. 'Alteration' means any change, modification, or demolition, through public or private action, to the character-defining or significant physical features of properties affected by this Chapter. In the case of Historical Resources that are buildings or structures, 'alteration' shall include changes to the exterior unless otherwise designated per the permit approval or per the requirements of the United States Secretary of Interior's Standards for the Treatment of Historic Properties. Such changes may be: Changes to, or modifications of, structural or architectural details, or visual characteristics; grading; surface paving; the addition of new structures; the cutting or removal of designated trees, landscapes or other natural features; the disturbance of archaeological sites or areas; or the placement or removal of any significant objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings, or landscape accessories affecting the significant visual and/or historical qualities of the Historical Resource.

"C. 'Historical Resource means a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the National Register and/or California Register of Historical Resources (California Public Resources Code §5024.1, Title 14 California Code of Regulations, § 4850. et seq.

"D. 'Improvement' means any building, structure, fence,

gate, wall, landscaping, planted tree, work of art, or other man-made physical feature of real property, or any part of such feature which is not a Natural Feature.

"E. 'Natural Feature' means any naturally-occurring tree, plant life, habitat, geographical or geological site or feature, but does not include Improvements.

"F. 'Permit' means a permit issued by the Planning Commission or the City Council, as the case may be, authorizing the alteration/demolition of an historic resource.

"G. 'Person' shall mean and include any natural person, property owner, or occupant; association, company, corporation or other legal entity; local, city, county, or federal agency holding or possessing legal or equitable title in and to the historical resource and property.

"H. 'Standards for the Treatment of Historic Properties' means the guidelines prepared by the United States National Park Service for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and the standards for historic preservation projects prepared by the National Park Service with the most current Guidelines for Applying the Standards.

"Section 23.06.040 - Prohibition on Demolition, Substantial Alteration. or Relocation without Permit.

"No permit for the demolition, substantial alteration or relocation of any historical resource shall be issued, and no historical resource shall be demolished, substantially altered or relocated without first referring the matter to the Planning Commission, except where the Building Official or the City Engineer determines that demolition, relocation or substantial alteration of any historical resource is immediately necessary in the interest of the public health, safety or general welfare.

"Section 23.06.050 - Procedure to Obtain Permit.

"Any person seeking to demolish, substantially alter or relocate an historical resource shall apply for a permit therefore with the Administrator and pay the fee established by City Council Resolution. The permit application, including any appeal thereof, shall be processed in accordance with the procedures set forth in Chapter 23.87 of the Placentia Municipal Code (Use Permit). The applicant shall pay the requisite deposit to permit the evaluation

of the application pursuant to the provisions of CEQA, 14 California Code of Regulations § 15064.5.

"A. The Commission shall base a determination on the approval of a permit for the substantial alteration of an historical resource on each of the following:

"(1). The substantial alteration, including additional buildings on a site containing multiple buildings with a unified use, complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior; and

"(2). Whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the site, building, or structure an historical resource; and

"(3). Compliance with the California Environmental Quality Act, Public Resources Code §§ 21000, *et seq.*

"B. The Commission shall base its determination on the approval of a permit for the demolition or removal of any historical resource on the following:

"(1). A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61, as the same may be amended from time to time. Said report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines, as amended; and

"(2). Compliance with the California Environmental Quality Act, Public Resources Code §§ 21000, *et seq.*"

SECTION 4. Penalty for Violation.

It shall be unlawful for any person, firm, partnership or corporation to violate any provision or to fail to comply with any of the requirements of this Ordinance hereby adopted. Any person, firm, partnership or corporation violating any provision of this Ordinance or failing to comply with any of its requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One

Thousand Dollars (\$1,000.00), or by imprisonment not exceeding six (6) months, or by both such fine and imprisonment. Each and every person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Ordinance is committed, continued or permitted by such person, firm, partnership or corporation, and shall be deemed punishable therefore as provided in this Ordinance.

SECTION 5. Civil Remedies Available.

The violation of any of the provisions of this Ordinance hereby adopted shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.

SECTION 6. Severability.

The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

SECTION 7. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

PASSED and ADOPTED this ___ day of _____, 2015.

CHAD P. WANKE, MAYOR

ATTEST:

PATRICK J. MELIA, CITY CLERK

I, PATRICK J. MELIA, City Clerk of the City of Placentia, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council held on the _____ day of _____, 2015 and was finally adopted at a regular meeting held on the _____ day of _____, 2015, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

PATRICK J. MELIA, CITY CLERK

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY



Placentia Planning Commission Agenda Staff Report

TO: PLANNING COMMISSION
FROM: CONTRACT SENIOR PLANNER
DATE: February 10, 2015
SUBJECT: Use Conformity Determination UCD 2015-01.

REQUEST

The Applicant, Dr. Olson Family Dentistry, has requested approval to occupy the adjoining 875 square feet office space currently used by Dr. Lord, podiatrist, located at 1320 N. Kraemer in the T-C Town Center District. As referenced in the applicant's letter, dated January 12, 2015, the dental office was established in June, 1986. Moreover, the original dental practice, established by the Applicant's father, Dr. Craig Olson in Placentia in 1975, with his son, Rees Olson joining the practice in 2002. The expansion, if approved will also allow Rees' younger brother to join the practice after he graduates from dental school.

USE CONFORMITY DETERMINATION

The Use Conformity Determination process was adopted by the City to address businesses desiring to locate in a commercial or manufacturing zone where the proposed use is not specifically called out as either permitted or allowed with a use permit. Pursuant to the City's Municipal Code, § 23.27.030(35), the Planning Commission may consider and approve: "*Other uses that the planning commission finds to be in accord with the purpose of this chapter and having characteristics similar to those listed in this section*". In instances where this situation occurs, the Planning Commission has the authority to determine if the use is in accord with the purpose of the zoning district and has characteristics similar to those uses permitted in the zoning district. Based upon that review, the Planning Commission may find that the use is allowed by right, that the use may be allowed subject to the approval of a use permit, or that the use is not allowed within the zoning district. Other types of uses in the T-C zone which appear to have similar characteristics as those of the dental office are: (6) Barber shop; (7) Beauty shop; in that these uses provide personal services to clients in a professional office setting.

RECOMMENDATION

The applicant provides compelling number of reasons for approving the use. Even still, staff cannot encourage the conversion of potential retail space to office use in light of the

significant \$200 million retail sales tax leakage the City is experiencing and related fiscal ramifications. Therefore, staff is not recommending approval or denial.

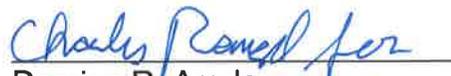
CEQA:

In accordance with the requirements of the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000, *et seq.*, subject to the requirements of the California Environmental Quality Act and pursuant to the provisions of § 15061(b)(3) of Division 6 of Title 14 and the Environmental Impact Report Guidelines of the City of Placentia, staff recommends that the Planning Commission exercise its independent judgment and find that the proposed project can be seen as having no effect on the environment. No further environmental review for this project is necessary.

Prepared and submitted by:


Charles L. Rangel
Contract Senior Planner

Review and approved by:


Damien R. Arrula
Assistant City Administrator

ATTACHMENTS:

1. letter from the applicant dated 1-12-2015
2. floor plan
3. photo submitted by applicant

**CRAIG T. OLSON,
DDS, FAGD**

DDS: UCLA School of Dentistry, Los Angeles, CA **Diplomate:** American Board of Orofacial Pain **Fellow:** Academy of General Dentistry **Professional Affiliations:** American Dental Association, California Dental Association, Orange County Dental Society, American Academy of Orofacial Pain, American Academy of Implant Dentistry, American Society for Geriatric Dentistry (Special Care Dentistry), Academy of LDS Dentists, California School Boards Association, Alpha Epsilon Delta, Gamma Chapter, Premedical Honor Society **Lecturer:** University of California School of Dentistry, Los Angeles, CA

REES M. OLSON, DDS

DDS: UCLA School of Dentistry, Los Angeles, CA **Professional Affiliations:** International Academy for Sports Dentistry, Academy of General Dentistry, Academy of LDS Dentists, California Dental Association, Southern California Implant Group **Continuing Education:** Oral Surgery; UCLA Harbor Hospital; UCLA School of Dentistry, Los Angeles, CA **Honors:** Excellence in Operative Dentistry Award, Dean's Letter, Exceptional Performance Recognition (top 10% of class), UCLA School of Dentistry in 49 areas of dental expertise including Dental Implants, Dentures, Restorative Dentistry, Fixed Prosthodontics, Preventive Dentistry, Pediatric Dentistry, Endodontics and Orthodontics

ATTENTIVE DENTAL CARE:

- Dental cleanings & preventive care
- Cosmetic & restorative care
- Pediatric & senior dentistry
- Teeth whitening
- Tooth-colored fillings
- Natural-looking crowns & bridges
- Composite fillings & porcelain veneers
- Periodontal care
- High-quality inlays & onlays
- Implant dentistry & dentures
- Prosthodontic reconstruction
- Single-visit root canals available
- Simple extractions
- Tooth pain & TMJ
- Sports dentistry

ADVANCED TECHNOLOGY:

- Computerized chairside scheduling
- Intraoral camera
- Nitrous oxide & Valium available
- Ultrasonic cleaning
- State-of-the-art sterilization

EXCEPTIONAL

CONVENIENCE:

- Early morning & lunchtime hours
- Prompt appointments, minimal wait time
- Insurance electronically filed for you
- Flexible interest-free payment plans
- Free parking
- CD players with stereo headphones
- Warm towels, blankets & pillows for your comfort
- Se habla español



Olson Family Dentistry

A family tradition of advanced, experienced dentistry

January 12, 2015

City of Placentia Planning Commission
401 East Chapman Avenue
Placentia, CA 92870

I am Dr. Rees M. Olson and this letter is in regards to my request for the City of Placentia Planning Commission to approve my "Use Conformity Determination" application.

My father, Dr. Craig T. Olson, began the Olson Family Dentistry practice in Placentia in June 1975. He moved to our current location in May 1986. I subsequently joined him in the practice in June 2002. We have a long history of living in Placentia and supporting the community in many ways.

Since 1986, technology in the practice of Dentistry has changed incredibly. These changes are due not only to the miracles of dental implants and cosmetic dentistry, but also changes in the equipment that support dental offices.

We now have vacuum equipment that operates waterless, saving 80-100 gallons of water per day. It also consumes up to 30% less electricity than in the past. Our air compressors are more effective and far more efficient. The challenge we have is that the new equipment no longer fits in the room designed nearly 28 years ago for these and other support utilities.

Our laboratory was designed for previous technology needs. It is also too small for the newer technologies in dental equipment.

We remain committed not only to state-of-the-art technology, but also state-of-the-art safety. Uncompromising infection-control protocols protect both the patient and employees. We continue to implement all available procedures and monitoring to accomplish this goal. Unfortunately, our sterilization area that was so carefully designed in 1986 is now very cramped.

In addition, my younger brother is currently a 2nd year dental student at the UCLA School of Dentistry. It would be my desire to be in a position to consider having him join me and continue our tradition in excellence in Dentistry.

We simply need more room.

Doctor Deric Lords' decision to move to another location in Placentia is a unique and

1320 North Kraemer Blvd., Placentia, CA 92870 (Next to the Placentia Post Office, one block south of Kraemer & Yorba Linda)

Visit us at OlsonFamilyDentistry.com

Call today for your preferred appointment: (714) 993-3610

CRAIG T. OLSON,
DDS, FAGD

DDS: UCLA School of Dentistry, Los Angeles, CA **Diplomate:** American Board of Orofacial Pain **Fellow:** Academy of General Dentistry **Professional Affiliations:** American Dental Association, California Dental Association, Orange County Dental Society, American Academy of Orofacial Pain, American Academy of Implant Dentistry, American Society for Geriatric Dentistry (Special Care Dentistry), Academy of LDS Dentists, California School Boards Association, Alpha Epsilon Delta, Gamma Chapter, Premedical Honor Society **Lecturer:** University of California School of Dentistry, Los Angeles, CA

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ATTENTIVE DENTAL CARE:

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- Natural-looking crowns & bridges
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- Prosthodontic reconstruction
- Single-visit root canals available
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ADVANCED TECHNOLOGY:

- Computerized chairside scheduling
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EXCEPTIONAL CONVENIENCE:

- Early morning & lunchtime hours
- Prompt appointments, minimal wait time
- Insurance electronically filed for you
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- Free parking
- CD players with stereo headphones
- Warm towels, blankets & pillows for your comfort
- Se habla español



Olson Family Dentistry

A family tradition of advanced, experienced dentistry

welcome opportunity for us to add badly needed space. This expansion of our office would allow us to appropriately respond to our 2015 needs as we continue to offer quality service to our wonderful patients.

We realize that the office space being vacated by Dr. Deric Lords could potentially be rented to a business that could generate more sales tax revenue for the city. I would like to point out the following additional important considerations:

1. Olson Family Dentistry has a long history of being a positive asset to the City of Placentia since 1975. We believe that our commitment to honesty and excellence exemplifies what Placentia wants in a business.
2. I believe that our dental practice serves as a magnet to our community. We bring in a significant number of patients from nearby cities, many of whom will dine at nearby restaurants and stop by local stores as they run their various errands.
3. Stability is important to the City of Placentia. Our commitment to the city is strong. I grew up in Placentia and my wife and I are raising our family of four children right here in town. We are not passing through Placentia. We are here to stay.
4. The office space in question is a unique opportunity for us to meet our expansion needs. Not only is this suite right next door to our office, but it is on the side of our business where we need the space. Our laboratory and utility rooms are directly adjacent to Dr. Lord's office. The 875 square feet available may be too small for many other businesses, but is exactly what we need.
5. We have the support of the owners of the commercial property in question. They realize that we have been good tenants, and value that relationship of mutual trust that has grown through the years. They are very much in favor of our proposal.
6. Our family has a history of serving our community in many ways. We believe that our continued commitment to service is an asset to the City of Placentia.

I sincerely believe that our proposed expansion is a good fit, both for us and for the City of Placentia and its citizens. Our request is that the City approve our proposed expansion.

We appreciate your consideration in this matter, and are available if to answer any further questions.

Sincerely,

1320 North Kraemer Blvd., Placentia, CA 92870 (Next to the Placentia Post Office, one block south of Kraemer & Yorba Linda)

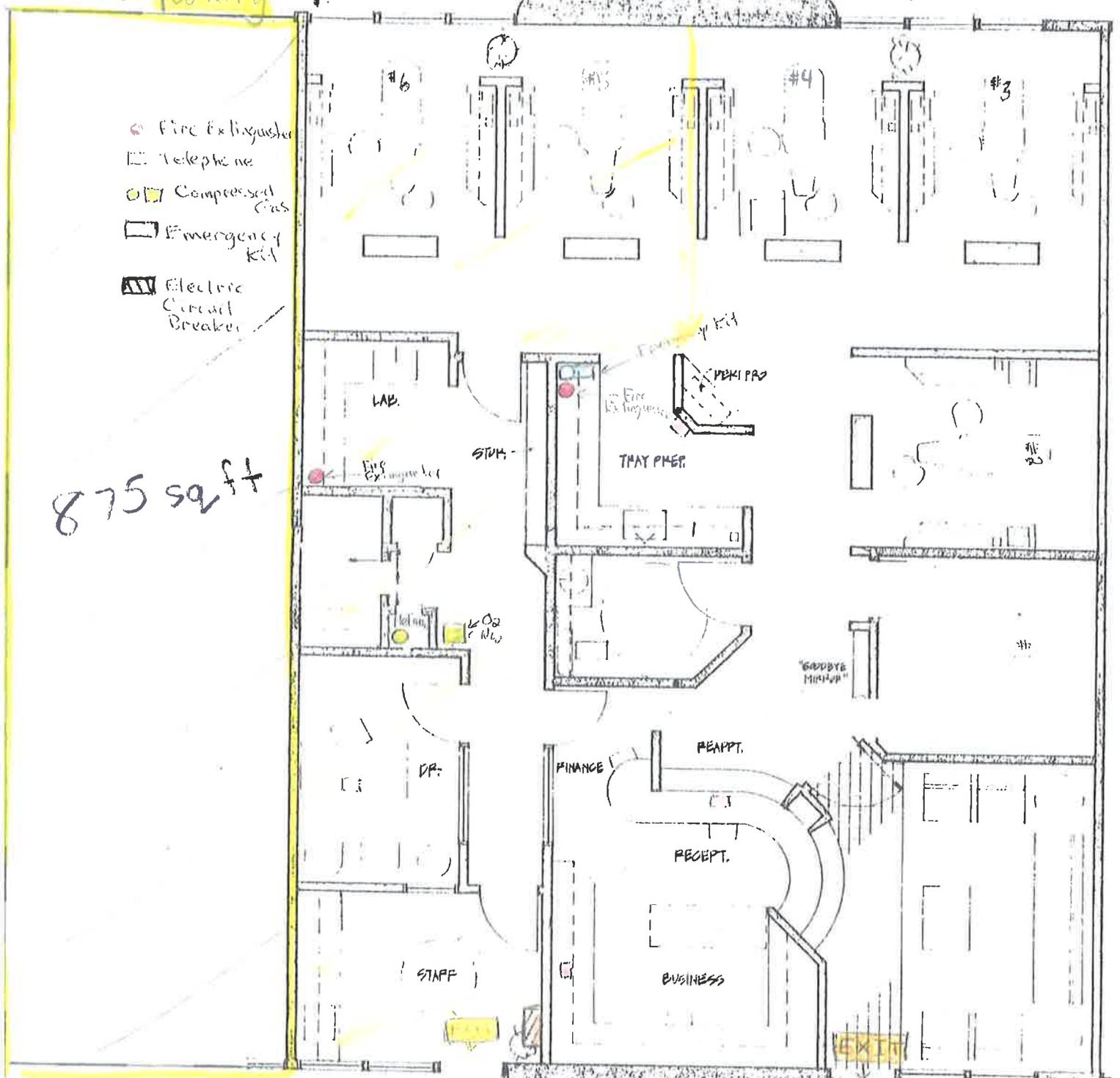
Visit us at OlsonFamilyDentistry.com

Call today for your preferred appointment: (714) 993-3610

proposed expansion area.

Currently Dr. Lords Podiatry

Olson Family Dentistry



875 sq ft

IN CASE OF FIRE, EXIT ACCORDING TO FOLLOWING

use exit marked

use exit marked

Proposed
Expansion
Area



Olson Family Dentistry

