



# Placentia Planning Commission Agenda

Regular Meeting

July 14, 2015

6:30 p.m.

City Council Chambers  
401 E. Chapman Avenue

**Christine Schaefer**  
Chair

**Frank Perez**  
Vice Chair

**Dennis Lee**  
Commissioner

**James Schenck**  
Commissioner

**Thomas Solomonson**  
Commissioner

**Vic Tomazic**  
Commissioner

**Vacant**  
Commissioner

**City of Placentia**  
401 E Chapman Avenue  
Placentia, CA 92870

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://www.placentia.org)**

## Procedures for Addressing the Commission

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

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

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

## Special Accommodations

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

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

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

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

**REGULAR MEETING**

6:30 p.m. – City Council Chambers

---

**MEETING CALLED TO ORDER**

**ROLL CALL:** Chair Schaefer  
Vice Chair Perez  
Commissioner Lee  
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.

---

**CONSENT CALENDAR:** None

**PUBLIC HEARING:**

1. **Applicant: Brian Nicks**  
**Project Location: 220 W. Santa Fe Avenue**

**Use Permit (UP) 2015-03:**

To permit the operation of a fitness studio located at 220 W. Santa Fe Avenue in the Santa Fe Commercial 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(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; and
- b. Adopt Resolution PC-2015-10, A Resolution of the Planning Commission of the City of Placentia, Making Findings for the Proposed Fitness Studio, Approving Use Permit No. 2015-03 and Making a Parking Determination Located at 220 West Santa Fe 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; and

- d. Make findings that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, and that public off-site parking may be counted for some of the required parking.

## **2. Private School Zoning and Development Standards**

**Applicant:** City of Placentia

**Zoning Code Amendment (Z-C) 2015-03:**

This Ordinance adds a new chapter 23.88, adding Section 23.04.606 to Chapter 23.04 [definitions], adding Section 23.10.030(7) to Chapter 23.10, amending Section 23.12.030 of Chapter 23.12, and adding Section 23.30.030(7) to Chapter 23.30 of Title 23 (zoning ordinance) of the Placentia Municipal Code pertaining to development requirements for private schools. The proposed procedure 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; and
- b. Adopt Resolution PC-2015-11, A Resolution of the Planning Commission of the City of Placentia, California, Recommending the City Council Approve Zoning Code Amendment ZCA-2015-03 Adding a New Chapter 23.88, Adding § 23.04.606 to Chapter 23.04 [Definitions], Adding § 23.10.030(7) to Chapter 23.10, Amending § 23.12.030 of Chapter 23.12, Adding § 23.30.030(7) to Chapter 23.30, Adding § 23.39.030(a)(20) to Chapter 23.47 Of Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Development Requirements for Private School and Child Care Facilities Including a 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)).

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**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, August 11, 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 July 14, 2015 Regular Meeting of the Planning Commission of the City of Placentia was posted on July 9, 2015.

---

Charles L. Rangel, Secretary



# Placentia Planning Commission

---

## Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: JULY 14, 2015

SUBJECT: **USE PERMIT 2015-03**

### **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-xx, A Resolution of the Planning Commission of the City of Placentia, Making Findings for the Proposed Fitness Studio, Approving Use Permit No. 2015-03 and Making a Parking Determination Located at 220 West Santa Fe Avenue and Making Findings in Support Thereof; and
3. Find that the project 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; and
4. Make findings that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, and that public off-site parking may be counted for some of the required parking.

### **DISCUSSION:**

The applicant, Brian Nicks, is proposing to operate a fitness studio. Section 23.37.040 of the Santa Fe Commercial Municipal Code allows studios including dance and music. Staff is recommending that the Planning Commission make a Finding that the fitness use is similar in character and land use intensity and therefore is permitted subject to the approval of a Use permit.

### **Subject Site and Surrounding Land Uses:**

The proposed site is located on the south side of Santa Fe Avenue between Melrose Street and Main Street at 221 West Santa Fe Avenue. The following table shows the existing land uses, zoning and General Plan Land Use Designation:

	Land Use	General Plan Land Use Designation	Zoning Designation
Current & proposed use	vacant fitness studio	Commercial	Santa Fe Commercial SF-C
West	Clothing store	Commercial	Santa Fe Commercial SF-C
East	Laundromat	Commercial	Santa Fe Commercial SF-C
North	office	Commercial	Santa Fe Commercial SF-C
South	vacant industrial	Industrial	Manufacturing M

**Operational Characteristics:**

The proposed activities of the fitness studio will be situated in a 2,000 square foot building as shown in attachment #1 the floor plan. Based on an email from the applicant to the Planning Division dated June 29, 2015, the specific hours of operation and number of employees will be largely dependent on the level of membership, but, initially, when it opens in October-2015, there will be 3 - 6 fitness trainers (employees). Fitness sessions will generally run during weekday evenings from 5pm-8pm and weekend mornings from 7am – 11am. There are 2 private parking spaces located to the rear of the building which is not shown very clearly on the site plan submitted by the applicant

**Parking Determination:**

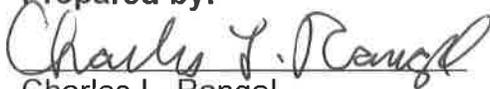
Section 23.78.030 SF-C of the Municipal Code requires three (3) spaces per one thousand (1,000) square feet of gross floor area shall be provided on site. The 2,000 sq. ft. Studio therefore requires six (6) spaces and since only two (2) spaces are provided is deficient by four (4) parking spaces.

The Municipal Code provides consideration for these types of situations wherein it states: "When the planning commission finds that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, then public off-site parking may be counted for some or all of the required parking."

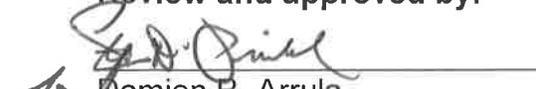
**CEQA for Use Permit (UP) 2015-03:**

The proposed Use Permit was reviewed by Staff in accordance with the requirements of the California Environmental Quality Act ("CEQA). The proposed use is not expected to create a negative impact on the physical environment. It is City Staff's opinion that the use is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

**Prepared by:**

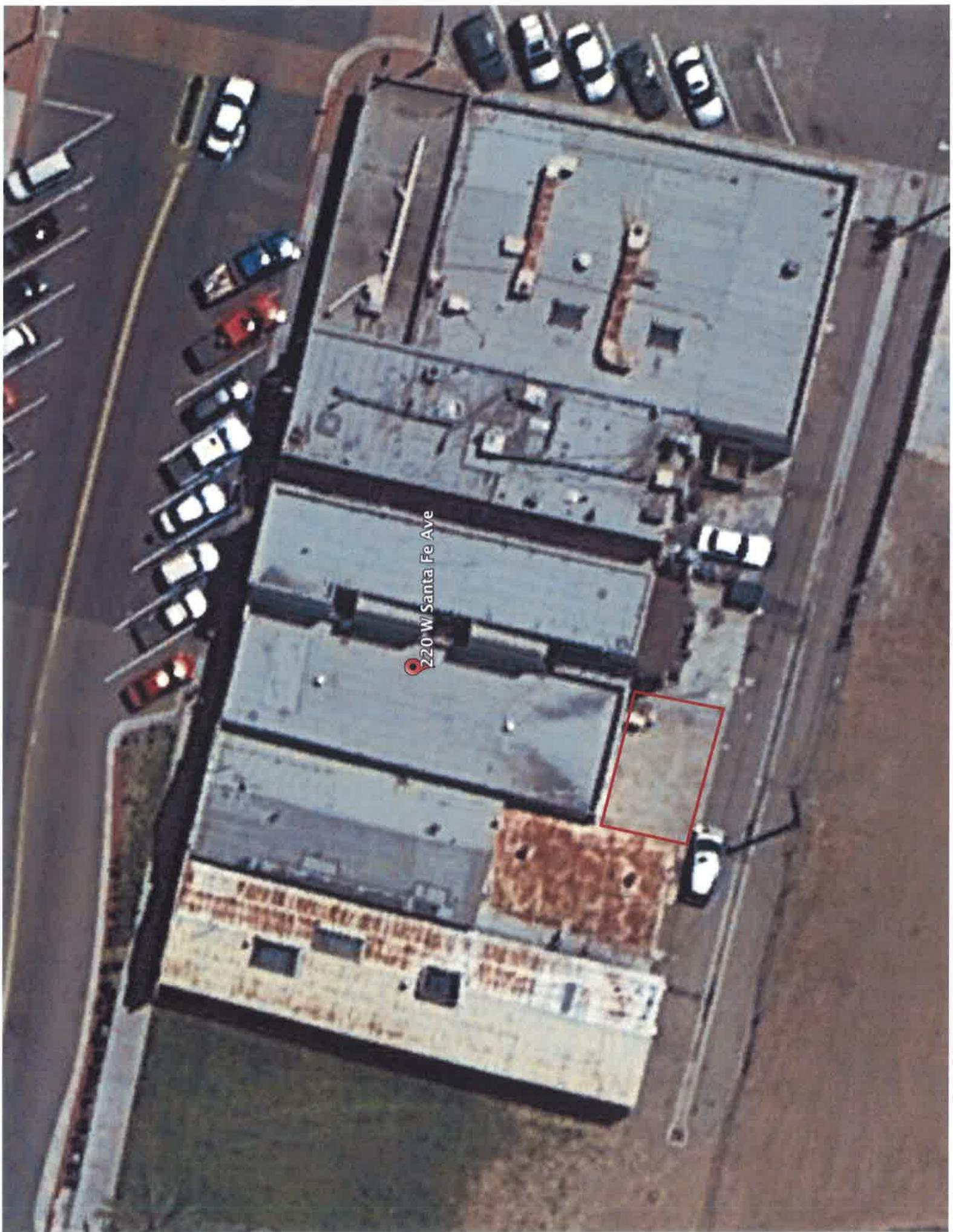
  
 Charles L. Rangel  
 Contract Senior Planner

**Review and approved by:**

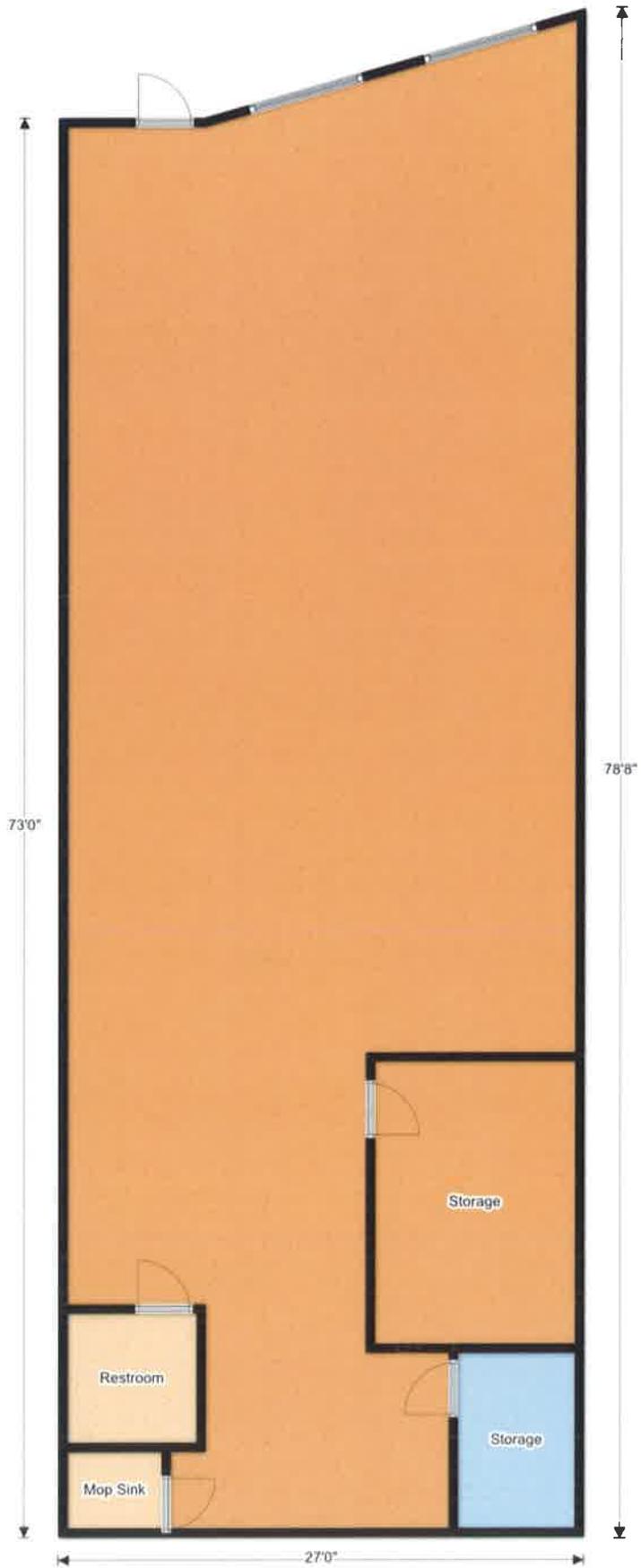
  
 Damien R. Arrula  
 Assistant City Administrator

**Attachments:**

1. Site plan
2. Floor plan
3. Resolution
4. Conditions of approval



220 W Santa Fe Ave



RESOLUTION NO. PC-2015-xx

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS FOR A PROPOSED FITNESS STUDIO, APPROVING USE PERMIT NO. 2015-03 AND MAKING A PARKING DETERMINATION LOCATED AT 220 WEST SANTA FE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.**

**A. Recitals.**

(i). Brian Nicks, applicant located at 2065-2075 E. Orangethorpe Avenue ("Applicant" hereinafter) heretofore filed an application for approval of Use Permit No. 2015-03, 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 July 14, 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 Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A., of this Resolution are true and correct.

2. Based upon substantial evidence presented 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 "SFC" Santa Fe Commercial District and (3) It is not anticipated that the proposed fitness studio will generate any negative impacts on the adjacent neighborhood. All activities 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. In that the Santa Fe Commercial District 23.37.040 (9) Studios including dance and music; conditionally allows uses such as Studios including dance and music, subject to Use Permit approval and the proposed fitness studio is similar in character and land use intensity to dance and music studios.

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 use, (operation of a fitness studio) is a conditionally permitted use in the Santa Fe Commercial (SFC) District in the City of Placentia, with the exception of the parking requirement for which the findings that practical difficulties exist which preclude the reasonable provision of the required number of parking spaces, then public off-site parking may be counted for some or all of the required parking is being requested. Two (2) off street private parking spaces are provided but since § 23.78.030 SF-C of the Municipal Code requires a total of six (6) parking spaces, the project is deficient by four (4) parking spaces.

d. The Planning Commission hereby approves the use of the fitness studio and, taking into account that the site has only 2 private parking spaces because it was built over seventy (70) years ago when there were no parking standards, grants the applicant the use of four (4) public off-site parking spaces, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

3. Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 2015-03 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) 2015-03 will have a significant effect on the environment.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2015-03, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2015-03 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 14<sup>th</sup> day of July, 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 introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 14th day of July, 2015, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of July, 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) 2015-03**

**SPECIAL CONDITIONS**

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

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

1. Use Permit (UP) 2015-03 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Use Permit (UP) 2015-03 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. Applicant shall only be provided two (2) two (2) hour maximum "City" on-street parking spaces for purposes of this conditional approval. Findings for Parking and Conditional approval shall expire and be of no further force or effect *if the subject business is discontinued, closed or abandoned or there is a change of ownership.*
5. 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.

6. Any changes or modifications to Use Permit (UP) 2015-03 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
7. Prior to any changes to the days and hours of operation of the service station, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the identified days and hours of operation:
  - a. Monday through Friday: 5:00 pm to 8:00 pm
  - b. Saturday and Sunday 7am to 11pm
8. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
9. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
10. No outside storage or displays shall be permitted at any time, except as otherwise allowed by the City of Placentia.
11. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
12. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
13. 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 on a basis so as to not allow overflow of refuse from containers.
14. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.
15. 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.

16. All portable signs are prohibited and shall be removed from the site. Section 23.90.100 regarding signage shall be complied with as a condition of this Use Permit. Additionally, all temporary advertising devices, unless otherwise specified in Section 23.90.160 are prohibited.
17. Pursuant to Section 23.90.180(9), the total area occupied by window signs shall not exceed more than twenty-five (25) percent of the window area through which they are displayed.
18. 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.
19. The applicant business owner shall maintain a valid City Business License at all times during operation of the business.
20. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Director and the Police Department's Administrative Lieutenant at least 14 days in advance.
21. This use permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.

**BUILDING DEPARTMENT:**

22. The occupancy shall be a "B" occupancy (Business Group) based on the 2014 California Building Code.
23. Occupant load is based on the total classroom area divided by 50 square feet/per occupant, therefore maximum load is 40.
24. Provide exit signs at every exit with a label "Door to remain open during business hours."
25. Existing restrooms shall be in compliance with Title 24 Access/ADA restrooms.
26. All future tenant improvements shall provide detail architectural plans for review and approval prior to building permit issuance.

27. The occupancy shall be a "B" occupancy (Business Group) based on the 2013 California Fire Code.:

**CITY POLICE DEPARTMENT:**

- 28.. Developer/Applicant shall comply with Placentia Police Department Standard Development Requirements for security.
29. On all single exterior doors, provide a protective plate over the door latch, extending six (6) inches above and below the latch.

# PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2015-03

---

## COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

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

### EXTERIOR DOORS

**Sliding Doors:**

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

**Other Doors:**

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

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

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

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

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

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

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

Or:

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

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

#### **(Exterior Doors Continued...)**

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

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

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

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by

minimum of two screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

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

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

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

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

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

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

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

## WINDOWS

No louvered windows shall be used.

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

- (1) Fully tempered glass or burglary resistant material\*; or

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

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

### **ROOF OPENINGS**

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

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

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

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

### **HATCHWAYS**

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

### **LADDERS**

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

### **BURGLARY RESISTANT MATERIAL**

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

### **ADDRESS**

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on

a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building.

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

### **EXTERIOR LIGHTING**

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

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



# Placentia Planning Commission

---

## Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: July 14, 2015

SUBJECT: **PRIVATE SCHOOL ZONING AND DEVELOPMENT STANDARDS**

### **RECOMMENDATION:**

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

1. Open the Public Hearing, Receive Testimony, and Close the Public Hearing; and
2. Adopt Resolution PC-2015-xx, A Resolution of the Planning Commission of the City of Placentia, California, Recommending the City Council Approve Zoning Code Amendment ZCA-2015-03 Adding a New Chapter 23.88, Adding § 23.04.606 to Chapter 23.04 [Definitions], Adding § 23.10.030(7) to Chapter 23.10, Amending § 23.12.030 of Chapter 23.12, Adding § 23.30.030(7) to Chapter 23.30, Adding § 23.39.030(a)(20) to Chapter 23.47 Of Title 23 (Zoning Ordinance) of the Placentia Municipal Code Pertaining to Development Requirements for Private School and Child Care Facilities Including a 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)).

### **DISCUSSION:**

On September 9, 2014 Staff brought to the Planning Commission's attention that the Placentia Municipal Code was lacking in comprehensive development standards for the operation of private schools providing education and day care services and suggested various development standards, some of which are similar to standards adopted by surrounding cities. It was also noted by Staff that State law regulates small and large family day care and exempts those uses from local control; however larger commercial private schools can indeed be regulated by local jurisdictions. On August 12, 2014, the Planning Commission held another study session to discuss proposed draft development standards and give further direction to staff for a draft ordinance. The draft ordinance presented here defines these large commercial private schools and elucidates standards and outlines the process and procedures while removing the ambiguity that existed prior to this proposed Zone Code Amendment (ZCA).

### **Definition**

At this time, only small and large family daycare is defined in the Municipal code and the proposed amendment defines this a “private school” as:

*“An institution conducting regular academic instruction and child care at preschool, kindergarten, elementary, secondary or higher levels operated by a nongovernmental organization and which is not a trade school.”*

Furthermore, such uses are recommended to only be conditionally permitted in the R-A (Residential-Agriculture), R-1 (Single-Family Residential District; and C-O (Commercial Office District) zones. This is an essential component of the amendment because it was noted in previous study sessions that large private schools have encroached into retail commercial centers City-wide and occupy limited commercial space. This will no longer be allowed.

### **DEVELOPMENT STANDARDS**

#### **Spatial restrictions**

No existing schools shall be allowed to expand onto an adjoining residential parcel. This restriction will reduce the impacts associated with traffic congestion generated during drop off and pick of students and other operational impacts such as noise. All newly proposed schools shall be spaced at least 1000 feet apart from any existing private schools.

#### **Harmonious architecture in residential districts**

The proposed ZCA recognizes that school buildings can look institutional and not blend in very well in residential districts. For this reason, § 23.88.060.B requires that private schools must maintain the single-family architectural character of the surrounding neighborhood.

#### **Parking and loading standards**

Insufficient parking and improper loading zones are perhaps the biggest complaints besides noise that the City receives about schools, whether they are public or private. All newly proposed private schools will therefore be required to submit a plan for passenger loading and unloading which will then be analyzed by the City Traffic Engineer prior to issuance of permits.

#### **Play equipment**

Play equipment is an essential activity for children and its placement should be a careful consideration. Safety and security concerns make it justifiable to segregate play equipment to rear areas of schools since the frontage of schools is busy with passenger loading, unloading and vehicle movements. Additionally, a minimum quotient of 75 square feet outdoor play area shall be provided.

**Walls/fences and landscape buffers**

A requirement for solid decorative block walls will ensure that private schools blend into a residential neighborhood and provides an extra measure of safety and security for the children who attend private schools.

Likewise, landscape plays a vital role in creating a flourishing environment for the pupils attending the schools. Landscape also plays an important role in buffering noise for the adjoining and nearby residents. The ratio requirement has been set for each 100 square feet of yard area, to provide 0.10 % of 24 inch box trees. So if a given rear yard area has 1000 square feet at least one large tree shall be planted to provide shade and recreational value. Side and rear landscape buffers are also required.

**Hours of operation**

It is important to recognize that even though placing schools in residential neighborhoods provides parents with school-age children a convenient, nearby amenity, it is also prudent to recognize the sensitivity of impacts to nearby residents who live next to private schools. Appropriately, given these concerns, limiting the hours of operation for schools to between 7:00 am – to 7:00 pm seems reasonable.

**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  
Acting City Administrator

**Attachment:**

1. Resolution with Ordinance

RESOLUTION NO. PC-2015-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA RECOMMENDING THE CITY COUNCIL APPROVE ZONING CODE AMENDMENT ZCA-2015-03 ADDING A NEW CHAPTER 23.88, ADDING § 23.04.606 TO CHAPTER 23.04 [DEFINITIONS], ADDING § 23.10.030(7) TO CHAPTER 23.10, AMENDING § 23.12.030 OF CHAPTER 23.12, ADDING § 23.30.030(7) TO CHAPTER 23.30, ADDING § 23.39.030(a)(20) TO CHAPTER 23.39 AND ADDING § 23.47.040(a)(13) TO CHAPTER 23.47 OF TITLE 23 (ZONING ORDINANCE) OF THE PLACENTIA MUNICIPAL CODE PERTAINING TO DEVELOPMENT REQUIREMENTS FOR PRIVATE SCHOOLS AND CHILD CARE FACILITIES

**A. Recitals.**

(i). The Planning Commission desires to establish effective standards and policies for the development private schools within the City as well as child care facilities.

(ii). Private schools and child care facilities, where permitted, must meet established criteria for location, yard area requirements and related provisions in order to safeguard the health, safety and welfare of the community.

(iii). The City desires to revise the provisions of Title 23 of the Placentia Municipal Code ("Zoning Ordinance") to ensure careful review and processing of applications for such projects.

(iv). This Planning Commission has reviewed and considered all elements of amendments to the Zoning Code as recommended by staff, including written staff reports and verbal testimony presented during a duly noticed public hearing.

(vi). All legal prerequisites to the consideration of this Resolution have occurred.

**B. Resolution.**

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

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

SECTION 2. The Planning Commission recommends that the City Council find and certify 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 that a Notice of Exemption be filed with the Orange County Clerk/Recorder, as required by law.

SECTION 3. The Planning Commission recommends that the City Council approve an ordinance adding a new Chapter 23.88, adding § 23.04.606 to Chapter 23.04 [Definitions], adding § 23.10.030(7) to Chapter 23.10, amending § 23.12.030 OF Chapter 23.12, adding § 23.30.030(7) to Chapter 23.30, adding § 23.39.030(a)(20) to Chapter 23.39 and adding § 23.47.040(a)(13) to Chapter 23.47 OF Title 23 (Zoning Ordinance) of the Placentia Municipal Code pertaining to development requirements for private schools and child care [Zoning Code Amendment ZCA-2015-03] a full, true and correct copy of which is attached hereto as Exhibit "A."

The Secretary of this Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a copy of the Resolution to the City Council of the City of Placentia together with all documents prepared with respect to these considerations and transcripts of any and all hearings conducted with respect to the Resolution recommended for approval herein.

PASSED, ADOPTED AND APPROVED this 14<sup>th</sup> day of July 2015

---

CHRISTINE SCHAEFER, CHAIR

I, Charles 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 14<sup>th</sup> day of July, 2015 and passed at a regular meeting of the Planning Commission of the City of Placentia held on the 14<sup>th</sup> day of July, 2015, by the following vote:

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

ATTEST:

---

Charles Rangel  
Secretary to the Planning Commission

APPROVED AS TO FORM

---

ANDREW V. ARCZYNSKI,  
CITY ATTORNEY

ORDINANCE NO. O-2015-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACENTIA ADDING A NEW CHAPTER 23.88, ADDING SECTION 23.04.606 TO CHAPTER 23.04 [DEFINITIONS], ADDING SECTION 23.10.030(7) TO CHAPTER 23.10, AMENDING SECTION 23.12.030 OF CHAPTER 23.12, ADDING SECTION 23.30.030(7) TO CHAPTER 23.30, ADDING §23.39.030(a)(20) TO CHAPTER 23.39 AND ADDING §23.47.040(a)(13) TO CHAPTER 23.47 OF TITLE 23 (ZONING ORDINANCE) OF THE PLACENTIA MUNICIPAL CODE PERTAINING TO DEVELOPMENT REQUIREMENTS FOR PRIVATE SCHOOLS AND CHILD CARE FACILITIES

[Zoning Code Amendment 2015-XX]

City Attorney's Summary

This Ordinance adds a new Chapter 23.88, adds § 23.04.606 [Definitions], adds § 23.10.030(7) to Chapter 23.10, amends § 23.12.030 of Chapter 23.12, adds § 23.30.030(7) to Chapter 23.30, adds § 23.39.030(a)(20) to Chapter 23.39 and adds § 23.47.040(a)(13) to of Chapter 23.47 of Title 23 of the Placentia Municipal Code establishing development standards and siting requirements for private schools and child care facilities.

**A. Recitals.**

(i). The City Council desires to establish effective standards and policies for the development private schools within the City as well as child care facilities.

(ii). Private schools and child care facilities, where permitted, must meet established criteria for location, yard area requirements and related provisions in order to safeguard the health, safety and welfare of the community.

(iii). The City desires to revise the provisions of Title 23 of the Placentia Municipal Code ("Zoning Ordinance") to ensure careful review and processing of applications for such projects.

(iv). 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].

(v). 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.

(vi). 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, California Public Resources Code §§ 21000, et seq. ("CEQA"), the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15000, et seq., and the Environmental Impact Report Guidelines of the City of Placentia 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 § 23.04.606 Chapter 23.04 of Title 23 of the Placentia Municipal Code, hereby is added to Chapter 23.04 of Title 23 of the Placentia Municipal Code to read, in words and figures, as follows:

**"Section 23.04.606 - School, private.**

"An institution conducting regular academic instruction and child care at preschool, kindergarten, elementary, secondary or higher levels operated by a

nongovernmental organization and which is not a trade school."

SECTION 4. A new § 23.10.030(7) hereby is added to Chapter 23.10 of Title 23 of the Placentia Municipal Code to read, in words and figures, as follows:

"Section 23.10.030(7) Private school complying with the requirements of Chapter 23.88."

SECTION 5. The following use, subject to a use permit, hereby is added to § 23.12.030 of Chapter 23.12 of Title 23 of the Placentia Municipal Code to read, in words and figures, as follows:

"Private school complying with the requirements of Chapter 23.88."

SECTION 6. A new § 23.30.030(7) hereby is added to Chapter 23.30 of Title 23 of the Placentia Municipal Code to read, in words and figures, as follows:

"Section 23.30.030(7) Private school complying with the requirements of Chapter 23.88."

SECTION 7. A new Chapter 23.88 hereby is added to Title 23 of the Placentia Municipal Code to read, in words and figures, as follows:

**"Chapter 23.88  
"Private Schools**

**"Sections:**

"23.88.010	Title
"23.88.020	Purpose
"23.88.030	Application
"23.88.040	Processing of Private School Use Permit Application
"23.88.050	Siting Requirements
"23.88.060	Development Standards

"23.88.010. - Title.

"This Chapter shall be known as the Placentia Private Schools Ordinance.

**"23.88.020. - Purpose.**

"This Chapter establishes policies, procedures and requirements for the siting, review and approval of private schools within the City of Placentia.

**"23.88.030. - Application**

"A. Any person, firm, partnership or corporation having legal or equitable interest in real property may request and apply through the Director of Development Services to establish a private school to be located in a permitted zone provided that the application is made on forms approved, and contains all information required, by the Director of Development Services.

"B. The Director of Development Services hereby authorized to receive, review, process and prepare, together with recommendations for the Planning Commission consideration, all applications for establishment of a private school.

**"23.88.040. - Processing of Private School  
Use Permit Application.**

"All applications for establishment of a private school within the City shall be processed in accordance with the provisions of Chapter 23.87, Use Permits.

**"23.88.050. - Siting Requirements.**

"All private schools shall be located within the following zone districts: A. R-A (Residential Agricultural District); B. R-1 (Single-Family Residential District; and C. C-O (Commercial Office District).

**"23.88.060. - Development Standards.**

"A. No existing private school in an R zone shall be permitted to expand to an adjoining single-family parcel

"B. When located within any residential zone the proposed private school must maintain the exterior single-family architectural character of the building and surrounding neighborhood.

"C. Private school located within residential (R) zones must be spaced a minimum of 1000 feet apart.

"D. Parking. Private schools shall provide off-street parking at a ratio of 1 space per employee and 1 space per 8 children.

"E. Plan for loading. The applicant shall submit a plan depicting the location of a loading and unloading area for children. The location and design of passenger loading and unloading areas shall be reviewed and approved by the Department of Public Works.

"F. Noise standards. Private schools shall comply with the noise regulations of the Placentia Municipal Code.

"G. Play equipment. Play equipment shall not be located within the front yard area.

"H. Signs. Signs shall comply with the requirements of the Placentia Municipal Code.

"I. Outdoor play area. The private school shall provide an outdoor play area as follows:

"(1). Minimum size. The total area of the outdoor play area shall be a minimum of 75 square feet per child.

"(2). Location on site. No outdoor play space shall be within 25 feet of a residential structure on an abutting lot in any residential zone.

"(3). Walls/fences. A solid masonry wall or fence shall surround the outdoor play area. The minimum height of the wall or fence shall be equivalent to the maximum height of a wall or fence in the zoning district in which the site is located

"J. Side and rear landscape buffers. A landscaping plan shall be submitted to the Director of Development Services for review. Landscaping shall be used to buffer noise in side and rear yard setback areas adjacent to residential zoning districts. The following minimum density of plant materials shall be maintained in these areas: For each 100 square feet of yard area or fraction thereof, 0.10 canopy trees (24 inch box or

larger), 0.20 under-story trees (15 gallon or larger), and 2.0 shrubs (5 gallons or larger). Where an existing mature landscape element is retained on the site, it may be counted as double in meeting these minimum requirements (e.g., where 2 canopy trees are required, 1 existing canopy tree may be used to meet the guideline).

"K. Refuse and recycling storage. A refuse and recycling storage area shall be provided. The location, design and screening of the refuse area shall be approved by the Development Services Department.

"L. Hours of operation. The allowable hours of operation in residential zoning districts shall be established by the Use Permit required for the use. Outdoor activities may only be conducted between the hours of 7:00 a.m. and 7:00 p.m. in residential zoning districts and 6:00 a.m. and 7:00 p.m. in non-residential zoning districts."

SECTION 8. A new § 23.39.030(a)(20) hereby is added to Chapter 23.39 of Title 23 of the Placentia Municipal Code to read, in words and figures, as follows:

"Section 23.39.030(a)(20) Child care facility complying with the requirements of California Health and Safety Code § 1596.70, *et seq.*, for the employer's employees, provided such facility remains incidental and subordinate to the primary onsite use(s)."

SECTION 9. A new § 23.47.040(a)(13) hereby is added to Chapter 23.47 of Title 23 of the Placentia Municipal Code to read, in words and figures, as follows:

"Section 23.47.040(a)(13) Child care facility complying with the requirements of California Health and Safety Code § 1596.70, *et seq.*, for the employer's employees, provided such facility remains incidental and subordinate to the primary onsite use(s)."

SECTION 10. 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 11. 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 12. 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 13. 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