



Placentia Planning Commission Agenda

Regular Meeting
February 14, 2017
6:30 p.m.

City Hall Council Chambers
401 E. Chapman Avenue

Christine Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

Vacant
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

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

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

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

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

CALL TO ORDER:

ROLL CALL: Commissioner Francine
Commissioner Lee
Commissioner Schenck
Commissioner Tomazic
Vice Chair Perez
Chair Schaefer

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

REGULAR AGENDA:

1. **Applicant:** City of Placentia
Project Location: City-Wide

GENERAL PLAN CONFORMITY FINDING FOR 1) SUMMARY VACATION & DISPOSITION OF FORMER BRADFORD AVENUE AND 2) ACQUISITION OF 1,485 SQUARE FEET OF PROPERTY FROM AN EXISTING WATER WELL SITE BEING ACQUIRED FROM THE GOLDEN STATE WATER COMPANY

Recommended Actions: It is recommended that the Planning Commission:

- a. Adopt Resolution No. PC-2017-05, A Resolution of the Planning Commission of the City of Placentia, California finding that the Summary Vacation and Disposition of Former Bradford Avenue, and acquisition of 1,485 square feet of property from an existing water well site being acquired from the Golden State Water Company conform with the City of Placentia General Plan in accordance with California Government Code Section 65402 and Streets and Highways Code Section 8313; and
- b. Find that the proposed action is exempt from California Environmental Quality Act (CEQA) review because it is not a “project” as defined under California Public Resources Code Sections 21065 and 21080.

PUBLIC HEARING:

- 1. **Applicant: Irene Foong, dba Aroma Day Spay**
Project Location: 237 S. Lakeview Avenue

Use Permit (UP) 2016-14:

To permit the establishment and operation of a day spa with ancillary massage services located at a multi-tenant commercial building within the C-1 (Neighborhood Commercial) and O-1 (Combining Oil District) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning Use Permit 2016-14;
 - b. Receive the Staff Report and consider all public testimony;
 - c. Close the Public Hearing; and
 - d. Adopt Resolution PC-2017-02, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-14 and making findings to permit the establishment and operation of a day spa with ancillary massage services within an approximately 1,020-square foot commercial suite of a multi-tenant commercial building, located at 237 S. Lakeview Avenue within the C-1 (Neighborhood Commercial) and O-1 (Combining Oil District) zoning district; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.
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- 2. **Applicant: Maximus & Lasanthi Kurera, dba Towne and Country Early Education Center**
Project Location: 201 E. Madison Avenue (north of E. Madison Avenue, east of Bradford Avenue) APN 339-121-40

Use Permit (UP) 1969-05 Modification

To permit modifications to Use Permit 1969-05 to allow an existing child care and preschool facility to (a) increase the total enrollment capacity from 40 to 68 students and (b) alter the existing operating hours within the R-1 (Single Family Residential) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning Use Permit 1969-05 Modification;
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2017-03, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 1969-05 Modification and making findings to permit an existing child care and preschool facility to (a) increase the total enrollment capacity from 48 to 68 students and (b) alter the existing operating hours within the R-1 (Single Family Residential) zoning district on property located at 201 E. Madison Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

3. **Applicant:** Clemente Estrada & Blanca Martinez, dba The Vintage Village Banquet Hall
Project Location: 111 W. Santa Fe Avenue (north of W. Santa Fe Avenue, west of Bradford Avenue) APN 339-365-25

Use Permit (UP) 2015-10

To permit the establishment and operation of (a) an approximately 7,350 sq. ft. banquet facility and (b) the onsite sale and consumption of alcoholic beverages in an existing commercial building within the SF-C (Santa Fe Commercial) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing concerning Use Permit 2015-10;
- b. Receive the Staff Report and consider all public testimony;
- c. Close the Public Hearing; and
- d. Adopt Resolution PC-2017-04, a resolution of the Planning Commission of the City of Placentia, denying Use Permit No. 2015-10 and making findings to deny the establishment and operation of (a) an approximately 7,350-square foot banquet facility and (b) the onsite sale and consumption of alcoholic beverages in an existing commercial building within the SF-C (Santa Fe Commercial) zoning district on property located at 111 W. Santa Fe Avenue.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

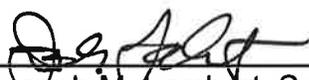
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on Tuesday, March 14, 2017 at 6:30 p.m. in the Placentia City Hall City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the February 14, 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on February, 9, 2017.



Joseph M. Lambert, Secretary



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

VIA: DIRECTOR OF DEVELOPMENT SERVICES

FROM: DIRECTOR OF PUBLIC WORKS

DATE: FEBRUARY 14, 2017

SUBJECT: **GENERAL PLAN CONFORMITY FINDING FOR 1) SUMMARY VACATION & DISPOSITION OF FORMER BRADFORD AVENUE AND 2) ACQUISITION OF 1,485 SQUARE FEET OF PROPERTY FROM AN EXISTING WATER WELL SITE BEING ACQUIRED FROM THE GOLDEN STATE WATER COMPANY**

RECOMMENDATION:

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

Adopt Resolution No. PC-2017-05, a resolution of the Planning Commission of the City of Placentia, California finding that the Summary Vacation and Disposition of Former Bradford Avenue, and acquisition of 1,485 square feet of property from an existing water well site being acquired from the Golden State Water Company conform with the City of Placentia General Plan in accordance with California Government Code Section 65402 and Streets and Highways Code Section 8313.

BACKGROUND:

On July 12, 2016, the City Council approved a cooperative agreement with the Orange County Transportation Authority (OCTA) for the construction of a new Metrolink Station and parking structure to be located in Old Town Placentia. OCTA will act as the project lead responsible for financing the majority of the project cost as well as overseeing the construction of the station and parking structure. The City is required to secure all necessary property and right-of-way needed to construct the project.

DISCUSSION:

As depicted in the attached project site plan (Attachment 2) the southern station platform will be located adjacent to an existing water well site owned and operated by the Golden State Water Company (GSWC). In order to construct the platform, however, the City requires a portion of GSWC's well site located along its northern edge. To that end, the City and GSWC have agreed to swap this property for a portion of what was previously Bradford Avenue in an even amount of square footage as depicted in Attachment 3.

Prior to the construction of the pedestrian bridge in 2010, this portion of Bradford Avenue was an at-grade rail crossing and intersected at Crowther Avenue. However, as part of the pedestrian bridge project, this grade crossing was closed and the City quitclaimed its grade crossing easement back to the Burlington Northern Santa Fe Railway (BNSF). The north half of Bradford Avenue now dead-ends into the existing alley between the BNSF right-of-way and Santa Fe Avenue. The south half of Bradford Avenue now functions as a driveway entrance into the GSWC water well site as well as the Crowther Avenue public parking lot. Bradford Avenue essentially exists now as a "paper" street as the remaining portion of the south half of the street was not formally vacated as part of the pedestrian bridge project.

General Plan Conformity Findings

In order to swap property with GSWC and dedicate a portion of Bradford Avenue to GSWC for this purpose, a formal summary street vacation and disposition/transfer to GSWC must now be processed. California Government Code Section 65402 and Streets and Highways Code Section 8313 require a finding by the Planning Commission that the summary street vacation and disposition conforms to the City's General Plan. A legal description and Plat Map for the street vacation has been processed for this purpose (Attachment 4) and the legal description reserves a utility easement for GSWC for the active water line located within this portion of Bradford Avenue as well as an easement for ingress/egress access by GSWC to its water well site.

Streets and Highways Code Sections 8331 allows a legislative body of a local agency to summarily vacate a street or highway if for a period of five consecutive years, the street or highway has been impassable for vehicular travel and that no public money was expended for maintenance on the street or highway during such period. Additionally, Section 8334 allows for summary vacation when a street dead ends. As noted previously, the Bradford Avenue grade crossing became a dead-end when the pedestrian bridge was constructed and the City subsequently quit claimed its easement for this purpose back to BNSF, and constructed all improvements currently found at this site as part of the pedestrian bridge project. In addition, the Streets and Highways Code allows for the summary vacation of an excess right-of-way for a street or highway not required for street or highway purposes. As noted above, this portion of Bradford has been closed to thru-traffic since the bridge was constructed and only serves now as a driveway entrance to the GSWC property and the Crowther Avenue public parking lot.

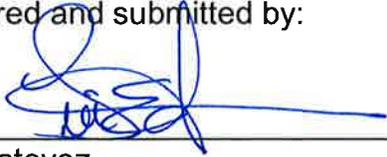
The basis for making the proposed conformity finding is determining whether or not the proposed summary vacation and disposition of the property to GSWC is consistent with and fits into a goal or implementation policy as outlined in the adopted General Plan. Bradford Avenue is not included in the County Master Plan of Arterial Highways (MPAH) and is considered a collector street. As such, an amendment to the City's General Plan Circulation Element and the County MPAH would not be required. Moreover, this portion of Bradford Avenue no longer serves its purpose as a street but, rather, is a dead-end with its only purpose to provide access to GSWC's property and the City-owned Crowther Avenue public parking lot. Since the proposed summary vacation is part of a larger project to construct a Metrolink train station to increase mobility, the project conforms to the Circulation Element goals to increase accessibility and mobility for alternative modes of transportation.

Finally, in exchange for the Bradford Avenue property, the City will acquire the northern portion of GSWC's well site. Government Code Section 65402(a) requires a general plan conformity finding for the acquisition of real property. The same goals and objectives of the General Plan are satisfied by the acquisition of GSWC's property in particular with the Circulation Element whereby greater options for accessibility and mobility will be realized as a result of the larger Metrolink project as it will provide alternative modes of transportation.

Environmental Review

The proposed finding of General Plan conformity for the summary vacation and disposition of former Bradford Avenue, and acquisition of 1,485 square feet of property from an existing water well site is not a project as defined by the California Public Resources Code Sections 21065 and 21080 in that the Planning Commission is making a finding of general plan conformity. Therefore, the City has complied with the California Environmental Quality Act.

Prepared and submitted by:



Luis Estevez
Director of Public Works

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2017-05
2. Project Site Plan
3. Land Swap Plat Map
4. Bradford Summary Vacation Legal Description and Plat Map

RESOLUTION NO. PC-2017-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, FINDING THAT THE SUMMARY VACATE AND DISPOSITION OF FORMER BRADFORD AVENUE, AND ACQUISITION OF 1,485 SQUARE FEET OF PROPERTY FROM AN EXISTING WATER WELL SITE BEING ACQUIRED FROM THE GOLDEN STATE WATER COMPANY CONFIRMS WITH THE CITY OF PLACENTIA GENERAL PLAN IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65402 AND STREETS AND HIGHWAYS CODE SECTION 8300 ET. SEQ.

WHEREAS, to accommodate the Metrolink Passenger Rail Station, the City of Placentia (City`), on its own application, the City proposes the summary vacate a 40-foot wide right of way formerly known as Bradford Avenue located to the east of a parcel owned by Golden State Water Company, herein referred to as Exhibits "A" and "B" (see attached Exhibits "A – Legal Description" and "B – Plat Map") and disposal of said property to GSWC;

WHEREAS, in return, the City will acquire from GSWC the northern portion of the well site in order to accommodate the Metrolink Railway Station; and

WHEREAS, California Government Code Section 65402 and Streets and Highways Code Section 8313 require a finding by the Planning Commission that the summary street vacation, disposition of property, and acquisition of property conform with the City's General Plan;

WHEREAS, Bradford Avenue is not included in the County Master Plan of Arterial Highways (MPAH) and is considered a collector street;

WHEREAS, this portion of Bradford Avenue no longer serves its purpose as a street but, rather, is a dead-end with its only purpose to provide access to GSWC's property and the City's Crowther Avenue public parking lot;

WHEREAS, the summary vacation, disposition and acquisition of property proposed herein conforms with the Circulation Element of the General Plan in that the Metrolink train station will increase mobility and accessibility to alternative modes of transportation;

WHEREAS, it has been determined that no public utility or easement exists within the former Bradford Avenue that would be adversely affected by the vacation; and

WHEREAS, the City Council has determined that the summary vacation is in the public interest and convenience as the portion of former Bradford Avenue to be vacated is a dead end street which can no longer be used as a public road; and

WHEREAS, the City Council has determined that the summary vacation is in accordance with California Streets and Highway Code Section 8330 in that the following findings of fact can be made: 1) The property is excess right-of-way and is not required for street purposes; 2) access to adjoining properties will not be affected; and 3) this portion of former Bradford Avenue has been impassable as a public road and no public funds have been expended on its maintenance for the last five years; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Placentia, as follows:

Section 1. The above recitals are all true and correct.

Section 2. The Planning Commission finds and determines that the general plan conformity determination required herein is not a “project” as defined under California Public Resources Code Sections 21065 and 21080 in that the Planning Commission is making a finding as to general plan conformity. Therefore, the City has complied with the California Environmental Quality Act and that City Council determinations reflect the independent judgment of the City Council.

Section 3. Based upon the findings set forth in the recitals above and all reports and evidence received at the hearing, the Planning Commission hereby determines that the summary vacation and disposal of former Bradford Avenue and acquisition of 1,485 square feet of property from an existing water well site being acquired from the Golden State Water Company conforms with the City of Placentia General Plan.

Section 4. If any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

ADOPTED AND APPROVED this 14th day of February, 2017

CHRISTINE SCHAEFER, CHAIR

I, Joseph M. Lambert, 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 February 2017, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of February, 2017, by the following vote:

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

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

Attachments:

Exhibit A - Legal Description
Exhibit B - Plat Map

EXHIBIT "A"

BRADFORD AVENUE VACATION

That portion of Bradford Avenue, 40 feet wide, as shown on Plat of Townsite of Placentia, in the City of Placentia, County of Orange, State of California, as per map recorded in Book 6 Page 38 of Miscellaneous Maps, in the Office of the County Recorder of said county, bounded as follows:

Northerly by the easterly prolongation of the northerly line of Lot 2 of Block G of said Plat of Townsite of Placentia;

Southerly by a line parallel with and 5.00 feet northerly, measured at right angles, to the southerly line of Lot 1 of Block G of said Plat of Townsite of Placentia.

Reserving thereon an easement for water pipelines and ingress and egress.

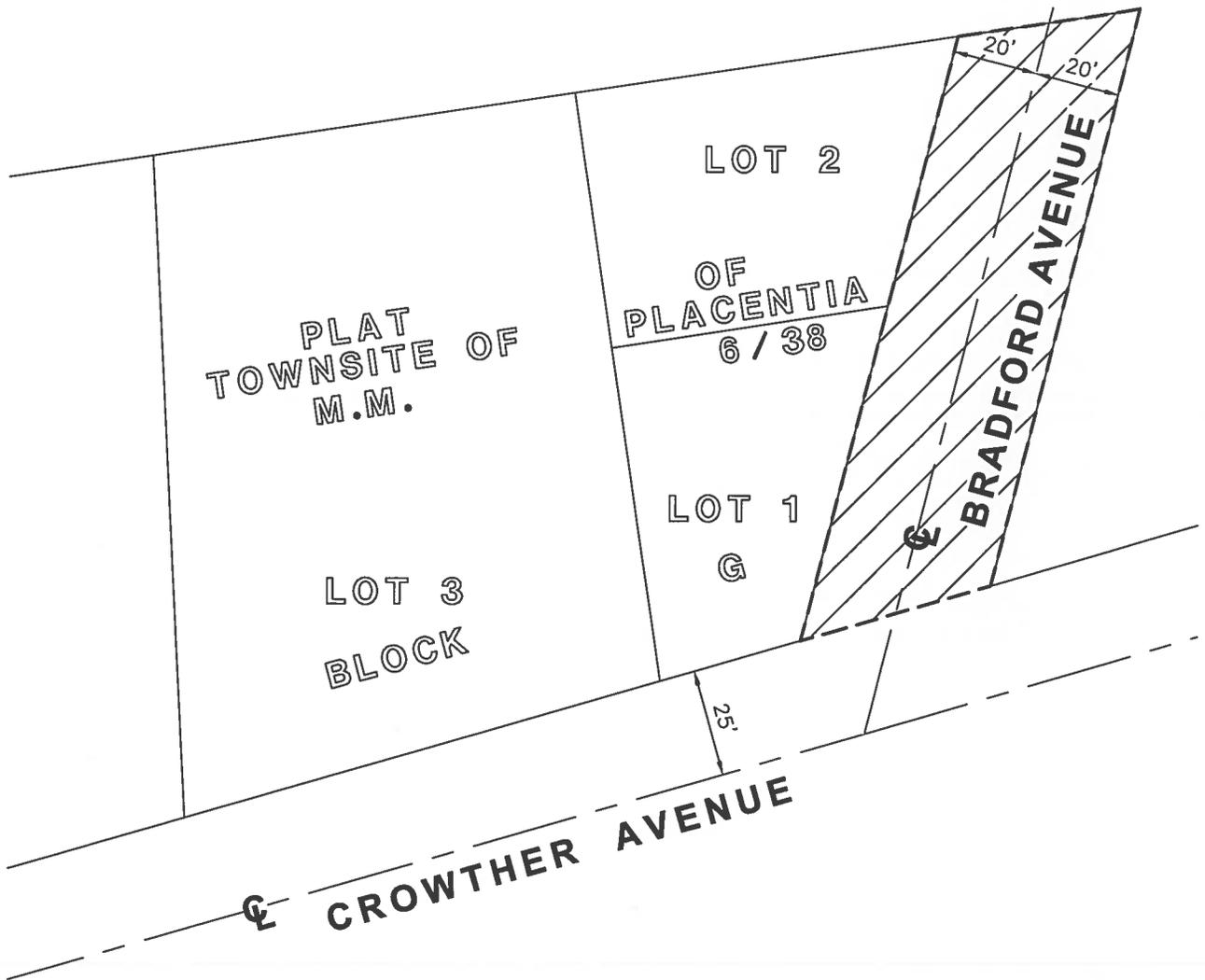
As shown on Exhibit "B" attached hereto and by this reference made a part hereof

Prepared under my supervision:

David O. Knell 2-2-2017
David O. Knell PLS 5301 Date



EXHIBIT B



 AREA TO BE VACATED
5700 SQ. FT.



SCALE: 1"=40'

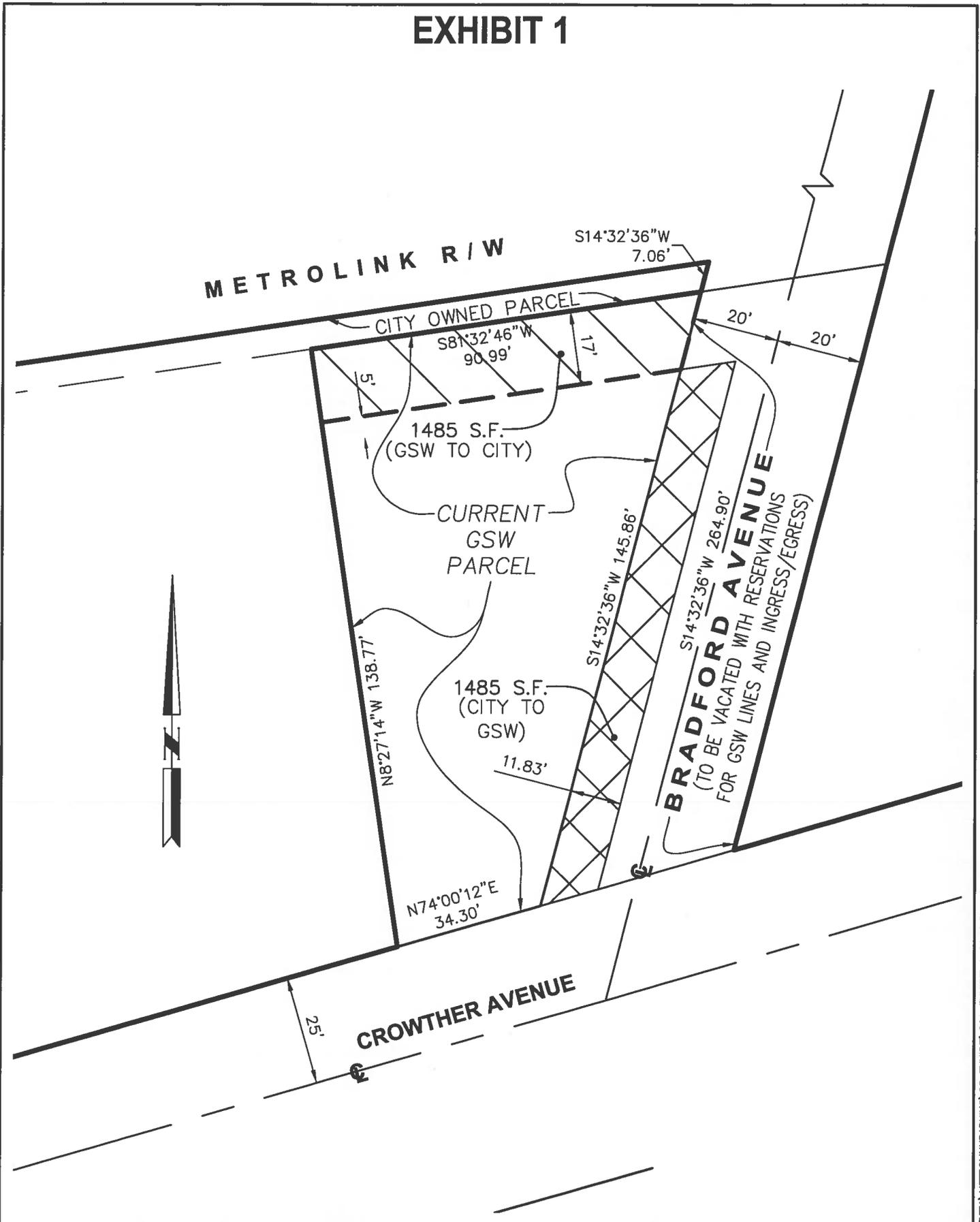


WILLDAN Engineering
13181 CROSSROADS PARKWAY NORTH, SUITE 405
INDUSTRY, CA. 91748-3487
(562) 908-0247

SCALE: 1"=40'
DRAWN BY: SCB
CHECKED BY: DOK
DATE: 4-23-2016

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT 1



13191 CROSSROADS PARKWAY NORTH, SUITE 405
 INDUSTRY, CA. 91748-3497
 (562) 908-8200

SCALE: 1"=30' DATE: 2-2-2017
 DRAWN BY: SCB CHECKED BY: DOK

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

EXHIBIT "A"

BRADFORD AVENUE VACATION

That portion of Bradford Avenue, 40 feet wide, as shown on Plat of Townsite of Placentia, in the City of Placentia, County of Orange, State of California, as per map recorded in Book 6 Page 38 of Miscellaneous Maps, in the Office of the County Recorder of said county, bounded as follows:

Northerly by the easterly prolongation of the northerly line of Lot 2 of Block G of said Plat of Townsite of Placentia;

Southerly by a line parallel with and 5.00 feet northerly, measured at right angles, to the southerly line of Lot 1 of Block G of said Plat of Townsite of Placentia.

Reserving thereon an easement for water pipelines and ingress and egress.

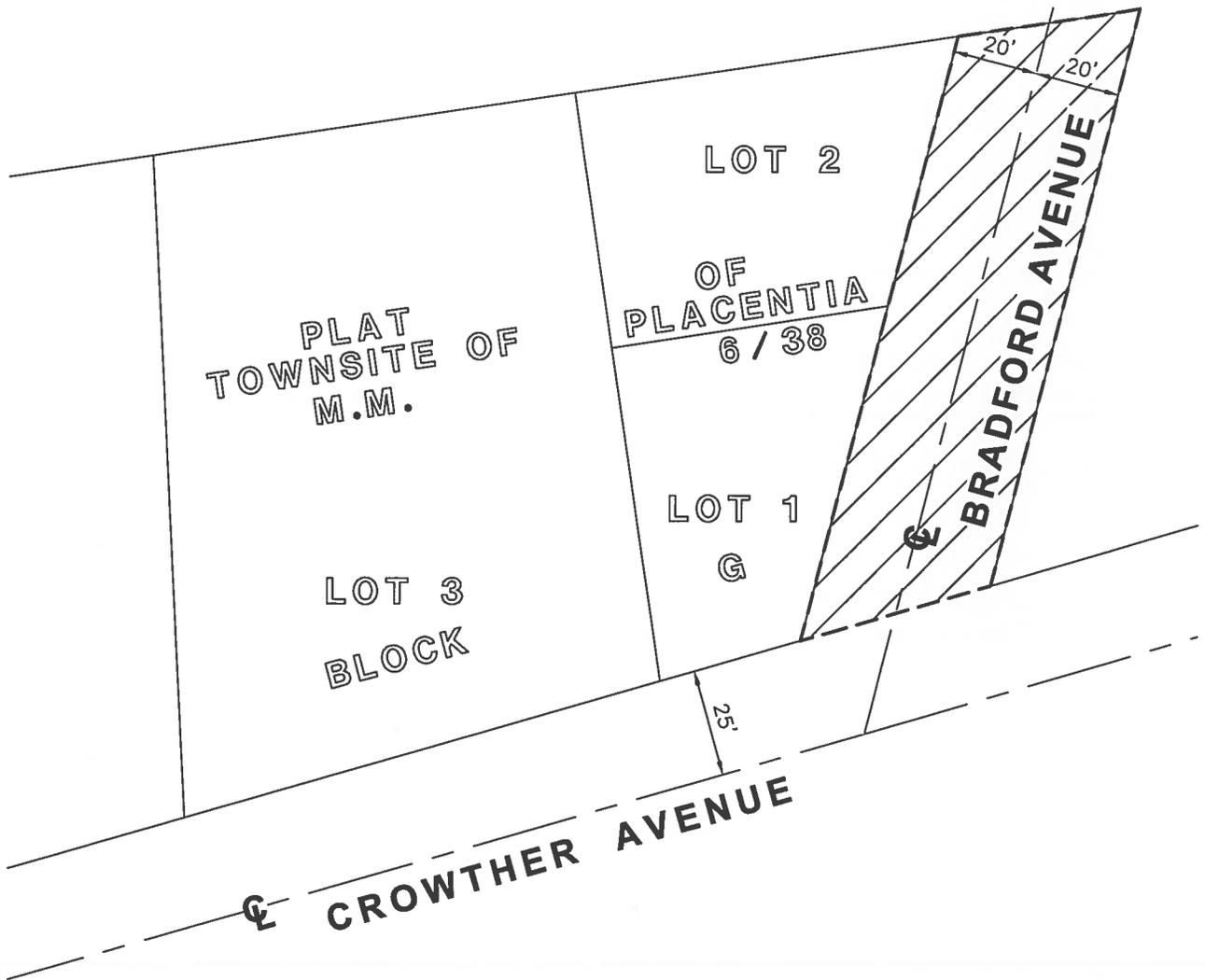
As shown on Exhibit "B" attached hereto and by this reference made a part hereof

Prepared under my supervision:

David O. Knell 2-2-2017
David O. Knell PLS 5301 Date



EXHIBIT B



 AREA TO BE VACATED
5700 SQ. FT.



SCALE: 1"=40'



WILLDAN Engineering
 13181 CROSSROADS PARKWAY NORTH, SUITE 405
 INDUSTRY, CA. 91748-3487
 (562) 908-0247

SCALE: 1"=40'
 DRAWN BY: SCB
 CHECKED BY: DOK
 DATE: 4-23-2016

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ANDREW GONZALES, SENIOR PLANNER
DATE: FEBRUARY 14, 2017
SUBJECT: **USE PERMIT 2016-14**

RECOMMENDATION:

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

1. Open the Public Hearing concerning Use Permit 2016-14;
2. Receive the Staff Report and consider all public testimony;
3. Close the Public Hearing; and
4. Adopt Resolution PC-2017-02, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2016-14 and making findings to permit the establishment and operation of a day spa with ancillary massage services within an approximately 1,020-square foot commercial suite of a multi-tenant commercial building, located at 237 S. Lakeview Avenue within the C-1 (Neighborhood Commercial) and O-1 (Combining Oil District) zoning district; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Irene Foong, dba Aroma Day Spa, is requesting a Use Permit (UP) for a day spa facility in conjunction with ancillary massage services to be conducted entirely inside an enclosed 1,020-square foot suite within an existing multi-tenant commercial building located at 237 S. Lakeview Avenue within the C-1 and O-1 zoning district. Section 8.44 of the Placentia Municipal Code (PMC) allows for the establishment of massage uses subject to approval of a UP.

BACKGROUND

In 2009, the California legislature eliminated local control of massage establishments by enacting Section 4600 et seq. of the Business and Professions Code, which established voluntary state-wide certification of massage practitioners and therapists, and restricted local control of massage establishments. As a result, jurisdictions could only impose requirements on massage therapy businesses that were the same as those uniformly applied to all other business providing

professional services. Because local jurisdictions regulate various types of businesses differently without a uniform set of “professional service” regulations, jurisdictions were unable to regulate an industry that can be susceptible to criminal activity, including human trafficking and prostitution. In October 2015, the Planning Commission recommended that the City Council approve a proposed ordinance which would require all massage applicants to apply for a UP for the operation of a massage establishment in zones where such a use would be authorized. UPs are acted upon by the Planning Commission, which provides an opportunity to include reasonable conditions of approval to regulate the business. On January 19, 2016, the City Council approved Ordinance No. O-2016-02. Pursuant to the ordinance, the Placentia Police Department will continue to conduct background checks on individuals applying for massage licenses.

PROJECT DESCRIPTION:

The proposed day spa facility is located within a multi-tenant, multi-story commercial building located on an approximately 1.2-acre site. The subject site can be accessed by a total of four (4), two-way driveways along E. Orangethorpe Avenue, S. Highland Avenue, and S. Lakeview Avenue. According to the applicant’s letter submitted and received on November 28, 2016, the day spa establishment will be conducted inside a 1,020-square foot suite. The proposed hours of operation are between 10:00 AM and 8:30 PM, seven days a week. The floor plan consists of a reception area, open pantry and utility space areas, three (3) therapy rooms, and a restroom/shower area. The therapy rooms will be accessible through a door located in the reception area that will provide access to all three (3) therapy rooms, including the restroom/shower area.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned C-1. The project will be required to comply with development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the C-1 zoning district. Pursuant to PMC Section 23.33.040, a personal service use that includes massage services shall require a UP to be reviewed and approved at a noticed public hearing before the Planning Commission.

Subject Site and Surrounding Land Uses

Aroma Day Spa is a proposed day spa with ancillary massage services within an existing multi-tenant commercial building located on the north side of Orangethorpe Avenue, west of S. Lakeview Avenue. The table below shows surrounding existing land uses, zones, and General Plan Land Use Designations:

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Aroma Day Spa	Commercial	C-1 (Neighborhood Commercial) & O-1 (Oil Combing District)
North	Multi-family Residential	Medium Density	R-3 (High Density Residential)

		Residential	& O-1
South	Multi-tenant Commercial Shopping Center (Cobblestone Village)	Commercial	C-1 & O-1
East	Multi-family Residential	Planned Community	R-3 & O-1
West (across S. Lakeview Avenue)	Detached, Single-family Residences	City of Yorba Linda	City of Yorba Linda

ZONING COMPLIANCE ANALYSIS:

Site Development Standards

The project is located within the C-1 zoning district. Based on staff’s analysis, the project meets a majority of the minimum and maximum development standards of the PMC. No major changes to the building footprint and overall envelope will take place as a result of the project.

Section 23.78.030 of the PMC requires a minimum of four (4) parking spaces per 1,000 square feet of unit area within the C-1 zoning district. As such, a total of four (4) spaces are required for the subject unit. Currently, 61 spaces are provided adjacent to the front of the unit and additional spaces are provided throughout the entire commercial center. Therefore, there is adequate onsite parking for the day space establishment.

Other Departments Concerns and Requirements

The Divisions of Planning and Code Enforcement, the Police Department as well as the Orange County Fire Authority, have reviewed the application and identified comments and applicable code requirements with no major concerns or comments.

ISSUES ANALYSIS:

Police Department Review

In the report from the Police Department dated February, 2016 - it was stated that the applicant’s previous location at 310 E. Orangethorpe Avenue has been operating since 2005 without any calls for service or known criminal activity. However, in the future, should any investigations lead to any violations, the Police Department has the authority to invoke Placentia Municipal Code, Section 8.44.050(e) which states:

Denial of License. If a business license officer finds that any of the applicable requirements of this chapter or this code are not satisfied, including any conviction for or the permitting of a specified criminal offense, recent history of prior business license or permit suspension or revocation, or evidence that the applicant has provided materially false information, the application shall be denied. The decision of a business license officer to deny a business license application or renewal may be appealed pursuant to the procedures set forth in Section 8.44.080 of this chapter

CEQA:

Proposed UP 2016-14 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 Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 2016-14 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 Class 1 Existing Facilities as it applies to the operation, repair, leasing or minor alteration of existing public or private structures, of facilities or features involving "negligible or no expansion of use".

PUBLICATION NOTIFICATION:

Legal notice was published in the Placentia News Times on February 3, 2017, and notices were sent to property owners of record within a 300-foot radius of the subject property. As of February 9, 2017, staff has received no comments in support of or in opposition to the request.

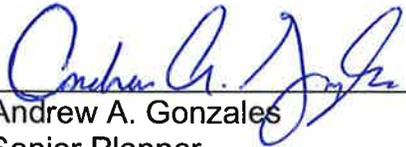
CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. Within the recommended conditions of approval, the proposed day spa operation will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding neighborhood.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2017-02 recommending approval of UP 2016-14.

Prepared and submitted by:



Andrew A. Gonzales
Senior Planner

Review and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2017-02
2. Conditions of Approval
3. Floor Plan/Site plan
4. Letter from Applicant

RESOLUTION NO. PC-2017-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2016-14 AND MAKING FINDINGS TO PERMIT THE ESTABLISHMENT AND OPERATION OF A DAY SPA WITH ANCILLARY MASSAGE SERVICES WITHIN AN APPROXIMATELY 1,020 SQUARE FOOT COMMERCIAL SUITE, LOCATED AT 237 SOUTH LAKEVIEW AVENUE IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT.

A. Recitals.

WHEREAS, Irene Fong, dba Aroma Day Spa, (“Applicant” hereinafter) located at 237 South Lakeview Avenue, filed an application for approval of Use Permit No. 2016-14, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

WHEREAS, on February 14, 2017, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution; and

WHEREAS, 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:

SECTION NO. 1: Based on the evidence presented and the findings set forth, Use Permit No. UP 2016-14 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 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 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) and (3) it is not anticipated that day spa establishment with ancillary massage services 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.

c. The proposed use, activity or improvements, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a conditionally permitted use in the C-1 in the City of Placentia. Approval of the Use Permit for a day spa establishment with ancillary massage services would be consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been conditionally permitted within the C-1 zoning districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to Use Permit (UP) 2016-14 to ensure compliance with the Placentia Municipal Code.

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 2016-14 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of Use Permit (UP) 2016-14, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit (UP) 2016-14 as modified herein, and specifically subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein.

SECTION NO. 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 14th day of February, 2017

CHRISTINE SCHAEFER, CHAIR

I, Joseph M. Lambert, 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 February 2017, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of February, 2017, by the following vote:

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

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"



Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2016-14
237 S. Lakeview Avenue

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) 2016-14 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) 2016-14 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any changes or modifications to Use Permit (UP) 2016-14 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. Prior to any changes to the days and hours of operation, 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:

10:00 AM, to 8:30 PM, 7 days a week

7. 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.
8. Pursuant to Section 23.90.180(9), the total area occupied by window signs shall not exceed more than twenty-five (25) percent of the window area through which they are displayed. If more than 25 percent exists, the applicant shall remove the excess signage prior to the sale of alcoholic beverages.
9. 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. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Director.
10. The applicant business owner shall maintain a valid City Business License at all times during operation of the business.
11. 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 Department.
12. 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.

CITY POLICE DEPARTMENT:

13. This use permit may be reviewed at the discretion of the Police Department and subject to random inspections in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements, including the code provisions in accordance with Placentia Municipal Code, Section 8.44.050(e).
14. The floor plan shall conform to the physical requirements of the Municipal Code, and a physical inspection shall be conducted to verify compliance with the 26 requirements listed in Placentia Municipal Code, Section 8.44.060.
15. The applicant shall not use any locking mechanisms on any interior door that would impede inspection to massage treatment rooms, including but not limited to a locking mechanism on any treatment room door, unless there is no person on staff who is available to assure the security for clients and massage staff that are behind closed doors. For the purpose of this Chapter, a staff member is available to assure the security of clients and massage staff when the massage establishment employs a receptionist or other person who is stationed in a public location outside of the massage treatment rooms.
16. There shall be no door-viewer or peephole designed to look through a door or wall nor shall any such features
17. At all times the massage establishment is open for business, it shall have on duty and on the premises at least one certified massage technician and one manager.

PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2016-14

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

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

EXTERIOR DOORS

Sliding Doors:

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

Other Doors:

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

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

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

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

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

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

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

Or:

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

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

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.

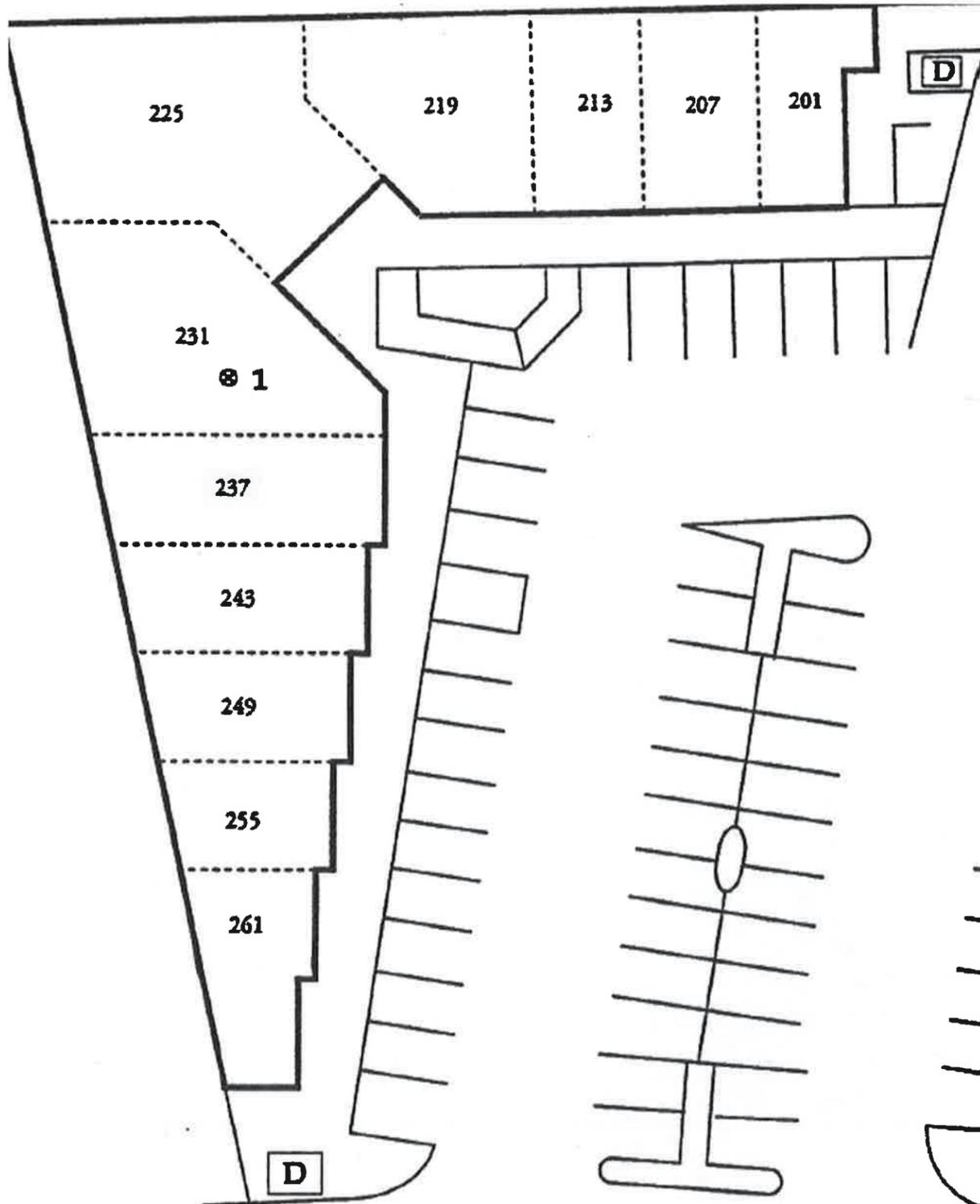
Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches. The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street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

237 S. Lakeview Ave., Placentia CA 92870



<u>PROJECT DATA</u>	
ASSESSOR'S PARCEL NUMBER	343-361-21
SITE ADDRESS	237 S. LAKEVIEW AVE., PLACENTIA CA 92870
TOTAL SITE AREA	1.79 acres
TOTAL PROJECT FOOT PRINT	1,020 S.F.
TOTAL PROJECT FLOOR AREA	1,020 S.F.
TOTAL PARKING REQUIRED	4
TOTAL PARKING AVAILABLE	61
CURRENT ZONING	C-0
PROPOSED ZONING	C-0
GENERAL PLAN DESIGNATION	COMMERCIAL
EXISTING PROJECT SITE USE	VACANT
PROPOSED PROJECT SITE USE	MASSAGE SPA/THERAPY

RECORD OWNER OF PORPERTY
 JAMES V CARONE
 270 WHITLY BAY AVE., LAS VEGAS NV 89148
 661-312-5541 / 702-462-5191

APPLICANT
 IRENE J FOONG
 AROMA DAY SPA
 237 S. LAKEVIEW AVE., PLACENTIA CA 92870
 714-227-8638

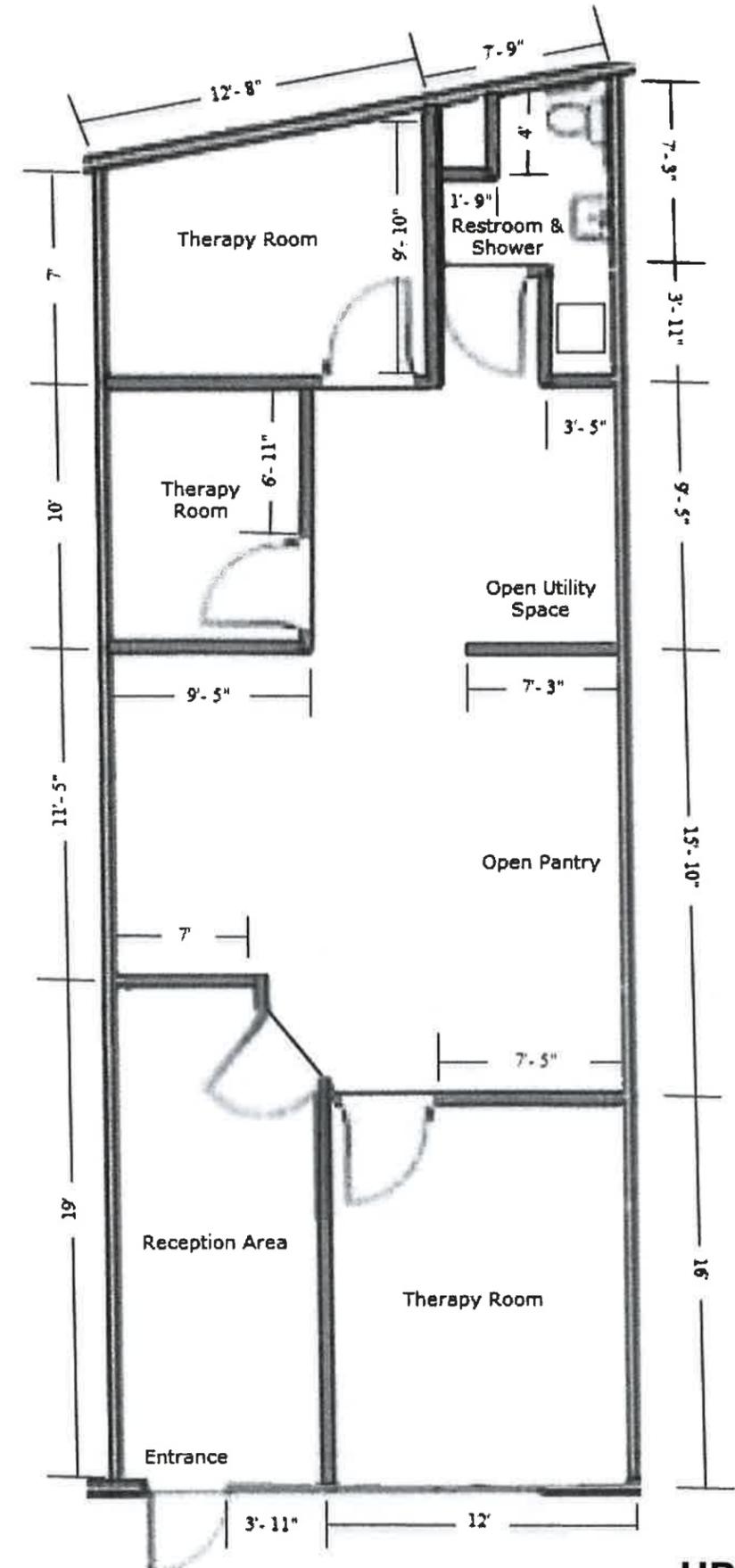
UP 2016-14
237 S. Lakeview Avenue
Aroma Day Spa



FRONT ELEVATION



REAR ELEVATION



UP 2016-14
 237 S. Lakeview Avenue
 Aroma Day Spa

AROMA DAY SPA

237 S Lakeview Ave
Placentia, CA 92870
Tel: 714 227 8638

STATEMENT OF USE:

Aroma Day Spa

Date of Incorporation: 1st March 2005

UP: 04/15

Old Location : 310 E Orangethorpe Ave, Placentia, CA 92870 (till 30th Sept 2016)

Proposed New Location: 237 S Lakeview Ave, Placentia, CA 92870

Aroma Day Spa has been operating at Orangethorpe Ave for the past 11 years until the lease ended in September, 2016 and was not renewed. The business is currently seeking to be relocated to a new location at 237 S Lakeview Ave, Placentia, Ca 92870.

The Aroma Day Spa is reputable and has served the community well, offering quality spa services for both man and woman. The Spa provides effective therapeutic massages, aromatherapy, facial services, body scrub (aromatic exfoliating scrub) and professional spa therapy to extensive clientele, not only in the city of Placentia but as well as Yorba Linda and Brea.

Aroma Day Spa is owned by Irene Foong, who has handled the daily operations of the business since it started in 2005. She is a fully qualified CAMTC certified massage therapist, who has more than 16 years of hands on experience. Irene is certified and knowledgeable in a variety of mind and body healing services such as aromatherapy, spa therapy and massage techniques (including sports healing, deep tissue work, hot stone, pregnancy and lymphatic drainage massages). In the course of her work, she has successfully helped many post surgery clients who underwent heart surgery, knee surgery, hip replacement, wrist surgery, etc, to recover and improve in their overall well-being through massage therapies. Clients who suffered from sport related injuries and daily stress also benefited from her massage expertise.

The spa's hours of operation are daily (7 days a week) from 10 am to 8.30 pm. There will be 2 full time and 2 part time employees. A typical session at the spa will have a duration of 1 to 1 ½ hours.

Irene is now seeking approval for a Used Permit to relocate the business to 237 S Lakeview Ave, Placentia, CA 92870.



Irene Foong
25th November, 2016

UP 2016-14
237 S. Lakeview Avenue
Aroma Day Spa



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ANDREW GONZALES, SENIOR PLANNER
DATE: FEBRUARY 14, 2017
SUBJECT: **USE PERMIT 1969-05 MODIFICATION**

RECOMMENDATION:

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

1. Open the Public Hearing concerning Use Permit 1969-05 Modification;
2. Receive the Staff Report and consider all public testimony;
3. Close the Public Hearing; and
4. Adopt Resolution PC-2017-03, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 1969-05 Modification and making findings to permit an existing child care and preschool facility to (a) increase the total enrollment capacity from 48 to 68 students and (b) alter the existing operating hours within the R-1 (Single Family Residential) zoning district on property located at 201 E. Madison Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Maximus and Lasanthi Kurera, dba Towne and Country Early Education Center, are requesting modifications to the approved operating conditions set forth by Use Permit (UP) 1969-05 (MOD) for the establishment of child care and preschool facility located at 201 E. Madison Avenue within the R-1 zoning district. The requested modifications will increase the total enrollment capacity from 48 to 68 students, and alter the approved operating hours from 7:00 AM to 6:00 PM, Monday through Friday, to 6:30 AM to 6:30 PM, Monday through Friday.

PROJECT BACKGROUND AND DESCRIPTION:

Prior to 1969, the subject site was improved with a single-family residence. The property and onsite structures were later adaptively reused to accommodate a childcare and preschool facility, which received approval by the Planning Commission on March 11, 1969. The site had undergone various building, hardscape, and landscaping upgrades that consisted of interior improvements to the existing onsite buildings to create classrooms, communal areas, and

bathrooms, including access and circulation improvements, off-street parking, and a playground area. Operating restrictions were applied to the project that limited the hours of operation from 7:00 AM and 6:00 PM, Monday through Friday, with a limitation on total enrollment at 40 students. Subsequently, in 1973 a request was submitted to increase the maximum permitted number of students from 40 to 46 students. On March 13, 1973, the Planning Commission reviewed and approved the requested increase in total enrollment. On July 6, 2016, the school underwent a remodel to modernize and enhance the school facility. The scope of the upgrades included an interior remodel and façade upgrade, including consolidation of a detached classroom building with the primary childcare and preschool building and reconfiguration of the parking lot. On October 26, 2016, the applicants submitted a Use Permit Modification (UP 1969-05 (MOD)) application to alter the total enrollment capacity and daily hours of operation.

According to the applicant's letter and development plans submitted and received on October 20, 2016, the existing childcare and preschool facility operates within two buildings with an overall size of approximately 2,800 square feet (Building "A" & "B") and approximately 1,300 square feet (Building "C"). The proposed hours of operation are requested between 6:30 AM and 6:30 PM, Monday through Friday. The interior layout of the primary building (Building "A" & "B") is comprised of a foyer, communal room, office, four (4) classrooms, kitchen, and storage areas. Access into the facility is controlled utilizing a keypad system in conjunction with a video surveillance system. Within the foyer area is an approximately 3-foot high gate with a lockable swing gate that restricts student access to the front door. The remainder of the building employs an open concept design, whereby all the classrooms are both visible and accessible from each adjoining room. The rear detached building (Building "C") is bifurcated by two pony walls that create three (3) classroom areas. Entry to Building "C" and playground area is gained only through access from the primary building.

Primary vehicular ingress and egress to the facility is served by two (2), one-way driveways located along E. Madison Avenue, along a circular drive aisle with parallel and angled parking spaces along the periphery. The subject site presently maintains 15 onsite parking stalls.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned R-1. The project will be required to comply with development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the R-1 zoning district. Pursuant to PMC Section 23.12.030, a day nursery (i.e., child care and preschool facility) shall require a UP to be reviewed and approved at a publically noticed hearing before the Planning Commission.

Subject Site and Surrounding Land Uses

Towne and Country Early Education Center is an existing childcare and preschool facility located within an existing single-family residential district on the north side of E. Madison Avenue, east of Bradford Avenue. The table below shows surrounding existing land uses, zones, and General Plan Land Use Designations:

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Towne and Country Early Education Center	Low Density Residential	R-1 (Single Family Residential)
North	Detached, Single-Family Residences	Low Density Residential	R-1
South (across E. Madison Avenue)	Kraemer Middle School & Valencia High School	Schools	R-1
East	Detached, Single-Family Residences	Low Density Residential	R-1
West	Detached, Single-Family Residences	Low Density Residential	R-1

ZONING COMPLIANCE ANALYSIS:

Site Development Standards

The project is located within the R-1 zoning district. Based on staff’s analysis, the project meets all minimum and maximum development standards of the PMC, including off-street parking requirements which is discussed further in this staff report. No major changes to the building footprint and overall envelope will take place as a result of the project. Only operational modifications are proposed with UP 1969-05 (MOD).

Other Departments Concerns and Requirements

The Divisions of Planning, Building and Safety, and Code Enforcement, as well as the Orange County Fire Authority have reviewed the application and submitted comments, applicable code requirements, and conditions of approval, but had no major concerns with the proposal. Planning Staff evaluated past facility evaluation reports and has noted that the facility is in good standing and remains in compliance with the California Department of Social Services.

ISSUES ANALYSIS:

Modified Hours of Operation

The facility is proposing to modify and expand the existing hours of operation for the childcare and preschool facility from 7:00 AM to 6:00 PM, Monday through Friday, to 6:30 AM to 6:30 PM, Monday through Friday, to better accommodate varying schedules of parents. The original hours of operation were established in 1969 when the demand on child care services was different. With changing times that include non-standardized work schedules, single parent households, or both parents working full time, the demand to expand operating hours for early student drop off or late pickups has increased. The existing applicants are requesting the modified hours of operation to

cater to the changing demands of their clients. Planning staff has analyzed the request and has determined that the increase in operating hours will have negligible effects to the neighborhood and, therefore, supports the request to expand the operating hours of the facility.

Vehicular Access/Parking

Pursuant to PMC Section 23.78.030, off-street parking is required at a ratio of one (1) space per employee, plus one (1) space per five (5) seats or 25 square feet of floor area, whichever is the lesser. The facility currently operates with eight (8) employees and 50 children. With the increase in student capacity to 68 students, the facility will require a minimum of 22 parking spaces. In accordance with PMC 23.78.035, the Planning Commission can approve an alternate parking requirement if it determined that the required parking would result in an excessive number of parking spaces. According to a parking demand study prepared by K2 Traffic Engineering, Inc., submitted and received on January 3, 2017, the peak parking demand concluded that a minimum of 8 parking spaces be provided for the current enrollment of 50 students. Based upon the requested increase in student size (68 students) the City's contract traffic engineer concluded that a minimum of 11 parking spaces be provided, which the current site exceeds with 15 onsite parking spaces. The City's contract traffic engineer reviewed the submitted parking analysis and concurs with the findings and conclusions of the study. Therefore, staff finds that there will not be a parking deficiency as a result of the proposed increase in student enrollment.

CEQA:

The proposed UP 1969-05 (MOD) 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 Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that UP 1969-05 (MOD) is exempt from CEQA pursuant to State CEQA Guidelines § 15301 Class 1 Existing Facilities as it applies to the operation, repair, leasing or minor alteration of existing public or private structures, of facilities or features involving "negligible or no expansion of use".

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on February 3, 2017, and notices were sent to property owners of record within a 300-foot radius of the subject property. As of February 9, 2017, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed project is consist with the City's General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the proposed operational modifications to the existing childcare and preschool facility will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding neighborhood.

RECOMMENDATION:

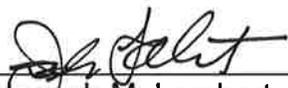
The Planning Division recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2017-03 recommending approval of UP 1969-05 (MOD).

Prepared and submitted by:



Andrew A. Gonzales
Senior Planner

Review and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2017-03
2. Conditions of Approval
3. Floor Plan/Site plan
4. Letter from Applicant
5. Resolution No. 405
6. Resolution No. 627

RESOLUTION NO. PC-2017-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 1969-05 MODIFICATION AND MAKING FINDINGS TO ALLOW AN EXISTING CHILDCARE AND PRESCHOOL FACILITY TO INCREASE TOTAL ENROLLMENT CAPACITY AND ALTER THE EXISTING OPERATING HOURS ON PROPERTY LOCATED AT 201 EAST MADISON AVENUE IN THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.

A. Recitals.

WHEREAS, Maximus and Lasanthi Kuera, dba Towne and Country Early Education Center, (“Applicants” hereinafter) located at 201 East Madison Avenue, filed an application for approval of Use Permit No. 1969-05 Modification, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

WHEREAS, on February 14, 2017, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution; and

WHEREAS, 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:

SECTION NO. 1: Based on the evidence presented and the findings set forth, Use Permit No. UP 1969-05 Modification is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 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 Conditions of Approval and Standard Development Requirements (Attachment “A”), this use complies with all applicable code requirements and development standards of the R-1 (Single Family Residential) and (3) it is not anticipated that existing child care and preschool facility will generate any negative impacts on the adjacent neighborhood. All primary activities shall be conducted within two enclosed buildings, 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 Single Family Residential, and the modifications to the existing use does not involve any change in the land use of the subject site.

c. The modifications to the operations of an existing childcare and preschool facility, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The existing use is a conditionally permitted use in the R-1 in the City of Placentia. Approval of the Use Permit Modification for the childcare and preschool facility will be consistent with the zoning as the site can accommodate the existing use, and other similar uses have been conditionally permitted within the R-1 zoning districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to Use Permit (UP) 1969-05 Modification to ensure compliance with the Placentia Municipal Code.

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 1969-05 Modification is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

SECTION NO. 4: The Planning Commission hereby directs that, upon approval of Use Permit (UP) 1969-05 Modification, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

SECTION NO. 5: Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit (UP) 1969-05 Modification as modified herein, and specifically subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein.

SECTION NO. 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 14th day of February, 2017

CHRISTINE SCHAEFER, CHAIR

I, Joseph M. Lambert, 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 February 2017, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of February, 2017, by the following vote:

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

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"



Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 1969-05 Modification
201 E. Madison Avenue

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) 1969-05 Modification 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) 1969-05 Modification shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Any changes or modifications to Use Permit (UP) 1969-05 Modification shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. Prior to any changes to the days and hours of operation, 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:

6:30 AM to 6:30 PM, Monday through Friday

7. The existing childcare and preschool facility shall have a maximum enrollment capacity of 68 students. There shall be no more than the maximum student capacity on the site at any given time.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. 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. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Development Services Director.
10. The applicant business owner shall maintain a valid City Business License at all times during operation of the business.
11. 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.
12. This approval hereby supersedes the previously approved Condition of Approval No. 22 of Planning Commission Resolution No. 405 (Use Permit No. 1969-05) and Condition of Approval No. 31 of Planning Commission Resolution No. 627 (Use Permit No. 1973-02), as set forth herein. All remaining conditions of approval set forth in Planning Commission Resolution No. 405 and Planning Commission Resolution No. 627 shall remain in legal effect.

ORANGE COUNTY FIRE AUTHORITY:

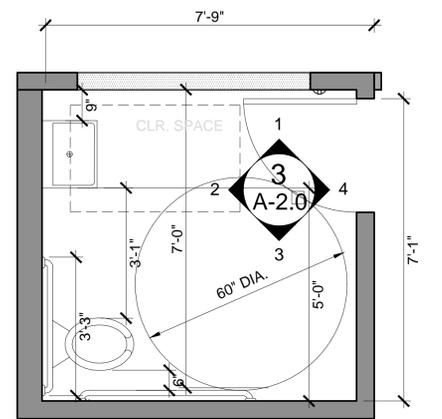
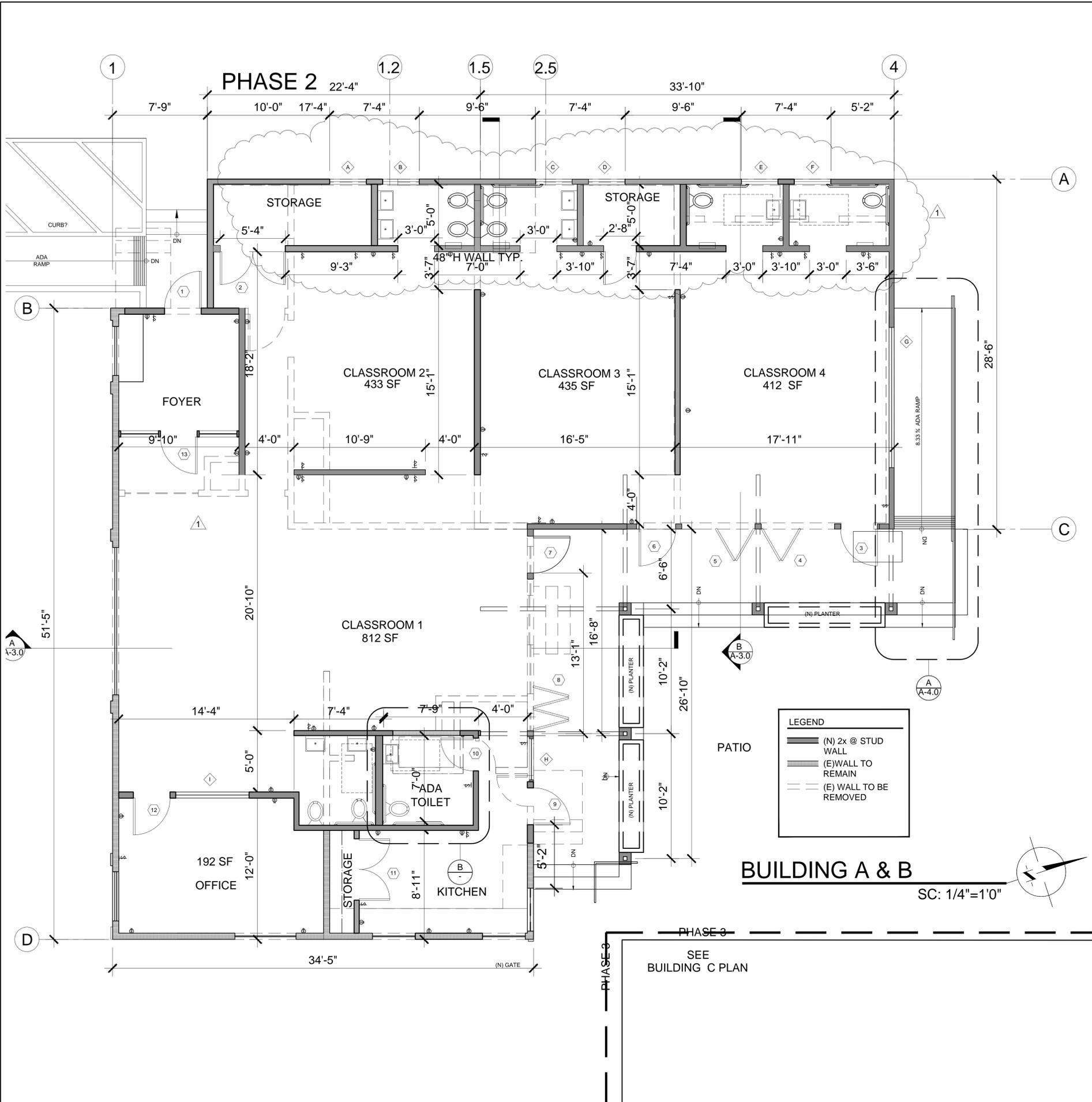
13. Applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified:

Prior to issuance of a building permit:

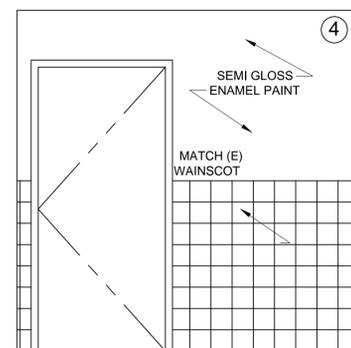
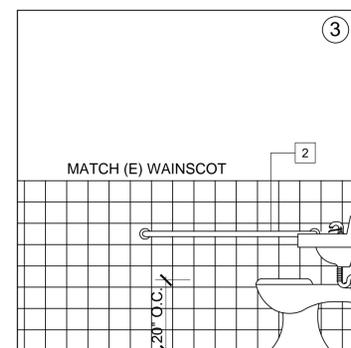
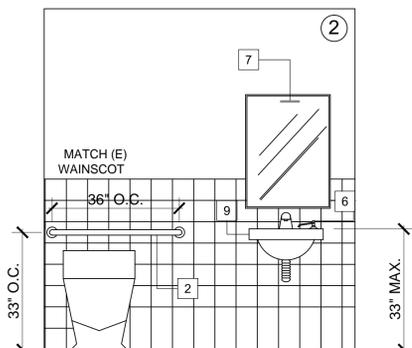
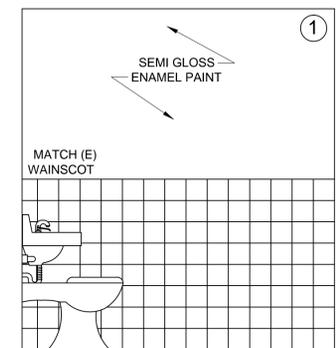
- Architectural (service codes PR200-PR285)

Prior to concealing interior construction:

- fire alarm (service code PR500-PR520)



ADA BATHROOM
1/2"=1'-0"



ADA BATHROOM
1/2"=1'-0"

- NOTES:**
- ALL CONDUCTORS SHALL BE OF COPPER. ALUMINUM CONDUCTORS SMALLER THAN #6 AWG MAY BE USED PROVIDED THE METHOD OF CONNECTION IS APPROVED IN ADVANCE BY THE BUILDING OFFICIAL AND THE INSTALLATION IS MADE UNDER CONTINUOUS SPECIAL INSPECTION.
 - ALL BRANCH CIRCUIT'S SUPPLYING RECEPTACLES IN BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).
 - EVERY FIXED APPLIANCE, SUCH AS FOOD WASTE GRINDERS, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TRAY LOCATIONS, BUILT-IN REFRIGERATORS OR FREEZERS, AC, BUILT-IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF 1/4 H.P. OR LARGER SHALL BE ON A SEPARATE 20 AMP. BRANCH CIRCUIT.
 - EXHAUST FANS SHALL BE ON SEPAR PS ATE SWITCHES FROM LIGHTING.
 - ALL INTERIOR AND EXTERIOR LIGHTS TO BE HIGH EFFICACY
 - SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED W/ BATTERY BACK-UP AND ALARM INTERCONNECTED
 - EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. LOUVERS OR COVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.

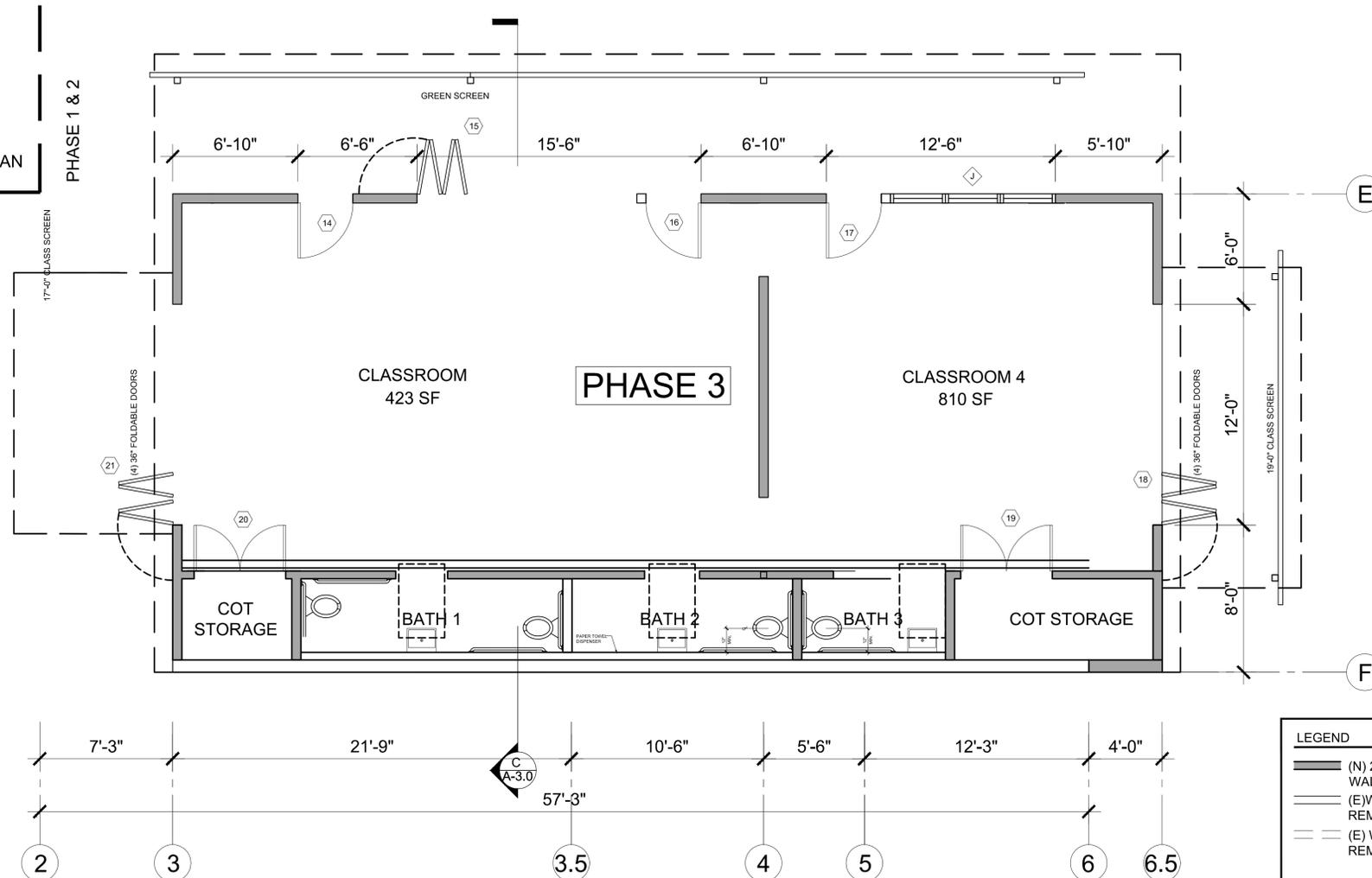
DOOR SCHEDULE

(D#)	SIZE	THK	TYPE	MATERIAL	FINISH	SELF-CLOSING	REMARKS	(D#)	SIZE	THK	TYPE	MATERIAL	FINISH	SELF-CLOSING	REMARKS
1	36"X84"	1 5/8"	MANUFACTURED	ALUM/GLASS	1/4" TEMPERED	NO		12	36"X84"	1 5/8"	SC	WOOD	PAINT	NO	
2	36"X84"		MANUFACTURED	ALUM/GLASS				13	36"X84"		MANUFACTURED	ALUM/GLASS	1/4" TEMPERED		
3	36"X84"		MANUFACTURED	ALUM/GLASS				14	36"X84"		MANUFACTURED	ALUM/GLASS	1/4" TEMPERED		
4	72"X84"		BI-FOLD	ALUM/GLASS				15	144"X84"		MANUFACTURED	ALUM/GLASS	1/4" TEMPERED		
5	72"X84"		BI-FOLD	ALUM/GLASS				16	36"X84"		MANUFACTURED	ALUM/GLASS	1/4" TEMPERED		
6	36"X84"		MANUFACTURED	ALUM/GLASS				17	36"X84"		MANUFACTURED	ALUM/GLASS	1/4" TEMPERED		
7	36"X84"		MANUFACTURED	ALUM/GLASS				18	144"X84"		BI-FOLD	ALUM/GLASS	1/4" TEMPERED		
8	144"X84"		BI-FOLD	ALUM/GLASS				19	60"X80"		SC	WOOD	PAINT		
9	36"X84"		MANUFACTURED	ALUM/GLASS	1/4" TEMPERED			20	60"X80"		SC	WOOD	PAINT		
10	32"X80"		SC	WOOD	PAINT			21	144"X84"	1 5/8"	BI-FOLD	ALUM/GLASS	1/4" TEMPERED	NO	
11	60"X80"	1 5/8"	SC	WOOD	PAINT	NO									

WINDOW SCHEDULE

(D#)	SIZE			GLAZING	MATERIAL	TYPE	U-FACTOR	SHGC	REMARKS	(D#)	SIZE			GLAZING	MATERIAL	TYPE	U-FACTOR	SHGC	REMARKS
	WIDTH	HGT	SILL HT.								WIDTH	HGT	SILL HT.						
A	36"			LOW E DUAL-GLAZING	ALUMINUM					J	36"			LOW E DUAL-GLAZING	ALUMINUM				
B	36"			LOW E DUAL-GLAZING	ALUMINUM														
C	36"			LOW E DUAL-GLAZING	ALUMINUM														
D	36"			LOW E DUAL-GLAZING	ALUMINUM														
E	36"			LOW E DUAL-GLAZING	ALUMINUM														
F	36"			LOW E DUAL-GLAZING	ALUMINUM														
G	36"			LOW E DUAL-GLAZING	ALUMINUM														
H	36"																		
I	36"																		

SEE BUILDING A & B PLAN
PHASE 1 & 2

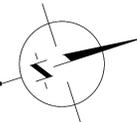


LEGEND

- (N) 2x @ STUD WALL
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED

BUILDING C

SC: 1/4"=10"



P/A architects
746 S. Ice
Angeleno
Street
Suite 1104
Los Angeles, CA 90014
213.623.2810
arqstone@att.net

**PLACENTIA TOWN & COUNTRY
EARLY EDUCATION CENTER**
201 E. MADISON AVE
PLACENTIA, CA 92870

**BUILDING C FLOORPLAN
DOOR SCHEDULE
WINDOWS SCHEDULE**



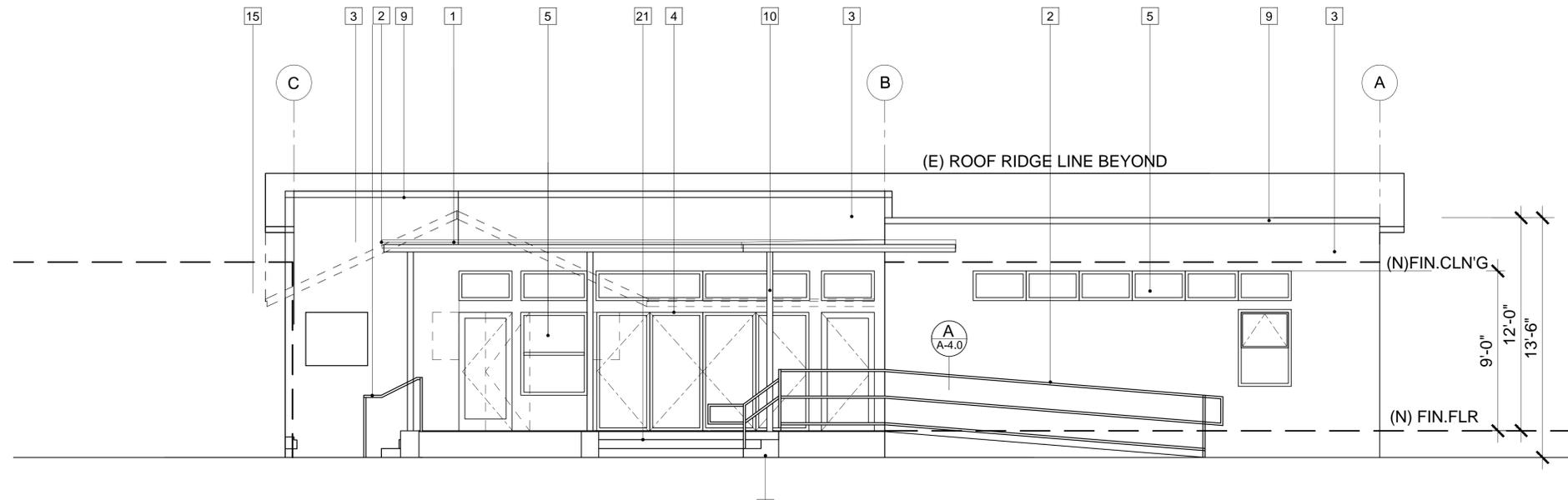
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SHEET NO.

A-2.1

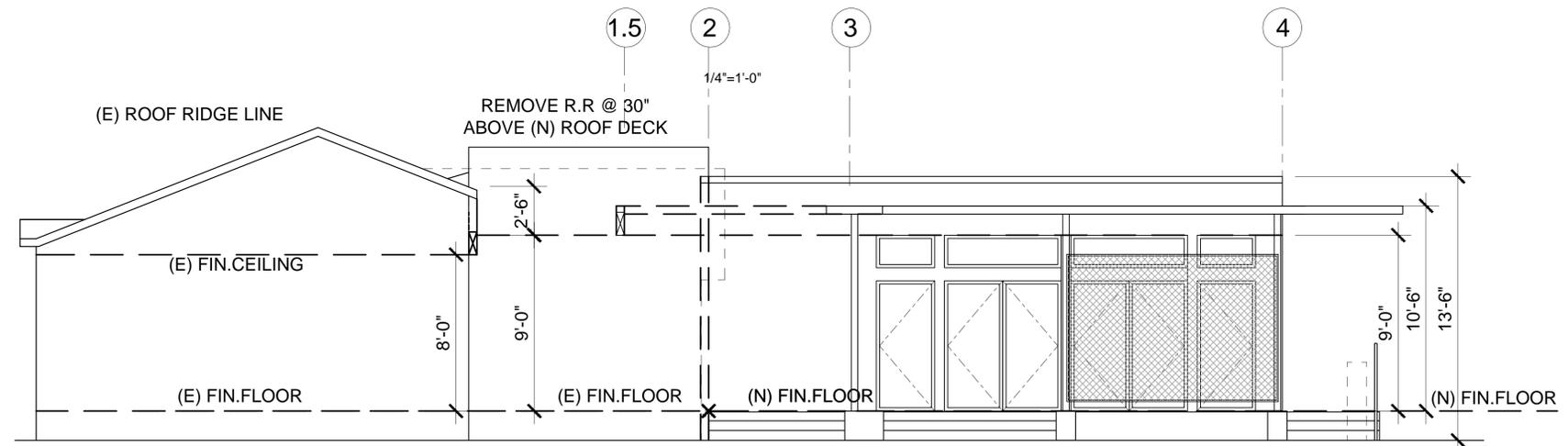
KEYNOTES

- | | | | |
|---|--|---|---|
| 1 CANOPY ROOF OVER DECK | 6 ADA CONCRETE RAMP | 11 STANDING SEAM METAL ROOF | 17 MODULAR WELDED WIRE TRELLIS PANEL "GREEN SCREEN" |
| 2 42" GUARD RAIL/HANDRAIL | 7 20"X20" CMU COLUMN BASE W/ BASALT STONE VENEER | 12 METAL DOOR / WINDOW FRAME DARK BRONZE ALUM. FINISH | 18 REDWOOD PLANTER BOX |
| 3 EXTERIOR PLASTER SMOOTH TROWELED FINISH | 8 EXTERIOR PLASTER HEAVY DASH FINISH | 13 WOOD SIDING ON CEILING | 20 COLUMN EXTENSION W/ EXTERIOR PLASTER FINISH |
| 4 METAL FRAME BI-FOLD DOORS | 9 4" GALV. METAL CAP | 14 HORIZONTAL METAL RAIL @ 4" OC | 21 CONC. STEPS PORCH |
| 5 EXTRUDED ALUMINUM WINDOWS AND DOORS | 10 4X4 STEEL TRELLIS COLUMN | 15 EXTERIOR LIGHTING / WALL SCONCE | |



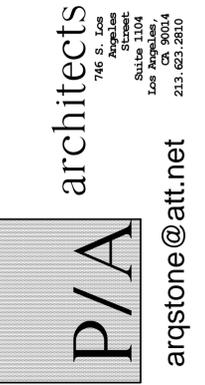
NORTH ELEVATION - BUILDING A & B

1/4"=1'-0"



EAST ELEVATION - BUILDING A & B

1/4"=1'-0"



PLACENTIA TOWN & COUNTRY
EARLY EDUCATION CENTER

201 E. MADISON AVE
PLACENTIA, CA 92870

EXTERIOR ELEVATIONS
BUILDING A&B



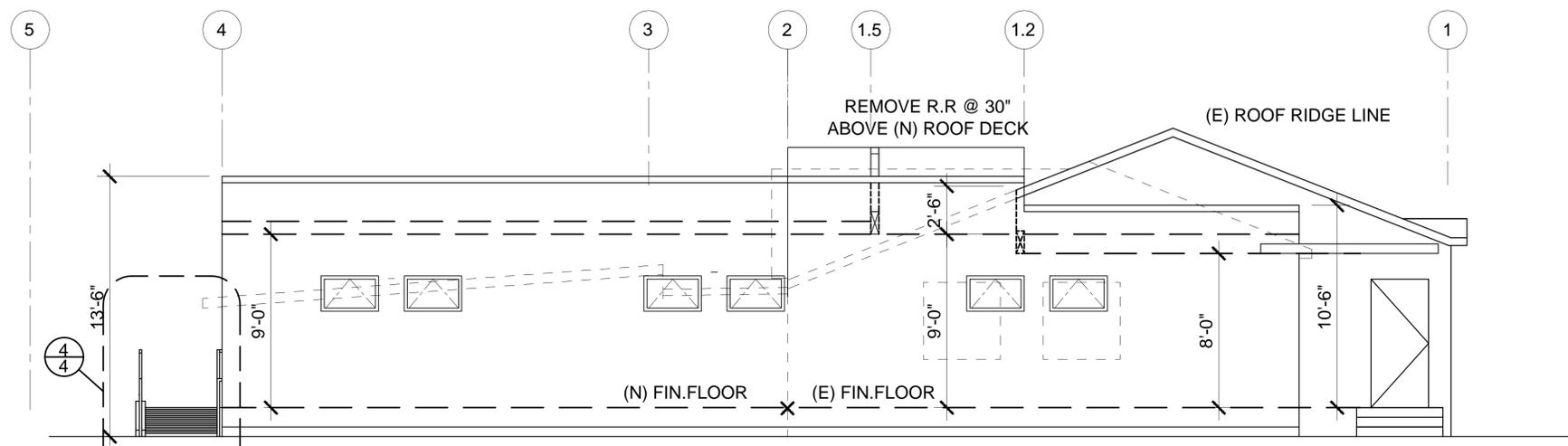
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SHEET NO.

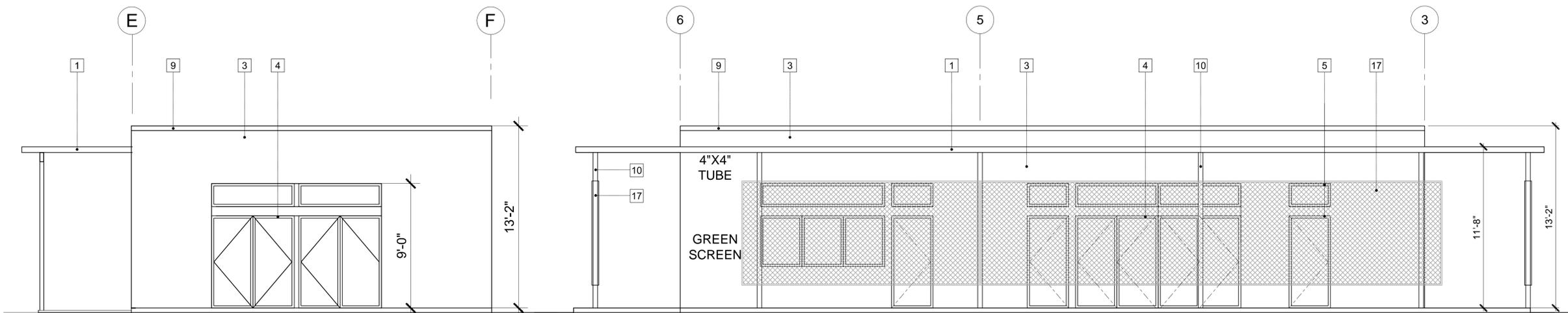
A-2.2

KEYNOTES

- | | | | |
|---|--|---|---|
| 1 CANOPY ROOF OVER DECK | 6 ADA CONCRETE RAMP | 11 STANDING SEAM METAL ROOF | 17 MODULAR WELDED WIRE TRELLIS PANEL "GREEN SCREEN" |
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| 5 EXTRUDED ALUMINUM WINDOWS AND DOORS | 10 4X4 STEEL TRELLIS COLUMN | 15 EXTERIOR LIGHTING / WALL SCONCE | |



WEST ELEVATION - BUILDING B
1/4"=1'-0"

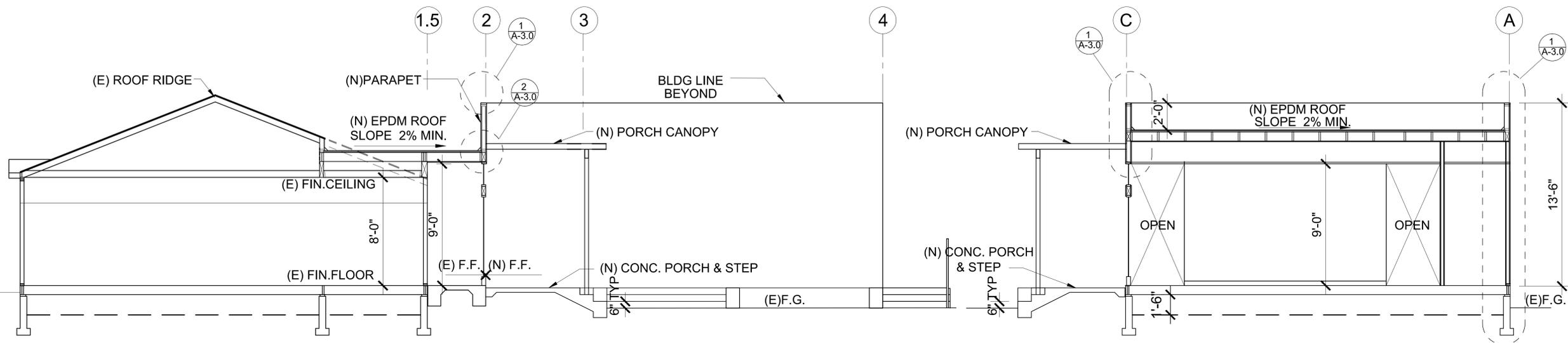
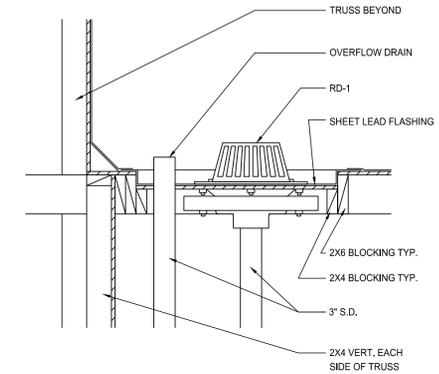
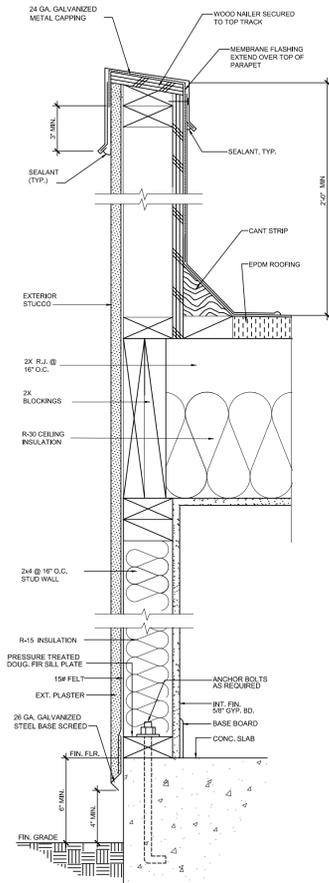
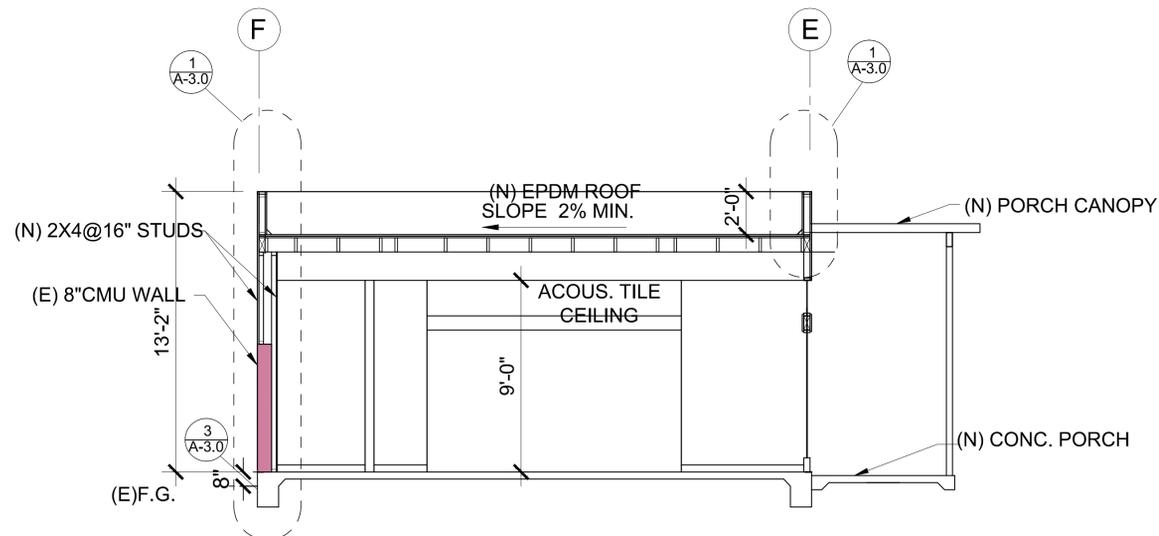


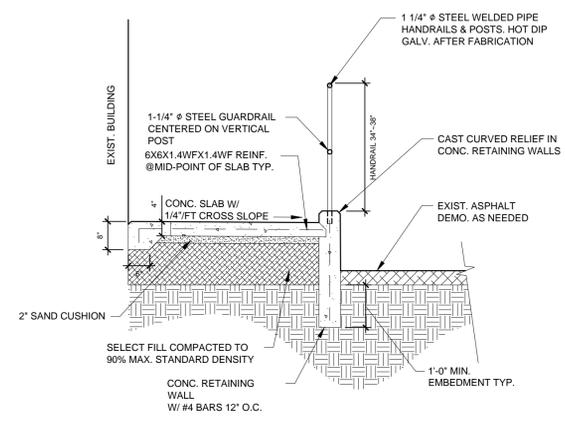
SOUTH ELEVATION - BUILDING C
1/4"=1'-0"

WEST ELEVATION - BUILDING C
1/4"=1'-0"

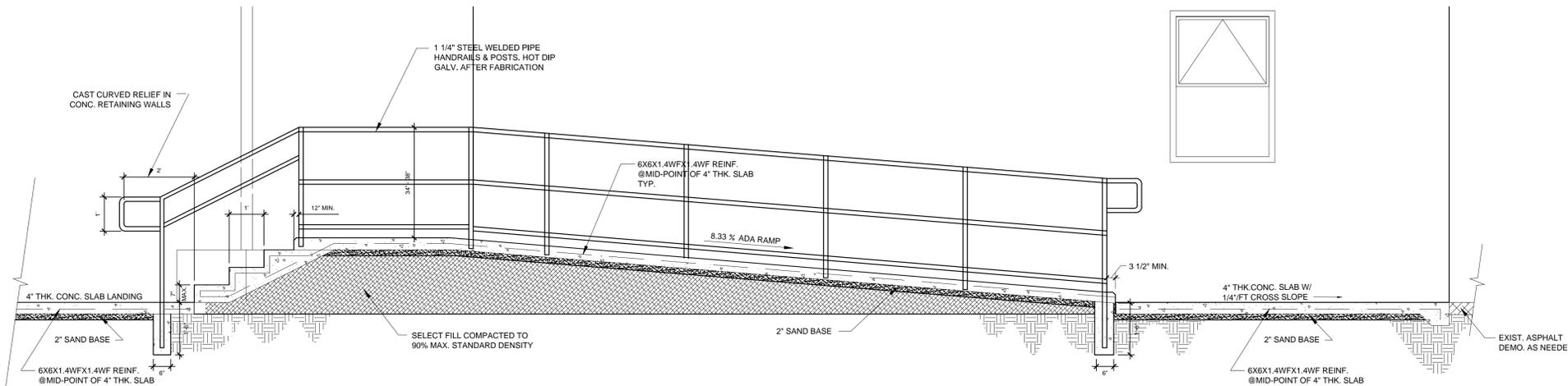


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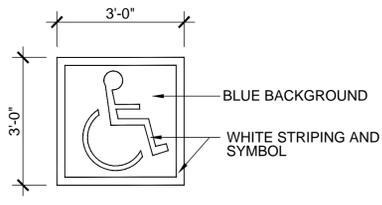


LANDING DETAIL

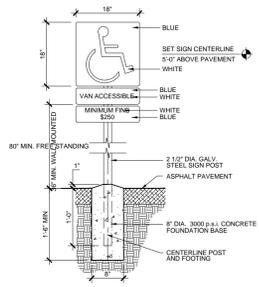


STEP AND RAMP DETAIL

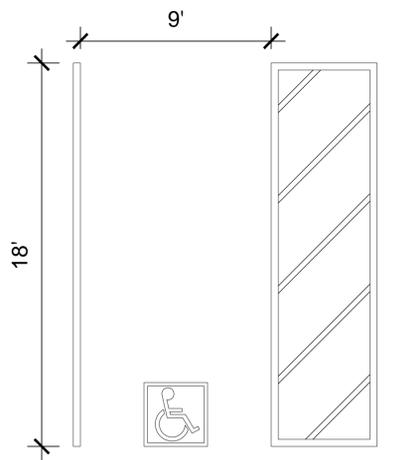
ADA RAMP DETAIL @ BUILDING B
1/2"=1'-0" (A)



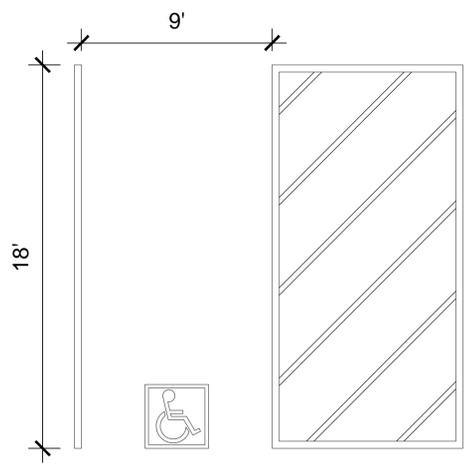
HANDICAP PARKING



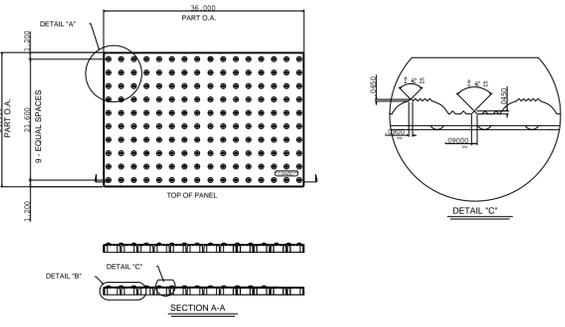
PARKING SIGN



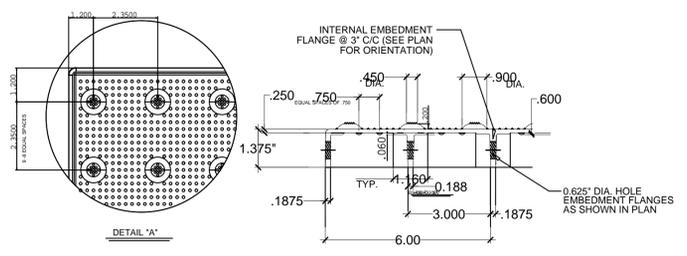
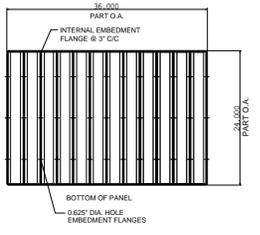
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ACCESSABLE VAN PARKING UNLOAD TYP.

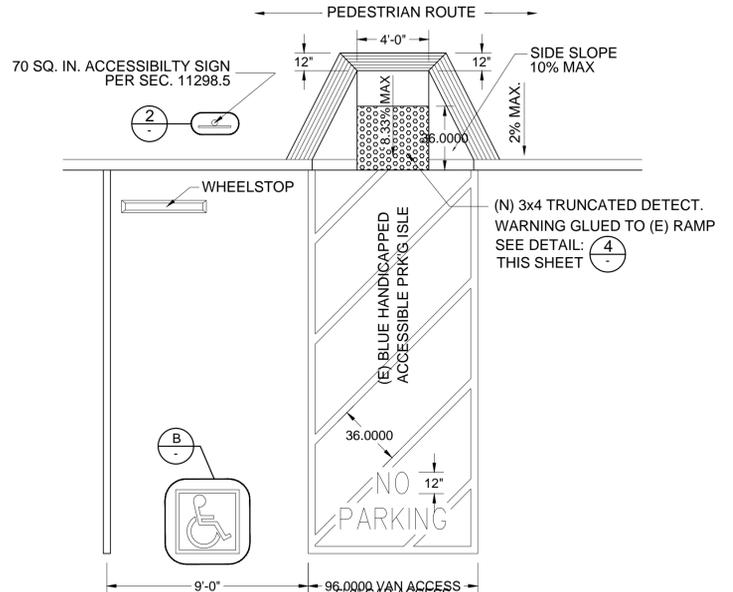


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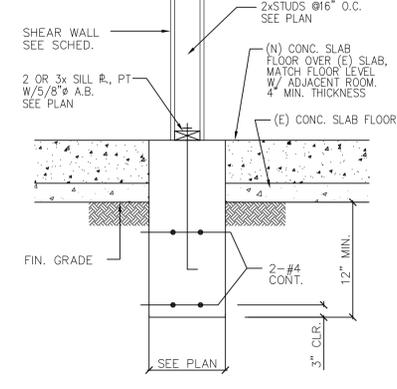
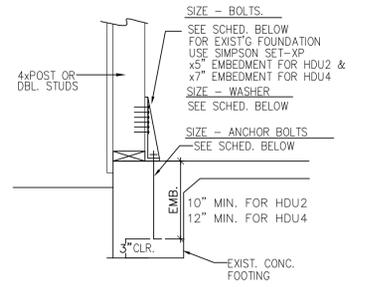


DATE	ISSUE NO.
PROJECT	
ISSUED FOR	
DATE	

WWW.ADATILE.COM



HANDICAP PARKING DETAIL
1/2"=1'-0" (B)



SHEAR WALL SCHEDULE

TYPE	MATERIAL / DESCRIPTION	BLOCKING	ALLOWABLE SHEAR(PLF.)	SILL ATTACHMENT		SIMPSON A35 TIE	REMARKS
				TO FLOOR	CONCRETE		
△	15/32" APA STRUCTURAL -1 W/10d COMMON NAILS @6/12	BLOCKING	340	16d NAILS @3" O/C.	5/8" A.B. @48" O/C.	@16" O/C.	

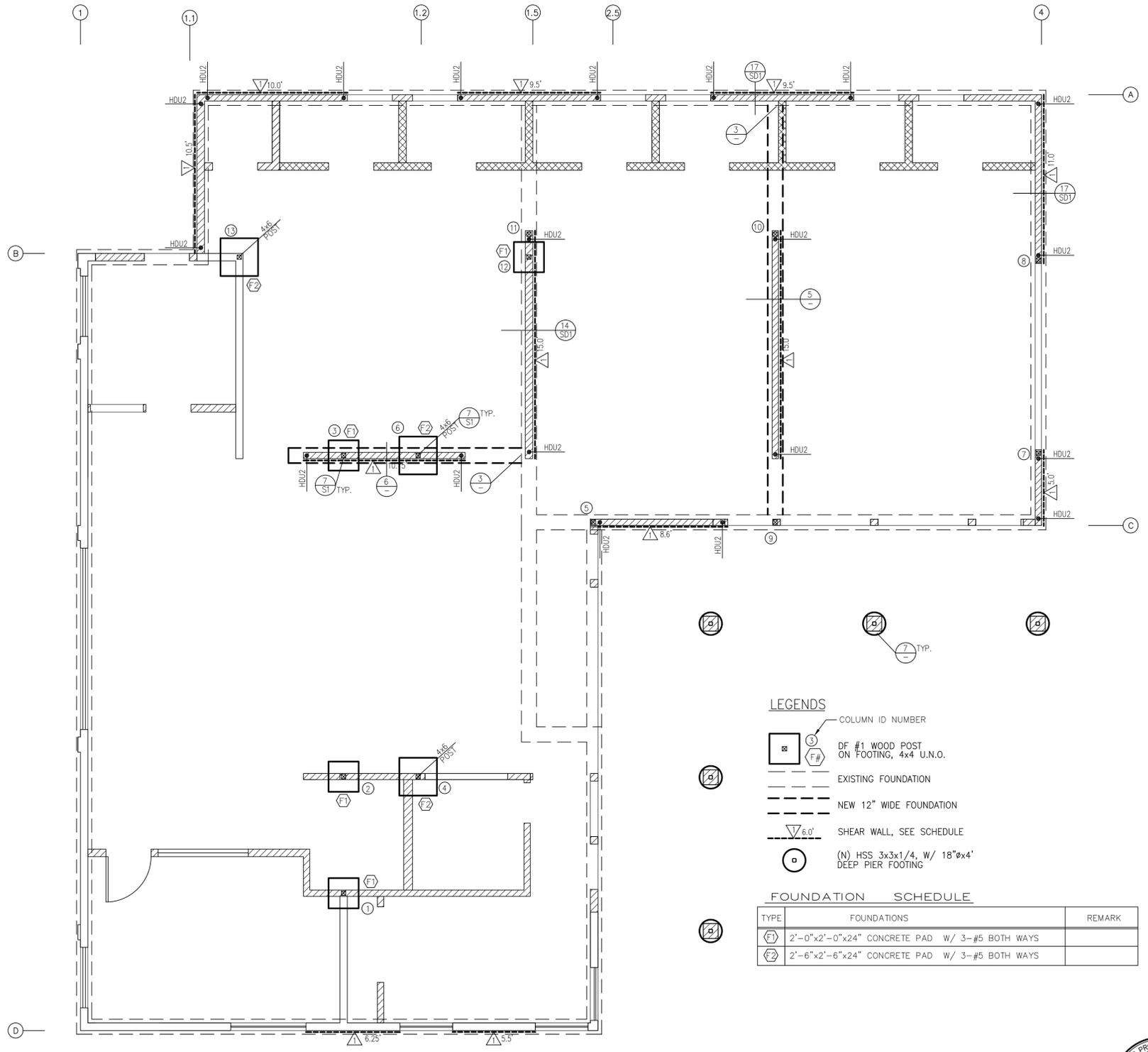
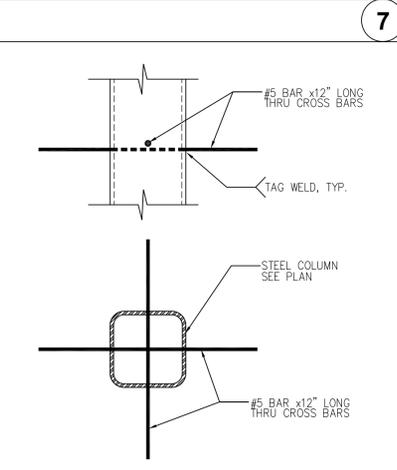
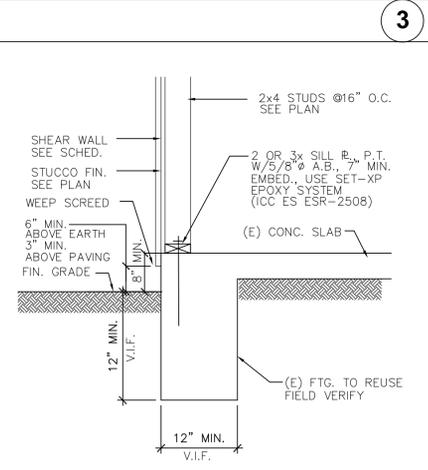
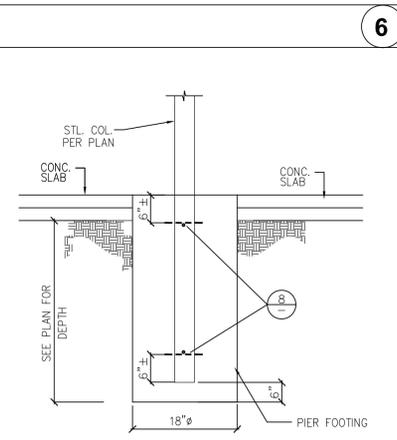
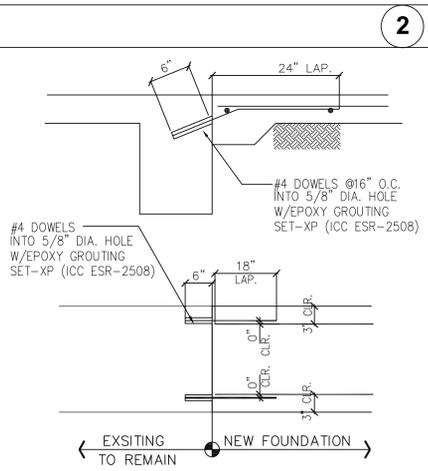
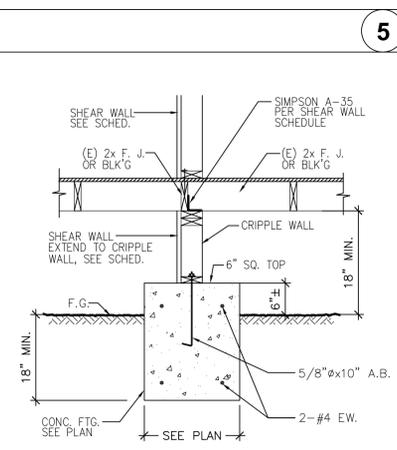
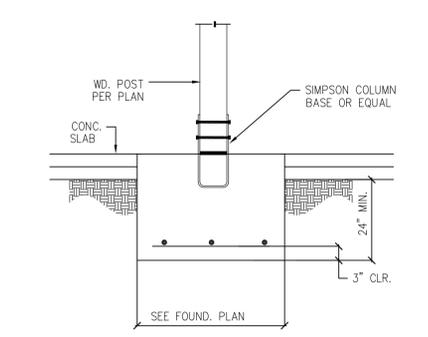
- a. ALL NAILS ARE COMMON NAILS W/1-5/8" MIN. PENETRATION INTO FRAMING.
- b. MIN. 1/2" EDGE NAIL DISTANCE AT PANEL END AND EDGE.
- c. 20d FOR 2x SILL AND 30d FOR 3x SILL - COMMON NAIL FOR SILL ATTACHMENT PLATE TO JOIST AND BLOCKING.
- d. USE 3"x3"x1/4" PLATE WASHER FOR ANCHOR BOLT AT SILL ATTACHMENT.

A.B. SCHEDULE

SIMPSON	A. B.	EDGE DISTANCE	BOLTS TO POST	WASHER
HDU2	5/8" DIA.	3 3/4"	(6) SDS 1/4"x2.5"	3x3x1/4"
HDU4	5/8" DIA.	3 3/4"	(10) SDS 1/4"x2.5"	3x3x1/4"

* SPECIAL INSPECTION REQUIRED FOR EPOXY ANCHOR BOLTS INSTALLATION

ICC ES REPORT NUMBERS
HDU : ESR-2330 SET-XP : ESR-2508



LEGENDS

- COLUMN ID NUMBER
- DF #1 WOOD POST ON FOOTING, 4x4 U.N.O.
- EXISTING FOUNDATION
- - - NEW 12" WIDE FOUNDATION
- ▽ 6.0' SHEAR WALL, SEE SCHEDULE
- (N) HSS 3x3x1/4, W/ 18" φ x4" DEEP PIER FOOTING

FOUNDATION SCHEDULE

TYPE	FOUNDATIONS	REMARK
F1	2'-0"x2'-0"x24" CONCRETE PAD W/ 3-#5 BOTH WAYS	
F2	2'-6"x2'-6"x24" CONCRETE PAD W/ 3-#5 BOTH WAYS	



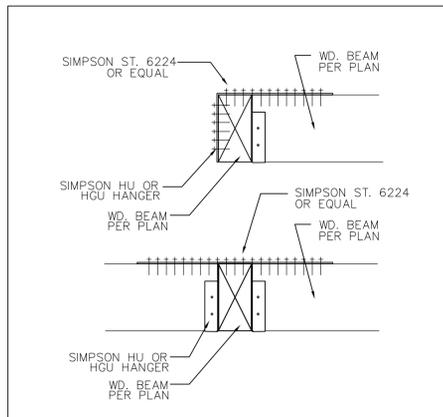
THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF JC ENGINEERING AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MR. JOSEPH C. CHI

REMODELING AT (E) 1-STORY BUILDING
201 E. MADISON AVENUE
PLACENTIA, CA 92870

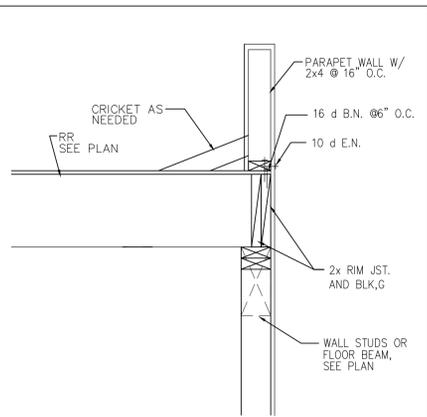
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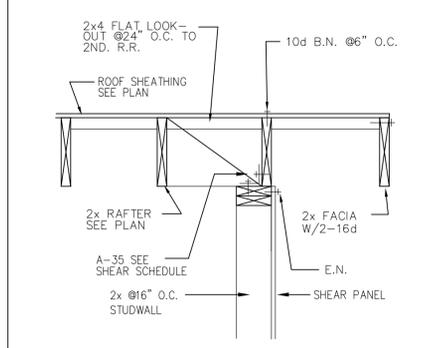
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DRAWN JC
CHECKED CHI
JOB NO.
DATE 09/12/16
SHEET TITLE
FOUNDATION & FLOOR FRAMING PLAN



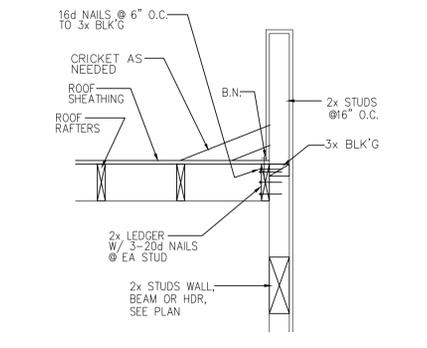
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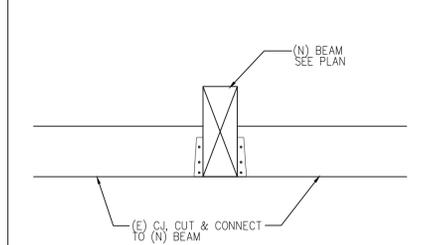
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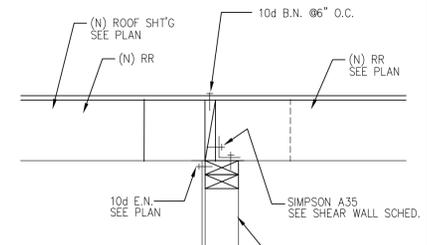
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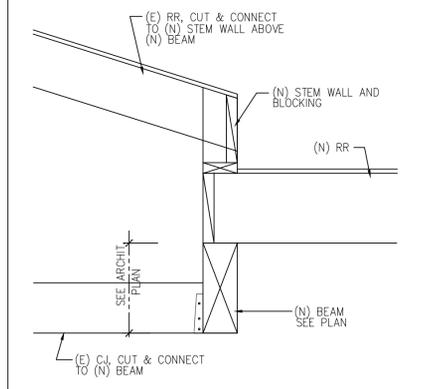
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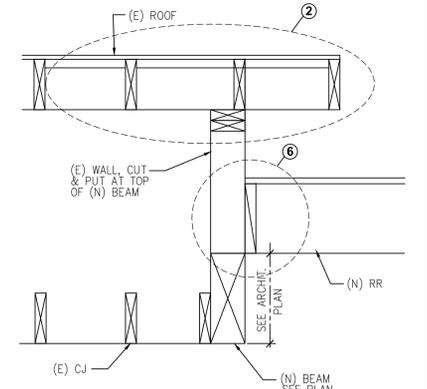
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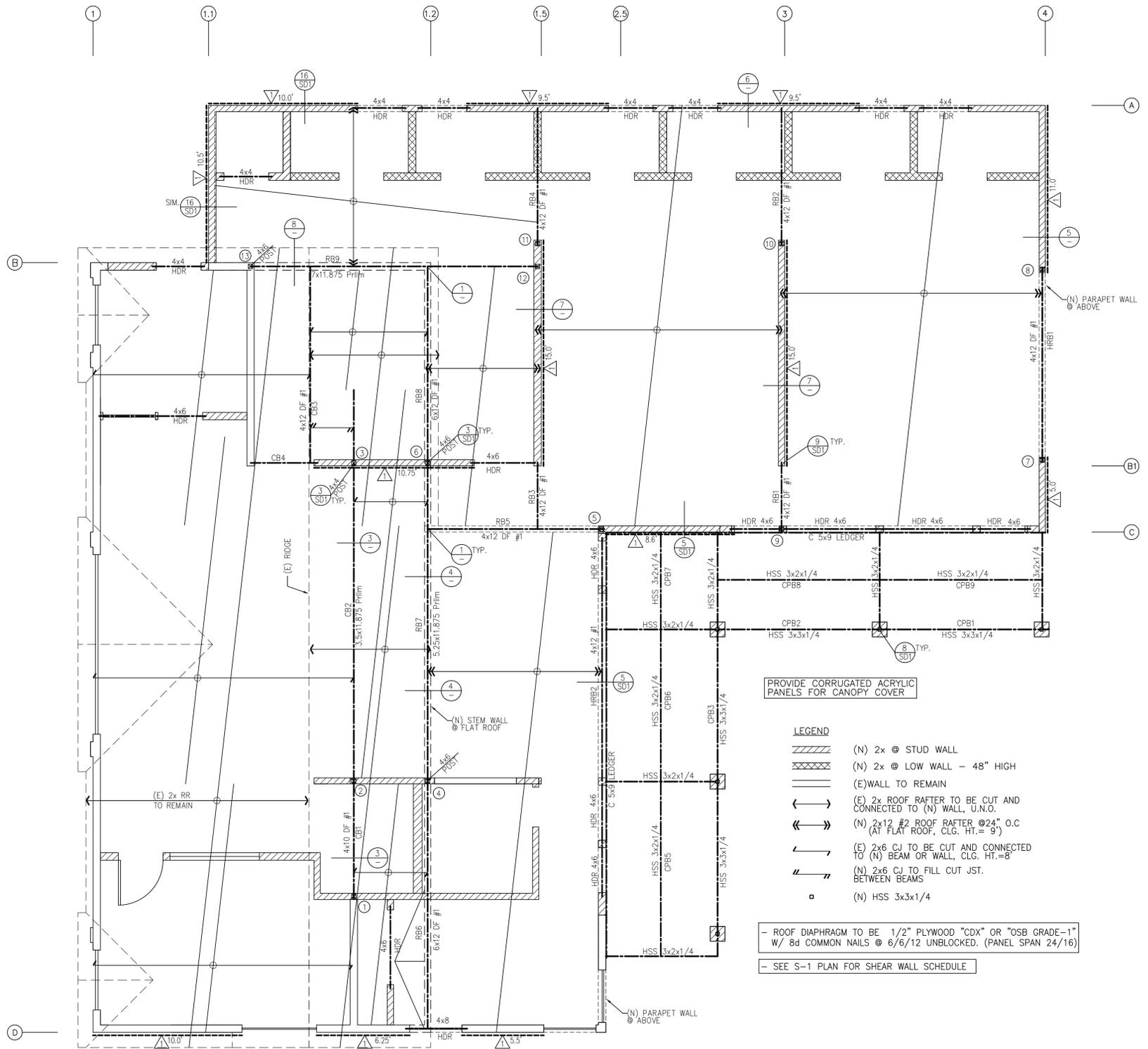
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ROOF FRAMING PLAN - BUILDING A & B
1/4" = 1'-0"



**REMODELING AT
(E) 1-STORY BUILDING**
201 E. MADISON AVENUE
PLACENTIA, CA 92870

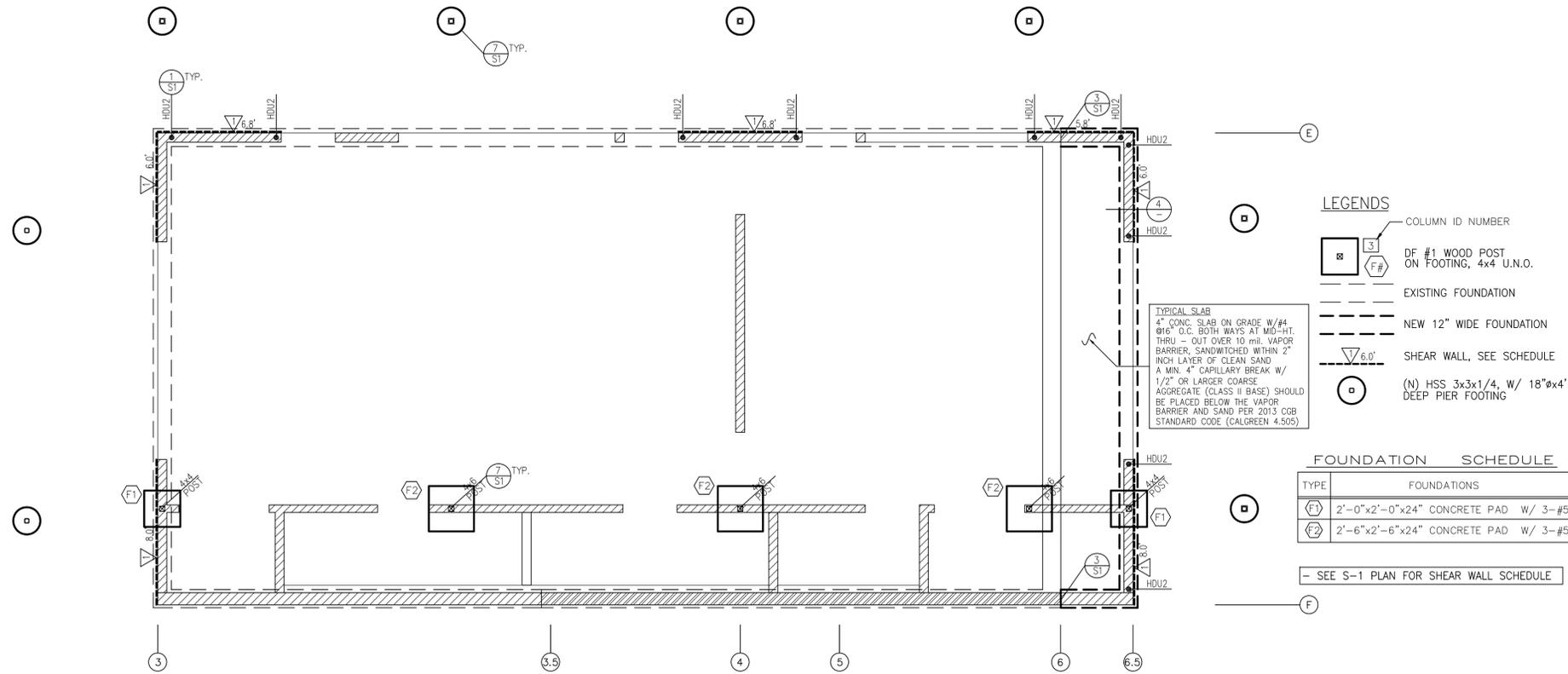
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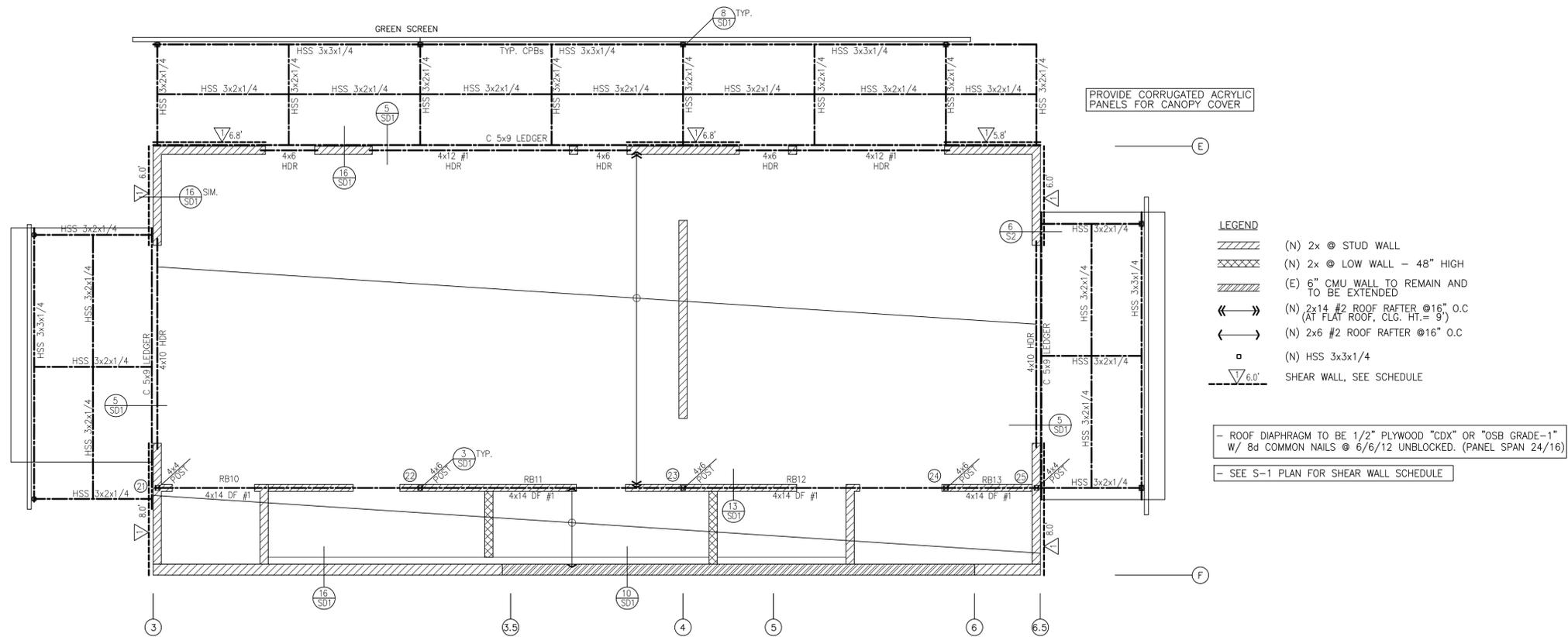
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DRAWN: JC
CHECKED: CHI
JOB NO.: _____
DATE: 07/13/16

SHEET TITLE
ROOF FRAMING & RET. WALL PLAN

SHEET NO.
S-2
OF



FOUNDATION PLAN - BUILDING C
1/4" = 1'-0"



ROOF FRAMING PLAN - BUILDING C
1/4" = 1'-0"

LEGENDS

- COLUMN ID NUMBER
- DF #1 WOOD POST ON FOOTING, 4x4 U.N.O.
- EXISTING FOUNDATION
- NEW 12" WIDE FOUNDATION
- SHEAR WALL, SEE SCHEDULE
- (N) HSS 3x3x1/4, W/ 18"x4" DEEP PIER FOOTING

FOUNDATION SCHEDULE

TYPE	FOUNDATIONS	REMARK
F1	2'-0"x2'-0"x24" CONCRETE PAD W/ 3-#5 BOTH WAYS	
F2	2'-6"x2'-6"x24" CONCRETE PAD W/ 3-#5 BOTH WAYS	

- SEE S-1 PLAN FOR SHEAR WALL SCHEDULE

LEGEND

- (N) 2x @ STUD WALL
- (N) 2x @ LOW WALL - 48" HIGH
- (E) 6" CMU WALL TO REMAIN AND TO BE EXTENDED
- (N) 2x14 #2 ROOF RAFTER @16" O.C (AT FLAT ROOF, CLG. HT. = 9')
- (N) 2x6 #2 ROOF RAFTER @16" O.C
- (N) HSS 3x3x1/4
- SHEAR WALL, SEE SCHEDULE

- ROOF DIAPHRAGM TO BE 1/2" PLYWOOD "CDX" OR "OSB GRADE-1" W/ Bd COMMON NAILS @ 6/6/12 UNBLOCKED. (PANEL SPAN 24/16)

- SEE S-1 PLAN FOR SHEAR WALL SCHEDULE



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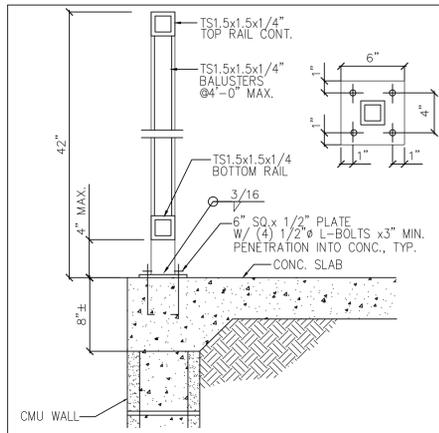
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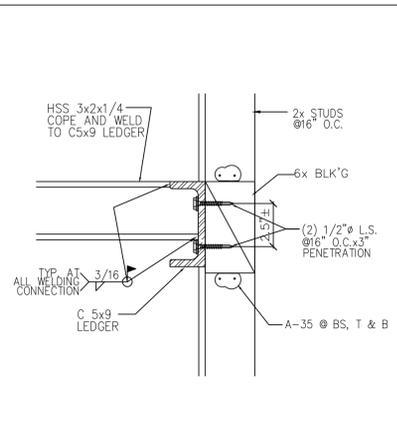
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SHEET TITLE
FOUNDATION & FLOOR FRAMING PLAN

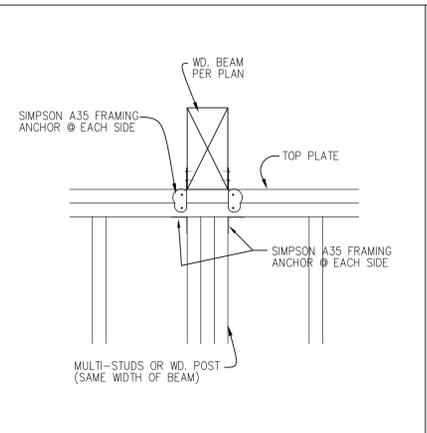
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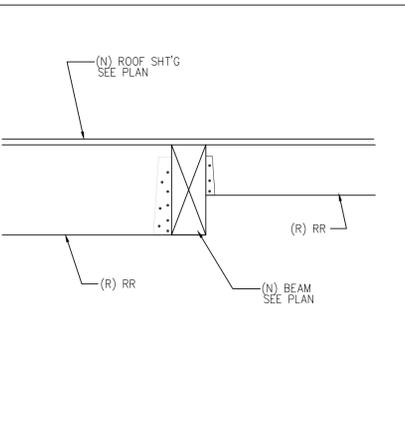
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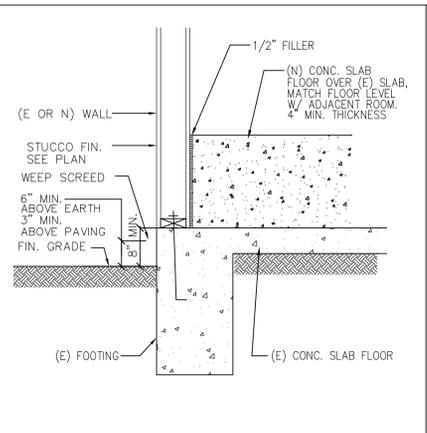
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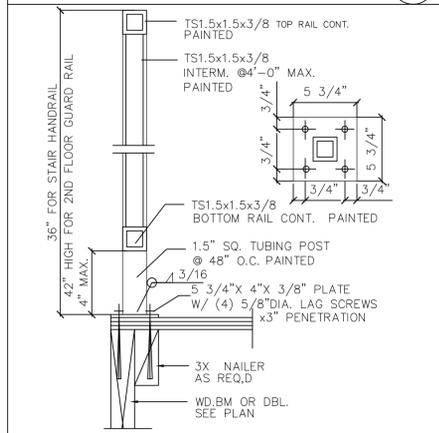
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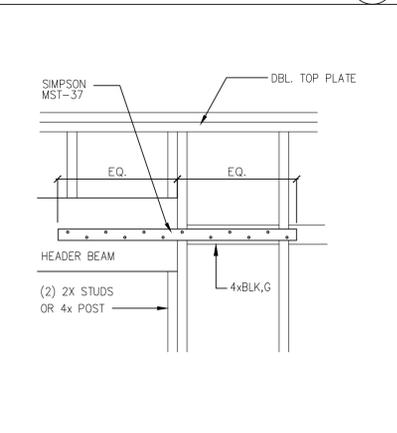
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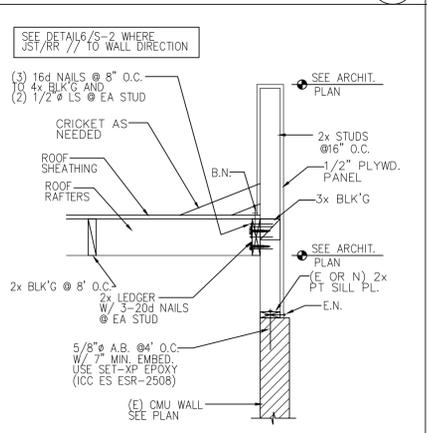
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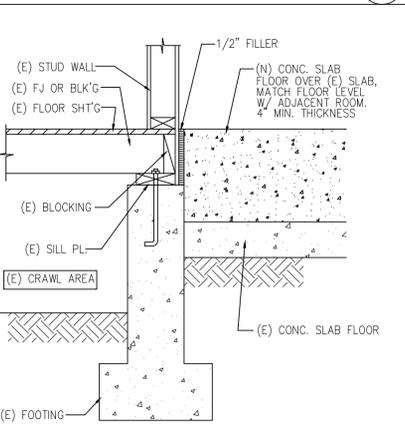
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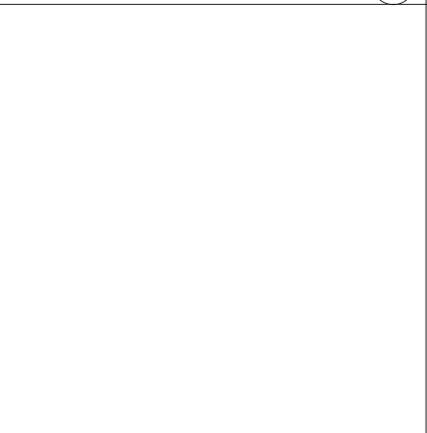
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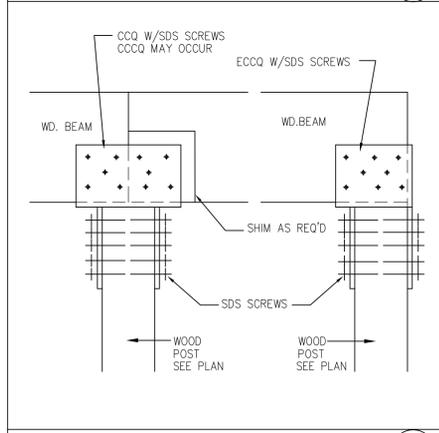
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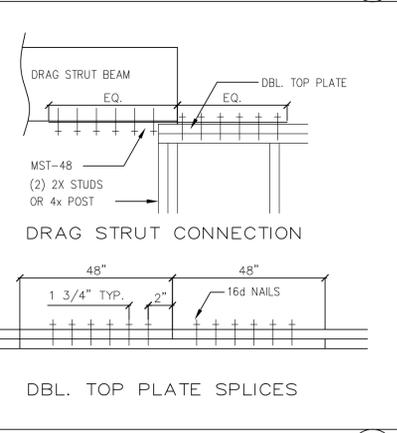
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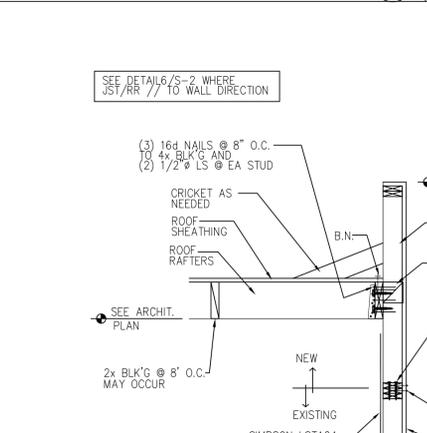
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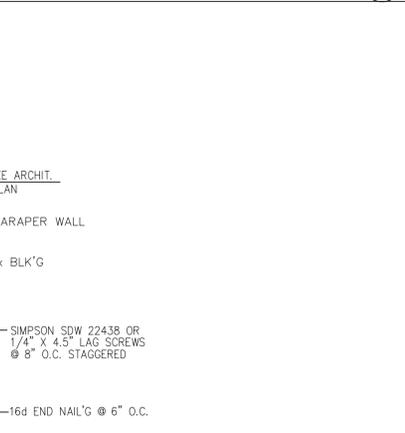
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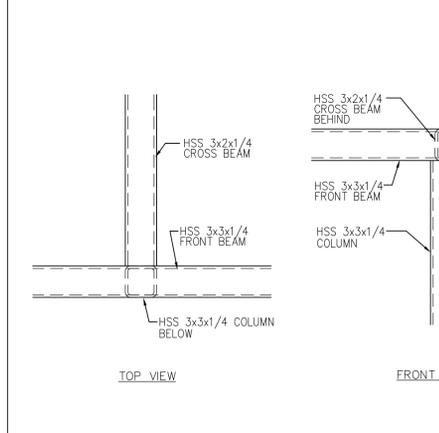
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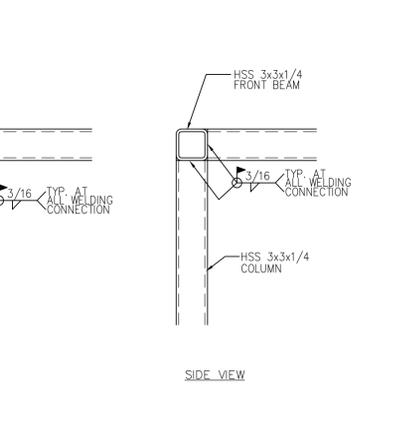
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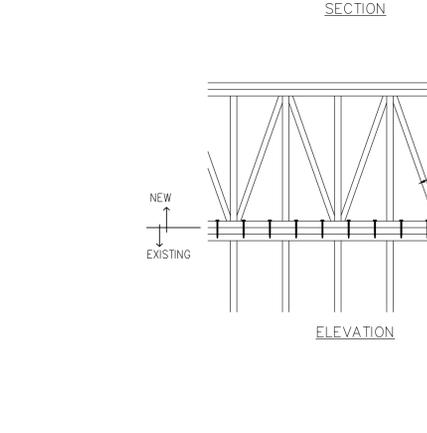
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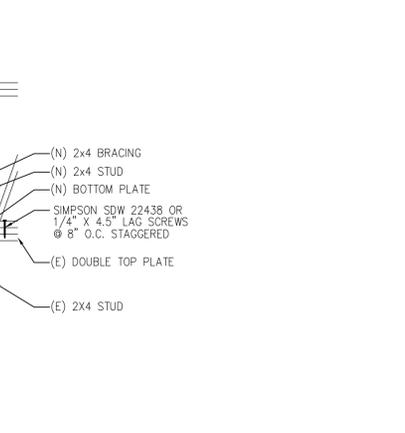
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SCALE

DRAWN	JC
CHECKED	CHI
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DATE	09/12/16

SHEET TITLE
STRUCTURAL DETAILS

SHEET NO.
SD-1
 OF



GENERAL NOTES

General Notes

- ALL WORK SHALL CONFORM TO THE CBC 2013.
- THE FOLLOWING NOTES AND ALL OTHER TYPICAL DETAILS APPLY TO ALL DRAWINGS UNLESS NOTED OTHERWISE.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO THE DETAILS SHOWN FOR THE RESPECTIVE MATERIALS.
- PROVIDE OPENINGS AND SUPPORTS FOR MECHANICALS EQUIPMENT, DUCTS, PIPING, VENTS AND ETC., AS REQUIRED. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL OPENINGS AND EQUIPMENT WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS. ALL SUSPENDED EQUIPMENT TO BE PROVIDED WITH APPROVED AL BRACING.
- CONTRACTOR MUST VERIFY AND CLARIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WORK. ARCHITECT/ENGINEER SHALL BE INFORMED AND NOTIFIED ANY TYPE OF DISCREPANCIES.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
- DESIGN MATERIALS, EQUIPMENTS AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE. PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT/ENGINEER, AND THE APPLICABLE GOVERNING CODE AUTHORITY.

Foundations

- ALLOWABLE FOUNDATION PRESSURE USED IN THE DEVELOPMENT AND DESIGN OF THIS STRUCTURE IS 1,500 PSF.
- FOUNDATIONS SHALL BE THE SIZE AND TYPE AS INDICATED ON THE DRAWINGS.
- CONCRETE CONTRACTOR TO INSIDE A TRUE AND LEVEL FOUNDATION PRIOR TO PLACING CONCRETE.
- CONCRETE CONTRACTOR TO VERIFY AND LOCATE ALL DOOR OPENING AND AVOID PLACEMENT OF ANCHOR BOLTS IN THESE LOCATION.
- ALL LUMBER IN CONTRACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- THE CONCRETE CONTRACTOR SHALL BACKFILL ALL RETAINING WALLS.
- CONCRETE CONTRACTOR TO FURNISH BOLTS, NETTING AND STEEL AS REQUIRED BY THE CONCRETE DETAILS AND DRAWING.
- SEISMIC DESIGN SHALL BE BASED ON SOIL PROFILE TYPE SD.
- FOOTINGS SHALL BE EMBEDDED ENTIRELY EITHER ON COMPACTED FILL OR NATURAL SOIL.
- ALL MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT OF MAXIMUM DRY DENSITY OF THE FILL MATERIAL PER THE LATEST VERSION OF ASTM D 1557. WHERE COHESION LESS SOIL BE HAVING LESS THAN 15 PERCENT FINER THAN 0.005 MILLIMETERS IS USED FOR FILL, IT SHALL BE COMPACTED TO MINIMUM OF 95 PERCENT RELATIVE COMPACTION BASED ON MAXIMUM DRY DENSITY. PLACEMENT OF GRAVEL IN LIEU OF COMPACTED FILL IS ALLOWED ONLY IF COMPLYING WITH SECTION 91.7011.3 OF THE CODE
- COMPACTED FILL SHALL EXTEND BEYOND THE FOOTINGS A MINIMUM DISTANCE EQUAL TO THE DEPTH OF THE FILL BELOW THE BOTTOM OF THE FOOTINGS OR MINIMUM OF 3 FOOT, WHICHEVER IS GREATER
- A STRUCTURE SHALL BE CONSIDERED SURCHARGING AN EXCAVATION IF THE STRUCTURE IS LOCATED WITHIN A HORIZONTAL DISTANCE FROM THE TOP OF THE EXCAVATION EQUAL TO THE DEPTH OF THE EXCAVATION
- ALL ROOF AND PAD DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER
- PRIOR TO EXCAVATION, AN INITIAL INSPECTION SHALL BE CALLED AT WHICH TIME THE SEQUENCE OF SHORING (IF REQUIRED) PROTECTION FENCES AND TRAFFIC CONTROL WILL BE SCHEDULED
- PRIOR TO REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER / GEOTECHNICAL CONSULTANT SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS, IF SOILS REPORT IS PROVIDED.
- THE CONSULTING SOILS / GEOTECHNICAL ENGINEER SHOULD REVIEW AND APPROVE THE FOUNDATION PLANS AND FOUNDATION DETAILS, IF SOILS REPORT IS PROVIDED.

Concrete

- CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE II, LOW ALKALI. 1 PART CEMENT, 2 1/2 PARTS SAND, 3 1/2 PARTS GRAVEL AND 7 1/2 GALLONS WATER PER SACK OF CEMENT.
- AGGREGATES SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C-33.
- REINFORCING STEEL, INTERMEDIATE GRADE ASTM A-615 GRADE 60.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED.
- DOWELS FOR WALL SHALL BE SAME SIZE AND SPACING AS THE WALL REINFORCEMENT AND SHALL LAP WITH THE WALL REBAR AS NOTED ABOVE UNLESS NOTED OTHERWISE.
- ANCHOR BOLTS, DOWELS, INSERTS ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO THE POURING OF ANY CONCRETE OR GROUT.
- WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 USING PROPER LOW HYDROGEN ELECTRODES.
- ALL EXCAVATIONS SHALL BE FREE OF LOOSE DIRT, WATER OR DEBRIS PRIOR TO POURING CONCRETE.
- ALL FORMS SHALL BE CONSTRUCTED AS TO MAINTAIN THE REQUIRED POSITION AND SHAPE DURING AND AFTER THE PLACING OF CONCRETE AND BE SUFFICIENTLY TIGHT TO PREVENT THE LEAKAGE OF CONCRETE.
- NO PIPES OR DUCTS ARE TO BE PLACED IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED.
- ALL CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE.
- CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR ALL CONCRETE DESIGNED WITH f_c' GREATER THAN 2500psi.
- PNEUMATICALLY PLACED CONCRETE SHALL HAVE A-28-DAY STRENGTH OF 3000 psi MATERIALS, PROPORTIONING AND APPLICATION, SHALL CONFORM WITH ACI STANDARD 506.2-77. THE CONCRETE SHALL BE PLACED BY A QUALIFIED CONTRACTOR AND UNDER CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR.
- CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 psi @ 28 DAY UNLESS NOTED OTHERWISE.

Reinforcing Steel

- ALL REINFORCING SHALL BE A.S.T.M. A-615-60 FOR #5 BARS AND SMALLER. ALL REINFORCING SHALL BE A.S.T.M. A-615-60 FOR #6 BARS AND LARGER. WELDING WIRE FABRIC TO BE A.S.T.M. A-185, LAP 1-1/2 SPACES, 9"MIN. FOR STRUCTURAL SLABS, ALL REINFORCING #4 AND LARGER TO BE A.S.T.M. A-305
- ALL BARS SHALL BE DEFORMED AS PER A.S.T.M. A-305.
- ALL BARS SHALL BE CLEAN OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
- ALL BENDS SHALL BE MADE COLD.
- SPLICING OF BARS SHALL HAVE LAPPING OF 40 DIA. OR 2'-0" MIN. IN ALL CONTINUOUS REINFORCEMENT OF FOOTINGS AND CONCRETE WALLS, EXCEPT AS NOTED ON PLANS. MASONRY REINFORCEMENT SHALL HAVE LAPPINGS OF 40 DIAMETER OR 2' MIN.
- ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE BASED ON CBC-2007. COVER SHALL BE AS:
 - POURED AGAINST EARTH..... 3"
 - POURED AGAINST FORM BELOW GRADE..... 2"
 - FORMED SLABS..... 1"
 - SLABS ON GRADE (FROM TOP TO SLAB)..... 1"
 - WALLS EXPOSED TO WEATHER..... 1"
 - WALLS NOT EXPOSED TO WEATHER..... 1"
- ALL FIELD WELDING OF REINFORCING STEEL REQUIRES CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR UNLESS NOTED OTHERWISE
- ALL FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL.

Masonry

- ALL MASONRY WORK SHALL CONFORM TO THE LATEST EDITION OF THE L. A. COUNTY BUILDING CODE.
- CONCRETE BLOCK SHALL BE OF SIZES SHOWN ON ARCHITECTURAL DRAWINGS AND/OR CALLED FOR IN SPECS, AND CONFORM TO A.S.T.M. C-90, GRADE "N" LIGHTWEIGHT UNITS WITH MAX. LINEAR SHRINKAGE OF 0.06
- MORTAR MIX SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT AND THREE PARTS SAND AND NOT LESS THAN 1/4" PART NOR MORE THAN 1/2 PART LINE PUTTY FOR TYPE "S" MORTAR.
- GROUT MIX SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND AND NOT LESS THAN TWO PARTS PEA GRAVEL. MAX. GROUT LIFT = 5'-0". SPECIAL INSPECTIONS SHALL BE REQUIRED FOR HIGH LIFT GROUTING.
- ALL MASONRY TO HAVE SPECIAL INSPECTION PER SECTION 1704.5. OF CBC UNLESS NOTED OTHERWISE.
- CEMENT FOR MORTAR AND GROUT SHALL BE LOW ALKALI TYPE CONFORMING TO ASTM C150.
- MORTAR AND GROUT SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH AT AGE 28 DAYS OF:

MORTAR :	1800 psi
GROUT :	2000 psi
- MASONRY SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH $f_m=1500$ psi.
- PIPES & CONDUITS EMBEDDED IN MASONRY SHALL NOT REDUCE THE REQUIRED STRENGTH.
- DEPUTY INSPECTION IS REQUIRED FOR MASONRY CONSTRUCTION UNLESS DESIGNED AT HALF STRESS.
- CONSTRUCTION SHALL COMPLY WITH SECTION 2104 OF BUILDING CODE.
 - REINFORCEMENT SHALL BE SECURED AGAINST DISPLACEMENT PRIOR TO GROUTING USING WIRE POSITIONERS (OR SUITABLE DEVICES) AT INTERVALS NOT EXCEEDING 200 BAR DIAMETERS.
 - CLEANOUTS SHALL BE PROVIDED FOR ALL GROUT POURS OVER 5'
 - GROUT LIFTS SHALL NOT EXCEED 6'.
 - ALL CELLS AND SPACES CONTAINING REINFORCEMENT SHALL BE FILLED WITH GROUT.
 - QUALITY ASSURANCE MEASURES, SHALL COMPLY WITH SEC. 2105
 - FIVE MASONRY PRISM TESTS SHALL BE BUILT AND TESTED PRIOR TO CONSTRUCTION.
 - TREE MASONRY PRISM TESTS (PER 5000 sq. ft. OF FLOOR AREA, 3 MIN.) SHALL BE BUILT AND TESTED DURING CONSTRUCTION WHEN FULL STRESSES ARE USED IN DESIGN

Structural Steel

- STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 EXCEPT FOR PIPE COLUMNS AND SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION FOR DESIGN, FABRICATION AND CONSTRUCTION OF STRUCTURAL STEEL FOR BUILDINGS.
- SHOP WELDS MUST BE PERFORMED IN A LA COUNTY BLDG DEPT. LICENCED FABRICATOR'S SHOP.
- WELDING SHOULD CONFORM TO LOS ANGELES CITY AND THE LATEST AMERICAN WELDING SOCIETY AWS STANDARDS. WELDING SHALL BE PERFORMED BY A PROCESS APPROVED BY THE ENGINEER AND THE BUILDING DEPARTMENT.
- ALL WELDING IS HALF STRESS WITHOUT CONTINUOUS INSPECTION, UNLESS NOTED OTHERWISE, FULL PENETRATION WELDING REQUIRES CONTINUOUS INSPECTION.
- ALL STEEL TO STEEL TO WOOD BOLTED CONNECTION SHOULD BE MADE WITH COMMON BOLTS 307, LOCK NUTS AND LOCK WASHERS SHALL BE PROVIDED UNDER THE NUTS.
- FILLS SHALL BE PROVIDED AT SPLICES OF PARTS HAVING MORE THAN 1/8 INCH DIFFERENCE IN THICKNESS.
- PIPE AND TUBE MEMBERS SHALL CONFIRM TO ASTM A-501 OR A-53 AS REQUIRED.
- ALL PIPE SHALL BE ASTM A-53, GRADE "B".
- ALL TUBULAR STEEL SECTIONS SHALL CONFIRM TO A.S.T.M. A-36.
- NO STRUCTURAL STEEL SHALL BE FABRICATED OR ERRECTED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED BY THE STRUCTURAL ENGINEER.
- NO FIELD CUTTING OR BURING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- BASE PLATE SHALL BE LEVELED WITH DOUBLE NUTS, NO LEVELING PLATE ALLOWED.
- BOLT HOLE IN STEEL SHALL BE 1/16" LARGER THAN NOMINAL BOLT SIZE.
- BOLTS SHALL CONFORM TO A.S.T.M. A-307 UNLESS OTHERWISE NOTED ON PLANS.
- GAGE METAL SHALL CONFORM TO A.S.T.M. A-245.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL NECESSARY BRACING.
- ALL SUBSTITUTIONS SUBJECT TO BUILDING DEPARTMENT APPROVAL.
- CONTINUOUS INSPECTION IS REQUIRED FOR FIELD WELDING AND SHOP WELDING TO BE DONE BY AN APPROVED CERTIFIED WELDER.
- THE SEISMIC DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH PART I (LRFD) AND PART III (ASD) OF THE SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS, APRIL 15, 1997, PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). THESE PROVISIONS SHALL BE APPLIED IN CONJUNCTION WITH CHAPTER 22, DIVISION II.
- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 AND APPROVED BY THE ENGINEER OF RECORD. SPECIFY THE REQUIRED "WELDING PROCEDURE SPECIFICATION" ON PLANS.

Wood Frames

- DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, AND PROVIDE "DBL" BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO JOISTS, U.N.O., AND ALSO NAIL TOGETHER WITH 16d NAILS @ 9" O.C..
- UNLESS NOTED OTHERWISE, ALL NAILING SHALL CONFORM TO THE NAILING SCHEDULE REQUIRED BY THE LOCAL DEPARTMENT OF THE BUILDING AND SAFETY.
- CROSS BRIDGE FLOOR JOISTS AT 8'-0" MAXIMUM INTERVALS, MORE THAN 8" DEEP.
- UNLESS OTHERWISE INDICATED, RAFTERS AND JOIST SHALL BE SPLICED AT SUPPORTS WITH A MINIMUM OF 4" OF LAP AND 4-16d NAILS.
- TOP PLATE OF ALL STUD WALLS SHALL BE 2 PIECES OF 2 x 4 PLATES. SPLICES TO LAP 4'-0" MINIMUM AND BE NAILED WITH 12-16d NAILS MINIMUM EACH SIDE OF JOINT.
- BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHER UNDER HEAD AND NUT UNLESS OTHERWISE NOTED.
- PROVIDE SOLID 2 x BLOCKINGS BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. BLOCKING SHALL BE ONE PIECE AND THE FULL DEPTH OF THE JOIST OR RAFTER.
- USE 1 x 6 LET IN BRACE @25'-0" O.C. MINIMUM COVER 4 STUDS.
- ALL BOLTS SHALL BE RETIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER ETC.
- EACH SHEET OF PLYWOOD SHALL BE IDENTIFIED BY A REGISTERED STAMP OR BRAND OF THE DOUGLAS FIR PLYWOOD ASSOCIATION.
- PLYWOOD FOR ROOF SHEATHING SHALL BE CDX, USE EXTERIOR TYPE, MIN. C-C GRADE, WHERE PLYWOOD EXPOSED TO WEATHER, ALL PLYWOOD SHALL BE GLUED WITH EXTERIOR TYPE GLUE. ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARDS PS-1-95.
- ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR.
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY DETAILED.
- SHEATHING SHALL BE INSPECTED AND APPROVED PRIOR TO COVERING.
- ALL SHEAR WALLS TO BE INSPECTED AND APPROVED PRIOR TO COVERING.
- BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
- ALL LUMBER TO BE GRADE MARKED, DOUGLAS FIR, COAST REGION AS SHOWN BELOW UNLESS OTHERWISE INDICATED ON PLANS.
 - JOISTS AND RAFTER - #2 GRADE, 1450psi (REPETITIVE) D.F.
 - 4 x BEAMS - #2 GRADE, 1280psi, D.F. UNLESS OTHERWISE NOTED.
 - 4 x BEAMS WHERE NOTED ON PLANS SEL. STRUCT. 1800psi D.F.
 - 6 x BEAMS - WHERE NOTED ON PLANS, SEL. STRUCT. 1600psi D.F.
 - 6 x BEAMS -#1 GRADE, 1350psi, D.F..
 - STUDS - #2 GRADE OR BETTER, D.F..
- WOOD STUDS MAY BE NOTCHED TO A DEPTH OF 25% WIDTH OF MAXIMUM, EXCEPT INTERIOR NON-BEARING STUDS WHICH MAY BE NOTCHED TO 40% OF WIDTH MAXIMUM.
- STUDS MAY BE BORED TO 40% OF WIDTH MAXIMUM EXCEPT INTERIOR NON-BEARING STUDS WHICH MAY BE BORED TO 60% OF WIDTH MAXIMUM WHEN EACH BORED STUD IS DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS.
- IN NO CASE SHALL THE EDGE OF A BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF A STUD.
- WHERE PLUMBING, HEATING OR OTHER DUCTS ARE PLACED IN A PARTITION REQUIRING THE CUTTING OF THE DOUBLE PLATE, A STEEL STRAP 1/8"x1-1/2"x24" SHALL BE FASTENED TO EACH SIDE OR THE TOP PLATES WITH 6-16d NAILS AT EACH END.
- DOUBLED JOISTS ARE REQUIRED UNDER PARALLEL BEARING PARTITIONS.
- WHEN PLUMBING PIPES ATTACH TO STRUCTURAL FRAMING, SLOT HOLE CONN. SHOULD BE REQUIRED FOR PIPE BREAKAGE DUE TO WOOD SHRINKAGE.
- ROOF DIAPHRAGM TO BE 5/8" PLYWOOD "CDX" OR "OSB GRADE-1" W/ 10d COMMON NAILS @ 6/6/12 BLOCKED. (PANEL SPAN 24/16)
- FLOOR DIAPHRAGM TO BE 3/4" PLYWOOD "CDX" OR "OSB GRADE-1" W/ 10d COMMON NAILS @ 6/6/12 BLOCKED. (PANEL SPAN 32/24)
- [SSW ###]: INDICATES SIMPSON STEEL STRONG WALL (ICC ES ESR-1679) FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
- ALL FASTENERS FOR WOOD STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMMON NAILS WITH FULL HEADS UNLESS OTHERWISE APPROVED.
- HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS ON OPPOSITE, AND HOLD-DOWN SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.
- ALL ANCHOR BOLTS TO FOOTING TO BE 5/8" DIA. A.B.x12" LONG, W/ 7" MIN. EMBEDMENT @8" O/C, W/ 3"x3"x1/4" PLATE WASHER U.N.O.

Special Inspections Required Items:

- CONCRETE DESIGNED WITH f_c' GREATER THAN 2500psi.
- EPOXY APPLICATION FOR DOWEL OR ANCHOR BOLT INSTALLATION
- EXPANSION ANCHOR BOLT INSTALLATION
- FIELD WELDING

TABLE 2304.9.1 --- NAILING SCHEDULE (2013 CBC)

CONNECTION:	NAILING ¹
1. JOIST TO SILL OR GIRDER, TOENAIL.	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END.	3-8d
3. 1x6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL.	2-8d
4. WIDER THAN 1x6 SUBFLOOR TO EACH JOIST, FACE NAIL.	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND NAIL, FACE NAIL.	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL.	16d AT 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS.	3-16d PER 16"
7. TOP PLATE TO STUD, END NAIL.	2-16d
8. STUD TO SOLE PLATE.	4-8d, TOENAIL; OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL.	16d AT 24" O.C.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL.	16d AT 16" O.C.
DOUBLED TOP PLATES, LAP SPLICE.	8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL.	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL.	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL.	2-16d
14. CONTINUOUS HEADER, TWO PIECES.	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOIST TO PLATE, TOENAIL.	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL.	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.	3-16d
18. CEILING JOISTS, TO PARALLEL RAFTERS, FACE NAIL.	3-16d
19. RAFTERS TO PLATE, TOENAIL.	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL.	2-8d
21. 1x8 SHEETING, OR LESS, AT EACH BEARING.	2-8d
22. WIDER THAN 1x8 SHEETING, AT EACH BEARING, FACE NAIL.	3-8d
23. BUILT-UP CORNER STUDS.	16d AT 24" O.C.
24. BUILT-UP GIRDERS AND BEAMS.	20d AT 32" AT TOP AND BOTTOM AND STAGGERED, 2-20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS.	2-16d AT EACH BEARING

25.-34. SEE PLAN FOR TYPICAL SHEATHING NAILING FOR ROOF DIAPHRAGM AND SHEAR PANELS. REFER TO CBC TABLE 2304.9.1 FOR ADDITIONAL TYPES OF PANELING, SIDING, AND/OR SHEATHING.

(1) COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

STRUCTURAL OBSERVATION GENERAL NOTES

- STRUCTURAL OBSERVATION BY CIVIL/STRUCTURAL ENGINEER OF RECORD IS REQUIRED PER SECTION 1709.2 & 1709.3 OF THE LOS ANGELES COUNTY BUILDING CODE. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION STAGE AND COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR.
- THE OWNER SHALL EMPLOY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER REGISTERED DESIGN PROFESSIONAL DESIGNATED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATIONS.
- THE OWNER OR THE OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFEXTED SUBCONTRACTORS AND SPECIAL INSPECTIONS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.
- THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM (HER), OR BY A REGISTERED SPECIAL INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVATION.
- A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED SPECIAL INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE SOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS.
- WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:
 - NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION BY SUBMITTING THE COMPLETED STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVATION FORM.
 - CALL AN ADDITIONAL PRECONSTRUCTION MEETING.
 - FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPORT.
 THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
- THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING OFFICIAL SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

STRUCTURAL DESIGN DATA:

ROOF LIVE LOAD = BASIC OF 20 psf W/ ALLOWABLE REDUCTION
 FLOOR LIVE LOAD = BASIC OF 40 psf W/ ALLOWABLE REDUCTION
 CEILING LIVE LOAD = 10 psf

WIND DESIGN PARAMETERS

BASIC WIND SPEED = 110 mph
 EXPOSURE: B

SEISMIC DESIGN PARAMETERS SITE CLASS = D
 SDC = D

$F_o = 1.0$
 $S_s = 1.834$
 $S_m = 1.223$
 $S_w = 0.673$
 $R = 6.5$
 $\omega_{mega} = 3$
 $C_d = 4$
 $\rho = 1.3$

SNOW AND FLOOD DESIGN: NOT APPLICABLE

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 201 E. MADISON AVENUE PERMIT APPL. NO.: _____
 PLACENTIA, CA 92870

Description of Work: REMODELING AT (E) 1-STORY BUILDING
 Owner: _____ Architect: _____ Engineer: JOSEPH C. CHI

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or individual to be responsible for the Structural Observation:			
Name: JOSEPH C. CHI		Phone: (909) 331-5735 Calif. Registration: C53156	
FOUNDATION	WALL	FRAME	DIAPHRAGM
<input checked="" type="checkbox"/> Footing, Stem Walls, Piers	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Moment Frame	<input type="checkbox"/> Concrete
<input type="checkbox"/> Mat Foundation	<input type="checkbox"/> Masonry	<input type="checkbox"/> Steel Braced Frame	<input type="checkbox"/> Steel Deck
<input type="checkbox"/> Caisson, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Concrete Moment Frame	<input checked="" type="checkbox"/> Wood
<input type="checkbox"/> Stepp g/Retain g Foundation, Hillside Special Anchors	<input type="checkbox"/> Others:	<input type="checkbox"/> Masonry Wall Frame	<input type="checkbox"/> Others:
<input checked="" type="checkbox"/> Others: HD INSTALLATION		<input checked="" type="checkbox"/> Others: WOOD FLOOR FRAMING	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired **by me** to be the Structural Observer.

Signature _____ Date _____



THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF JC ENGINEERING AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF MR. JOSEPH C. CHI

REMODELING AT
(E) 1-STORY BUILDING
201 E. MADISON AVENUE
PLACENTIA, CA 92870

REVISIONS:

△	
△	
△	
△	
△	
△	
△	
SCALE	
DRAWN	JC
CHECKED	CHI
JOB NO.	
DATE	07/13/16

SHEET TITLE
GENERAL NOTES,
FRAMING NOTES
AND
STRUCTURAL
OBSERVATIONS

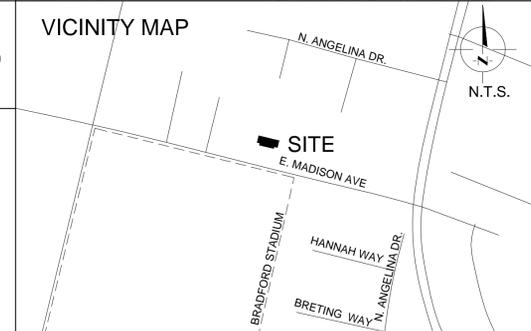
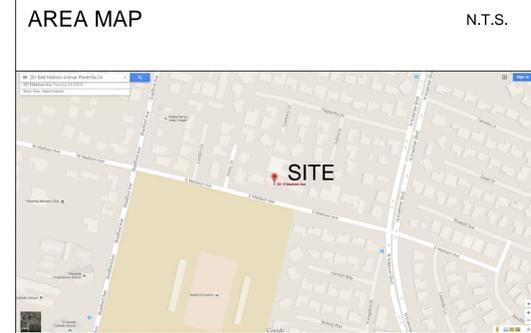
SHEET NO.

S-G

OF



201 E. MADISON AVE. PLACENTIA, CA 92870



GENERAL NOTES

- ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING AGENCIES AND APPLICABLE CODES.
- PROVIDE PEDESTRIAN PROTECTION AS REQUIRED. CONSTRUCTION WORK SHALL PROCEED IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
- CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 4A60BC FOR PROTECTION DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES ON THE JOB SITE IF NECESSARY OR REQUIRED BY LOCAL CODE.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-WAYS MAY BE SUBJECTED DURING CONSTRUCTION.
- ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANYONE ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY DISCREPANCY, OMISSION OR AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS UNTIL THE ARCHITECT HAS BEEN NOTIFIED, CORRECTED THE DISCREPANCY, MADE THE INCLUSION OR MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWINGS OR SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE RECORD DRAWINGS TO THE ARCHITECT FOR BANK USE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ERRORS BEFORE PROCEEDING WITH THE WORK.
- SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTOR'S WORK TO SECURE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, THE ACCURATE LOCATION OF STRUCTURAL MEMBERS, AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT. SUBMIT SHOP DRAWINGS AND CATALOGS OF EQUIPMENT AS REQUIRED.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK. ALL PENETRATIONS IN STRUCTURAL MEMBERS ARE TO COMPLY WITH STRUCTURAL REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS, SPECIFICATIONS & CALCULATIONS & APPLICABLE CODES.
- A SEPERATE PERMIT SHALL BE OBTAINED BY CONTRACTOR FOR ELECTRICAL AND MECHANICAL WORK BY THE SUBCONTRACTORS.
- PROVIDE ALL ACCESS PANELS AS REQUIRED. LOCATION AND TYPE SHALL BE APPROVED BY ARCHITECT PRIOR TO OBTAINING AND INSTALLING.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- DOORS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALL.
- ALL OPENINGS (DOORS AND WINDOWS) IN ENERGY INSULATED WALLS SHALL BE PROPERLY WEATHERSTRIPPED TO LIMIT AIR INFILTRATION.
- INSULATION SHALL CONFORM TO FEDERAL SPEC. HH-1-521E FOR BLANKET TYPE. RIGID INSULATION MUST BE A TYPE APPROVED BY THE BUILDING DEPT. RESEARCH BUREAU OF THE CALIFORNIA ENERGY COMMISSION. A CERTIFICATE OF COMPLIANCE SIGNED BY THE CONTRACTOR AND INSULATION SUBCONTRACTOR SHALL BE PROMINENTLY POSTED ON THE JOB SITE.
- ALL GLASS DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TO SHOW COMPLIANCE WITH AIR INFILTRATION STANDARDS OF THE 1972 ANSI A134.1, A134.2, A134.3 AND A134.4.
- ALL NEW WATER SUPPLY LINES SHALL BE COPPER, AND ALL NEW HOT WATER LINES SHALL BE INSULATED AS REQUIRED.
- ALL FLASHING, GUTTERS, SCUPPERS, DOWNSPOUTS AND CATCH BASIN CONNECTIONS SHALL BE PROPERLY JOINED AND SEALED SO THAT THEY ARE WATER-TIGHT. ALL FLASHINGS SHALL BE INSTALLED PER LOCAL CODES AND U.B.C. REQUIREMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ALL POINTS WHERE WATER MAY SEEP FOR ADDITIONAL WATER-PROTECTIVE MEASURES.
- CONTRACTOR SHALL COORDINATE WITH FIXTURE CONTRACTOR AND EQUIPMENT MANUFACTURER FOR INSTALLATION OF THEIR EQUIPMENT AND FIXTURE.
- ALL PLASTER AND DRY WALL MATERIAL AND INSTALLATION UNLESS OTHERWISE SPECIFIED SHALL BE ACCORDING TO THE CURRENT U.S. GYPSUM HANDBOOK SPECIFICATIONS AND LOCAL CODE REQUIREMENTS. ALL G.W.B. SHALL BE 5/8" THICK TYPE FIRECODE-X.
- ALL ROOF AREAS SHALL BE FULLY AND EVENLY LOADED TO ULTIMATE FINAL LOADING PRIOR TO APPLYING LATH AND PLASTER TO WALLS.
- CONTRACTOR AND ROOFING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE TO OWNER COVERING NEW ROOFING, FLASHING & MEMBRANES FOR A PERIOD OF 10 YEARS FOLLOWING FINAL COMPLETION OF WORK.
- CONTRACTOR SHALL INCLUDE WITHIN THE SCOPE OF HIS WORK PREPARATION, PRIMING & FINISH PAINTING AND STAINING OF ENTIRE EXTERIOR AND INTERIOR WALLS AND CEILINGS, INCLUDING DOORS, SASH AND TRIM WORK, AND EXPOSED BEAMS AND CEILINGS. CONFIRM PAINT AND STAIN SELECTIONS AND SPECIFICATIONS WITH ARCHITECT.
- ALL CABINETRY AND MILLWORK, UNLESS OTHERWISE SPECIFIED, SHALL BE ACCORDING TO CURRENT WOODWORKER INSTITUTE OF CALIFORNIA HANDBOOK STANDARDS, PREMIUM GRADE.

- ALL CERAMIC TILE WORK SHALL BE ACCORDING TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TILE COUNCIL OF AMERICA AND CERAMIC TILE INSTITUTE. VERIFY ALL LAYOUTS AND SPECIFICATIONS WITH ARCHITECT. WORK SHALL BE LAID OUT IN SUCH A MANNER THAT THE TILES CUT ARE AT LEAST HALF THE NOMINAL SIZE.
- ALL SHEET METAL WORK SHALL BE ACCORDING TO SMACNA MANUAL STANDARDS AND SPECIFICATIONS.
- ALL HEATING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS AND SEAMS SEALED AND SHALL BE INSULATED WITH A MINIMUM OF 1" THICK (0.6 LBS/CU.FT.) FIBROUS INSULATION.
- PROVIDE BACKDRAFT DAMPERS IN ALL FAN SYSTEMS EXHAUSTING AIR FROM THE ENERGY ENVELOPE.
- GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
- HVAC SYSTEM SHALL BE DESIGN-BUILD SUBCONTRACT TO BE INCLUDED IN THE BID. PROVIDE ALL NECESSARY DUCT WORK, INSULATION, DIFFUSERS, GRILLES. TEMPERATURE CONTROLS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO START OF WORK.
- FLUSH OUT ALL NEW WATER LINES PRIOR TO CONNECTING PLUMBING FIXTURES.
- PROVIDE SECURE PROTECTION OF THE REMAINING PORTION OF THE HOUSE DURING CONSTRUCTION.
- RECESSED LIGHTS AT INSULATED CEILINGS SHALL BE UL LISTED FOR DIRECT CONTACT WITH INSULATION (ITC FIXTURES)
- PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.
- PROVIDE BITCHUTHANE AT OTHER NEEDED LOCATIONS SUCH AS INTERSECTING EXTERIOR CONSTRUCTION SURFACES, SMALL EXTERIOR SHELVES AND AT EXTERIOR PENETRATIONS.
- EXTERIOR STUCCO SHALL COMPLY WITH CHAPTER 25 CBC. PROVIDE SEPARATE INSPECTION FOR EACH INSPECTION AT PHASES OF EXTERIOR PLASTER AS FOLLOWS: SCRATCH COAT, BROWN COAT, AND COLOR COAT. PROVIDE 60-MINUTE BUILDING PAPER MINIMUM FOR EXTERIOR STUCCO. PROVIDE ONLY FURRING NAILS AT ALL WIRE LATH THAT SUPPORTS STUCCO.
- MAIN PLUMBING WASTE (3"-4") TO TERMINATE AT THE BEST LOCATION AS DETERMINED DURING CONSTRUCTION
- TILE MUST BE APPLIED OVER CEMENT PLASTER BACKING AT SURFACES SUBJECT TO WATER SPLASH. (SHOWERS, TUB AND OTHER WET AREAS.)
- OWNER SHALL EMPLOY THE SERVICES OF A REGISTERED DEPUTY INSPECTOR, WHO MUST REPORT TO THE CITY BUILDING OFFICIAL PRIOR TO REPORTING TO THE JOB SITE.
- PROVIDE A MINIMUM CLASS 'A' ROOFING MATERIAL WITH AN ICBO OR UL LISTING. ROOFING MATERIALS SHALL BE INSTALLED TO MEET HIGH WIND EXPOSURE 'C' CONSTRUCTION REQUIREMENTS. PLYWOOD ROOF SHEATHING IS REQUIRED UNDER ALL ROOFS (UNLESS RE-ROOFING OVER EXISTING SHINGLES).
- TILE ROOFING SHALL BE INSTALLED AS REQUIRED FOR HIGH WIND AREAS. ENFORCEMENT OF THE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE ROOFING CONTRACTOR AND JOB GENERAL CONTRACTOR. BUILDING DEPARTMENT INSPECTOR MAY ONLY SPOT CHECK TO OBSERVE PROPER INSTALLATION.
- THE OWNER AND PROFESSIONAL DESIGNER HAVE RESEARCHED THE PARCEL'S SETBACKS AND EASEMENTS. THE PARCEL'S SETBACK AND EASEMENTS ARE CORRECTLY SHOWN ON THIS SITE PLAN.
- PLYWOOD SHEAR WALL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- PROVIDE 2 LAYERS OF GRADE 'D' PAPER AT ALL EXTERIOR WALLS WITH WOOD BASE SHEATHING AND STUCCO COVERING PER SECTION 2506.4 CBC
- DUCT SYSTEM OPENINGS MUST BE SEALED WITH MASTIC, TAPE, AEROSOL SEALANT OR OTHER DUCT CLOSURE SYSTEM THAT MEETS THE APPLICABLE REQUIREMENTS OF UL 181, UL 181A OR UL 181B.
- DUCTS PENETRATING WALL OR CEILING SEPARATIONS BETWEEN A GARAGE AND A DWELLING UNIT SHALL BE CONSTRUCTED OF MINIMUM 0.019 INCH SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- SPECIAL PERIODIC INSPECTION IS REQUIRED FOR THE FOLLOWING CONSTRUCTION. (DEPUTY INSPECTION)
A) SIMPSON SET-XP EPOXY ANCHOR TO EXISTING CONCRETE FOOTING (ESR#2508) (PERIODIC INSPECTION DURING ANCHOR INSTALLATION)
B) FIELD WELDING OF ALL STRUCTURAL STEEL
C) CONCRETE FC IS GREATER THAN 2,500 PSI.
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE.
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS, A SUCCESSFUL INSPECTION IS NOT OBTAINED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. PERMITS THAT HAVE BECOME INVALID SHALL PAY RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO ONE (1) YEAR. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS TO ONE (1), THE RENEWAL FEE SHALL BE 100% OF THE ORIGINAL PERMIT FEE.
- WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH
- WATER PIPING WITHIN A BUILDING SHALL BE METALLIC IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. CPVC PLASTIC WATER PIPING, WITHIN A RESIDENTIAL BUILDING, SHALL BE ALLOWED WHEN A CERTIFICATE OF COMPLIANCE AS SPECIFIED IN SEC. 604.1.1 OF THE CPC IS PROVIDED PRIOR TO PERMIT ISSUANCE.

- CLOTHES DRYER DUCTS SHALL BE OF METAL AND A MINIMUM OF 4" IN DIAMETER. THE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGHT OF 14', INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., WITH 24" MINIMUM NET CLEAR HEIGHT AND 20" MINIMUM NET CLEAR WIDTH. EGRESS WINDOW SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FLOOR.

GOVERNING CODE:

THIS PROJECT SHALL COMPLY WITH THE LOCAL ORDINANCE AND THE 2010 CBC, CPC, CMC, CEC, CFC, CALIFORNIA CODE OF REGULATIONS TITLE 19 AND THE 2010 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE EDITIONS AND 2011 LOS ANGELES COUNTY RESIDENTIAL CODE

SYMBOL LEGEND

- SECTION NUMBER / SHEET NUMBER BUILDING SECTION
- SECTION / DETAIL NUMBER SHEET NUMBER WALL SECTION OR DETAIL
- ELEVATION NUMBER AS OCCURS SHEET NUMBER INTERIOR ELEVATION
- CONSTRUCTION NOTE
- DOOR NUMBER
- WINDOW NUMBER
- REVISION NOTE
- DIMENSION
- EXTENSION LINE DIMENSION TO OUTSIDE WALLS ARE TO FACE OF STUD OR FINISHED SURFACE OF PANEL OR FINISHED SURFACE OF BLOCK, U.N.O.

STORAGE ROOM NAME
ROOM NUMBER

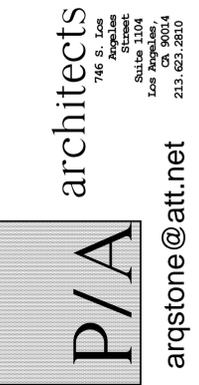
GRID LINE NUMBER OR LETTER

PROJECT SUMMARY

PROJECT:	REMODEL EXISTING PRE-SCHOOL/NURSERY 201 E MADISON AVE PLACENTIA, CA 92870
OWNER:	PLACENTIA TOWNE AND COUNTRY EARLY EDUCATION CENTER 201 E MADISON AVE PLACENTIA, CA 92870
A.P.N.:	339-121-040
TRACT #:	
LOT #:	
ZONING:	R-1
LOT SIZE:	19,950 S.F.
FAR:	
LOT COVERAGE:	21%
SETBACK:	
BLD'G A	2022 SF
BLD'G B	841 SF
BLD'G C	1300 SF
TOTAL :	4,163 SF
PARKING :	15

INDEX OF SHEETS

SHEET	DESCRIPTION	SHEET REFERENCE #
0	PROJECT SUMMARY / GENERAL NOTES	T1.0
1	EXISTING PLANS/ELEV.	T2.0
2	SITE PLAN / ROOF PLAN	A1.0
3	BUILDING A&B FLOORPLANS BATH DETAIL	A2.0
4	BUILDING C FLOORPLANS	A2.1
5	BUILDING A&B ELEVATIONS	A2.2
6	BUILDING A&B C ELEVATIONS	A2.3
7	BUILDING _ SECTIONS	A3.0
8	BUILDING _ SECTIONS	A3.1
9	ADA PARKING & RAMP DETAILS	A4.0



PLACENTIA TOWN & COUNTRY
EARLY EDUCATION CENTER
201 E. MADISON AVE
PLACENTIA, CA 92870

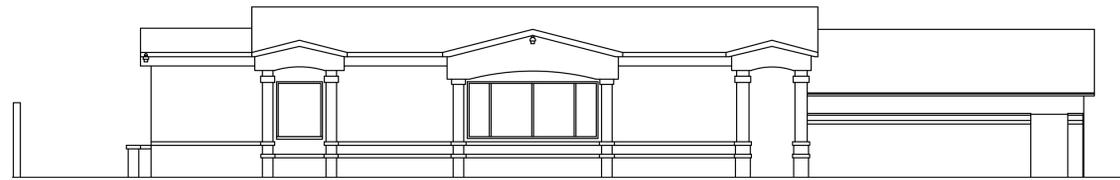
PROJECT SUMMARY



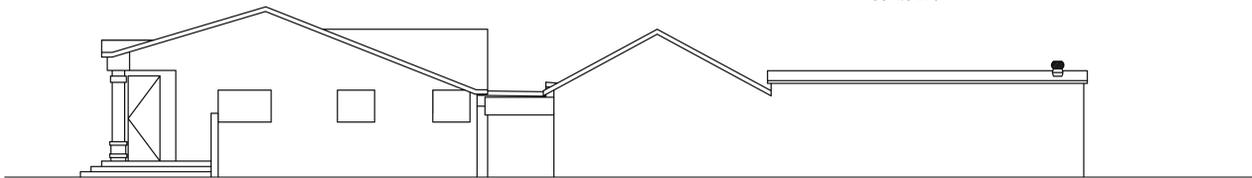
08 / 30 / 16

SHEET NO.:

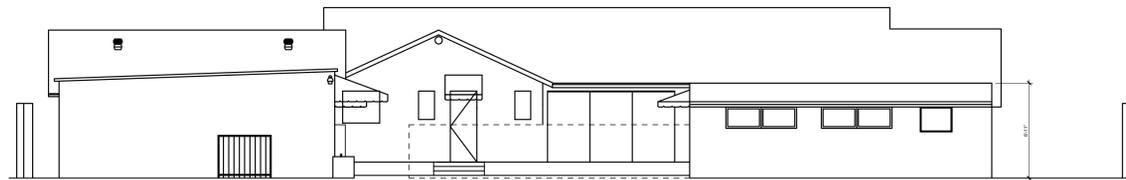
T-1.0



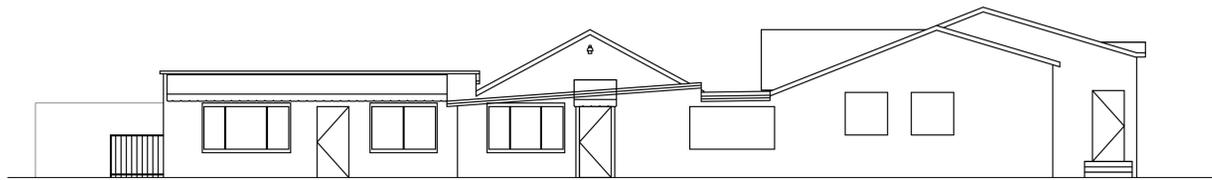
SOUTH ELEVATION
SC: 1/8"=10"



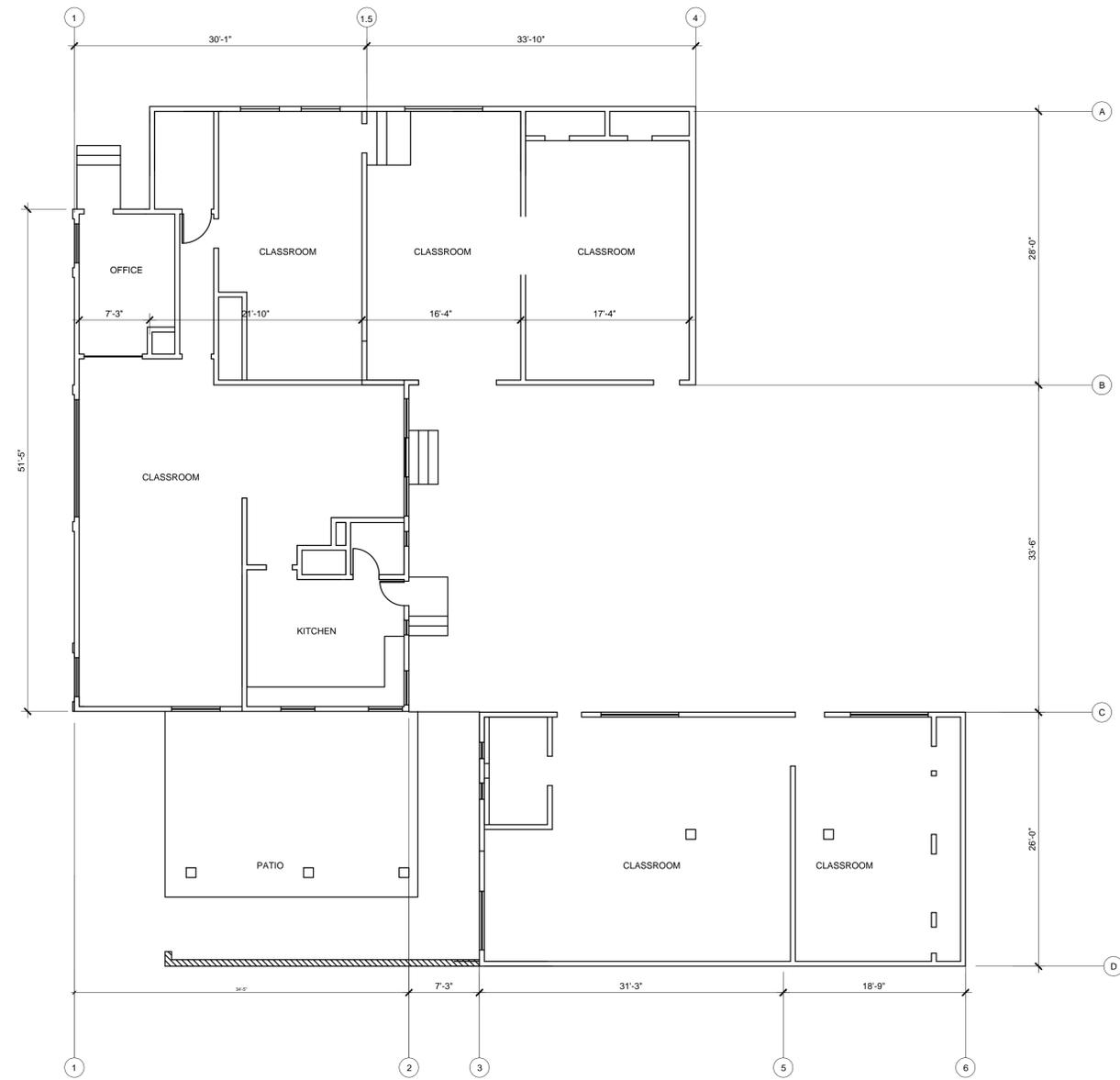
EAST ELEVATION
SC: 1/8"=10"



NORTH ELEVATION
SC: 1/8"=10"



ELEVATION WEST
SC: 1/8"=10"



EXISTING FLOOR PLAN
SC: 1/8"=10"

Towne and Country Early Education Center
201 E. Madison Avenue
Placentia, Ca 92870
(714) 524-2780

October 20, 2016

Charles Rangel
City of Placentia
401 E. Chapman Avenue
Placentia, CA 92870

Dear Mr. Rangel,

Re: Conditional Use Permit for 68 children, in existing building

We are writing to request that the City of Placentia increase the Conditional Use Permit limitation on occupancy for the preschool students at the above address to 68 children.

Please consider the facts below.

- Based on the square area of the existing building and play area, (35 sq. feet of building and 75 sq. feet of play area per child) the Department of Social Services Community Care Licensing has licensed the school to operate with a capacity of 68 children. (Attached is a copy of the license).
- There is also a permit from the State Fire Marshall for the same 68 children. (Copy attached.)
- The proposed increase of CUP does not involve any addition to the square area, or a change in footprint of the building. (Copy of site plan attached.)
- The existing parking lot will be restriped, to accommodate 15 parking spaces
- Parking study recommends 14 spaces.

This school was established in 1968, and is one of the oldest preschools in operation in Orange County. A very good reputation has always been maintained, and for nearly 50 years quality education and care provided to children of the city of Placentia. With the growth of the population in Placentia, there is a greater need for increased quality care.

Thank you for considering our request. We look forward to hearing from you.

Sincerely,



Maximus Kurera



Lasanthi Kurera

RESOLUTION NO. 405
USE PERMIT NO. 69/05

1 RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA
2 CONTAINING FINDINGS THAT SAID USE WILL NOT BE DETRIMENTAL TO THE
3 HEALTH, SAFETY AND GENERAL WELFARE IN THE NEIGHBORHOOD OF SUCH
4 USE AND A REPORT OF THE DECISION OF THE PLANNING COMMISSION IN
5 REGARD TO THE APPROVAL OF A USE PERMIT FOR: (the establishment
6 of a child day care nursery in the R-1 District, located at 201
7 East Madison Avenue, Placentia).

8 WHEREAS, the Planning Commission of the City of Placentia
9 has conducted a public hearing on the matter of a use permit for
10 Omar L. and Grace C. Blanchard; and

11 WHEREAS, said use permit does meet the requirements of
12 Section 25-16 of the Zoning Ordinance of the City of Placentia;
13 and

14 WHEREAS, said use permit as amended will not be detrimental
15 to property and improvements in the neighborhood, and to the
16 health, peace, morals, safety, and comfort of persons residing
17 or working in the neighborhood or to the general welfare of the
18 City.

19 NOW, THEREFORE BE IT RESOLVED: The Planning Commission
20 hereby approves the use permit with the following conditions of
21 approval:

- 22 1. Shall conform to the Uniform Building Code.
- 23 *OK* 2. Shall conform to Title 19 of the California Code, or to
24 the approval of the Fire Department.
- 25 *M* 3. All loading and unloading of children shall be on site,
26 not on a public street.
- 27 *M* 4. Shall have a designated indoor play area of 35 square
28 feet per child.
- 29 5. Shall have a designated outdoor play area of 75 square
30 feet per child, which shall be surfaced with turf or
31 other dust-inhibiting material. Said play area shall
32 be surrounded by a six-foot solid masonry wall, designed
so as to minimize noise and visual disturbances.
- OK* 6. Children shall not have any direct access to a public
street.
- OK* 7. Recreation facilities and grounds shall be maintained in
an attractive manner, to guarantee the health, safety,
and welfare of the children at all times.
- NO* 8. Shall provide entrance signs for a circular driveway
and stop signs at all exits.
- OK* 9. Shall provide dedication of Madison Avenue to a point
forty feet north of centerline.
- OK* 10. Shall make payment of storm drainage acreage fee of
\$769.00 per acre.
- OK* 11. Shall submit street improvement plan to satisfaction of
City Engineer.
- OK* 12. Shall provide bonds for construction of street improve-
ments in amount determined by the City Engineer, prior
to issuance of building permit.
- OK* 13. Shall provide payment for street trees in accordance
with Master Plan of Street Tree Plantings.
- OK* 14. Shall provide payment of all city fees prior to issuance
of building permits.
- OK* 15. Shall provide payment for energy charges for street
lighting as recommended by Southern California Edison
and approved by the City Engineer -- with underground
installation if feasible.

[Handwritten signature]

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- ✓16. Shall provide payment of sewer acreage fee of \$350.00 per acre, unless proof can be given that the house was constructed prior to June 30, 1954.
- 17. All exit doors shall conform to code requirements, and shall be operable and require no special ability, knowledge or skill to open.
- ✓18. An approved fire Alarm system shall be installed.
- ✓19. Shall install First Aid -- Fire Extinguishers, to the satisfaction of the Fire Department.
- ✓20. Shall maintain adequate room within the driveway for fire equipment at all times.
- ✓21. All drapes, hangings, curtains, drops, and decorative materials which would tend to increase the fire and attendant panic hazard shall be treated, and maintained in a fire-retardant condition.
- 22. The operation shall be 7 a.m. to 6 p.m., Monday through Friday with a maximum of forty (40) children on the site at any given time.

PASSED AND ADOPTED THIS 11th DAY OF MARCH, 1969

Thomas F. Nelson
 CHAIRMAN, PLACENTIA PLANNING COMMISSION

ATTEST:

Thomas F. Nelson
 SECRETARY TO THE PLACENTIA PLANNING COMMISSION

I, Thomas F. Nelson, secretary to the Placentia Planning Commission, do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Placentia held on March 11, 1969 by the following vote:

AYES: COMMISSIONERS: Beggerly, Jimenez,
 Wilcox, De Jesus,
 and Callahan

NOES: COMMISSIONERS: Sjolin

ABSENT: COMMISSIONERS: Vasquez

ATTEST: *Thomas F. Nelson*
 SECRETARY TO THE PLACENTIA PLANNING COMMISSION

RESOLUTION NO. 637
USE PERMIT NO. 73/02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA CONTAINING FINDINGS THAT SAID USE WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE IN THE NEIGHBORHOOD OF SUCH USE AND A REPORT OF THE DECISION OF THE PLANNING COMMISSION IN REGARD TO THE APPROVAL OF A USE PERMIT FOR:

Expansion of an existing child day care facility located at 701 E. Madison Avenue in a R-1 zone.

WHEREAS, the Planning Commission of the City of Placentia has conducted a public hearing on the matter of a use permit for Omar and Grace Blanchard (Placentia Town & Country Pre-school); and

WHEREAS, said permit does meet the requirements of Section 22.07 of the Zoning Ordinance of the City of Placentia; and

WHEREAS, said permit will not be detrimental to property and improvements in the neighborhood and to the health, safety, peace, morals, and comfort of persons residing or working in the neighborhood or to the general welfare of the City.

NO, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby approves the use permit applied for, with the following conditions:

1. Provide payment for public improvement plan checking and structural section determination at the time plans are submitted.
 2. Provide street improvements and plans in accordance with the Subdivision Ordinance to the satisfaction of the City Engineer.
 3. Sewer service is to be provided by the City of Placentia.
 4. Sewer connection lateral shall be provided to the satisfaction of the City Engineer.
 5. Developer shall furnish as-built originals certified by a Registered Civil Engineer.
 6. All grading and excavation shall conform to Section 22.60 and Section 24.40 of the Municipal Code.
 7. Developer shall furnish as-built originals certified by a Registered Civil Engineer.
 8. All utilities to be underground including necessary extensions and appurtenances.
 9. Provide ornamental street lights (Marbelite or approved equal), with underground electrical service. Layout to be recommended by the Southern California Edison Company and approved by the City Engineer.
 10. Developer shall provide a utility plan showing location of all underground improvements. The plan shall be "as-built" prior to commencement of the subdivision.
 11. Water service to be provided by Southern California Water Company.
 12. Fire hydrant type and location shall be approved by the Placentia Fire Chief.
 13. Provide monuments for tree wells and planters.
 14. All fees and charges required under the Municipal Code shall be paid prior to issuance of building permits.
 15. Provide plan checking and inspection fee.
 16. Provide differential increased costs in the storm drain access fee.
 17. Provide increased costs for advance maintenance and energy charges for street lighting (24 months).
- (NOTE: Differential of fees previously paid to current fee schedule to be paid.)

- 19. Driveways should be reconstructed to the satisfaction of the City Engineer.
- 20. A fire alarm system conforming to the requirements of Title 19 of the California Administrative Code shall be installed and maintained. Installation and maintenance shall be to the satisfaction of the Fire Department. Two (2) copies of the proposed installation of the fire alarm system shall be submitted to the Fire Department for approval at least ten (10) days prior to installation.
- 21. Fire drills and emergency pre-fire planning shall be in conformance with Section 8.2% of Title 19, California Administrative Code.
- 22. First aid fire extinguishers of a size, type and quality satisfactory to the Fire Department, shall be installed and maintained in accordance with Subchapter J, Title 19, California Administrative Code.
- 23. Exits, exit lighting, and exit signs shall conform to Article 33 of Title 19 of the California Administrative Code.
- 24. Developer shall plant 15-gallon or larger size trees in accordance with the published City Standards. Developer will meet all standards and specifications for planting and maintenance of parkway trees in accordance with City standards.
- 25. Provide irrigation system to parkway trees, medians and planted areas to the satisfaction of the Director of Recreation/Maintenance Services.
- 26. Trees and plant species shall be planted in accordance with the standards and requirements as set forth by the Recreation/Maintenance Services Department.
- 27. All fees and charges shall be paid prior to recordation of final map and prior to issuance of building permits.
- 28. Provide cash deposit or improvement bond in an amount of \$40.00 per tree to guarantee the initial planting of the parkways and medians.
- 29. Provide \$20.00 deposit per tree to guarantee street tree maintenance as per City specifications.
- 30. To comply with all requirements of: 1970 Uniform Building Code, 1970 Uniform Mechanical Code, Uniform Plumbing Code and the 1968 National Electric Code.
- 31. ~~The maximum number of students on site at any point in time shall not exceed forty-six (46).~~ Violation of this or any condition of approval shall be deemed grounds for revocation of the use permit.
- 32. No future site development, including modifications to buildings shall be allowed without Site Development Approval as specified by Chapter 23.25 of the Zoning Code.
- 33. All employee parking shall occur on-site. On-street parking of employee vehicles shall not be permitted.
- 34. Garages and sheds are not approved for classroom use.

PASSED AND ADOPTED THIS 13TH DAY OF MARCH, 1973.

Howard A. Tapp
 CHAIRMAN OF THE PLACENTIA PLANNING COMMISSION

ATTEST:

Thomas F. Nelson
 SECRETARY TO THE PLACENTIA PLANNING COMMISSION

THOMAS F. NELSON, Secretary to the Placentia Planning Commission do hereby certify that the foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission held on March 13, 1973, by the following ROLL CALL VOTE:



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ANDREW GONZALES, SENIOR PLANNER
DATE: FEBRUARY 14, 2017
SUBJECT: **USE PERMIT 2015-10**

RECOMMENDATION:

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

1. Open the Public Hearing concerning Use Permit 2015-10;
2. Receive the Staff Report and consider all public testimony;
3. Close the Public Hearing; and
4. Adopt Resolution PC-2017-04, a resolution of the Planning Commission of the City of Placentia, denying Use Permit No. 2015-10 and making findings to deny the establishment and operation of (a) an approximately 7,350-square foot banquet facility and (b) the onsite sale and consumption of alcoholic beverages in an existing commercial building within the SF-C (Santa Fe Commercial) zoning district on property located at 111 W. Santa Fe Avenue.

REQUEST:

The applicants, Clemente Estrada and Blanca Martinez, dba "The Vintage Villa Banquet Hall", are requesting approval for the establishment and operation of a banquet facility and onsite sales and consumption of alcoholic beverages within an approximately 7,350-square foot existing commercial building located at 111 W. Santa Fe Avenue within the SF-C zoning district.

PROJECT BACKGROUND AND DESCRIPTION:

The "Vintage Villa Banquet Hall" was established on May 14, 2015, within an approximately 7,350-square foot single-story commercial building, within the "Santa Fe Old Town" district on property located at 111 W. Santa Fe Avenue. The banquet facility occupies an approximately 3,675-square foot portion of the building, with the remaining area shared by a hair salon. Both the banquet facility and hair salon have access to each space and are physically divided by a series of partition walls. Each use has diverging hours of operation, thereby avoiding any potential conflicts in daily business operations. Primary customer access into each space is located along the building's primary storefront on W. Santa Fe Avenue. The storefront has two primary entry doors that serve each business exclusively. No private off-street parking exists for the subject building. Parking is

provided by public parking along W. Santa Fe Avenue or on a City parking lot located behind (north) the subject building.

The existing building was constructed in 1926 utilizing masonry brick and wood frame construction methods. It has an open floor plan with common areas that predominate a majority of the building's floor area. This approximately 5,600-square foot area, which is located along the front half of the building, adjacent to W. Santa Fe Avenue, is proposed to be the designated area for special events. Existing partition walls will bifurcate the space into the assembly/seating area (west side) and an ancillary area for the bar, food, and/or similar service spaces (east side). The assembly/seating area will have a maximum capacity of 156 seats. The remaining area of the building is divided into storage, staging, and bathroom areas. Primary access into the facility will be maintained along the W. Santa Fe Avenue storefront. Three doors along the north side of the building serve as access to the adjacent alleyway and City parking lot. These doors serve as secondary access points for the facility's employees and contract staff. Along with a request to host special events, the facility will establish and operate onsite alcohol sales and live entertainment/music. These activities will vary based upon the type of special event being hosted.

Applicable Code Sections – Placentia Municipal Code

The subject property is currently zoned SF-C. The project will be required to comply with development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the SF-C zoning district. Pursuant to PMC Section 23.37.040, establishments that sell alcoholic beverages and other uses that the Planning Commission finds to have characteristics similar to those uses listed within Chapter 23.37 – “SF-C” Santa Fe-Commercial of the PMC shall require a UP to be reviewed and approved at a publically noticed hearing before the Planning Commission.

Subject Site and Surrounding Land Uses

The “Vintage Villa Banquet Hall” is a banquet facility located within an existing commercial district on the north side of W. Santa Fe Avenue, between S. Main Street and S. Bradford Avenue. The chart below shows surrounding existing land uses, zones, and General Plan Land Use Designations:

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	The Vintage Villa Banquet Hall	Commercial	SF-C (Santa Fe Commercial)
North	Detached, Single-Family Residences	Medium Density Residential	R-2
South (across W.)	Commercial Office, Retail, Restaurant, and	Commercial	SF-C

Santa Fe Avenue)	Personal Service Uses		
East	Restaurant	Commercial	SF-C
West	Commercial Office, Retail, Restaurant, and Personal Service Uses	Commercial	SF-C

ZONING COMPLIANCE ANALYSIS:

Site Development Standards

The project is located within the SF-C zoning district. Based on staff’s analysis, the project meets a majority of the minimum and maximum development standards of the PMC. No major changes to the building footprint and overall envelope will take place as a result of the project. However, given that the subject building does not maintain onsite parking, the banquet facility is anticipated to utilize a greater number of parking spaces than prior occupants of the building. Pursuant to PMC Section 23.78.030, the proposed use requires a minimum of 52 parking spaces which is a net increase of 30 spaces from the land use types that previously occupied the building space. The inadequacy of parking will potentially result in spillover parking along W. Santa Fe Avenue, the adjacent City parking lots, and onto neighboring residential streets.

Other Departments Concerns and Requirements

The Divisions of Planning, Building and Safety, Code Enforcement, including the Police Department, Orange County Fire Authority, and Orange County Health Agency have reviewed the application and identified comments and applicable code requirements with some areas of concern.

The Police Department notes concern related to the building’s inadequate parking. The banquet facility is identified as a business that is potentially too intense for the building it is occupying. Furthermore, the Police Department expressed concerns with the banquet facility’s overall business operations as it may function in a similar manner as a quasi-nightclub. In an effort to restrict the facility’s operations, the Police Department is recommending several operational conditions to assist in the mitigation of any potential adverse impacts related to noise, underage drinking, public intoxication, over-serving, and potential criminal behavior.

Code Enforcement has responded to numerous complaints that the events held at the property in question alleging that the use generated trash and debris. Code Enforcement staff observed trash receptacles which were overflowing with trash and trash strewn around the vicinity of the subject building subsequent to a special event.

The Orange County Fire Authority (OFHA) reviewed and identified potential occupancy issues with the building. OFHA noted that should the building load exceed 159 occupants, a fire suppression system will be required to be installed within the building to allow for the continued operation of the use. Although maximum occupancy of the building could be capped, it will be difficult to constantly monitor and enforce such a condition.

The Orange County Health Agency (OCHA) has issued warnings to the facility operators for illegally providing food and beverage services within a facility that does not meet open food handling standards. The banquet facility was providing food service in conjunction with their special event packages. This would require the facility to upgrade their facilities for food handling by submitting for plan check and acquiring a health permit. Avoiding the health permit requirement involves the removal of food and beverage service from their event packages and offering the building for special events only. Clients may utilize an outside catering company, but said company shall not be directly affiliated with the banquet facility business. Subsequently, the banquet facility has adhered to this requirement and has recently been in good standing with OCHA.

ISSUES ANALYSIS:

Land Use Incompatibility

In accordance with PMC Section 23.37.030, the permitted uses within the SF-C zoning district allow for general retail, personal service, professional office, and food service uses that assist in activating the public realm (i.e., street and sidewalk) at different periods of the day. These land uses assist in creating vibrant commercial spaces that serve as a compatible transition to nearby sensitive land use receptors (i.e., residential). The banquet facility does not effectively assist in maintaining or facilitating this vibrant atmosphere or assist in the protection of residential neighborhoods. Ancillary impacts associated with the use such as parking, noise, and safety are not properly addressed or mitigated by the facility. Due to the varying schedules associated with the use, the business is active only on Fridays through Sundays. The remaining days of the week leave a non-active space that is primarily utilized for administrative operations as event bookings. Overall, Planning Staff has determined that the banquet facility is incompatible with the surrounding area as it does not properly complement other commercial uses within the district and, it adversely impacts nearby land uses.

Business Operations, Alcohol Sales, & Live Entertainment/Music

The Planning Division has concerns related to the operations of the banquet facility. Proposing to provide a maximum of 156 seats, the concentration of patrons converging to a 7,350-square foot area creates issues related to security, safety, and noise. A banquet facility can resemble a nightclub atmosphere with onsite alcohol sales, live music/entertainment, and dancing. The applicant indicates the utilization of a security company to assist in any crowd control or safety measures. However, it is Planning Staff's opinion that providing two security guards for large gatherings will overwhelm security staff. Onsite security may have difficulty providing surveillance in and around the facility which includes the front and rear doors, City parking lot, adjoining streets, and adjacent properties. Large volumes of guests leaving the facility may overwhelm the area and subject nearby properties to excessive noise, trash, and criminal behavior. Furthermore, based upon the construction materials of the building and lack of sound attenuation measures, live entertainment/music may concentrate noise and vibration onto residential uses which are located no more than 50 feet away from the banquet facility, thereby violating the City's Noise Ordinance (PMC – Chapter 10.32 Noise). Therefore, it is the determination of the Planning Division that the facility would be more appropriate in a large scale commercial district.

Vehicular Access/Parking

Pursuant to PMC Section 23.78.030, off-street parking within the SF-C zoning district is required at a ratio of three (3) spaces per 1,000 square feet of gross floor area, but provides an exemption to satisfy a portion or all of the off-street parking obligation should the Planning Commission find practical difficulties that preclude the reasonable number of parking spaces. The parking requirement of the building mandates 22 parking spaces, which has historically been provided by public parking offsite, although 22 spaces are not reserved for this building. There is significantly limited public parking made available to all business in the SF-C district. The off-street parking obligation for the banquet facility, which closely resembles an assembly use, requires one (1) space per three (3) seats. According to the applicant, the facility will operate with a maximum 156 seats, thereby requiring 52 parking spaces. Given the site's inability to provide onsite parking, the net increase of 30 spaces from the prior baseline of a 22 parking spaces (for most permitted uses) is anticipated to negatively impact surrounding businesses and residences. Therefore, it is Planning Staff's determination that the intended use is too intensive for the building and places an unnecessary burden onto the surrounding area.

CEQA:

The proposed UP 2015-10 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. If the Planning Commission intends to approve UP 2015-10, then staff recommends that the Planning Commission exercise its independent judgment and find that UP 2015-10 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 Class 1 Existing Facilities as it applies to the operation, repair, leasing or minor alteration of existing public or private structures, of facilities or features involving "negligible or no expansion of use".

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on February 3, 2017, and notices were sent to property owners of record within a 300-foot radius of the subject property. As of February 9, 2017, staff has received written communication from the project applicants justifying continuation of the banquet facility use along with supporting documents that include a petition of support and copies of written communications from the City outlining conditions to legalize the use (see attachments). No other comments have been received in support or in opposition of the request.

CONCLUSION:

The proposed establishment and operation of (a) an approximately 7,350-square foot banquet facility and (b) the onsite sale and consumption of alcoholic beverages in an existing commercial building are inconsistent with the allowed uses and required development standards of the SF-C zoning district of the PMC. Based on staff's analysis of the issues, the proposed project will not be compatible with the adjacent land uses and will result in negative impacts to the surrounding area.

RECOMMENDATION:

The Planning Division recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2017-04 recommending denial of UP 2015-10.

Prepared and submitted by:



Andrew A. Gonzales
Senior Planner

Review and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2017-04
2. Floor Plan/Site plan
3. Letter from Applicant
4. Written Correspondence from Blanca Martinez & Clemente Estrada Received and Dated February 8, 2017 and Supporting Documents (Petition of Support, City of Placentia Communication Dated October 1, 2015 & May 11, 2015, OCFA Communication Dated October 27, 2015)

RESOLUTION NO. PC-2017-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA DENYING USE PERMIT NO. 2015-10 AND MAKING FINDINGS OF DENIAL TO THE (A) ESTABLISHMENT AND OPERATION OF A BANQUET FACILITY AND (B) ONSITE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES ON PROPERTY LOCATED AT 111 WEST SANTA FE AVENUE IN THE SF-C (SANTA FE COMMERCIAL) ZONING DISTRICT.

A. Recitals.

WHEREAS, Clemente Estrada and Blanca Martinez, dba Vintage Villa Banquet Hall, ("Applicants" hereinafter) located at 111 W. Santa Fe Avenue, filed an application for approval of Use Permit No. 2015-10, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application";

WHEREAS, on February 14, 2017, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution; and

WHEREAS, 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:

SECTION NO. 1: Based on the evidence presented and the findings set forth, Use Permit No. UP 2015-10 is hereby found to be inconsistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 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 banquet hall use will 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. It is anticipated that a banquet hall operation will generate negative impacts on the adjacent neighborhood. The banquet hall use may have the potential to generate objectionable noise, traffic congestion, accumulation of trash and debris odor, or other nuisances, as elucidated below;

b. The proposed use held at the banquet hall are large gatherings and events with many customers of upwards of 156 attendees for which there is deficient parking in

the immediate area. Consequently, limited parking led to undesirable traffic jams and congestion;

c. The Applicant stated in their Statement of Use letter that they have been in business for six years, therefore the Applicant should be Knowledgeable of health codes. The applicant submitted a letter to the Orange County Health Department explaining the scope of the operation and that they did not provide any food service to customers, however, Orange County Health Department officials found evidence of flyers on the internet that the applicant did in fact food and beverages offer. As a result, a warning notice was issued that applicant was providing food and beverage services to its customers even though the existing 7,350 square foot building has no kitchen or cooking facilities, and

d. Code Enforcement responded to numerous complaints that the events held at the property in question by the applicant generated trash and debris. Code Enforcement staff observed trash receptacles which were overflowing with trash and trash strewn around the vicinity of the subject building.

SECTION NO. 3: Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 2015-10 is exempt from the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as as it pertains to the operation, repair, leasing or minor alteration of existing public or private structures, of facilities or features involving “negligible or no expansion of use”.

SECTION NO. 4: Based upon the findings and conclusions set forth herein, this Planning Commission hereby denies Use Permit (UP) 2015-10.

SECTION NO. 5: 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 DENIED this 14th day of February, 2017

CHRISTINE SCHAEFER, CHAIR

I, Joseph M. Lambert, 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 February 2017, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 14th day of February, 2017, by the following vote:

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

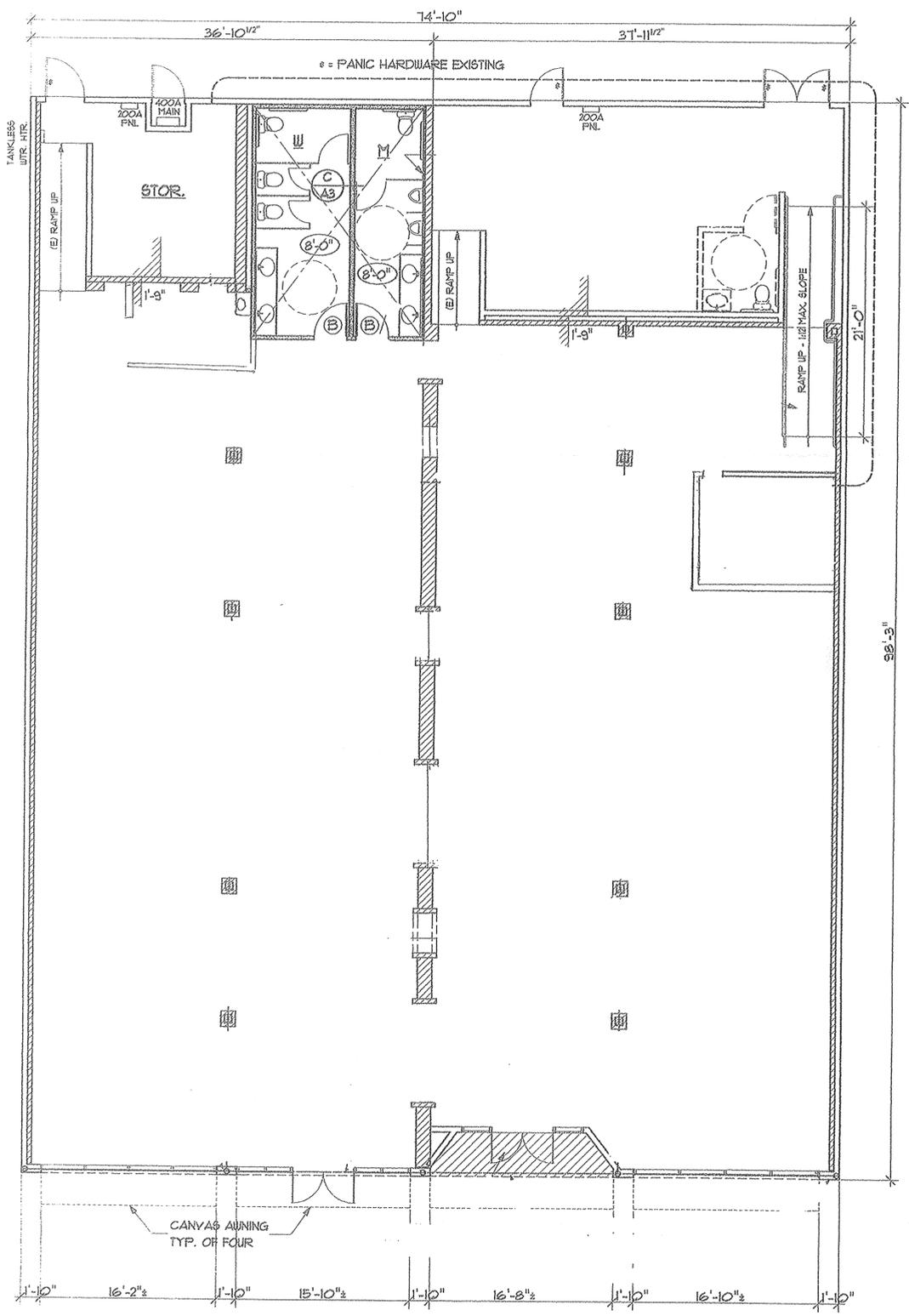
ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

REVISIONS:	BY:
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2	
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4	
5	
6	



FLOOR PLAN

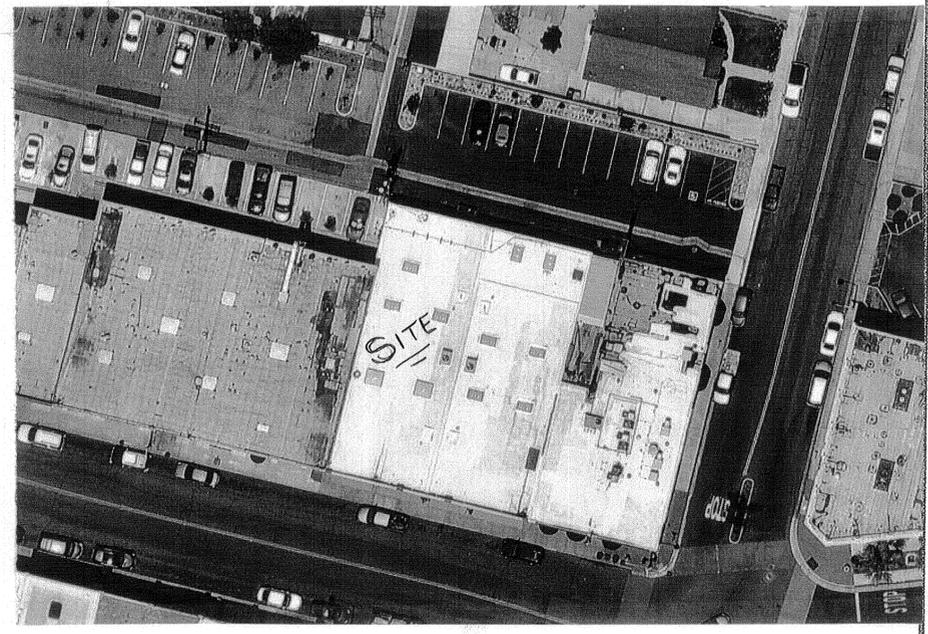
SCALE: 1/8" = 1'-0"

GENERAL INFO.

ZONE: SF-C (Santa Fe Commercial)
 OCC. GROUP: M/B (Non-Sprinkled)
 CONST'N. TYPE: VB
 SPACE AREA: 7,350 S.F.

SITE ADDRESS:

111 W. Santa Fe Ave.
 Placentia, CA



THE VINTAGE VILLA

Barquet Hall
 PROJECT:

RETAIL STORE / OFFICE

111 W. Santa Fe Ave.
 Placentia, CA 92870

SHEET TITLE:



VICINITY MAP

GEN. INFO. & FLOOR PLAN

DATE:	11-16-15
SCALE:	AS NOTED
DRAWN BY:	
JOB NO.:	

A-1



First Class Party Events LLC

DBA: Fiesta Center

1434 S Main St, Santa Ana, CA [92707-1717](tel:92707-1717)

November 19, 2015

Charles Rangel / Contract Sr. Planner

City of Placentia: 401 E Chapman Ave, Placentia, CA 92870.

Attention: Planning Commission

Reference: October 26, 2015 Meeting

Subject: Use Permit application for The Vintage Villa Banquet Hall.

Property: 111 W Santa Fe Ave, Placentia, CA 92870.

Dear planning commission,

My name is Linda K Hernandez I am the Executive Manager of the Vintage Villa Banquet hall.

Our corporation First Class Party Events LLC owned by Blanca Martinez saw great potential in bringing a new business to the city of Placentia. We have been in business for the past six years planning special events including but not limited to weddings, birthdays, anniversaries, company meetings and receptions.

Our company First Class Party Events has a signed sublease with John Adger the property building owner of 111 W Santa Fe Ave, Placentia, CA 92870 until June 4' 2019. Therefore, we are submitting an application for a Use Permit. We have a current business license with the city of Placentia under License# 930002386 valid through 12/31/2015.

Statement of Use: The Vintage Villa will be open to the public as a banquet facility for special events including but not limited to weddings, birthdays, sweet sixteen receptions, anniversaries, holiday events. There will be no cooking of food within the premises, our catering company will take their food to be serve only in Chaffing dishes. We will have a certified bartender that will insure the serving of alcoholic beverages only to the guest that are 21 and over. Alcohol service and live music will be ceased by midnight.

Our company has agreed to have a licensed security company that will provide a two guards during our events.

I have a signed contract with Security Signal Devices Inc. for a term of four years. They are working in the installation of a fire alarm system and shall be completed with the approval of OCFA no later than December 2015.

Our company is committed in meeting the city requirements to be in business. Therefore, I have also submitted a Special Permit application which has been approved by OCFA.

Thank you for your time and consideration to our application. We appreciate and respect all your decisions.

Sincerely,

Linda K Hernandez

Executive Manager | The Vintage Villa Banquet hall

[714-457-2396](tel:714-457-2396) | 111 W Santa Fe Ave, Placentia, CA 92870

PHONE

EMAIL

[714-457-2396](tel:714-457-2396) fcpartyevents@icloud.com

Placentia CA, February 7 2017

Placentia
City Council

RECEIVED
FEB 08 2017
PLANNING

Dear Sirs,

My name is Blanca Martinez during the first days of May in 2015, visited the city hall of the city of Placentia, with the intention of obtaining a license to open a banquet hall at the premises located at 111 W Santa Fe Ave, Placentia Ca 92870.

It is noteworthy that we were in plans to sublease that space from Stev Fragoso, who is the person who has the lease of the buildings located at 109-111 W Santa Fe Ave Placentia Ca 92870.

On that occasion, I contacted Charles Rangel, The City Contract Planner & Damien R Arrula, acting City Administration, whom listened the plans of our corporation of which my husband, Clemente Estrada and I are members. We indicated that we were happy to begin forming part of the community of Placentia and especially the downtown of the city, where our venue for private events like weddings and quinceañeras was located.

On May11, 2015, they give us our business license, and a list of the conditions, with which we were approved to begin working, which are mentioned in the attached document dated May 11, 2015. On May 18, 2015, our banquet hall was published on the list of new businesses of the City of Placentia. We started with our events, almost immediately because the neighbors were happy to have a place which they were in need, right in Downtown Placentia, they have always said that it is not only very pleasant, but as well as a business which was missing in this area. Therefore, The Vintage Villa has helped many placentians to consider us for their special events.

We have taken special considerations in following the City of Placentia recommendations for each event we have conducted such as:

- We place security personnel at both entrances of the building, before and throughout the event
- Keep the area clean of garbage, we have a trash container that is locked with a lock
- Respect the private parking and of the neighboring businesses. We direct our guests to the public parking, which is located across the bridge, on Crowter Street.
- The venue is only used for private events, so remains closed. Only is open to be shown by appointments.
- During an event we are very careful we the music that is played, making sure that the volume does not to disturb the neighbors.
- We do our best to keep everyone inside the facility during the event so they will not cause any discomfort to the neighborhood. We only allow them to smoke for a short time.

-At the end of the event, we make sure that guests leave the premises as quietly and quick as possible.

In August,2015, we were contacted by the planning department of the city and informed us that there had been an error and that they had not considered a requirement that had to be made before starting our project.

On August 25, we had a meeting, with Ward Smith, Chief of Police, Charles Rangel; City Contract Planner, Damien Aurrola; Acting City Administrator, Trung H Vo, Supervising Agent Alcoholic Beverage Control and Kevin Bass, Assistant fire Marshall, to discuss all the points they wanted us to fulfill and on some of the paperwork we had to cover, in order for us to continue operating.

Even though, we point out the inconveniences and the amount of problems that this situation was bringing us, we were more than willing to follow the city's indications and agreed to follow all the process to obtain the CUP and the alarm system required to have more than 99 persons in an event.

At the end of the meeting, Kevin Bass, Assistant Fire Marshall and Charles Rangel, City Contract Planner, gave us the benefit of having special permits for events that we had already scheduled Up to 99 people and be able to increase the capacity to 156 people, in the future.

On October 1, 2015, we received a follow-up letter from the conversation we had on August 25 2015. (see attachment). In which they listed a series of 4 points with detailed information of what steps, we should follow in order to obtain the CUP permit, as well as the alarm system.

In 12/3/15 the application for the CUP was submitted and time afterwards all the necessary ones were delivered as we waited the public letter hearing to arrive.

In spite of the non-arrival of the public letter hearing, we were granted renewal of our license to operate during 2016.

In spite of, the schedule date, May 6, 2016, by the Fire Department to inspect the alarm system for its approval. On 2/8/16 we contracted and signed for the installation of the alarm system, which indicated that the installation was going to be done on 03/25/16, the alarm system was ready and in operation on April 18, 2016.

So, we were complying each of the steps the process as indicated, and continue to wait for the public hearing to be held, as we were told during the meeting held on August 25, 2015, which would be the last step, in order to finally have all finished processes.

We waited to receive the date of the hearing, but we never received one in 2016 and we were not contacted by anyone from the planning department.

It was time to renew the license for 2017 and we did it.

However, both my husband and I decided to go personally to the city of Placentia earlier this year and ask if there was any news about the possible date for the hearing.

On that occasion, we were attended by Joseph Lambert, who informed us, about the possible date of hearing for February 14, we inform that we hibernate to be notified by mail of the date and in turn, he let us know that Charles Rangel, was not longer working as a City Contract Planner.

On 1/21/17 I got a call from Linda Hernandez, who was my assistant for some time ago. She told me, "that a client scheduled for the month of May 2017, had contacted the planning department to request a permit to have a taquero in the back of the venue, and when requested the name of banquet hall, Villa Vintage, a woman on the phone, informed him that Vintage Villa was going to be closed by the city before May".

This situation alarmed us enough, since we are the business owners.

On January 23, we went to the city hall, looking for Joseph Lambert, because he was the only person with whom we had had contact before, and after knowing that Charles Rangel, was no longer working for the department.

When we commented, to Joseph Lambert, what our client had found about the closing of the Vintage Villa, he told us that we did not have permission to be in operation.

In response to his comment, I showed him the license issued by the City of Placentia, valid until 12/31/17. And he told me that he was not aware that we had a temporary license, so to speak.

This situation, had put us under a lot of tension, since we have followed all the indications given by the City. We still waiting for the public hearing, which was the last step to obtain a permission to operate as indicated on 8/25/15, with Ward Smith, Chief of Police, Charles Rangel; City Contract Planner, Damien Aurrola; Acting City Administrator, Trung H Vo, Supervising Agent Alcoholic Beverage Control and Kevin Bass, Assistant Fire Marshall.

We have been waiting for the day of the public hearing, to know what the final answer will be to this whole situation. We have been in operation for the past 3 years and the corporation has a sublease in force until June 4 2019, a situation that would be complicated enough also on our side. Since if denied the opportunity to continue operating, it would bring us one more problem to solve.

Also, we would like to let you know that as today, we have already had events book as far as November 30, 2017. And, since, scheduling and preparing an even such as weddings, quinceaneras, sweet sixteen, and other privates event, it takes weeks and months of preparation and details to choose, to fulfill our client's expectations.

We do not want to affect anyone in the or end with the illusions of any of the people who have placed their trust in us.

We want to point out that our intention has always been and will be to act in good faith and actively participate in the growth and benefit of the Placentia, where we have provided good business relationship and excellent option for each of our customers.

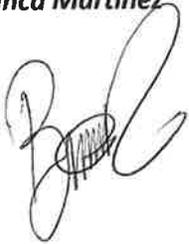
We are always looking to improve our business, considering options such as:
-Rent an additional parking space, to avoid causing any problem to neighboring businesses
-Reinforce the work of the security company, supporting them with having direct personnel of our business to direct the traffic and take care that the guests do not deposit garbage areas that are not allowed.

Therefore, we kindly request your sincere consideration to allow our business to continue being part of the commercial community of the city of Placentia, and continue to make hundreds of people happy, many has come to discover this beautiful place and has being able to know the local businesses and increasing their revenues.

We thank you in advance the time taken to read this letter, and we reiterate that we are always committed to follow all the directions that you give us, to be able to comply with the city requirements. We hope to continue to be part of the City of Placentia

Sincerely,

Blanca Martinez



Clemente Estrada



02/08/17

Support to the Public hearing for the operation of The Vintage Villa Banquet Hall.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the Council Chambers of the Placentia City Hall, 401 East Chapman Avenue on Tuesday, February 14, 2017 at 6:30 p.m., or as soon thereafter as the matter may be heard, to consider the following item:

Applicant: Clemente Estrada & Blanca Martinez, dba The Vintage Village Banquet Hall

Project Location: 111 W. Santa Fe Avenue (north of W. Santa Fe Avenue, west of Bradford Avenue)

APN 339-365-25

Case No.: Use Permit (UP) 2015-10

To permit the establishment and operation of (a) an approximately 7,350 sq. ft. banquet facility and (b) the onsite sale and consumption of alcoholic beverages in an existing commercial building within the SF-C (Santa Fe Commercial) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Dear Sirs,

We would like to know your respectful opinion about our operation of The Vintage Villa Banquet Hall, which has been in operation since 2015, licensed by the city of Placentia.

Our plan is to continue operating under the city council rules and exert the commercial growth of the City of Placentia, providing the best service to all members of the community.

We appreciate your support and welcome your opinions and contributions to how we can best serve you.

NAME	ADDRESS	SIGN
Maria Ortiz	124 1/2 W. Santa Fe #2	Maria Ortiz
Jose Dreni	155 W. Santa Fe Ave Placentia	Jose Dreni
Euro Ojogio	0 R. J. Ojogio	Euro Ojogio
Negocio Esmeralda S.-I	211 W. Santa Fe Av. CA Placentia	Esmeralda S.-I
SALVADOR S	224 W. SANTA FE	SALVADOR S
Negocio JOSE JAIME D.	318 SANTA FE AV. PLACENTIA	JOSE JAIME D.
Negocio Rosa Lopez	#330 W. Santa Fe Placentia	Rosa Lopez
Maricela	#338 W Santa Fe	Maricela
Margarita	340 W Santa Fe	Margarita
Negocio CORINNE LINDRUS	201 W. SANTA FE AVE	CORINNE LINDRUS

Apoyo a la audiencia publica para el funcionamiento de la casa de banquetes The Vintage Villa.

Se da por notificado que la Comisión de Planificación de la Ciudad de Placentia celebrará una audiencia pública en las Salas del Consejo del Ayuntamiento de Placentia, 401 East Chapman Avenue el martes 14 de febrero de 2017 a las 6:30 pm, o tan pronto como El asunto puede ser escuchado, para considerar el siguiente punto:

Aplicante: Clemente Estrada y Blanca Martínez, dba The Vintage Village Banquet Hall

Ubicación del Proyecto: 111 W. Avenida Santa Fe (al norte de la Avenida W. Santa Fe, al oeste de la Avenida Bradford)

APN 339-365-25

Caso No.: Permiso de Uso (UP) 2015-10

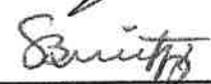
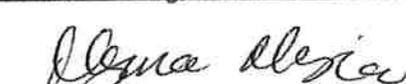
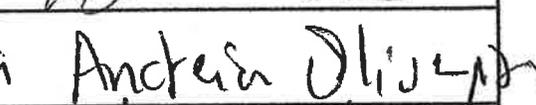
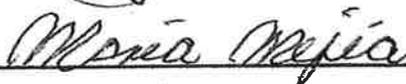
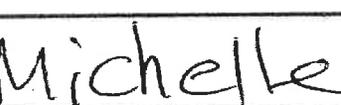
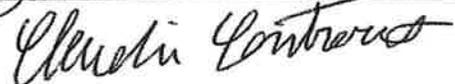
Para permitir el establecimiento y operación de (a) una instalación para banquetes de aproximadamente 7,350 pies cuadrados y (b) la venta y consumo en el sitio de bebidas alcohólicas en un edificio comercial existente dentro del distrito de zonificación SF-C (Santa Fe Commercial). No se espera que el uso propuesto cree un impacto negativo en el ambiente físico y, por lo tanto, el personal recomienda una exención categórica de conformidad con la Directriz de la Ley de Calidad Ambiental de California (CEQA) § 15301 (Clase 1 - Instalaciones Existentes)

Estimados señores,

Quisiéramos conocer su opinión respetuosa sobre nuestra operación de The Vintage Villa Banquet Hall, que ha estado en funcionamiento desde 2015, con licencia de la ciudad de Placentia.

Nuestro plan es seguir operando bajo las reglas del ayuntamiento y ejercer el crecimiento comercial de la Ciudad de Placentia, brindando el mejor servicio a todos los miembros de la comunidad.

Le agradecemos su apoyo y le damos la bienvenida a sus opiniones y contribuciones sobre cómo servirle mejor.

NOMBRE	DIRECCION	FIRMA
YONG SIK CHUN	134 W Santa Fe Ave Placentia, CA 92870	
Stephanie Benitez	101 W Santa Fe Ave Placentia CA 92870	
Nyma Alexia	226 S - Main St. Placentia CA 92870	
Andreia Oliveira	210 1/2 Main St. Placentia	
Joeli Leal	220 S main	
Maria Mesia	216 S main st	
Veronica RM	144 S Main	
Rocío	714-3198942	
Juan Zúñiga	221-5- Bradford	
Claudia Contreras	155 W. Santa Fe Ave. Apt. D Placentia, CA 92870	

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Aplicante: Clemente Estrada y Blanca Martínez, dba The Vintage Village Banquet Hall

Ubicación del Proyecto: 111 W. Avenida Santa Fe (al norte de la Avenida W. Santa Fe, al oeste de la Avenida Bradford)

APN 339-365-25

Caso No.: Permiso de Uso (UP) 2015-10

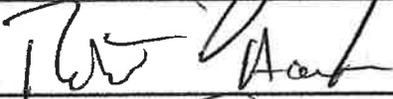
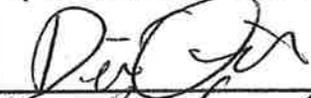
Para permitir el establecimiento y operación de (a) una instalación para banquetes de aproximadamente 7,350 pies cuadrados y (b) la venta y consumo en el sitio de bebidas alcohólicas en un edificio comercial existente dentro del distrito de zonificación SF-C (Santa Fe Commercial). No se espera que el uso propuesto cree un impacto negativo en el ambiente físico y, por lo tanto, el personal recomienda una exención categórica de conformidad con la Directriz de la Ley de Calidad Ambiental de California (CEQA) § 15301 (Clase 1 - Instalaciones Existentes)

Estimados señores,

Quisiéramos conocer su opinión respetuosa sobre nuestra operación de The Vintage Villa Banquet Hall, que ha estado en funcionamiento desde 2015, con licencia de la ciudad de Placentia.

Nuestro plan es seguir operando bajo las reglas del ayuntamiento y ejercer el crecimiento comercial de la Ciudad de Placentia, brindando el mejor servicio a todos los miembros de la comunidad.

Le agradecemos su apoyo y le damos la bienvenida a sus opiniones y contribuciones sobre cómo servirle mejor.

NOMBRE	DIRECCION	FIRMA
Negocio El Sabroso Grill	214 W. Sta. Fe Ave	
Robert Aceves	121 S. Melrose St.	
Denis Quiroz	338 W. Santa Fe Ave	
Michael Palson	34 Santa Fe	
	307 Santa fe	
Continúa		
Olga Ortiz	2405 Bradford #7 Placentia	
Sergio Valdez	210 E. Santa Fe Ct Placentia	

Support to the Public hearing for the operation of The Vintage Villa Banquet Hall.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the Council Chambers of the Placentia City Hall, 401 East Chapman Avenue on Tuesday, February 14, 2017 at 6:30 p.m., or as soon thereafter as the matter may be heard, to consider the following item:

Applicant: Clemente Estrada & Blanca Martinez, dba The Vintage Village Banquet Hall

Project Location: 111 W. Santa Fe Avenue (north of W. Santa Fe Avenue, west of Bradford Avenue)

APN 339-365-25

Case No.:

Use Permit (UP) 2015-10

To permit the establishment and operation of (a) an approximately 7,350 sq. ft. banquet facility and (b) the onsite sale and consumption of alcoholic beverages in an existing commercial building within the SF-C (Santa Fe Commercial) zoning district. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Dear Sirs,

We would know your respectful opinion about our operation of The Vintage Villa Banquet Hall, which has been in operation since 2015, licensed by the city of Placentia.

Our plan is to continue operating under the city council rules and exert the commercial growth of the City of Placentia, providing the best service to all members of the community.

We appreciate your support and welcome your opinions and contributions to how we serve you best.

NAME	ADDRESS	SIGN
Fransisco Manuel Pineda	240 S Bradford Ave	Manuel Pineda
9, Tortas	220 S. Bradford Ave Placentia	
Victoria S	120 E. CENTER ST.	
Michael Serna	132 S. Bradford Placentia Ca 92870	Michael Serna
Bella Reynaldo	117. S. Bradford Ave placentia	BA
Esteban Pineda	201 S. Bradford Ave Placentia	El Farolito
Teresa Vasquez	2295 Bradford Ave	Teresa Vasquez
Nellie Gonzalez	225 BRADFORD	Nellie Gonzalez

The People are the City



Mayor
CHAD P. WANKE
Mayor Pro Tem
JEREMY B. YAMAGUCHI
Councilmembers:
CRAIG S. GREEN
SCOTT W. NELSON
CONSTANCE M. UNDERHILL

City Clerk:
PATRICK J. MELIA
City Treasurer
KEVIN A. LARSON
Acting City Administrator
DAMIEN R. ARRULA

401 East Chapman Avenue – Placentia, California 92870

Date: October 1, 2015

Tenant: First Class Party Events, LLC
Dbas The Vintage Villa Fiesta Center Banquet Halls
Linda Hernandez/Blanca Martinez
111 Santa Fe Avenue
Placentia, CA 92870

Tenant: Stev Frogoso
111 Santa Fe Avenue
Placentia, CA 92870

Property owner: John Agder
1490 S Anaheim BLVD
Anaheim CA 92806-6213

SUBJECT: FOLLOW UP TO AUGUST 25, 2015 MEETING ABOUT NOTICE OF VIOLATION - TO FIRST CLASS PARTY EVENTS LOCATED AT 111 W. SANTA FE AVENUE

Dear Mr. Agder, Mr. Frogoso, Ms. Hernandez, and Ms. Martinez:

Thank you for meeting with City staff and various enforcement agencies on August 25, 2015 concerning the investigation about complaints for potential violations at the above referenced business located at 111 W. Santa Fe.

To summarize, the purpose of meeting was to discuss complaints received regarding your business, First Class Party Events. The following complaints have been documented:

- Events involving the consumption of alcoholic beverages.
- Events taking place until after 2:00 am
- Events exceeding the occupancy maximum of no more than 99 persons

Based upon our meeting, City staff, in conjunction with Orange County Fire Authority (OCTA), and Alcoholic Beverage Control (ABC), the applicant is required to do the following:

1. There shall be no sales of alcoholic beverages and no issuance from ABC of caterer's permits.

2. Applicant is required to apply for a Conditional Use Permit with the City no later than 28 days after receipt of this letter.
3. Events exceeding the occupancy maximum of no more than 99 persons are not permitted.
4. If applicant wishes to exceed the occupancy of 99 persons then fire sprinkle plans and fire alarm plans shall be submitted to the City with appropriate fees for plan check by the City and OCTA no later than 28 days after receipt of this letter.

Furthermore, just a reminder that if First Class Party Events is operating without the proper permits and it is determined they are operating illegally; it would be a violation of the Business and Professions Code Section 23300, a misdemeanor enforceable by ABC.

The City of Placentia thanks you in advance for your anticipated cooperation. We look forward to assisting you in processing your sprinkler permits and conditional use permit application. If you have any questions, please feel free to contact me at 714-993-8173.

Sincerely,



Dan Pivaroff
Police Services Officer

Cc:

Ward Smith
Chief of Police

Charles Rangel
City Contract Planner

Damien R. Arrula
Acting City Administrator

Kevin Bass
Assistant Fire Marshal
Orange County Fire Authority

Trung H. Vo, Supervising Agent
Alcoholic Beverage Control – Santa Ana
District Office, 605 W. Santa Ana Blvd., Bldg.
28, Ste. 369



CITY OF PLACENTIA
 DEVELOPMENT SERVICES DEPARTMENT
 401 E. CHAPMAN AVENUE, PLACENTIA, CA 92870
 PHONE: (714) 993-8124 FAX (714) 528-4840

ACCOUNT NO.: 100000 - 4305

Date: 12-3-15

PROJECT ADDRESS: 111 W. Santa Fe

<input type="checkbox"/>	Abandonment of Private Property	\$2,724
<input type="checkbox"/>	Appeal of Planning Commission Decision to City Council	\$1,213
<input type="checkbox"/>	Building Plan Check: Comm. T.I. (<=250 sq. ft.)	\$ 131
<input type="checkbox"/>	Building Plan Check: Comm. T. I. (>250 sq. ft.)	\$ 356
<input type="checkbox"/>	Building Plan Check: Residential (1 Unit)	\$ 302
<input type="checkbox"/>	Building Plan Check: Residential (2-5 Units)	\$ 379
<input type="checkbox"/>	Building Plan Check: Residential (6+ Units)	\$ 588
<input type="checkbox"/>	Building Plan Check: Residential (Additions, Elevated Decks/Balconies)	\$ 120
<input type="checkbox"/>	Building & Zoning Compliance Application	\$ 93
<input type="checkbox"/>	CC&R's Review	\$1,616
<input type="checkbox"/>	Code Enforcement Reinspection	\$ 109
<input type="checkbox"/>	Condominium Conversion	\$3,410
<input type="checkbox"/>	Development Agreement: (Deposit Required)	\$5,000
<input type="checkbox"/>	Development Plan Review: (Residential)	\$4,081
<input type="checkbox"/>	Development Plan Review: (Commercial/Industrial)	\$4,081
<input type="checkbox"/>	Environmental Impact Report Review: (Deposit Required)	\$3,000
<input type="checkbox"/>	Extension of Approval	\$ 224
<input type="checkbox"/>	Film Permit: (Commercial)	\$ 350
<input type="checkbox"/>	Film Permit: (Student)	\$ 51
<input type="checkbox"/>	General Plan Amendment	\$5,324
<input type="checkbox"/>	House Move (Deposit)	\$5,000
<input type="checkbox"/>	Home Occupation Permit	\$ 35
<input checked="" type="checkbox"/>	Initial Study Checklist	\$ 154
<input type="checkbox"/>	Initial Study Large Project: (Deposit Required)	\$3,000
<input type="checkbox"/>	Landscape Plan Check: (Commercial)	\$ 768
<input type="checkbox"/>	Landscape Plan Check: (Residential: 3 or more units)	\$ 392
<input type="checkbox"/>	Lot Line Adjustment	\$ 358
<input type="checkbox"/>	Negative Declaration: (Deposit Required)	\$3,000
<input type="checkbox"/>	Preliminary Plan Review: (Deposit Required)	\$2,000
<input type="checkbox"/>	Planning Review/Research	\$ 183
<input checked="" type="checkbox"/>	Public Hearing Notices: (Publication)	\$ 100
<input checked="" type="checkbox"/>	Public Hearing Notices: (Mailing)	\$ 15
<input type="checkbox"/>	Radius Map (100 foot radius)	\$ 77
<input checked="" type="checkbox"/>	Radius Map (300 foot radius)	\$ 116
<input type="checkbox"/>	Sign Plan Review	\$ 204
<input type="checkbox"/>	Sign Plan Review: (Integrated)	\$ 374

<input type="checkbox"/>	Commercial/Industrial Center	
<input type="checkbox"/>	Sign Plan Review: (Master Sign Program)	\$ 449
<input type="checkbox"/>	Site Plan Review: (Minor)	\$ 54
<input type="checkbox"/>	Site Plan Review: (Major-Residential)	\$1,087
<input type="checkbox"/>	Site Plan review (Major-Commercial)	\$ 454
<input type="checkbox"/>	Solar Installations	\$ 93
<input type="checkbox"/>	Special Event Permit: Minor (Outdoor Display, Etc.)	\$ 93
<input type="checkbox"/>	Special Event Permit: Major (Car Show, Fair, Etc.)	\$ 209
<input type="checkbox"/>	Specific Plan (Deposit)	\$10,000
<input type="checkbox"/>	Study Session (Requested by Applicant)	\$ 450
<input type="checkbox"/>	Temporary Advertising Permit: (Banner)	\$ 35
<input type="checkbox"/>	Tentative Tract / Parcel Map	\$4,262
<input type="checkbox"/>	Underground Utility Waiver Request	\$1,217
<input type="checkbox"/>	Use Conformity Determination Deposit	\$ 388
<input type="checkbox"/>	Use Permit	\$3,044
<input checked="" type="checkbox"/>	Use Permit (Alcohol)	\$3,269
<input type="checkbox"/>	Use Permit Modification: (Planning Commission)	\$1,516
<input type="checkbox"/>	Use Permit Modification: (Staff)	\$ 431
<input type="checkbox"/>	Use Permit: (Special)	\$ 873
<input type="checkbox"/>	Use Permit: (Temporary) (Tree Lot/Pumpkin Patch)	\$ 240
<input type="checkbox"/>	Variance	\$3,666
<input type="checkbox"/>	Wireless Communication Facilities: Preliminary Plan Review (Deposit)	\$2,500
<input type="checkbox"/>	Zone Change: Map (Deposit)	\$4,000
<input type="checkbox"/>	Zone Change: Text	\$3,818
<input type="checkbox"/>	Zoning Verification Letter	\$ 324
<input type="checkbox"/>	Engineering Plan Check Deposit	\$1,000
<input type="checkbox"/>	Orange County Fire Authority Use Permit Review (Fee effective 9-28-15)	\$458.70
<input checked="" type="checkbox"/>	Orange County Fire Authority Tentative Map Review (Fee effective 9-28-15)	\$458.70
<input type="checkbox"/>	Orange County Fire Authority Final Map Review (Fee effective 9-28-15)	\$265.10
<input type="checkbox"/>	County Fee: (Separate check made payable to County Clerk/Recorder)	\$ 50
Total Payment Due:		\$4112.70

CITY OF PLACENTIA
PAID

DEC 03 2015

Placentia - ASP LIVE

CITY OF PLACENTIA
401 E CHAPMAN AVE
PLACENTIA, CA 928706101

12/03/2015

11:51:07

CASHIER: SHIZ TERMINAL NO:
DATE: 12/03/15 TIME: 11:52:14

CREDIT CARD
VISA SALE

ID:
VENDOR NAME: 111W. SANTE FE

1000004305 3,000.00
1000004305 1,112.70

Card # XXXXXXXXXXXX7849
SEQ #: 2
Batch #: 509
INVOICE 2
Approval Code: 033638
Entry Method: Swiped
Mode: Online
Tax Amount: \$0.00

SALE AMOUNT \$1112.70

CUSTOMER COPY

Total Receipt Amount: 4,112.70
CR014113
USER ID: SHIZUKAT



ORANGE COUNTY FIRE AUTHORITY

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

Lori Smith, Fire Marshal

(714) 573-6000

www.ocfa.org

October 27, 2015

Ms. Linda Hernandez
Ms. Blanca Martinez
First Class Party Events, LLC
DBA: The Vintage Villa Fiesta Center Banquet Halls
111 Santa Fe Avenue
Placentia, CA 92870

Subject: First Class Party Events at 111 Santa Fe Avenue, Placentia

Dear Ms. Hernandez and Ms. Martinez,

Thank you for meeting with me and the city of Placentia staff to discuss your business at 111 Santa Fe Avenue. The purpose of this letter is to record the actions needed for your facility as discussed during the meeting. The intent of this letter is to ensure that all parties understand the thresholds for requiring fire and life safety improvements for the building, and what is required for both the short term duration of the facility as well as the long term possibilities to retain your business at this location.

The building currently does not have either a fire alarm system or a fire sprinkler system. Under today's fire and building codes, both the fire alarm and sprinkler systems would have been required prior to occupancy of this building; however, the building had "assembly" occupancy under a previous tenant with a maximum occupancy of 156 persons. Both Orange County Fire Authority (OCFA) and the city building official have agreed to allow assembly use up to 99 persons with no improvements needed. However, a fire alarm system is required for occupancy over 99 persons; and a fire sprinkler system is required for occupancy over 156 persons. Based on the business model described during the meeting, it is clear that the facility must have at least a fire alarm installed since the occupancy limit of 99 persons is insufficient for your events.

As discussed during the meeting, the city and OCFA propose a short term solution to help your business honor event commitments currently under contract. Under a Special Event Permit, both the city and OCFA will approve a list of dates for events at this location with conditions of approval. The conditions will include, but not be limited to, the plan submittal and installation of a fire alarm system by the second week of December, and the submittal of a conditional use permit to the city planning department by November 8, 2015. The special event permit will also allow the service (but not the sale) of alcoholic beverages. The special event permit will be reviewed by both OCFA and city staff for possible modification or revocation if these conditions are violated.

The long term solution regarding your business is via the city's conditional use permit process. The conditional use permit process, which is a discretionary action by the planning commission, will address a number of issues pertaining to your business including the service and/or sale of alcoholic beverages and occupancy limitations. The city planning staff will assist you with preparing the application for the November 8, 2015 deadline to meet the December planning commission agenda date. Please be aware that the planning commission decision may be appealed to the city council by either the applicant or another interested party.

If you have any questions or comments regarding these processes, please contact me at (714) 527-9431 or at kevinbass@ocfa.org or Charles Rangel at 714-993-8124 or at crangel@placential.org so we can address your concerns. Thank you in advance for your assistance on this project.

Sincerely yours,

Kevin Bass
Assistant Fire Marshal
Community Risk Reduction Department

C: Charles Rangel, Placentia Senior Planner
Robert Chang, Placentia Building Official
Dan Pivaroff, Placentia Code Enforcement
Stev Frogoso, primary leaseholder
John Agder, property owner

Alarm Company License: ACO#1434
 State Contractors License: (C-7, C-10, C-16) #557497
 Private Patrol License: 11312

SECURITY SIGNAL DEVICES, INC.
 1740 N Lemon Street, Anaheim, CA 92801
 Ph: 714-449-9900 · Fax: 844-256-5576

C.E.G
 J#39822, 39923,

AR#360710

THIS AGREEMENT is made this 8th day of February, 2016, by and between SECURITY SIGNAL DEVICES, INC., a California corporation hereinafter called "SSD" and The Vintage Villa hereinafter called "Subscriber".

(1) **INSTALLATION.** SSD agrees to install, or cause to be installed, and, if applicable, to provide monitoring and/or other services, without liability and not as an insurer, the security System, hereinafter sometimes referred to as the "System(s)", as set forth below. Installation location:

(address) 109-111 W. Santa Fe Avenue (Fiesta Center Banquet Halls) (city) Placentia (state) CA (zip code) 92870- (phone number) (000) 000-0000
 Work To Be Completed

Qty.	Item	Qty.	Item	Qty.	Item
1	FIRE ALARM CONTROL PANEL	1	FINAL TEST WITH AHJ	1	TAMPER SWITCH
2	BATTERY	1	CONDUIT (LOT AMOUNT)	1	RADIO COMM. SERVICE
1	ANNUNCIATOR	1	**Conduit labor**		
12	SMOKE DETECTOR W/BASE	5	SMOKE DETECTOR W/ BASE		
7	STROBE- CEILING, WHITE	1	**ADDITIONAL Conduit labor**		
3	HORN STROBE	1	HORN STROBE CEILING WHIT		
1	MONITOR MODULE	2	CEILING STROBE WHITE		
1	FIRE ALARM MONITORING	1	FIRE RADIO PANEL		
1	FIRE ALARM INSPECTION (ANNUAL)	1	BATTERY- RADIO BACK-UP		
1	PROGRAMMING	1	POWER SUPPLY- RADIO		

Approximate Installation Start Date: 03/25/2016 Approximate Installation Completion Date: 05/06/2016

Failure by SSD, without justification, to substantially commence work within 20 days from the approximate date specified above is a violation of the Alarm Company Act.

Includes: Burglar Alarm Monitoring Fire Alarm Monitoring Service Fire Testing/Inspection ELink Fire Alarm Radio Primary

(2) TERM AND PAYMENT

Subscriber hereby agrees to pay SSD, its agents or assigns, the total installation sum of \$0.00 including \$0.00 herewith and \$0.00 upon the completion of installation or at the option of SSD progress invoices will be billed and Subscriber agrees to pay within 25 days of the date of the invoice, and \$525.00 monthly, to be paid Monthly; Quarterly; or Annually in Advance; for a period of forty-eight (48) Months from the date the above described work is completed unless otherwise stated. This agreement shall automatically renew itself for additional forty-eight (48) Month periods, at the then existing monthly rate unless either party shall notify the other, in writing, via certified mail, of its intention to terminate, not less than ninety (90) days prior to the expiration of the original term or any subsequent term thereafter.

(3) **BACK-UP ALARM COMMUNICATION:** Subscriber has been offered one or more of the following as a secondary means of system communication: Radio, Cellular, Internet and Landline, in the event Subscriber's primary systems communication fails for any reason or is sabotaged. If Subscriber has opted to decline this additional level of protection, Subscriber understands that SSD has no control over and accepts no responsibility for any Radio, Cellular, Internet or Landline transmission failures.

(4) **ALARM PERMIT FEES.** Subscriber understands that some cities may require an alarm permit and an application fee in order to legally operate the alarm System and receive police and/or fire department response. It is Subscriber's responsibility to contact the proper city office and obtain and pay for any such permit, as well as obtain and abide by the rules and guidelines pertaining to the use of their System.

(5) **TELEPHONE COMPANY CHARGES.** Any applicable telephone company connection fees, jack installation fees or related monthly charges are not included and will be billed separately by the phone provider or SSD. Calls to the 911 emergency operators cannot be made when the System is activated and some telephone services such as DSL may affect reliability. Therefore Subscriber may wish to have the System connected to a separate phone line. If Subscriber's telephone, cellular or internet service is out of order, placed on vacation status or otherwise not working, signals cannot be transmitted to SSD and the Central Station will not know of the service problem.

(6) **FIRE ALARM SYSTEMS.** Unless otherwise stated herein, any required periodic fire alarm testing is not included and will be billed on an hourly basis. Should any local fire authority now or in the future determine that modifications or additional equipment is necessary, this agreement will be modified as needed and Subscriber agrees to pay for any additional fees. Unless otherwise stated herein, any required engineered drawings, submittals, permit plan check fees and/or inspection fees are not included and will be paid by Subscriber. Subscriber agrees to reimburse SSD for any such expenses as well as all related labor at SSD's current labor rates. Subscriber agrees to comply with all applicable local and national fire alarm installation, testing and maintenance regulations. Subscriber authorizes SSD to perform any necessary services to conform to the above regulations and agrees to pay SSD for those mandatory services. Subscriber to provide two dedicated phone lines with RJ31X jacks and 120VAC power at each Fire Alarm Control.

(7) **DISCLAIMER OF WARRANTIES.** SSD DOES NOT REPRESENT OR WARRANT THAT THE ALARM SYSTEM MAY NOT BE COMPROMISED OR CIRCUMVENTED; OR THAT THE ALARM SYSTEM OR SERVICES WILL PREVENT ANY LOSS; OR THAT THE ALARM SYSTEM OR SERVICES WILL PROVIDE THE SECURITY FOR WHICH THEY ARE INTENDED. Subscriber acknowledges and agrees: that SSD has made no representations or warranties, express or implied, as to any matter whatsoever, including without limitation, the condition of the equipment, its merchantability, or its fitness for any particular purpose, nor has Subscriber relied on any representations or warranties, express or implied. Subscriber further acknowledges and agrees: that any affirmation or fact or promise shall not be deemed to create an express warranty, and that there are no warranties that extend beyond the face of this agreement hereof. Subscriber further acknowledges and agrees: that SSD is not an insurer; Subscriber assumes all risk of loss or damage to Subscriber's premises or to the contents thereof; and that subscriber has read and understands all of this agreement, particularly Paragraph 17 and 18 which set forth SSD's maximum liability in the event of any loss or damage to Subscriber or anyone else.

(8) **RECEIPT OF COPY.** Subscriber acknowledges receipt of a copy of all pages as referenced above.

TERMS AND CONDITIONS CONTAINED ON THE FOLLOWING PAGES OF THIS AGREEMENT ARE INCORPORATED HEREIN AND BY REFERENCE MADE A PART THEREOF.

SECURITY SIGNAL DEVICES, INC.

BY: Christian Rossi Alarm Agent #: 98829

BY: Linda H. DATE: 2/8/16
 (Authorized Signature)

* APPROVED: Vintage Villa NAME: Linda Hernandez TITLE: Manager

THIS AGREEMENT SHALL NOT BE BINDING UPON SSD UNLESS EITHER APPROVED IN WRITING BY AN AUTHORIZED ADMINISTRATOR OF SSD OR SSD BEGINS THE INSTALLATION OR COMMENCES SERVICE. IN THE EVENT OF FAILURE OF APPROVAL, SSD'S SOLE LIABILITY SHALL BE TO REFUND TO SUBSCRIBER THE AMOUNT THAT HAS BEEN PAID TO SSD UPON THE SIGNING OF THIS AGREEMENT LESS ANY COSTS INCURRED BY SSD. SUBSCRIBER ACKNOWLEDGES AND AGREES THAT THE SUBSCRIBER MAY NOT RECEIVE A COPY OF THIS AGREEMENT SIGNED BY AN AUTHORIZED ADMINISTRATOR OF SSD AND SUCH LACK OF RECEIPT SHALL NOT, IN ANYWAY, INVALIDATE OR OTHERWISE AFFECT THIS AGREEMENT.

This Agreement may be executed and transmitted by facsimile, email, Adobe/PDF format, or other similar media, each of which shall be deemed an original signed by the transmitting party, the authenticity of which signature(s) shall be deemed to be affirmatively represented by the transmission.

Contract [Signature] - SSD Approval

(9) **INSTALLATION OF SYSTEM.** Subscriber will permit SSD to install the System(s) during SSD's normal business hours and will provide SSD uninterrupted access to Subscriber's premises. Subscriber warrants that it has full authority from the owner and/or other person in control of the premises to permit the installation and operation of the System(s) under all conditions set forth herein. Subscriber has approved the locations of where all devices will be installed. Pricing provided is based on job site conditions allowing unobstructed access to all wire pathways and device locations throughout the facility. In the event site conditions change and impede the installation of the system, additional labor and materials may be required to complete the installation and will be chargeable to the subscriber. If the alarm System includes an exterior audible bell, horn or siren, it is designed to shut off after sounding for not more than ten (10) minutes. Subscriber will provide 24 hour -110 volt electrical service, including non-switched electrical outlets for the System's transformers and other electrical needs, and will make repairs to the premises (such as fixing loose doors, broken windows, sprinkler shut-off valves etc.) that SSD deems reasonably necessary to facilitate the installation and operation of the System(s). Subscriber will provide adequate lighting for any CCTV System. Subscriber understands Camera protection is not intended to provide coverage beyond a limited field of view and that SSD has no control over conditions that may affect the video quality and resolution such as equipment capability, lighting, fog, rain, weather, distance, angle of view, blockage, power, etc. If telephone or utility services or wiring are necessary for the installation and operation of the System, Subscriber will provide them at Subscriber's expense. Subscriber has the affirmative duty to inform SSD, in writing, prior to beginning of installation, of every location at the premises where SSD should not (because of concealed obstructions or hazards such as pipes, wires or asbestos) enter or drill holes. Unless so notified, SSD will determine where to drill holes and place equipment. SSD will take reasonable precautions to avoid concealed obstructions, but has no means of determining with certainty if they exist. Any costs incurred to repair pipes, wires or other obstructions, and any resulting damaged walls, ceiling, floors or furnishings shall be Subscriber's sole expense and responsibility. If asbestos or other health hazardous material is encountered during installation, SSD will cease work until Subscriber has, at Subscriber's sole expense, obtained clearance from a licensed asbestos removal or hazardous material contractor that continuation of work will not pose any danger to SSD personnel. In no case shall SSD be liable for discovery or exposure of asbestos or other hazardous material. Upon completion of the System(s), Subscriber will thoroughly inspect the System(s) to verify that all equipment has been installed and is working properly. SSD will thoroughly instruct Subscriber in the proper use of the System. In the event there is a discrepancy the Subscriber will notify SSD, in writing via certified mail, within ten (10) days after completion; otherwise the System(s) will have been accepted by Subscriber. SSD assumes no liability for delay in installation or for interruption of service due to labor dispute, riots, power failures, insurrection, interruption of or unavailability of phone service, acts of God, bad weather, terrorism, delays caused by other trades or any other cause beyond the control of SSD and will not be required to supply service to Subscriber while interruption of service due to any such cause shall continue. In the event of any of the aforementioned delays, subscriber agrees to reimburse SSD for any additional costs that SSD may incur. Starting the installation of wiring or delivery of any equipment to your premises or initiating plan engineering of the system will constitute substantial commencement of the work to be performed.

(10) **OWNERSHIP OF SYSTEM.** (a) Unless otherwise indicated under clause (25), the entire System, including all devices, instruments, and all connections, wires, conduits and other materials associated therewith, except telephone company lines, is and shall at all times remain the sole property of SSD. Subscriber does hereby agree to protect and defend the said equipment and to indemnify and pay to SSD the cost of repair or replacement for any loss or damage to SSD's equipment including but not limited to loss by fire, earthquake, riots, flood, or other damage or destruction. At the conclusion of this agreement, including any renewal term, the equipment and wiring is not to be disturbed, removed or utilized by Subscriber or any third party unless SSD has agreed in writing to sell the System or wiring. Any unauthorized conversion of this equipment will be billed to Subscriber and Subscriber agrees to pay that bill upon demand. At the end of this agreement, Subscriber will permit SSD to remove all or any portion of the System and SSD may choose to abandon all or any portion of the System. (b) Where Subscriber purchases the alarm System, the digital communicator, yard signs and decals shall at all times remain the property of SSD, and may be removed by SSD unless Subscriber continues to subscribe to monitoring service. Subscriber will notify SSD via certified mail no later than 30 days in advance of any intention to vacate the premise or sell the property/business. Such event will not relieve the Subscriber of any other obligations hereunder.

(11) **REPAIR SERVICE.** Unless otherwise stated herein SSD will repair the System at no labor charge for a period of ninety (90) days, and will provide parts at no charge for a period of one (1) year. After the expiration of these time periods, all service calls will be billed on a time and material basis. Notwithstanding the above, repairs required because of Subscriber's misuse or abuse of the System or damage from an external source will be charged to Subscriber. Subscriber shall pay all charges, which may result from any alteration, remodeling, repair, or other change to Subscriber's premises. Additions to, or changes in or rearrangement of the space protection components, necessary by stock, fixture, or structural changes, which shall be necessary to retain the original protection provided shall be at Subscriber's expense. Additionally, miscellaneous fees beyond the control of SSD (i.e. parking, inspection, plan submittal or plan engineering fees) shall be billed to Subscriber. SSD and/or its subcontractor(s) shall be the sole provider of service and Subscriber agrees not to allow any other person to service or disturb any of the equipment or wiring during the term of this agreement. SSD's obligation hereunder relates solely to the described services and SSD is in no way obligated to maintain, repair, service, or to assure the operation of the property, System or any other device or devices of the Subscriber or of others to which SSD's System may be attached or connected nor to repair or redecorate any portion of the Subscriber's premises upon removal of all or part of SSD's System. Emergency service or service not performed on SSD's normal business days (Monday through Friday excluding holidays) between 8:00 am and 4:00 pm will be billed at premium rates.

(12) **TAXES, UTILITY CHARGES, OR MONTHLY CHARGES.** (a) Any sales tax, property tax or other tax has not been calculated into this agreement and Subscriber agrees to pay any such tax, fines and penalties relating to this agreement when due. If SSD pays any of the above, Subscriber agrees to reimburse SSD on demand and to pay SSD on demand a \$15.00 processing fee for each payment SSD makes on Subscriber's behalf. Subscriber also agrees to pay SSD, on demand, any filing and releasing fees prescribed by the Uniform Commercial Code or other law. (b) Notwithstanding the terms and conditions set forth herein, after the expiration of one (1) year from the date of completion of the above described work, SSD may at any time, increase the monthly service charges. Said increases are not to exceed an average of ten (10%) percent per year.

(13) **MONITORING SERVICE.** Unless given special verbal or written instruction to the contrary by Subscriber, or required otherwise by any governmental authority, when an alarm signal from the System is received, SSD's monitoring facility (the "Center") will attempt to telephone the proper police, fire department, private alarm response or other emergency personnel and the first available person on the Subscriber's emergency call list. When a non-emergency, trouble and/or supervisory signal is received, the Center will attempt to make contact at the site or with the first available person on the emergency call list but will not notify emergency authorities. To avoid false alarms, the Center may call Subscriber's premises first to determine if an actual emergency exists before calling any responders. If the Center has reason to believe that no actual emergency exists, it may choose not to place such notification calls. SSD may alter, amend, change or discontinue any part of this service if required to do so by governmental or insurance authorities. If any governmental agency requires or enacts verified response, any such fees related to this service, or private alarm response, will be billed to Subscriber who agrees to pay SSD for any such service. Under no circumstances shall any such event affect the validity or term(s) of this agreement.

(14) **SUBSCRIBER'S RESPONSIBILITIES.** (a) Subscriber shall carefully and properly set the burglar alarm System immediately prior to the closing of the premises and carefully test the System daily during the term of this agreement. In the event remote or battery operated devices are installed, subscriber is responsible for periodic testing and replacement of the batteries as necessary. In the event any defect in the operation of the System develops, Subscriber shall notify SSD and SSD will repair such defective condition as soon as possible after the receipt of said notice. In the event Subscriber shall cause an excessive number of false alarms through carelessness, or malicious or accidental use of the alarm, video or other monitored System(s) or in the event Subscriber shall in any manner misuse the System, it shall constitute a material breach of contract by Subscriber and SSD may, at its option, in addition to all other legal remedies, be excused from further performance upon giving ten (10) days notice to Subscriber. SSD's excuse from performance will not affect SSD's right to recover damages from Subscriber. Unless otherwise indicated, the Subscriber is solely responsible for all governmental fees, false alarm fines and excess data charges resulting from the use of the System. In the event a fine, penalty or fee shall be assessed against SSD by any governmental agency as a result of any false alarm originating from Subscriber's premises, Subscriber agrees to forthwith reimburse SSD for payment of said false alarm fine, penalty, excess data charges or fee. In the event SSD shall dispatch an agent to respond to a false alarm originating from Subscriber's premises, where Subscriber intentionally or negligently activates the alarm System and no emergency condition exists, then and in that event, Subscriber agrees to pay SSD for any such response at the then prevailing labor rate. (b) Subscriber agrees to furnish SSD a list of names, titles and emergency phone numbers of all persons authorized to enter the premises of the Subscriber during closed periods. Upon written request, such persons shall be supplied by SSD with a pass card. Upon request, Subscriber agrees to furnish SSD with a daily and holiday opening and closing schedule, in writing. All changes and revisions to the above shall be supplied to SSD in writing. Subscriber acknowledges and will inform its employees and associates of the fact that SSD may monitor and record telephone conversations to or from SSD facilities for documentation and quality assurance purposes. (c) Subscriber authorizes and directs SSD to cause the arrest of any persons on or around the premises unauthorized by the Subscriber to enter the premises of Subscriber and to hold such persons until released by Subscriber or his known representative and in such case, Subscriber agrees to indemnify SSD and to hold SSD harmless against any liability or expense resulting from any such action on the part of SSD or its representative in carrying out the aforesaid instructions. (d) Where any device or protection is supplied, including but not limited to space protection, which is affected by turbulence of air or other disturbing conditions, Subscriber agrees to turn off or remove all things, animate or inanimate, including but not limited to all forced air heaters, air conditioners, animated display signs, animals, covering of chemical vats and any other source of air turbulence or movement which may interfere with the effectiveness of the System while the System is on. In the event of a power failure or other interruption, at Subscriber's premises, Subscriber shall immediately notify SSD.

(15) **DEFAULT, TERMINATION, COLLECTION CHARGES.** In the event Subscriber defaults in the performance of any of the terms or conditions of this agreement, including the failure to make any payment as agreed herein, the balance of the monies due for the remainder of this agreement shall become immediately due and payable at the option of SSD. Further, in the event of any default by Subscriber, or upon expiration of this agreement or any renewal term thereof, Subscriber hereby consents to SSD entering the aforesaid premises or any other premises where the property of SSD may be located for the purpose of removing all or part of the equipment belonging to SSD. In addition, Subscriber agrees to pay to SSD all sums to which SSD may be entitled under the law by virtue of said default. If any part of a payment is more than ten (10) days late, Subscriber agrees to pay a late charge of ten (10%) percent of the payment which is late or, if less, the maximum late charge allowed by applicable law. Subscriber also agrees to pay a collection call charge of \$10.00 for each call made by SSD to collect late payments from Subscriber and/or any cost associated with the collection. Subscriber agrees to pay a charge of \$25.00 for each check returned for non-sufficient funds or other reasons. Upon default by the Subscriber for any reason, SSD reserves the right to immediately discontinue any and all services without liability. At such time as the default is cured, the Subscriber agrees to pay a reconnection fee of \$100.00 per System. Discontinuance of services or removal of the equipment and other items by SSD shall not be considered to be a breach by SSD of this agreement or waiver of SSD to such damages which it may be entitled to under the law, nor shall SSD be liable for any damage caused to the premises by the installation or removal of its equipment or the abandonment thereof. In the event of a breach by the subscriber of this agreement for any reason, SSD shall bring a claim within the time period set forth in the applicable statute of limitations in the state of which governs the enforcement of this agreement.

(16) **SUSPENSION.** This agreement may be suspended or cancelled without immediate notice and without liability or penalty, at the option of SSD, in the event SSD's Central Station equipment is destroyed by fire, or by other means, or is so substantially damaged in SSD's sole opinion that it is impractical to continue service while any such condition is corrected. All terms and conditions of this agreement will remain in force during this condition. At the client's request a pro-rated monitoring credit for any such down time exceeding 24 hours may be issued.

(17) **SSD NOT AN INSURER AND LIQUIDATED DAMAGES.** It is understood and agreed by and between the parties hereto that SSD is not an insurer, and any property or casualty insurance should be obtained by Subscriber. SSD's charges are based solely upon the value of the System and services provided for, and are unrelated to the value of Subscriber's property or the property of others located in Subscriber's premises. The amounts payable by the Subscriber are not sufficient to warrant SSD assuming any risk of consequential or other damage to the Subscriber due to SSD's negligence or failure to perform. The Subscriber does not desire this contract to provide for the liability of SSD and Subscriber agrees that SSD shall not be liable for loss or damage (including property damage, personal injury or death) due directly or indirectly to any occurrence or consequences there from, which the System or service is designed to detect or avert. From the nature of the services to be performed, it is impractical and extremely difficult to fix the actual damages (including property damage, personal injury or death) if any, which may proximately result from the failure on the part of SSD to perform any of its obligations hereunder, including installation, monitoring, repair service or other services, or the failure of the System or service to properly operate, or SSD's negligence, with the resulting loss to Subscriber or others. If SSD should be found liable for loss or damage due to a failure on the part of SSD or its System, in any respect whatsoever, its liability shall be limited to an amount equal to the aggregate of six (6) monthly payments, or the sum of Two Hundred Fifty (\$250.00) Dollars, whichever sum shall be less, as liquidated damages and not as a penalty, and this liability shall be exclusive. The provisions of this paragraph shall apply in the event loss or damage, irrespective of cause or origin, results directly or indirectly to person or property from the performance or non-performance of the obligations set forth by the terms of this contract, or from negligence, active or otherwise, of SSD, its agents or employees. Subscriber may obtain from SSD a limitation of liability in lieu of the liquidated damages set forth above, by paying an additional periodic fee to SSD. If Subscriber elects this option, a rider will be attached to this agreement, which will set forth the terms and amount of the limitation of liability and the amount of the additional fee. Agreeing to a higher limitation of liability does not mean that SSD is an insurer.

(18) **THIRD PARTY INDEMNIFICATION; SUBROGATION.** If anyone other than Subscriber asks SSD to pay for any harm or damages (including property damage, personal injury or death) connected with or resulting from (i) a failure of the alarm System or services, (ii) SSD's negligence, (iii) any other improper or careless activity of SSD in providing the alarm System or services or (iv) a claim for indemnification or contribution, Subscriber will repay to SSD (a) any amount which a court orders SSD to pay or which SSD reasonably agrees to pay, and (b) the amount of SSD's reasonable attorney's fees and any other losses and costs that SSD may pay in connection with the harm or damages. Subscriber will notify its insurance and SSD of this release. Subscriber does hereby for himself and any parties claiming under him, release and discharge SSD from and against all hazards covered by Subscriber's insurance, it being expressly understood and agreed that no insurance company or insurer will have any right of subrogation against SSD.

(19) **ATTORNEY'S FEES; VENUE.** In the event it shall become necessary for SSD for any reason to institute legal proceedings to collect the cost of the installation or the monthly service charge as set forth herein, then and in such proceeding the unsuccessful party shall pay the successful party reasonable attorney's fees where permitted by law. If for any reason an action is brought by either party, Subscriber and SSD agree that exclusive venue shall be the County of Orange in the State of California.

(20) **LIMITATIONS ON LAWSUITS; REFERENCE.** In the event of a perceived breach of this agreement by SSD, the subscriber shall have one year from the date of the perceived breach within which to bring a claim. Any controversy, dispute, or claim between the parties arising out of or relating to this Agreement, (other than actions brought by SSD in small claims court to collect amounts due under this Agreement) will be settled by a reference proceeding in Orange County California, in accordance with the provisions of Section 638, et seq. of the California Code of Civil Procedure, or their successor section, which shall constitute the exclusive remedy for the resolution of any controversy, dispute, or claim concerning this Agreement, including whether such controversy, dispute, or claim is subject to the reference proceeding. The referee shall be appointed to sit as a temporary Judge with all of the powers of a temporary Judge authorized by law. In the event that the enabling Legislation, which provides for the appointment of a referee is repealed and no successor statute is enacted, any dispute between the parties that would otherwise be determined by a reference procedure herein, will be resolved and determined by binding arbitration. That arbitration will be conducted by a retired Judge of the Superior Court in accordance with Section 1280 to 1294.2 of the California Code of Civil Procedure, as amended from time to time.

(21) **ASSIGNEES AND SUBCONTRACTORS.** SSD may transfer or assign this agreement to any other security company, or other entity. Upon an assignment to another security company, SSD will be relieved of any further obligations hereunder. Subscriber may not transfer this agreement to someone else (including someone who purchases or rents Subscriber's premises) unless SSD approves the transfer in writing. SSD may use subcontractors to provide installation, repair, monitoring and other services. This agreement and particularly sections 17 and 18 shall apply to the work and services they provide, and shall apply to them and protect SSD assignees and subcontractors in the same manner as it applies to and protects SSD.

(22) **UCC-1 FORM.** Subscriber authorizes SSD to record a UCC-1 Financing Statement or similar instrument, and to appoint SSD as Subscriber's attorney in fact to execute and deliver such instrument in order to show SSD's interest in the equipment. SSD may at its discretion, file a Preliminary Notice pursuant to Section 397 of the Civil Code and or, a Mechanic Lien pursuant to Section 3081.2 of the Civil Code for all work of improvement as outlined in this agreement.

(23) **HIRING OF EMPLOYEES:** Subscriber agrees that if during the term of this agreement, plus one year thereafter, subscriber shall employ any SSD employee subscriber will pay to SSD for each such employee hired by subscriber the sum of \$15,000.00 as liquidated damages, and not as a penalty.

(24) **LICENSES: ALARM CO. OPERATORS ARE LICENSED AND REGULATED BY THE BUREAU OF SECURITY AND INVESTIGATIVE SERVICES, DEPT. OF CONSUMER AFFAIRS, SACRAMENTO, CA 95814. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A LATENT ACT OR OMISSION IS FILED WITHIN 4 YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN 10 YRS OF THE DATE OF THE ALLEGED VIOLATION. QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 28000, SACRAMENTO, CA 95828.**

(25) **The following clauses apply:**

- (a) Radio communicator remains the property of SSD Systems at all times.
- (b) Standard Exclusions – Conduit, Back Boxes, and Sprinkler Devices provided by others.
- (c) Engineered shop drawing and submittals are included.
- (d) Lift for installation work is not included.
- (e) Any applicable tax is not included.
- (f) Union or prevailing wage is not included. If required, additional cost will apply.
- (g) New agreement supersedes existing agreement at this location between the Subscriber and SSD, relieving Subscriber of the remaining obligation of previous agreement for the system described. (Installation fees which stem from original agreement remain due and payable if applicable).

CITY OF PLACENTIA

401 E Chapman
Placentia, CA 92870
(714) 993-8230



BUSINESS LICENSE CERTIFICATE

Issuance of certificate is not an endorsement or certification of compliance with other ordinances or laws.

Business Name: THE VINTAGE VILLA BY FIESTA CENTER BANQU
Business Location: 111 W SANTA FE AVE
PLACENTIA, CA 92870-5633
Owner Name(s): BLANCA MARTINEZ
CLEMENTA ESTRADA

BUSINESS LICENSE NO 930002386

Expiration Date: 12/31/2015

ORDINANCE SECTION 508470

Business Type: SERVICES

THE VINTAGE VILLA BY FIESTA CENTER BANQUET
HALLS
111 W SANTA FE AVE
PLACENTIA, CA 92870-5633

THIS DOCUMENT MUST BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

CITY OF PLACENTIA

401 E Chapman
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BUSINESS LICENSE NO 930002386

Expiration Date: 12/31/2016

ORDINANCE SECTION 508470

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THE VINTAGE VILLA BY FIESTA CENTER BANQUET
HALLS
111 W SANTA FE AVE
PLACENTIA, CA 92870-5633

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CITY OF PLACENTIA

401 E Chapman
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BUSINESS LICENSE NO 930002386

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ORDINANCE SECTION 508470

Business Type: SERVICES

BLANCA MARTINEZ
THE VINTAGE VILLA BY FIESTA CENTER BANQUET
HALLS
111 W SANTA FE AVE
PLACENTIA, CA 92870-5633

THIS DOCUMENT MUST BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

INSTRUCTIONS AND GENERAL INFORMATION

General Information

- Type or print clearly in black or blue ink
- Acronyms or form numbers used in these instructions:

B&P Business & Professions Code
 CCR California Code of Regulations
 231 License Action Request

Form ABC-218 is used by on-sale and club licensees who also hold a caterer's permit (Type 58 license) to request permission to cater alcoholic beverages (Complete Sections 1, 2, and 4). Form ABC-218 must be approved at least three days before the catered event. (Section 23399 B&P and Rule 60.5(1) CCR)

Only one signature for the licensee is needed.

Instructions

Licensee Name (Item 1) — List the name of the licensee. For a limited partnership, limited liability company, or a corporation, show the name of the entity.

Event Location (Item 6) — The site of a catered event may be an unlicensed building or grounds, a licensed building, or a separate room within the licensed building(s). If the site is licensed, the license must be surrendered to ABC (use Form ABC-231). A Type 50, 51 or 52 licensee may only cater upon the licensed club premises, and the events shall not be open to the general public (an exception may be made if unlimited attendance is in the public interest).

Total Number of Days (Item 10) — A catering authorization is required for each event catered. When the same event is two or more consecutive days, a single Form ABC-218 is needed. For non consecutive dates a separate Form ABC-218 is required for each date.

Number of Events (Item 15) — For Type 41, 42, 47, 48 and 57 licensees, there is a limit of 24 catered events per year at any given site. (Rule 60.5(4) CCR) There is no annual limit for Type 50, 51 and 52 licensees.

Local Law Enforcement Agency Approval Signature (Section 5) — Law enforcement approval may be required when any of the following apply:

- A large number of people are attending
- The event is open to the public
- In certain other circumstances at the Department's discretion.

MISCELLANEOUS INFORMATION

At all approved events, you may exercise only those privileges authorized by your license. You must comply with all provisions of the ABC Act. Violations may be grounds for suspension or revocation of your license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399(d) B&P)

Sites for catered events are at ABC's discretion. Proximity to schools, churches, State and Federal institutions, and other facilities may be a factor in ABC's decision. Zoning may also be a factor. (Rule 60.5(2)(3) CCR)

Persons under 21 years of age may be allowed on the premises of a catered event. However, they may not possess, purchase, or consume alcoholic beverages.

Wholesalers may deliver alcoholic beverages to the site of a catered event. You may not store distilled spirits at the event site. The distilled spirits must be returned to the licensed premises after the event.

Eff. Date	DBA	Bus. Address	Bus. City, State	License Description	Phone Number
8/2015	1503 GOODS	210 MURRAY ST	PLACENTIA, CA 92870-5935	SEWING SMALL CRAFTS AND T-SHIRTS	(714) 203-4002
8/2015	A&A PLUMBING INC.	19486 LURIN AVE	RIVERSIDE, CA 92508-9494	PLUMBING SERVICE REPAIR	
2/2015	AFFORDABLE FENCING COMPANY	535 W RINCON ST	CORONA, CA 92880-2000	FENCING	(951) 808-9225
2/2015	AIM REMODELING INC.	121 E CHESTNUT AVE	ORANGE, CA 92867-3731	GENERAL CONSTRUCTION	(714) 454-1900
8/2015	ASSOCIATED CONSTRUCTION SERVICES	8531 WELLSFORD PL	SANTA FE SPRINGS, CA 90670-2233		(562) 464-0880
2/2015	ATWOOD SALES	719 S LAKEVIEW AVE	PLACENTIA, CA 92870-6721	MATERIAL SUPPLY YARD	(909) 460-6870
8/2015	C.G.R. CONSTRUCTION	10681 COURT AVE	STANTON, CA 90680-2460		(714) 821-5169
2/2015	DETECT SERVICES	1118 HOLT DR	PLACENTIA, CA 92870-4200	CORRECTIVE - CONSULTING SERVICES	(714) 528-6518
1/2015	DEMOLITION SPECIALIST, INC.	1712 VIA SEVILLA ST	CORONA, CA 92881-0779	DEMOLITION	(951) 737-2077
8/2015	EXHIBIT NATION	708 RICHFIELD RD	PLACENTIA, CA 92870-6780	EXHIBIT RENTALS	(714) 397-3332
1/2015	FLOOR TO CEILING	14211 RAMONA AVE	CHINO, CA 91710-5751	INSTALLATION	(714) 447-9996
8/2015	FLOORING KITCHEN AND BATH DEPOT	701 S RAYMOND AVE #1	FULLERTON, CA 92831	HOME REMODELING	(714) 870-1574
2/2015	FREE ENERGY CONSTRUCTION	3936 PHELAN RD B-10	PHELAN, CA 92371	SOLAR INSTALLATION	(760) 995-7870
1/2015	G STAGE 24	134 YORBA PL	PLACENTIA, CA 92870	RETAIL OF LADIES CLOTHING, ACCESSORIES, AND SHOES	(714) 996-6099
2/2015	HAMMER DOWN, INC.	134 N SHERMAN AVE	CORONA, CA 92882-1841	CONCRETE BREAKING DOWN AND DEMOLITION	(951) 270-0323
2/2015	INFINITY ELECTRIC, INC.	2460 N GLASSSELL ST #A	ORANGE, CA 92865	PHOTOVOLTAIC INSTALL - ELECTRICAL	(714) 921-8168
8/2015	INLINE CONSTRUCTION	18121 HUTCHINGS DR	YORBA LINDA, CA 92886-4027		(714) 860-9092
1/2015	JENNIFER LOAN TRAN	310 E ORANGETHORPE AVE #A	PLACENTIA, CA 92870-6502	MASSAGE TECH AT AROMA DAY SPA	(714) 310-8889
8/2015	KOOKIES SANDWICH	660 S PLACENTIA AVE	PLACENTIA, CA 92870-6300	SANDWICH SHOP	(714) 505-6377
2/2015	LANDMAX REALTY	413 RODARTE PL	PLACENTIA, CA 92870-8239	REAL ESTATE SERVICES	(714) 975-8218
8/2015	LCPN INVESTMENT	236 WILLAMETTE AVE	PLACENTIA, CA 92870-2636	INVESTMENT AND FIXE UP	
8/2015	LIYING QI	1414 N KRAEMER BLVD	PLACENTIA, CA 92870-3406	MASSAGE TECHNICIAN	(909) 305-3889
8/2015	MARISCAL PAINTING	9220 KLINGERMAN ST	SOUTH EL MONTE, CA 91733-2502	PAINTING SERVICE	(626) 454-4761
2/2015	MOTAS FLOORCOVERING, INC.	11731 STERLING AVE UNIT G	RIVERSIDE, CA 92503	COMMERCIAL RETAIL RESILIENT FLOORING	(951) 685-7668 x
2/2015	NORTH ORANGE COUNTY PEDIATRICS MEDICAL GROUP, INC.	895 E YORBA LINDA BLVD STE 101	PLACENTIA, CA 92870-3695	PEDIATRIC OFFICE	(714) 528-5112
8/2015	OC SANDBAGGER	2424 N BATAVIA ST	ORANGE, CA 92865-2004	CONTRACTORS	
2/2015	PACIFIC 3 ELECTRIC, INC.	7432 TALBERT AVE	HUNTINGTON BEACH, CA 92648-1239	ELECTRICAL CONTRACTOR	(714) 841-2369
8/2015	POSTAL ANNEX	170 E YORBA LINDA BLVD	PLACENTIA, CA 92870-3327	MAILING/OFFICE SUPPLIES/ PACKING, SHIPPING, PRINTING	(657) 444-2885
8/2015	PROGRESSIVE ENERGY SOLUTIONS	12189 7TH PL	YUCAIPA, CA 92399	SOLAR/ GENRAL CONTRACTOR	(888) 603-4255
2/2015	RAMOS ELECTRICAL	16128 MONTBROOK ST	LA PUENTE, CA 91744-3227	SOLAR INSTALIAION ON HOMES	(888) 998-6532
8/2015	REAR AREA SUPPORT FOUNDATION INC.	1389 MCKENZIE DR	PLACENTIA, CA 92870-3515	NON-PROFIT SERVING VETERANS AND 1ST RESPONDERS	(714) 609-0765
8/2015	RENEGADE HEATING AND COOLING	39019 VIA LAS SINTRAS	MURRIETA, CA 92562-4323		(714) 362-4551
8/2015	ROMA FURNITURE AND MATTRESS INC.	300 E ORANGETHORPE AVE	PLACENTIA, CA 92870-6506	FURNITURE RETAILER	(714) 447-3806
2/2015	SPECIALTY SIDING	1801 N ORANGETHORPE PARK	ANAHEIM, CA 92801-1141	GENERAL CONTRACTOR	(714) 680-3000
8/2015	STUCKEY AND SONS	889975 E SAN MARCOS BLVD	SAN MARCOS, CA 92069	AT&T CALL SITE	(760) 707-8754
8/2015	SUN X SOLAR INC	1558 STERLING CT	ESCONDIDO, CA 92029-1208	SOLAR SALES AND SERVICES	(780) 738-8388
2/2015	SWEET LANE EVENTS	846 CARINA AVE	PLACENTIA, CA 92870-1703	PARTY PLANNING	(714) 401-8887
8/2015	TECHTONIK RACING	310 E ORANGETHORPE AVE STE B	PLACENTIA, CA 92870	TOY PARTS MANUFACTURING & GENERAL MERCHANDISE	(858) 349-3473
8/2015	TERI DUONG	310 E ORANGETHORPE AVE #A	PLACENTIA, CA 92870-6502	MASSAGE TECH AT AROMA DAY SPA	(951) 640-2397
8/2015	THE VINTAGE VILLA BY FIESTA CENTER BANQUET HALLS	111 W SANTA FE AVE	PLACENTIA, CA 92870-6633	BANQUET HALL	(714) 457-2396
8/2015	TIMBERLAND CONSTRUCTION CO., INC.	1719 ROANOKE ST	PLACENTIA, CA 92870-2625	GENERAL CONTRACTING	
8/2015	WALTON'S AIR CONDITIONING CO INC.	312 N COTA ST STE G	CORONA, CA 92880		(951) 737-4141
8/2015	X3 MANAGEMENT SERVICES	2215 AUTO PARK WAY	ESCONDIDO, CA 92029-1348	TELECOMMUNICATIONS CONTRACT	(760) 658-6455

The People are the City



Mayor
CHAD P. WANKE
Mayor Pro Tem
JEREMY B. YAMAGUCHI
Councilmembers:
CRAIG S. GREEN
SCOTT W. NELSON
CONSTANCE M. UNDERHILL

City Clerk:
PATRICK J. MELIA
City Treasurer
KEVIN A. LARSON
Acting City Administrator
DAMIEN R. ARRULA

401 East Chapman Avenue – Placentia, California 92870

May 11, 2015

First Class Party Events, LLC
dba The Vintage Villa Fiesta Center Banquet Halls
111 W. Santa Fe Avenue
Placentia, CA 92870

Subject: Business and Zoning Compliance Application - Conditional Approval

The Vintage Villa Fiesta Center Banquet Halls

The Business and Zoning Compliance Application for First Class Party Events LLC located at 111 W. Santa Fe, Placentia, CA 92870 which was submitted on May 11, 2015 has been reviewed and approved subject to the following conditions.

The description of business is as follows: Catering and banquet facilities of special events including but not limited to birthdays, quinceañeras, anniversaries, weddings and receptions. No preparation or cooking of food on site. Please see the conditions below that are required as part of this approval.

1. Applicant/property owner shall participate in the in-lieu parking fee program and shall pay appropriate fees.
2. There shall be no preparation or cooking of food on site.
3. There shall be no sales of alcoholic beverages.
4. During banquet events, the operator shall coordinate hours of operation with neighboring businesses.
5. The 2013 California Building Code (CBC) defines your use and occupancy classification as 303.3 Assembly Group A-2. Assembly uses intended for food and/or drink consumption including, but not limited:

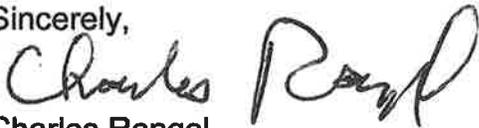
Banquet Halls
Casinos (gaming areas)
Nightclubs
Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)
Taverns and bars

6. Pursuant to 2013 California Building Code (CBC) 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exist:

1. The fire area exceeds 5,000 square feet (464 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 5,000 square feet (465 m²), contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than four hour fire resistance rating without openings.

Therefore, since the building has no automatic sprinkler system the maximum occupancy allowed is 99 persons per event.

Sincerely,



Charles Rangel
Contract Planner
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