



# Placentia Planning Commission Agenda

**Special Meeting  
February 27, 2018**

**6:30 p.m.**

**City Council Chambers  
401 E. Chapman Avenue**

**Christine J. Schaefer  
Chair**

**Frank Perez  
Vice Chair**

**Heather Francine  
Commissioner**

**Dennis Lee  
Commissioner**

**James Schenck  
Commissioner**

**Vic Tomazic  
Commissioner**

**Claudia Keller  
Commissioner**

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

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

## Procedures for Addressing the Commission

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

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

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

## Special Accommodations

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

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

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

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

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

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**CALL TO ORDER:**

**ROLL CALL:** Commissioner Keller  
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.

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**CONSENT CALENDAR:**

NONE

**PUBLIC HEARINGS:**

1. **Appellant:** LBC Irwindale, LLC  
DBA, "Atwood Sales"  
**Project Location:** 719 S. Lakeview Avenue (south of E. Orangethorpe Avenue, west of S. Lakeview Avenue)

**Appeal of the City of Placentia Public Hearing Officer's Declaration of Public Nuisance:** At the appellant's request, an appeal of the Public Hearing Officer's action will be heard declaring an existing business (LBC Irwindale, LLC, DBA "Atwood Sales") as a public nuisance within the C-M (Commercial Manufacturing) Zoning District. The nature of the declared nuisances are as follows:

- a) Increased production and increased outside storage of materials resulting in adverse air and water quality exposures. (PMC Section 20.40)
- b) Crushing and grinding of construction material without appropriate permit(s), including operation outside of Use Permit (UP) No. 1981-32. (PMC Section 23.41.030)

c) Concrete type debris scattered along the roadway at the construction truck exit of the facility. Construction residue powder and rocks on roadway (near the exit area) left by construction trucks exiting the facility.

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

Notices of the Public Nuisance Appeal were circulated to property owners within a 300-foot radius of the project site pursuant to the provisions of the Placentia Municipal Code. At this time, staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting to be held on Tuesday, March 13, 2018. This recommendation is based on correspondence submitted by the appellant's and property owner's representatives requesting a continuance to allow City staff additional time to work with the appellant's and property owner's representatives in addressing and potentially resolving those portions of the business operations declared to be a public nuisance.

2. **Business Operator:** LBC Irwindale, LLC  
DBA, "Atwood Sales"  
**Project Location:** 719 S. Lakeview Avenue (south of E. Orangethorpe Avenue, west of S. Lakeview Avenue)

**Revocation of Use Permit (UP) 1981-32:**

A request to the Planning Commission of the City of Placentia recommending to the City Council to revoke Use Permit No. 1981-32 pertaining to an existing business (LBC Irwindale, LLC, DBA, "Atwood Sales") operating in violation of the conditions and terms of said permit on property located at 719 S. Lakeview Avenue within the C-M (Commercial Manufacturing) Zoning District.

**ENVIRONMENTAL DETERMINATION (CEQA):** The proposed revocation proceedings are 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 § 15321 (Class 21 – Enforcement Action by Regulatory Agencies) and City Environmental Guidelines.

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

Notices of the Use Permit Revocation were circulated to property owners within a 300-foot radius of the project site pursuant to the provisions of the Placentia Municipal Code. At this time, staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting to be held on Tuesday, March 13, 2018. This recommendation is based on correspondence submitted by the appellant's and property owner's representatives requesting a continuance to allow City staff additional time to work with the business owners' and property owner's representatives in addressing and potentially resolving those portions of the business operations declared to be out of compliance with the conditions and terms of UP 1981-32.

3. **Applicant:** Leslie Ayala, representing The Bruery  
**Project Location:** 715 & 745 Dunn Way (north of Orangethorpe, west of 57 Freeway)  
APN 339-121-40

**Use Permit (UP) 2012-03 Modification II:** The applicant, Leslie Ayala, representing "The Bruery", LLC, is requesting a modification of UP 2012-03 to allow the (a) expansion of an existing craft brewery manufacturer to occupy contiguous units (Unit Nos. 725-727 and 731-733) for the purpose of relocating areas designated for warehouse/storage, retail sales, and a new private tasting room. The proposed expansion will occupy the entire 30,560-square foot building (715-745 Dunn Way). In addition, the applicant requests a modification to the operational hours of the "Tasting Room" from 12:00 PM and 10:00 PM, Monday through Sunday, to 12:00 PM and 12:00 AM, Monday through Sunday.

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

Staff recommends that the Planning Commission adopt Resolution No. PC 2018-01, approving UP 2012-03 Modification II subject to the findings and conditions of approval contained in said resolution.

**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.

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#### **ADJOURNMENT**

The Planning Commissioners ADJOURN to the regular Planning Commission meeting on March 13, 2018 at 6:30 p.m. in the 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 27, 2018 Special Meeting of the Planning Commission of the City of Placentia was posted on February 22, 2018.



Joseph M. Lambert, Secretary



# Placentia Planning Commission

## AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW GONZALES, SENIOR PLANNER

DATE: FEBRUARY 27, 2018

SUBJECT: **ATWOOD SALES DECLARATION OF PUBLIC NUISANCE APPEAL**

### **BACKGROUND:**

On Monday, January 22, 2018, the Public Nuisance Hearing Officer held a hearing to evaluate the current business operation and affiliated activities of "Atwood Sales" located at 719 S. Lakeview Avenue. Based upon the testimony presented by City Staff, the general public, and legal counsel representing the business representatives, Brent Lauer and Bruce Degler, and property owner, Ajax Lakeview Development, LLC, the Hearing Officer took action to declare "Atwood Sales" as a Public Nuisance. On Monday, February 5, 2018, the business owner, Brent Lauer, submitted an appeal of the Hearing Officer's decision to the Planning Commission for further review and reconsideration. This item was originally scheduled for the Planning Commission meeting of February 13, 2018 and was continued to the Special Planning Commission meeting of February 27, 2018.

### **RECOMMENDATION:**

Notices of the Public Nuisance Appeal were circulated to property owners within a 300-foot radius of the project site pursuant to the provisions of the Placentia Municipal Code. At this time, staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting to be held on Tuesday, March 13, 2018. This recommendation is based on the attached correspondence submitted by the appellant's and property owner's representatives requesting a continuance to allow City staff additional time to work with the appellant's and property owner's representatives in addressing and potentially resolving those portions of the business operations declared to be a public nuisance.

### **Prepared and submitted by:**

  
\_\_\_\_\_  
Andrew A. Gonzales  
Senior Planner

Attachment 1: Correspondence Dated February 21, 2018

February 21, 2018

Mr. Jamaar M. Boyd-Weatherby  
Deputy City Prosecutor  
City of Placentia  
Jones & Mayer  
3777 N. Harbor Boulevard  
Fullerton, CA 92835  
Email: [jbw@jones-mayer.com](mailto:jbw@jones-mayer.com)

**Re: LBC Irwindale, LLC; 719 South Lakewood Avenue**

Dear Mr. Boyd-Weatherby,

Thank you for continuing discussions in the above referenced matter. In order to work together productively toward a resolution of all issues, LBC Irwindale, LLC ("LBC") requests an additional two week continuance of the Hearing on the Appeal of the City of Placentia Public Hearing Officer's Declaration of Public Nuisance and the Revocation of Use Permit (UP) 1981-32 until a date after March 7, 2018. In consideration of this continuance, LBC will not move forward on filing a writ and request for a temporary restraining order.

It is our sincere hope that the parties can reach a mutually agreeable resolution of all issues related to LBC and the Lakewood property within this two week period.

Sincerely,

*Amanda R. Touchton*

Amanda R. Touchton  
Melissa A. Weinberger  
Counsel for Brent Lauer and Bruce Degler



# Placentia Planning Commission

## AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW GONZALES, SENIOR PLANNER

DATE: FEBRUARY 27, 2018

SUBJECT: **REVOCATION OF USE PERMIT 1981-32 FOR PROPERTY LOCATED AT 719 S. LAKEVIEW AVENUE ("ATWOOD SALES")**

### **BACKGROUND:**

Pursuant to Placentia Municipal Code (PMC) Section 23.87.070, any existing Use Permit (UP) may be revoked if it is determined by the City Council that one of the following findings are made based on (a) any violations of the conditions or terms of the UP; (b) any violations to a law(s) or ordinance(s) in connection therewith; (c) fraud or misrepresentation in obtaining such permit; or (d) the UP as implemented is detrimental to the public health or safety or is a nuisance. It is the determination of City Staff that the existing onsite business activities, associated with the business known as "Atwood Sales" located at 719 S. Lakeview Avenue, are being conducted beyond the approved scope of allowable uses associated with UP 1981-32. Ongoing inspections by City Staff have revealed the use of heavy equipment and material stockpiling continues to exceed the original scale and scope of the approved UP. It is the recommendation by City staff that the ongoing operations at "Atwood Sales" to be in violation of the conditions and terms of UP 1981-32 and, therefore, requests the Planning Commission make the necessary findings recommending that the City Council revoke the subject UP. This item was originally scheduled for the Planning Commission meeting of February 13, 2018 and was continued to the Special Planning Commission meeting of February 27, 2018.

### **RECOMMENDATION:**

Notices of the Use Permit Revocation were circulated to property owners within a 300-foot radius of the project site pursuant to the provisions of the Placentia Municipal Code. At this time, staff is requesting that this item be continued to the next regularly scheduled Planning Commission meeting to be held on Tuesday, March 13, 2018. This recommendation is based on the attached correspondence submitted by the business owners' and property owner's representatives requesting a continuance to allow City staff additional time to work with the business owners' and property owner's representatives in addressing and potentially resolving those portions of the business operations declared to be out of compliance with the conditions and terms of UP 1981-32.

Prepared and submitted by:

  
\_\_\_\_\_  
Andrew A. Gonzales  
Senior Planner

Attachment 1: Correspondence Dated February 21, 2018

February 21, 2018

Mr. Jamaar M. Boyd-Weatherby  
Deputy City Prosecutor  
City of Placentia  
Jones & Mayer  
3777 N. Harbor Boulevard  
Fullerton, CA 92835  
Email: [jbw@jones-mayer.com](mailto:jbw@jones-mayer.com)

**Re: LBC Irwindale, LLC; 719 South Lakewood Avenue**

Dear Mr. Boyd-Weatherby,

Thank you for continuing discussions in the above referenced matter. In order to work together productively toward a resolution of all issues, LBC Irwindale, LLC ("LBC") requests an additional two week continuance of the Hearing on the Appeal of the City of Placentia Public Hearing Officer's Declaration of Public Nuisance and the Revocation of Use Permit (UP) 1981-32 until a date after March 7, 2018. In consideration of this continuance, LBC will not move forward on filing a writ and request for a temporary restraining order.

It is our sincere hope that the parties can reach a mutually agreeable resolution of all issues related to LBC and the Lakewood property within this two week period.

Sincerely,

*Amanda R. Touchton*

Amanda R. Touchton  
Melissa A. Weinberger  
Counsel for Brent Lauer and Bruce Degler



# Placentia Planning Commission

## AGENDA STAFF REPORT

TO: PLANNING COMMISSION  
FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER  
DATE: FEBRUARY 27, 2018  
SUBJECT: **USE PERMIT NO. 2012-03 MODIFICATION II (THE BRUERY)**

### **RECOMMENDATION:**

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

1. Open the public hearing concerning Use Permit (UP) No. 2012-03 Modification II;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution No. PC-2018-01, a Resolution of the Planning Commission of the City of Placentia, approving UP 2012-03 Modification II and making findings to permit the expansion, establishment, and operation of a craft brewery manufacturer into contiguous units occupied by said use located at 715 and 745 Dunn Way, totaling approximately 30,560 square feet and permit a tasting room, storage, and retail sales area into the contiguous units and expand existing retail operating hours in the tasting room, between 12:00 PM and 10:00 PM to 12:00 PM and 12:00 AM.; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

### **REQUEST:**

The applicant, Leslie Ayala, representing "The Bruery", LLC, is requesting a modification of UP 2012-03 to allow the (a) expansion of an existing craft brewery manufacturer to occupy contiguous units (Unit Nos. 725-727 and 731-733) for the purpose of relocating areas designated for warehouse/storage, retail sales, and a new private tasting room. The proposed expansion will occupy the entire 30,560-square foot building (715-745 Dunn Way). In addition, the applicant requests a modification to the operational hours of the "Tasting Room" from 12:00 PM and 10:00 PM, Monday through Sunday, to 12:00 PM and 12:00 AM, Monday through Sunday.

Condition of Approval No. 6 of UP 2012-03 states that "any modifications to the approved floor plan or changes to the business operation hours, which do not expand or intensify the present use shall be reviewed by the Director of Development Services and may be modified administratively. Modifications to the approved floor plan or changes to the business operation hours, which expand

or intensify the present use may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.” It has been determined by City staff that the proposed modifications require the review and approval of the Planning Commission at a noticed public hearing.

**BACKGROUND:**

The Bruery is an existing family owned craft brewery manufacturer that has been operating in the City of Placentia since May 2007. In 2007, the Development Services Department determined that craft brewery manufacturer and distribution facility, located within the “M” (Manufacturing) Zoning District confirms with the purpose of the base zoning district and is a permitted use, pursuant to to Placentia Municipal Code (PMC) Section 23.47.020(7) and (8), which allows for the treatment of, manufacturing, assembling, compounding, warehousing, storage and distribution of good and materials. It was determined at that time that a UP for the sale of alcohol was not required because the PMC does not address alcohol sales within the “M” Zoning District. In order to operate as a craft brewery, the business owner was required to obtain a Type 23 Small Beer Manufacturer license from the California Department of Alcoholic Beverage Control (ABC).

A year later on August 12, 2008, after establishing the craft brewery manufacturer business , the business owners received Planning Commission approval for a UP application (UP 08-09) in order to conduct beer tasting/samplings of their own manufactured products in a designated approximately 1,100-square foot area within their warehouse facility. In addition, in light of the rising popularity in beer tourism, the business owners received approval to conduct guided tours of their facility. It was the intention of the business owners to give each tour guest a basic understanding as to how beer is manufactured and how different ingredients and processes impact beer flavor. This was an opportunity for the business owner to connect with customers on a personal level and increase product marketing and sales.

With an increasing demand in the sales of craft beer and growing needs of the business, the necessity for an expansion of the production area became crucial for the business. On August 14, 2012, the Planning Commission approved UP 2012-03 to expand the facility and allow the sale of alcoholic beverages for on and offsite consumption, beer and wine sampling within a tasting room area, and guided tours within an approximately 9,850-square foot facility. Through the years there have been minor modifications to UP 2012-03 that have resulted in extending operating hours for the tasting room, creation of a customer service area, and expansions of the storage/warehouse areas.

**DISCUSSION:**

**Subject Site and Surrounding Land Uses:**

The Bruery is currently located within an industrial complex at the terminus of Dunn Way, which is located on the north side of Orangethorpe Avenue, west of Placentia Avenue and east of the Orange Freeway/State Route 57. The Bruery currently occupies all suites within an approximately 30,560-square foot building (715-745 Dunn Way) located to the north of the industrial complex site. The UP application will address the occupancy of the suites not fully recognized by past iterations of the UP, including the items as requested by UP 2012-03 Modification II. The existing

craft brewery establishment is located within the “M” Zoning District. The table below shows surrounding existing land uses, zoning, and General Plan Land Use Designations.

**Surrounding Land Uses:**

<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Subject Site</b>	The Bruery	Industrial	Manufacturing (M)
<b>North</b>	Residence Inn by Marriott	Specific Plan	Specific Plan 5 (SP-5)
<b>South</b>	Various Manufacturing warehouse businesses (across parking lot)	Industrial	M
<b>East</b>	Orange Freeway/State Route 57 (SR 57)	-----	-----
<b>West</b>	A-1 Auto Body & Towing	Industrial	M

**ZONING COMPLIANCE ANALYSIS**

**Other Departments Concerns and Requirements**

The Divisions of Planning and Building, Police Department, as well as the Orange County Fire Authority have reviewed the application and submitted comments, but had no major concerns with the proposal. All applicable code requirements and conditions of approval have been incorporated into a draft resolution for consideration and approval by the Planning Commission.

**Operational Characteristics**

The Statement of Use, submitted and received on February 8, 2018, by the applicant affirms that The Bruery houses a tasting room, packaging hall, a packing material storage unit, an employee lounge, an office, a laboratory, a pick-up center for online purchases, and a dry materials storage unit. The Bruery employs 84 full-time employees and 8 part-time employees. There are three company vehicles used for daily operations. Machinery used in daily operations, include a brewhouse, fermenters, a pasteurizer, a centrifuge, an industrial grape press, a bottling line, and forklifts.

The Bruery currently operates during the following hours:

Manufacturing Hours:

Monday - Friday: 24 hours a day  
Saturday - Sunday: 6:00 a.m. to 10:00 p.m.

Beer Tasting/Sampling Hours and Retail Sales:

Monday – Sunday: 12:00 p.m. to 10:00 a.m.

Bruery Tours:

Monday - Friday: 3:30 p.m. (and by appointment)  
Saturday - Sunday: 12:00 noon and 3:30 p.m. (and by appointment)

Retail Sales:

Monday - Thursday: 8:00 a.m. to 5:00 p.m.  
Friday: 8:00 a.m. to 2:00 p.m.

Manufacturing within Unit No. 715 occurs between the hours of 6:00 AM and 10:00 PM, Monday through Friday, and 12:00 PM and 10:00 PM, Saturday and Sunday. The tasting room, located in Unit No. 717, is operational from 12:00 PM and 10:00 PM. The proposed modification would change the operations of the tasting room by extending the hours an extra two hours (12:00 PM and 12:00 AM). Furthermore, an area designated as the "Society Fulfillment Center" in Unit No. 741 Dunn Way will be relocated to 731-733 Dunn Way and feature demising walls that will partition a private tasting room and a storage warehouse from the relocated pick-up service and retail sales areas. The retail sales area will be approximately 1,000-square feet. The private tasting room will be approximately 700 square feet and will be open to brewery members, their guests, and special tastings. The proposed hours of the "Society Fulfillment Center", retail store and private tasting room will be operational between the hours of 12:00 PM and 10:00 PM daily. Although City staff is amenable to allowing the private tasting room operating hours to conclude at 12:00 PM daily to be consistent with the non-private room operating hours, as reflected in the recommended conditions of approval.

**ISSUES ANALYSIS:**

**PMC Consistency**

The project is located within the "M" Zoning District. The establishment and operation into continuous units of an existing 30,560-square foot building, for the purposes of creating a tasting room, storage, and retail sales area is permitted with a UP subject to the review and approval by the Planning Commission, including modifications to existing conditions of approval for operating hours of the facility's existing tasting room.

The proposed request will comply with the base zoning district in terms of the maximum height limit, minimum setbacks, minimum onsite parking, and minimum landscaping requirements as the floor area of the building will not be modified in any manner. No sensitive land uses receptors are located within in close proximity of the facility, as the site is surrounded by similar and/or like uses.

Therefore, it is not anticipated that the proposed requests will result in any adverse impacts to the site or surrounding area.

### **Access/Parking**

The subject site can be accessed by an existing driveway approach off of Dunn Way. There is approximately 57,654 square feet of tenant space within this industrial complex. A total of 128 parking spaces are required to accommodate the uses within this industrial center and 128 spaces are provided. The revised floor plan, revised hours of operation, and relocation of onsite site uses is not considered an over intensification of the existing use, which could potentially impact parking within this industrial center.

### **CEQA:**

The proposed application 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 2012-03 Modification II 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 2, 2018, however notices of the Public Hearing were not circulated to property owners within a 300-foot radius of the project site. The item was continued to a February 27, 2018, Planning Commission Special Meeting to allow for proper public notification for the item. Notices were sent to property owners of record within a 300-foot radius of the subject property on February 13, 2018. As of February 22, 2018, staff has not received any comments in support or opposition of the request.

### **CONCLUSION:**

UP 2012-03 Modification II is consistent with the City's General Plan and meets the minimum development standards of the Placentia Municipal Code (PMC). With the recommended conditions of approval, the proposed interior expansion into adjacent units and modified operational hours within the existing "M" Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

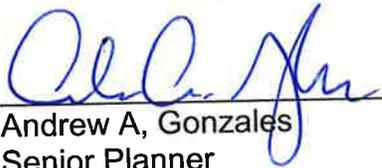
### **RECOMMENDATION:**

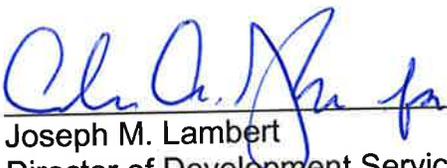
Staff recommends that the Planning Commission adopt Resolution No. PC 2018-01, approving UP 2012-03 Modification II subject to the findings and conditions of approval contained in said resolution.

**Prepared and submitted by:**

  
\_\_\_\_\_  
Lesley Whittaker  
Associate Planner

**Review and approved by:**

  
\_\_\_\_\_  
Andrew A. Gonzales  
Senior Planner

  
\_\_\_\_\_  
Joseph M. Lambert  
Director of Development Services

**Attachments:**

1. Resolution No. PC 2018-01
2. Site Plan & Floor Plan
3. Statement of Use Submitted by the Applicant Dated and Received October 30, 2017.
4. Statement of Use Revisions submitted and received February 8, 2018.

## RESOLUTION NO. PC-2018-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING THE MODIFICATION (II) OF USE PERMIT NO. 2012-03 AND MAKING FINDINGS TO PERMIT THE EXPANSION AND OPERATION OF AN APPROXIMATELY 30,560-SQUARE FOOT CRAFT BEER BREWRY, WITH TASTING ROOM AND RETAIL SALES, WITHIN THE M (MANUFACTURING) ZONING DISTRICT, LOCATED AT 715-745 DUNN WAY.**

### **A. Recitals.**

**WHEREAS**, Leslie Ayala representing The Bruery ("Applicant" hereinafter), located at 715-745 Dunn Way, filed an application for approval of a second modification of Use Permit (UP) No. 2012-03, 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 27, 2018, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2012-03 Modification II; and

**WHEREAS**, on February 14, 2018, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adopt 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, UP 2012-03 Modification II 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 expansion of the brewery and change to hours of operation 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 M (Manufacturing) zoning district and (3) it is not

anticipated that modifications of the Use Permit for The Bruery will generate any negative impacts on the adjacent neighborhood. All primary activities shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Office, and the modifications to the existing use does not involve any change in the land use of the subject site.

c. The operations of a craft beer manufacturer, 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 M Zoning District within in the City of Placentia. Approval of the Use Permit Modification II for the brewery will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within the M 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 UP 2012-03 Modification II to ensure compliance with the Placentia Municipal Code (PMC).

**SECTION NO. 3:** Based upon the environmental review of the project, the Planning Commission finds that UP 2012-03 Modification II 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 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 UP 2012-03 Modification II, 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 UP 2012-03 Modification II.

**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 27<sup>th</sup> day of February, 2018

\_\_\_\_\_  
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 27<sup>th</sup> day of February 2018, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 27<sup>th</sup> day of February, 2018, 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"**  
**Conditions of Approval and Standard Development Requirements for  
Use Permit (UP) 2012-03 Modification II**

**Project Applicant:** Leslie Ayala  
**Project Address:** 715 and 745 Dunn Way

**CONDITIONS OF APPROVAL**

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

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

**CITY PLANNING DIVISION:**

1. Use Permit (UP) No. 2012-03 Modification II is valid for a period of twelve (12) months from the date of final determination. If occupancy of the building for uses approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. UP 2012-03 Modification II shall expire and be of no further force or effect if the sale of alcoholic beverages within the tasting/sampling room and Bruery tours are discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to

herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.

5. Prior to any changes in the days and hours of operation of The Bruery, 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:

Manufacturing Hours:

Monday - Friday: 24 hours a day  
Saturday - Sunday: 6:00 a.m. to 10:00 p.m.

Beer Tasting/Sampling Hours and Retail Sales:

Monday – Sunday: 12:00 p.m. to 12:00 a.m.

Society Fulfillment Center–Private Beer Tasting/Sampling and Retail Sales Hours  
Monday – Sunday: 12:00 p.m. to 12:00 a.m.

Bruery Tours:

Monday - Friday: 3:30 p.m. (and by appointment)  
Saturday - Sunday: 12:00 noon and 3:30 p.m. (and by appointment)

Retail Sales:

Monday - Thursday: 8:00 a.m. to 5:00 p.m.  
Friday: 8:00 a.m. to 2:00 p.m.

6. Any modifications to the approved floor plan or changes to the business operation hours, which do not expand or intensify the present use shall be reviewed by the Director of Development Services and may be modified administratively. Modifications to the approved floor plan or changes to the business operation hours, which expand or intensify the present use may be brought to the Planning Commission for modification at the discretion of the Director of Development Services
7. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. No outside storage or displays shall be permitted at any time.

10. Unless otherwise allowed by the Director of Development Services, there shall be no deliveries to or from the premises before 5:00 a.m. and after 10:00 p.m., seven days a week.
11. To reduce the incidence of noise originating from business operations, the rear exit doors of the Tasting Room in Suite 717 shall be kept closed at all times, except to permit employee ingress and egress, deliveries and in emergencies.
12. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
13. All trash bins shall be kept inside trash enclosures or designated areas, and gates closed at all times (if applicable), except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
14. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
15. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.

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

16. This establishment shall be operated as a beer manufacturing facility and related office operations at all times, with the addition of tours and beer sampling/tastings. All activities shall be conducted within this enclosed tenant space, while maintaining an environment free from objectionable noise, odor, or other nuisances.
17. 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 72 hours of defacement and/or upon notification by the City. The applicant/business owner is encouraged to contact the City's graffiti abatement contractor regarding graffiti eradication subscription programs.
18. The applicant/business owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain a valid City Business License prior to operating the business.

19. Consistent with the applicant's Statement of Use, there shall be no more than twenty (20) individuals per tour group. There shall be no more than ninety-six (96) people, including employees occupying the Tasting Room at any given time.
20. The consumption of alcohol is only permitted within Suite 717, within the tasting/sampling area. Patrons of this establishment shall not consume alcoholic beverages within Suites 715 and 719.

**CITY BUILDING DIVISION:**

21. Entire building 715 to 745 Dunn Way (+/- 30,560 square feet.) shall be equipped with automatic fire sprinkler system.
22. Obtain approval from the O.C. Fire Authority prior to final occupancy.
23. Obtain approval from O.C. Health Department prior to final occupancy.
24. Tenant improvement plans for the future expansion work shall be designed and prepared by a licensed California architect.
25. 20% of the construction cost for the future tenant improvement work shall be contributed to the cost of the ADA improvement (both interior and site improvements).
26. Please define type of construction and type of occupancy on the future tenant improvement plans.
27. All tenant improvements shall require City Building Division review and approval, prior to any construction.

**POLICE DEPARTMENT:**

28. The establishment shall remain in compliance with Placentia Police Department Standard Development Requirements for security (See Attachment B).
29. This use permit shall be reviewed one year from the date of approval and each year thereafter as necessary. The review shall be conducted jointly by the Development Services Director and Police Chief or designee. The purpose of this review shall be to identify uniquely adverse issues such as loitering, vandalism, criminal activity, noise, or nuisance resulting from the Use Permit. If such issues are identified, the Use Permit shall be presented to the Planning Commission for their consideration of conditions, modifications or revocation.
30. The activity level of the business shall be monitored by the Special Enforcement Detail to establish the level of police services used for the business. Should the level of police services demonstrate that the applicant has not controlled

excessive or unnecessary activity resulting in high use of police services, or that the applicant has failed to comply with enforcement or application of measures related to curfew and truancy, then this use permit shall be reviewed for consideration of further conditions, modifications or revocation.

31. On site sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 12:00 p.m. through 10:00 p.m. Monday through Sunday, seven days a week.
32. There shall be only the Tasting Room area upon the licensed premises maintained for the purpose of sale, service, or consumption of alcoholic beverages directly to patrons for consumption.
33. The subject alcoholic beverage license shall not be exchanged for another public premises type license, nor operated as a public premise.
34. Alcoholic beverages shall be sold and served in containers, which are distinguishable from other non-alcoholic beverages sold at the premises.
35. The sale of beer for consumption off the premises is allowed.
36. No distilled spirits may be on the premises at any time.
37. Minors are not allowed in the immediate proximity of the bar area.
38. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the license.
39. Signs shall be posted at all exits of the premises, which prohibit opened alcoholic beverages from leaving the confines of the Tasting Room.
40. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other containers.
41. There shall be no pool tables or coin operated games maintained upon the premises at any time.
42. There shall be no live entertainment (including karaoke), amplified music, or dancing permitted on the premises at any time.
43. The use of any amplifying system, outdoor sound system, loudspeakers, paging system or any other such device is prohibited on the licensed premises.
44. Except for prepaid events at no time shall there be a fee for entrance/admittance into the premises unless the applicant has received prior approval from the Chief of Police or designee.

45. Traditional "Happy Hours" in which beer sales are discounted based on the time of day shall not be allowed. Discounted rates on specialty beers, recipe trials, reserve society events and other Director of Development Services approved events may be held on weekdays with the exception of Fridays.
46. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which he/she has control,
47. Graffiti shall be removed from the exterior walls and windows of the premises within 72 hours of discovery.
48. The parking lot adjacent to the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot adjacent to the premises. Provide at least one foot-candle of light. Submit to the Police Department, a parking lot lighting plan showing compliance with this requirement.
49. All employees of the petitioner who sell or serve alcoholic beverage products shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques and the handling of violence. The applicant must provide the City of Placentia Police Department, Administrative Services Lieutenant a copy of completed Alcohol Management Program (AMP), and a certificate of completion from an ABC LEAD program within six months of the premises being licensed to sell alcohol.
50. The sale of alcoholic beverages shall be in compliance with all local, State and Federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a Type "23" (Small Beer Manufacturer) license. In addition, the sale of alcoholic beverages shall be in compliance with Title 4, Division 1, Section 53.5 California Code of Regulations.
51. The applicant shall comply with Chapter 8.34 of the Placentia Municipal Code regarding the posting of alcoholic beverage warning signs.
52. The Police Department may require State of California licensed security guards to perform crowd control inside and outside of the establishment, based upon the type of activities anticipated at the location or based upon prior history of activity at this establishment or other similar businesses. Security personnel shall be licensed either as contract security person per Business and Professions Code Section 7574.
53. Security personnel required by the conditional use permit issued for the licensed premises shall be in a uniform or clothing which readily identifies them as a security person. They shall maintain order and enforce the establishment's no loitering policy, and shall take "reasonable steps" (as that term is defined in

subparagraph (3) of Section 24200 of the California Business and Professions Code) to correct objectionable conditions that constitute a nuisance

54. Signs shall be posted in the parking lot indicating "No Loitering" referencing the appropriate Penal Code section.
55. The premises shall be maintained as a Type 23 small beer manufacturing facility only.
56. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Director and the Police Department's Administrative Lieutenant at least 14 days in advance.
57. Employees who sell alcoholic beverages shall be at least 21 years of age.

**ORANGE COUNTY FIRE AUTHORITY:**

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

**ATTACHMENT "B"**

## Attachment "B"



### Placentia Police Department Standard Development Requirements

# PLACENTIA POLICE

**APPLICATION:** Use Permit 2012-03  
**APPLICANT:** Michael Rue  
**LOCATION:** 715, 717 and 719 Dunn Way

## 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:

**(Exterior Doors, Continued...)**

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

### **SITE SPECIFIC REQUIREMENTS** (IF APPLICABLE)

**ATTACHMENT "C"**

## ATTACHMENT "C"



### **ORANGE COUNTY FIRE AUTHORITY**

*Fire Prevention Department*

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

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

Date: April 6, 2012

To: City of Placentia Planning Division  
Attention: Monique Schwartz, Planner

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156159, City Reference #UP 2012-03  
715, 717, 719 Dunn Way, Placentia  
Service Code: PR105 Site Development Review/CUP**

The OCFA has reviewed the proposed project and there do not appear to be any significant issues associated with this proposal that would prevent further submittals to the OCFA should the city approve the CUP. Please provide the conditions listed below on the resolution issued to the applicant.

#### **CONDITIONS OF APPROVAL**

Plan Submittal: The 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), when required by the OCFA "Plan Submittal Criteria Form" (attached).

If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: [lynnepivaroff@ocfa.org](mailto:lynnepivaroff@ocfa.org).





737 DUNN WAY, PLACENTIA, CA 92870  
P: 714-996-6258 - F: 714-905-7395

WWW.THEBRUERY.COM  
WWW.BRUERYTERREUX.COM

October 16, 2017

City of Placentia Development Services Department  
Planning Division  
401 E. Chapman Avenue  
Placentia, CA 92870

RECEIVED  
OCT 30  
PLANNING

RE: Premises Expansion of ABC Master License 23-454522  
715-745 Dunn Way, Placentia, CA 92870;  
Extended Operating Hours in the Tasting Room  
717 Dunn Way, Placentia, CA 92870

To Whom It May Concern:

The purpose of the application for modification to the Conditional Use Permit for The Bruery LLC is two-tiered. The first objective is to expand Type 23 Master License No. 454522 to cover all contiguous units between 715 Dunn Way, Placentia, CA 92870 and 745 Dunn Way, Placentia, CA 92870. The second objective is to expand the hours of retail operations in the tasting room at 717 Dunn Way, Placentia, CA 92870 from 12pm-10pm to 12pm-12am.

The Bruery LLC ("Company") is a small craft beer manufacturer located at 715 Dunn Way, Placentia, CA 92870. The property at Dunn Way is leased by the Company and extends contiguously between suites 715 and 745, with manufacturing occurring in suite 715. Between suites 717 and 745, the company houses a tasting room, a packaging hall, a packing material storage unit, an employee lounge, an office, a laboratory, a pick-up center for online purchases, and a dry materials storage unit.

Manufacturing in unit 715 occurs between 6am and 10pm, Monday-Friday, and 12pm and 10pm Saturday-Sunday. The tasting room in suite 717 is operational between the hours of 12pm and 10pm daily. The pickup center for online purchases is open between the hours of 12pm and 10pm daily.

The Company employs 70 full-time employees and 19 part-time employees.

The Company utilizes three vehicles in conjunction with daily operations.

The Company utilizes a brewhouse, fermenters, a pasteurizer, an industrial grape press, a bottling line and forklifts in conjunction with daily operations.

Should there be any further questions about the premises at 715-745 Dunn Way, Placentia, CA 92870, I can be reached at [leslie.ayala@thebruery.com](mailto:leslie.ayala@thebruery.com) or 714-996-6258 ext. 302.

Best regards,

Compliance and Market Information Coordinator



February 8, 2018

City of Placentia Development Services Department  
Planning Division  
401 E. Chapman Avenue

RE: Case No. (UP) 2012-03 Modification-II, Revision to Original Request

To Whom It May Concern:

The Bruery LLC seeks to append supplementary requests to Conditional Use Permit 2012-03 Modification-II. The first objective is to expand Type 23 Master License No. 454522 to cover all contiguous units between 715 Dunn Way, Placentia, CA 92870 and 745 Dunn Way, Placentia, CA 92870. The second objective is to expand the hours of business operations in the tasting room at 717 Dunn Way, Placentia, CA 92870 from 12pm-10pm to 12pm-12am.

The newest objective is to relocate the Society Fulfillment Center from 741 Dunn Way, Placentia, CA 92870 to 731-733 Dunn Way Placentia, CA 92870 and introduce storage, retails sales and tasting room privileges into said facility. Contiguous suites 731-733 will feature demising walls that will partition the private tasting room and a storage warehouse from the relocated pick-up services and retail component. The retail component will be approximately 1,000 sq. ft. The private tasting room would be approximately 700 sq. ft. and would be open to our members, their guests and special tastings. The proposed business hours for the Fulfillment Center, retail store and private tasting room will run from 12pm-10pm, daily.

The Bruery LLC ("Company") is a small craft beer manufacturer located at 715 Dunn Way, Placentia, CA 92870. The property at Dunn Way is leased by the Company and extends contiguously between suites 715 and 745, with manufacturing occurring in suite 715. Between suites 715 and 745, the Company houses a tasting room, a packaging hall, a packing material storage unit, an employee lounge, an open office, a laboratory, a pick-up center for online purchases, and a dry materials storage unit.

Manufacturing in unit 715 is a 24-hour operation that runs 7 days a week. Currently, the tasting room in suite 717 is operational between the hours of 12pm and 10pm, daily. The Fulfillment Center is open between the hours of 12pm and 10pm, daily.

The Company employs 84 full-time employees and 8 part-time employees.

The Company utilizes three vehicles in conjunction with daily operations.



The Company utilizes a brewhouse, fermenters, a pasteurizer, a centrifuge, an industrial grape press, a bottling line and forklifts in conjunction with daily operations.

Should there be any further questions about the existing or planned operations at 715-745 Dunn Way, Placentia, CA 92870, I can be reached at [leslie.ayala@thebruery.com](mailto:leslie.ayala@thebruery.com) or 714-996-6258 ext. 302.

Sincerely,

Leslie Ayala

Compliance & Market Information Coordinator

[Leslie.Ayala@thebruery.com](mailto:Leslie.Ayala@thebruery.com)