



Placentia Planning Commission Agenda

Regular Meeting
February 9, 2021
City Council Chambers
401 E. Chapman Avenue, Placentia, CA 92870

SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing Planning Commission Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Planning Commission.

Given the health risks associated with COVID-19, please be advised that the City Council Chambers are closed to the public and some, or all, of the Placentia Planning Commission Members may attend this meeting telephonically. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/82373165006?pwd=MXFuMVcyNTlUcm5YZEtOVzY0SWMYUT09>

Meeting ID: 823 7316 5006 Passcode: 369207

or dial +16699006833, 82373165006#

How to Submit Public Comment

Members of the public may provide public comment by sending comments for Planning Commission consideration by email to Sylvia Minjares at sminjares@placentia.org. Please limit to 200 words or less. Comments received before a Planning Commission meeting may be read into the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the Development Services Department for assistance at 714-993-8124 or sminjares@placentia.org. Verbal comments may be submitted during the meeting, see "How to Observe the Meeting".

Americans with Disabilities Act Accommodation

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 cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health in regards to social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal Planning Commission meeting procedures as soon as the emergency has ended.



Placentia Planning Commission Agenda

Regular Meeting

February 9, 2021

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Brandon Evans
Commissioner

Claudia Keller
Commissioner

Dennis Lee
Commissioner

Nick Polichetti
Commissioner

Matthew Rocke
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 Evans
Commissioner Keller
Commissioner Lee
Commissioner Polichetti
Commissioner Rocke
Vice Chair Perez
Chair Schaefer

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES)

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:

1. **Amended Planning Commission Meeting Minutes – November 10, 2020**
Recommended Actions: Approve
2. **Planning Commission Meeting Minutes – January 12, 2021**
Recommended Actions: Approve

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** The Herald-Placentia Owner, LLC
Project Location: 140 E. Crowther Avenue and 150 E. Crowther Avenue

Use Permit (UP) 2020-05: A request to permit the onsite sale, dispensing and consumption of beer (ABC Type 40 License) at a 8,053 square foot rooftop deck and a 1,141 square foot leasing office of a 215-unit multi-family residential development located at 140 E. Crowther Avenue and 150 E. Crowther Avenue within the TOD (Transit-Oriented Development Packing House) Zoning District. All beer sales, dispensing, and consumption activities will be confined within the rooftop premise.

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

1. Open the public hearing concerning Use Permit (UP) No. 2020-05; and
2. Receive the staff report and consider all public testimony (**PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES**); and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-12, a Resolution of the Planning Commission of the City of Placentia, approving UP 2020-05 and making findings to permit the onsite sale, dispensing, and consumption of beer (ABC Type 40 License – beer sales) within a 8,053 square foot rooftop deck and a 1,141-square foot leasing office of a new 215-unit multi-family residential development, in the Transit-Oriented Development Packing House (TOD) Zoning District and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15331 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

2. **Applicant:** **Avi Gandhi representing Fine Hospitality Investment Group, Inc.**

Project Location: **380 S. Placentia Avenue**

Use Permit Modification (MOD) 2018-06: A request to permit the sale of a full-line of alcoholic spirits, pursuant to a Type 70 ABC license, in conjunction with a 72,259 square-foot, 116 room Springhill Suites hotel, located at 380 S. Placentia Avenue, in the Community Commercial – Height Overlay (C-2-H65) Zoning District. All alcoholic spirits sales, dispensing, and consumption activities will be confined within the Springhill Suites premises.

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

1. Open the public hearing concerning Use Permit Modification No. (UP) 2018-06; and
2. Receive the Staff Report and consider all public testimony (**PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES**); and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-05, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification No. 2018-06 and making

findings to permit the sale of a full-line of alcoholic spirits, pursuant to a Type 70 ABC (Alcoholic Beverage Control) license, in conjunction with a 72,259 square-foot, 116 room Springhill Suites hotel, located at 380 S. Placentia Avenue, in the Community Commercial – Height Overlay (C-2-H65) Zoning District 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.

3. Applicant: Nicolas Oudinot, dba Agape Congregate Living

Project Location: 302 Fairway Lane

Use Permit (UP) 2020-08: A request to permit the expansion in operations of an existing residential care facility increasing the number of resident beds from six to nine, including a 457-square-foot building addition to accommodate another bedroom and expansion of a two-car garage into a three-car garage, at the facility located at 302 Fairway Lane, within the R-1 (Single-Family Residential) Zoning District.

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

1. Open the public hearing concerning Use Permit No. (UP) 2020-08; and
2. Receive the Staff Report and consider all public testimony **(PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES)**; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-02, a resolution of the Planning Commission of the City of Placentia, approving UP 2020-08 and making findings to permit the expansion in the existing operations of a residential care facility operating with six beds to nine beds, including a 237-square-foot addition to the facility, within the R-1 (Single-Family Residential) Zoning District on property located at 302 Fairway Lane; 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.

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

DIRECTOR’S REPORT:

PLANNING COMMISSION REQUESTS

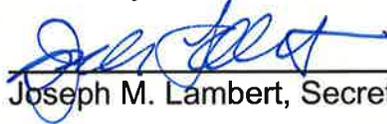
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners CLOSE to the regular Planning Commission meeting on March 9, 2021 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 9, 2021 Regular Meeting of the Planning Commission of the City of Placentia was posted on February 4, 2021.



Joseph M. Lambert, Secretary

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

November 10, 2020

The regular meeting of the Placentia Planning Commission of November 10, 2020 was called to order at 6:31 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT (TELEPHONICALLY): Commissioners Keller, Lee, Polichetti, Rocke, Perez,
Schaefer

ABSENT: None

OTHERS PRESENT: Tom Duarte, Deputy City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Lesley Whittaker, Associate Planner
Arlen Beck, Assistant Planner
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Vice Chair Perez

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – October 13, 2020**
Recommended Actions: Approve

Motion by Keller, second by Lee carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Polichetti, Rocke, Perez, Schaefer
Noes: None
Absent: None
Abstain: None

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** La Bibilioteca Cigar Lounge
Project Location: 128 W. Santa Fe Ave. Unit B
Use Permit (UP) 2020-09: A request to permit the establishment and operation of a 1,454 square foot retail cigar lounge of high-end cigars, spirits and accessories (Type 48 ABC license) with 80 member lockers, and 42 seats (34 seats inside and

8 seats within an outdoor patio) located at 128 W. Santa Fe Ave. Unit B in the Old Town Revitalization Plan (O-T) Zoning District.

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

1. Staff is recommending that this item be continued to the next regularly scheduled Planning Commission meeting to be held on December 8, 2020.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck presented the staff report and provided a brief overview of the proposal to the Commission.

Mr. Beck stated that although this public hearing item was posted and published as required, Staff requests a continuance to allow additional time to review the project before making a recommendation to the Commission.

Mr. Beck confirmed for Chair Schaefer that this is a new business.

No public comments were received.

Chair Schaefer closed the public hearing.

Motion by Keller, second by Perez carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer
Noes: None
Absent: None
Abstain: None

2. **Applicant:** City of Placentia
Project Location: 1314 N. Angelina Drive
General Plan Amendment (GPA) 2020-01, Zone Change (ZC) 2020-01 and Development Plan Review (DPR) 2020-01: A request to implement a series of discretionary actions that would ultimately allow for the development of 65 senior apartment homes in two, two-story residential buildings. 64 units are proposed as affordable housing units to households earning less than 60% of the Area Median Income and the remaining unit would be the manager's unit. The project proposes an additional 45 parking spaces for a total of 130 parking spaces onsite. The existing parish hall will be demolished and replaced with a new parish hall that will measure approximately 3,974 square feet with a 544-square-foot covered porch. A new children's picnic/lunch area is proposed. The project also proposes: a courtyard gathering space west of the Parish Hall, a gathering lawn with benches fronting North Angelina Drive, an outdoor terrace fronting North Angelina Drive, and a memorial garden with accent trees between the existing church building and the proposed new Parish Hall. The project requires the processing of a GPA to change the existing General Plan Land Use designation from "Low Density Residential" to "High Density Residential" and a ZC to change the existing Zoning

District of the project site from R-1 (Single-Family Residential) to R-3 (High Density Multiple-Family). The project applicant is also requesting a DPR to permit the construction of the two, two-story residential buildings and expansion of the Parish Hall building.

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

1. Open the public hearing concerning General Plan Amendment (GPA) No. 2020-01, Zoning Change (ZC) No. 2020-01, and Development Plan Review (DPR) No. 2020-01; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution No. PC-2020-16, a Resolution of the Planning Commission of the City of Placentia, recommending that the City Council of the City of Placentia approve GPA 2020-01 modifying the existing Land Use designation of the project area from “Low Density Residential” to “High Density Residential”; recommending approval of ZC 2020-01 modifying the existing Zoning District designation of the project area from “Single Family Residential (R-1)” to “High Density Residential (R-3)”; and recommending approval of DPR 2020-01 for the construction of an affordable senior housing development consisting of an approximately 24,631-square foot, 32-unit, two-story building (“Building 1”) and an approximately 30,316-square foot, 33-unit, two-story building (“Building 2”), including the partial demolition and approximately 3,974-square foot addition to an existing parish hall on an existing 3.85-acre site, currently developed with a church sanctuary and daycare facility; and recommending the adoption of Mitigated Negative Declaration 2020-02 pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15074 and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the public hearing.

Senior Planner Andrew Gonzales presented the staff report and provided an overview of the proposed project to the Commission. Mr. Gonzales also noted that if approval is recommended by the Planning Commission, this proposal will be presented to the City Council at a public hearing on December 1, 2020 for final action.

Mr. Gonzales confirmed that the Commissioners had received the public comments included in the agenda packet and also those that were forwarded to Staff electronically prior to the meeting.

Mr. Gonzales provided the Commissioners with the proposed site plan, floor plan, zoning requirements, elevations, landscaping plan, and architectural design.

Mr. Gonzales answered the Commissioners’ questions regarding parking requirements,

landscaping, solar panels, outdoor lighting, ADA compliance, amenities, and the developer's previous projects in other jurisdictions.

Public comments that were received during the public hearing were read to the Commission.

Mr. Gonzales and Mr. Lambert addressed the public's concerns regarding the balconies and building height. Development Services Director Joseph Lambert added information regarding the building setbacks and distances from buildings to property lines.

Mr. Gonzales and Mr. Lambert answered the Commission's questions and clarified points regarding the balconies, privacy concerns, current procedures for public comments, legal posting requirements, and the community meetings held prior to the public hearing.

Deputy City Attorney Tom Duarte confirmed for the Commission that it is not a requirement that public comments include a name and address, they may be submitted anonymously.

Chair Schaefer closed the public hearing.

Motion by Keller, second by Schaefer carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer

Noes: None

Absent: None

3. **Applicant:** Tacos Way

Project Location: 1390 N. Kraemer Blvd.

Use Permit (UP) Modification 93-01: A request to permit an approximately 306-square foot expansion to an outdoor dining area located along the easterly side of the existing restaurant building. There is a small existing outdoor seating area on the westerly side along Kraemer and one on the easterly side by the front entrance and parking area. The existing easterly outdoor patio is located on the southern side of the front door, which seats 16 patrons. The request is to expand the patio on the easterly side, to the northern side of the front door, for the purpose of adding another 16 seats. The request is also to permit the service of beer, wine, and spirits (Type 47) on the patio to complement existing Type 47 service that exists inside the restaurant. Offering more outdoor seating will help business and add to the casual eating ambiance to complement the existing Type 47 service inside the restaurant.

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

1. Open the public hearing concerning Use Permit (UP) Modification 93-01; and
2. Receive the staff report and consider all public testimony; and

3. Close the public hearing; and
4. Adopt Resolution PC-2020-15, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification 93-01 and making findings to permit an approximately 306-square foot expansion to an outdoor dining area located along the easterly side of the existing building, permit the addition of a canopy over the existing outdoor seating area on the westerly side of the building, and permit the service of beer, wine, and spirits (Type 47) on the patio located on the easterly side of the building, at 1390 N. Kraemer Blvd., in the T-C (Town Center) Zoning District 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. All alcohol sales, dispensing, and consumption activities will be confined within the interior and outdoor seating areas of the restaurant.

Associate Planner Lesley Whittaker presented the staff report and provided an overview of the proposed project to the Commission.

Ms. Whittaker provided a site plan, floor plan, project photos, surrounding uses, and hours of operation. Ms. Whittaker also noted that this project application resulted from a case initiated by our Code Enforcement Division, therefore, the easterly outdoor dining area has already been installed.

Ms. Whittaker and Development Services Director Joseph Lambert answered the Commissioner's questions regarding outdoor seating and the existing canopy. Mr. Lambert clarified that Staff is supportive of the canopy that has been installed.

No public comments were received.

Chair Schaefer closed the public hearing.

Motion by Polichetti, second by Lee carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer
Noes: None
Absent: None
Abstain: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert provided updates regarding The Herald, JPI, Shea Homes, Audi Dealership and Brandywine Homes.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 8:04 p.m. to the regular meeting of Tuesday, December 8, 2020 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission

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

January 12, 2021

The regular meeting of the Placentia Planning Commission of January 12, 2021 was called to order at 6:33 p.m. in the Front Community Meeting Room, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT (VIDEO CONFERENCE): Commissioners Keller, Lee, Polichetti, Rocke, Perez, Schaefer

ABSENT: None

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Arlen Beck, Assistant Planner
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Vice Chair Perez

ORAL COMMUNICATIONS:

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – December 8, 2020**
Recommended Actions: Approve

Motion by Polichetti, second by Rocke carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Polichetti, Rocke, Perez, Schaefer
Noes: None
Absent: None
Abstain: None

REGULAR AGENDA:

PUBLIC HEARINGS:

1. **Applicant:** How Chin (Andy) Te, dba Te Family Investment LLC
Project Location: South side of Vincente Avenue between Van Buren Street and Maria Avenue (APN 346-172-07)
Tentative Parcel Map (TPM) 2013-147: A request to permit the subdivision of an approximately 0.42-acre (18,400 square feet) lot into three (3) parcels and a remainder parcel located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (APN 346-172-07). The requested subdivision will

allow for future sales and conveyance. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a parcel map for all subdivisions of four or fewer parcels and Section 22.80.060 (c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

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

1. Open the public hearing concerning Tentative Parcel Map (TPM) No. 2013-147; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-04, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2013-147 to permit the subdivision of an approximately 0.42 acre (18,400 square feet) lot into three (3) lots and a remainder parcel for a property within the R-1 (O) (Single-Family Residential - Combining Oil District) that is located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (Assessor's Parcel Number 346-172-07) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck presented the staff report and provided an overview of the proposed project to the Commission. Mr. Beck noted that the Commission and City Council had previously reviewed and approved this TPM however, the applicant was unable to record a final map within the two-year time limit prescribed by the Placentia Municipal Code.

Mr. Beck provided a site plan and zoning standards, noting that the site is currently vacant. Mr. Beck added that, if approved by the Planning Commission, the TPM would go to City Council for final approval.

Mr. Beck also informed the Commissioners that Condition #17 would be updated by Staff to indicate the current Fire Department information.

Mr. Beck answered the Commissioner's questions regarding street and vehicular access to the project site.

No public comments were received for or against the proposed project.

The Applicant, Andy Te, described his plans for the subdivision and discussed the reasons why the project had been delayed.

The Applicant answered the Commissioner's questions regarding the sale of the adjacent

lots and the area of the TPM that is suitable for development.

In response to questions from Chair Schaefer, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Tentative Parcel Map.

Chair Schaefer closed the public hearing.

Motion by Keller, second by Perez carried on a (6-0-0-0) vote to approve the recommended actions, with amendment to Condition of Approval #17.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer
Noes: None
Absent: None
Abstain: None

2. **Applicant:** Sham-Paws Self-Serve Dog Wash

Project Location: 909 E. Yorba Linda Blvd. Suite J

Use Permit (UP) 2020-10: A request to permit a 545-square foot self-service pet washing/grooming business within an existing one-story, multi-tenant commercial shopping center located at 909 E. Yorba Linda Boulevard, Suite J, within the C-1 (Neighborhood Commercial) Zoning District.

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

1. Open the public hearing concerning Use Permit No. (UP) 2020-10; and
2. Receive the Staff Report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-03, a resolution of the Planning Commission of the City of Placentia, approving UP 2020-10 and making findings to permit the establishment and operation of a self-service pet washing/grooming business in an existing 545-square foot tenant space, located at 909 E. Yorba Linda Blvd, Suite J.; 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.

Chair Schaefer opened the public hearing.

Senior Planner Andrew Gonzales presented the staff report and provided an overview of the proposed project to the Commission.

Mr. Gonzales provided a site plan, floor plan, site zoning standards, hours of operation, and surrounding uses.

Mr. Gonzales noted that no comments had been received for or against the proposed

project.

The Applicant, Kim Novak, answered the Commissioner's questions regarding the proposed business operations, whether service would be available for cats, cleanup and sanitation, number of employees, hours of operation, cost for services, and how aggressive pets would be handled.

In response to questions from Chair Schaefer, the Applicant stated her understanding and acceptance of the Conditions of Approval for the Use Permit.

Chair Schaefer closed the public hearing.

Motion by Schaefer, second by Keller carried on a (6-0-0-0) vote to approve the recommended actions.

Ayes: Keller, Lee, Perez, Polichetti, Rocke, Schaefer
Noes: None
Absent: None

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

Director of Development Services Joseph Lambert informed the Commission regarding the joint meeting that is scheduled with the Streetscape and Transportation Advisory Commission on January 19, 2021 at 6:30 p.m.

Mr. Lambert provided updates regarding the Audi Dealership, JPI, Shea Homes, Brandywine Homes, and Springhill Suites.

Mr. Lambert answered Commissioner Keller's question regarding the Navigation Center and any possible Covid-19 outbreaks.

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS:

ADJOURNMENT:

Chair Schaefer closed the Planning Commission Regular Meeting at 7:32 p.m. to the special joint meeting of the Planning Commission and Streetscape and Transportation Advisory Commission of Tuesday, January 19, 2021 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ARLEN BECK, ASSISTANT PLANNER

DATE: FEBRUARY 9, 2021

SUBJECT: **USE PERMIT (UP) NO. 2020-05 TO PERMIT THE ONSITE SALE, DISPENSING, AND CONSUMPTION OF BEER WITHIN A 8,053-SQUARE FOOT ROOFTOP DECK AND A 1,141-SQUARE FOOT LEASING OFFICE OF A NEW 2.95 ACRE, 215-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, THE "HERALD", LOCATED AT 140 E. CROWTHER AVENUE AND 150 E. CROWTHER AVENUE ON THE SOUTHEAST CORNER OF BRADFORD AND CROWTHER AVENUES WITHIN THE TRANSIT-ORIENTED DEVELOPMENT PACKING HOUSE (TOD) ZONING DISTRICT (HERALD BEER GARDEN)**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit (UP) No. 2020-05;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2020-12, a Resolution of the Planning Commission of the City of Placentia, approving UP 2020-05 and making findings to permit the onsite sale, dispensing, and consumption of beer (ABC Type 40 License – beer sales) within a 8,053 square foot rooftop deck and a 1,141-square foot leasing office of a new 215-unit multi-family residential development, in the Transit-Oriented Development Packing House (TOD) Zoning District and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15331 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, The Herald-Placentia Owner, LLC, is requesting to permit the onsite sale, dispensing and consumption of beer (ABC Type 40 License) at a 8,053 square foot rooftop deck and a 1,141 square foot leasing office of a 215-unit multi-family residential development located at 140 E. Crowther Avenue and 150 E. Crowther Avenue within the TOD (Transit-Oriented Development Packing House) Zoning District. All beer sales, dispensing, and consumption activities will be confined within the rooftop premise.

PROJECT BACKGROUND AND DESCRIPTION:

The subject property is located within a 2.95 gross acres site situated at the southeast corner of Crowther Avenue and the extension of Bradford Avenue across from the future Metrolink train station at 140 E. Crowther Avenue and 150 E. Crowther Avenue. The Herald is a 215-unit, multifamily residential project with rooftop amenities, two interior courtyards, five levels of apartments, and a seven-story parking structure that is currently undergoing construction following the prior approval of DPR 2017-01.

The proposed Beer Garden on the rooftop deck will include four self-serve beer taps, which will only be used by residents and their guests. Brews from Placentia's local breweries and other popular breweries will be offered and rotated periodically. Above the four beer taps will be iPad screens that are controlled by iPourit RFID wristbands, which will be issued by the Activity Director to age verified residents and their guests. Each wristband will be programmed with a limit of 32 oz beer, so that customers will not be overserved alcohol, and all wristbands will be required to be returned prior to the close of business each day, enforced by a sizeable monetary penalty. If underage, a lease violation/termination will be issued and the consumer will be required to dispose the cup and leave the Beer Garden immediately. Access to the beer garden premise and pool deck is controlled by RFID (Radio-frequency Identification) key fobs, which will only be issued to residents. Any resident/guest/invitee consuming beer from the Beer Garden will be required to consume from a branded, clearly distinguishable cup. The cup will be provided at the time of age verification. Any person suspected of being intoxicated will be denied further access to alcohol and/or will be asked to leave. There will be five security cameras at the pool deck, and they will be monitored by employees and a security guard.

The proposed Beer Lounge in the leasing office will include two self-serve beer taps, which will be used by residents, future residents, guests, and invitees. There will be a bar seating area and mock-up kitchen with beverages and snacks in the refrigerator. Instead of using the iPourit system in the leasing office, the beer taps will be managed by the leasing team, who will verify the age of any person who wishes to consume alcohol. There will be two cameras in the leasing office, which will be monitored by employees and the security officer. The hours of operation of the Beer Lounge will be the same as the leasing office, which is from 9:00 AM to 6:00 PM daily.

Lyon Living, the property management company that the Applicant represents, has successfully opened the George Beer Garden, which is located on the rooftop deck of a luxury apartment complex in The City of Anaheim. The Herald Beer Garden will have a similar arrangement to the George Beer Garden. The Herald rooftop deck will be on the 6th level of the parking garage with five levels of apartments along the North side of the parking structure. The beer garden will include outdoor lounge areas with a pool deck, TV's featuring sports games, a BBQ and fire table, and a demonstration kitchen, complete with an Activity Director's office. Residents will be assigned parking spaces and 43 parking spaces will be allotted for their guests. The hours of operation will be from 9:00 AM to 12:00 AM daily, with the hours of beer sales to occur only during operating hours. Per Placentia Municipal Code (PMC) 23.27.040, Planning Commission approval, as well as Alcoholic Beverage Control (ABC) approval is necessary for the sale of alcoholic beverages.

An ABC Type 40 License permits the on-site sale, dispensing, and consumption of beer, which will only be served and consumed on the rooftop deck. The Herald will provide an on-premise bar area on the rooftop deck designated primarily for the service of beer. According to the Statement of Use, snacks including, but not limited to prepackaged nuts, chips, and vegetables will be provided at no charge to encourage moderation of alcohol consumption. With incorporation of the attached Conditions of Approval, onsite beer sales are not anticipated to pose any significant safety or security risks.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned Transit Oriented Development Packing House District (TOD). The project will be required to comply with the development standards and use requirements set forth in PMC 23.111, “TOD” – Transit Oriented Development Packing House District for projects within the TOD Zoning District. Pursuant to PMC Section 23.27.040(3), any establishment selling alcoholic beverages including on-sale and off-sale shall require a UP to be reviewed and approved at a noticed public hearing before the Planning Commission.

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the TOD Zoning District. The proposed request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the TOD zoning district and other applicable provisions of the PMC, including minimum parking requirements.

Subject Site and Surrounding Land Uses

The proposed beer garden is located on a previously developed lot currently undergoing construction of the Herald, a proposed 215-unit multi-family residence. It is located at the southeast corner of S. Melrose Street and E. Crowther Avenue. The following chart shows surrounding existing land uses, zoning designations, 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 Herald Residential Development	TOD – Transit Oriented Development	TOD – Transit Oriented Development Packing House District
North (across Crowther Avenue)	City Parking Lot	TOD	TOD

South (across Boysenberry Lane)	Industrial Offices	Industrial	"M" - Manufacturing
East (along Cameron Street)	Crowther Business Center (Elljay Acoustics)	Industrial	"M" (PMD) – Manufacturing (Planned Manufacturing District)
West (adjacent)	Industrial Warehouses	TOD	TOD

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the TOD Zoning District. No changes to the overall building envelope will occur as a result of this project. The rooftop deck and beer garden has been a design feature of The Herald development when it was approved by the Planning Commission by DPR 2017-01.

EXISTING ABC LICENSES WITHIN ONE-HALF MILE RADIUS OF SUBJECT SITE

Currently, there are ten other businesses, located within the downtown Placentia area, that are licensed to sell beer and wine for on-site and off-site consumption (Type 20, 41, 47, and 52 ABC Licenses). The following chart shows all businesses within a one-half mile radius of the subject site with an existing ABC license and their ABC license type.

Business	Address	License Type
El Farolito	201 S. Bradford Ave	47, On-Sale General for Bona Fide Public Eating Place
American Legion Post	230 S. Bradford Ave	52, On-Sale Beer, Wine and Distilled Spirits to Members and Guests
Imperial Restaurant and Market	242 S. Bradford Ave	20, Off-Sale Beer & Wine
Tlaquepaque Bakery and Grill	101 W. Santa Fe Ave	47, On-Sale General for Bona Fide Public Eating Place
El Taco Sabroso	214 W. Santa Fe Ave	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
301 Cafe	301 W. Santa Fe Ave	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
Mexico Super Market	134 W. Santa Fe Ave	20, Off-Sale Beer & Wine
Mi Casita Restaurante	330 W. Santa Fe Ave	47, On-Sale General for Bona

		Fide Public Eating Place
El Cantarito Restaurant	120 W. Santa Fe Ave	41, On-Sale Beer and Wine for Bona Fide Public Eating Place
San Sushi Japanese Restaurant	161 W. Santa Fe Ave	41, On-Sale Beer and Wine for Bona Fide Public Eating Place

Other Departments Concerns and Requirements

The Divisions of Planning and Building, as well as the Placentia Police Department have reviewed the application, with no major concerns raised with the project proposal. The Planning Division identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft resolution for consideration by the Planning Commission (Attachment No. 1).

ISSUES ANALYSIS:

General Plan Consistency

The proposed rooftop deck with the on-site sale, dispensing, and consumption of beer is consistent with all of the policies, programs, and goals of the General Plan. More specifically, it is a goal of the General Plan Land Use Element under Goal LU – 3, to “Encourage opportunities for redevelopment and improvements in the Old Town area, the TOD district, industrial areas, neighborhoods in the southern sector of the City, and commercial centers along major roadway corridors.” Transit-oriented development includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation, and the Herald will be located within a half-mile of both the Old Town area and the future Metrolink station. The proposed request to allow the on-site sale and consumption of beer on the rooftop deck of a forthcoming Herald multifamily residential development will offer an additional luxury amenity to the Herald residents and guests.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the request to serve and dispense beer for on-site consumption as a rooftop amenity in conjunction with a multifamily residential development brings an additional service within an established transit-oriented area containing complementary commercial uses. The nature of the use will not have adverse impacts on adjacent business and properties as there are no significant noise or safety concerns.

Alcohol Sales

The request is to permit the onsite sale and consumption of alcohol (ABC Type 40 License) at a proposed rooftop deck and at a leasing office on a new multifamily residential development. To mitigate any impacts associated with alcohol sales, the Police Department is recommending several operational conditions of approval to address onsite security and prohibit alcohol sales on

the rooftop deck between 12:00 AM and 9:00 AM to correspond with the restrictions of ABC. With the implementation of these provisions, it is not anticipated to generate any significant adverse impacts detrimental to the site and surrounding properties.

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 2020-05 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities).

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on January 28, 2021. Notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on January 28, 2021. As of February 3, 2021, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed request is consistent with the City's General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to allow the on-site sale, distribution and consumption of beer at a proposed rooftop deck and leasing office located at 140 E. Crowther Avenue within the TOD Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

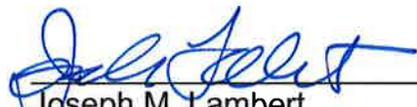
RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2020-12 recommending approval of UP 2020-05.

Prepared and submitted by:

Review and approved by:


Arlen Beck
Assistant Planner


Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2020-12
2. Vicinity Map
3. Project Plans Dated and Received December 15, 2020
4. Statement of Use Submitted by the Applicant Dated and Received 12/15/2020

RESOLUTION NO. PC-2020-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2020-05 AND MAKING FINDINGS TO PERMIT THE ONSITE SALE AND CONSUMPTION OF BEER (ABC TYPE 40 LICENSE) AT A PROPOSED 8,053-SQUARE FOOT ROOFTOP DECK AND AT A 1,141 SQUARE FOOT LEASING OFFICE OF A 2.95 ACRE, 215-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 140 E. CROWTHER AVENUE AND 150 E. CROWTHER AVENUE, WITHIN THE TOD (TRANSIT-ORIENTED DEVELOPMENT PACKING HOUSE) ZONING DISTRICT.

A. Recitals.

WHEREAS, The Herald-Placentia Owner, LLC (“Applicant” hereinafter), located at 140 E. Crowther Avenue and 150 E. Crowther Avenue, filed an application for approval of Use Permit (UP) No. 2020-05, 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 9, 2021, 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 2020-05; 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 2020-05 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the 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 request for the onsite sale and consumption of beer at a proposed rooftop deck 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 TOD zoning district and (3) it is not anticipated that the proposed Herald Beer Garden will generate any negative impacts

onto adjacent properties and businesses. 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 request for the onsite sale and consumption of beer at the proposed rooftop deck and leasing office is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is TOD.

c. The proposed request for the onsite sale and consumption of beer at a proposed rooftop deck, 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 request for the onsite sale and consumption of beer at a proposed rooftop deck and leasing office is a conditionally permitted use in the TOD Zoning District in the City of Placentia. Approval of the Use Permit for the request for the onsite sale and consumption of beer at a proposed rooftop deck and leasing office will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within other similar TOD districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 2020-05 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 2020-05 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 2020-05, 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 2020-05.

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 9TH DAY OF FEBRUARY, 2021

CHRISTINE J. 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 9th day of February, 2021, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of February, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

KATHYA M. FIRLIK,
ASSISTANT CITY ATTORNEY

Attachment A: Conditions of Approval for Use Permit No. 2020-05

Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit 2020-05
140 E. Crowther Ave., 150 E. Crowther Ave.

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 TO CONTINUE IN GOOD STANDING FOR THE USE PERMIT TO PERMIT THE ONSITE SALE AND CONSUMPTION OF BEER.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit (UP) 2020-05 is valid for a period of one (1) year 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 by the Director of Development Services.
2. Use Permit (UP) 2020-05 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 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 be issued 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) 2020-05 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. There shall be no additional modifications to the approved plans without approval from the Director of Development Services or his/her designee. Any additional changes to the approved plans, which has the effect of expanding or intensifying the present use, shall require a new Use Permit.
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, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property 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. The applicant, current business owner, and/or property 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, current business owner, and/or property 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 Director of Development Services.
9. 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.
10. 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.
11. Alcoholic beverages may not be sold at the rooftop deck between the hours of 12:00 AM and 9:00 AM.
12. Alcoholic beverages may not be sold at the leasing office between the hours of 6:00 PM and 9:00 AM.
13. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the

licensed on premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a closer visual inspection. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:

- a. Valid driver's license
- b. Valid State identification card
- c. Valid passport
- d. Current military identification
- e. U.S. Government immigrant identification card

14. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.

15. Persons serving alcoholic beverages are to attend a Responsible Beverage Service course such as the ABC LEADS or similar program and be able to provide certification of attendance when asked by the Placentia Police Department.

16. The use shall comply with the following:

- a. 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:

Daily: 9:00 AM to 12:00 AM

- b. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

17. The project shall comply with 2019 editions of CBC, CMC, CEC, CPC, CFC, CALGreen, & California Energy Code as adopted and amended by the City of Placentia.

18. The plans shall be prepared sealed and signed by California licensed architect and engineers. Architectural, Structural, Electrical, Mechanical, & Plumbing plans will be required.

19. The Group Occupancy of the proposed beer garden is considered to be A-2. All specific requirements of A-2 occupancy shall be incorporated into plans.

20. The maximum floor area allowances per occupant as function of the space and occupant load factor shall be as Concentrated (chairs only-not fixed) 7 net and Standing space 5 net.

21. The load carrying capacity of the deck based on the roof assembly area with Live Load of 100 lbs. per square foot shall be checked by the structural engineer of record and no Live Load reduction is permitted unless specific exceptions of Section 1607.10 apply.
22. Plans shall receive approval of City Fire Authority and Orange County Health Agency.
23. Complete accessibility of the beer garden based on 2019 CBC Chapter I 1-B shall be addressed on plans.
24. Landscaping and interior design plans could be part of plans submittal but shall be reviewed and verified by the architect and structural engineer of records.

POLICE DEPARTMENT – SECURITY:

25. Sales or consumption of alcoholic beverages at the beer garden shall be permitted only between the hours of 9:00 a.m. and midnight each day of the week.
26. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages at this building.
27. The beer garden bar shall only be open to residents and guests, and not be open to the general public.
28. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
 - a. Valid driver's license
 - b. Valid State identification card
 - c. Valid passport
 - d. Current military identification
 - e. U.S. Government immigrant identification card
29. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or other electronic device as approved by the Police Department.

30. At the time of age verification, a resident/guest of legal drinking age shall be issued a color coded conspicuous electronic wristband for consumption of beer from the beer garden. Wristbands used to operate the taps shall be programmed so the customers are not overserved (service is to automatically be discontinued upon reaching 32 oz. of beer). All wristbands are required to be returned prior to close of business each day. Each apartment can only receive two guest wristbands per day.
31. Any person consuming beer in the beer garden bar shall be required to consume from a transparent cup, which is distinct and different from non-alcoholic cups. Cup will be provided at the time of age verification.
32. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron.
33. Any person suspected of being intoxicated shall be denied further access to alcohol and/or shall be asked to leave the roof top area.
34. Any patron who (1) fights or challenges another person to fight, (2) maliciously and willfully disturbs another person by loud or unreasoned noise, or (3) uses offensive words which are inherently likely to provoke an immediate violent reaction shall be removed from the roof top area.
35. All employees working the pool deck shall undertake training to comply with the Alcohol Beverage Laws by attending LEAD (Licensee Education on Alcohol and Drugs) or training from an ABC approved Responsible Beverage Service (RBS). A file shall be established, containing the names and dates of employment of every person and a copy of their certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs) or other Responsible Beverage Service certificate. New employees will have 60 days from date of employment to obtain a certification.
36. All portions of the roof top bar and areas where alcohol can be consumed shall have video surveillance. Cameras shall be color with night vision capability and digitally recorded with images stored for at least 30 days. The camera system shall be monitored by employees and security staff.
37. Access to the beer garden bar and pool deck shall be access controlled and only available for entry by residents and authorized personnel.
38. An employee shall monitor the pool deck during all beer garden operating hours.
39. An employee shall monitor the entry and exit of residents and their guests in/out of the beer garden bar area, to control any alcoholic beverages from being removed outside of this restricted space.

40. Signs shall be posted at all beer garden bar area exits indicating alcoholic beverages may not be removed from the bar area.
41. During leasing office operating hours, two employees shall be required to walk the bar/pool area hourly (separately at different times within the hour) to support camera surveillance.

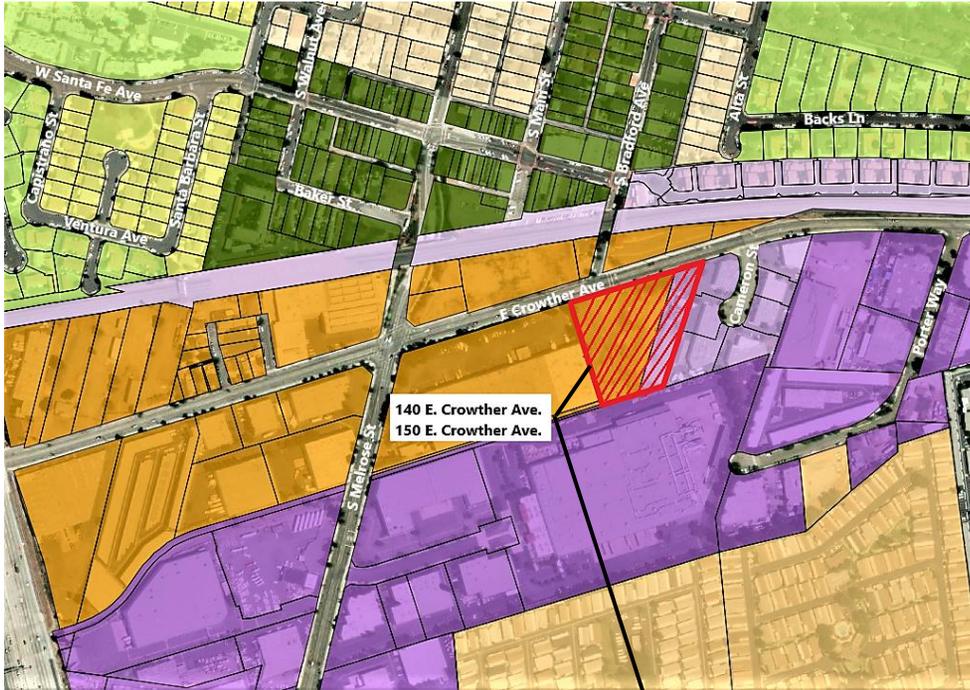
FIRE AUTHORITY/ CITY OF PLACENTIA LIFE AND SAFETY DEPARTMENT:

42. Prior to issuance of any building or grading permit, submit plans and obtain approvals to the satisfaction of the appropriate fire authority to either the Orange County Fire Authority or the City of Placentia Fire and Life Safety.



ATTACHMENT B. VICINITY ZONING MAP

UP 2020-05; 140 E. CROWTHER AVE., 150 E. CROWTHER AVE.



Aerial A.

Zoning Code	
 C-1	 R-3
 C-1 (O)	 R-3 (O-1)
 C-1 (O-1)	 R-A
 C-2	 R-G
 C-2-H65	 R-G (O)
 C-M	 R-G(O) & C-1 (O)
 C-O	 RPC (O)
 M	 SP-1
 M (O)	 SP-2
 M (PMD)	 SP-3
 PUD-1	 SP-4
 PUD-2	 SP-5
 PUD-2 (O)	 SP-6 (O)
 PUD-3	 SP-7
 PUD-3 (O)	 SP-8
 PUD-4	 SP-9
 R-1	 SP-10
 R-1 (MHP)	 T-C
 R-1 (O)	 Old Town
 R-2	 TOD
 R-2 (MHP)	 N/A



Aerial B.

The Herald

110 E. Crowther Ave Placentia, CA 92870

(Location Overview)



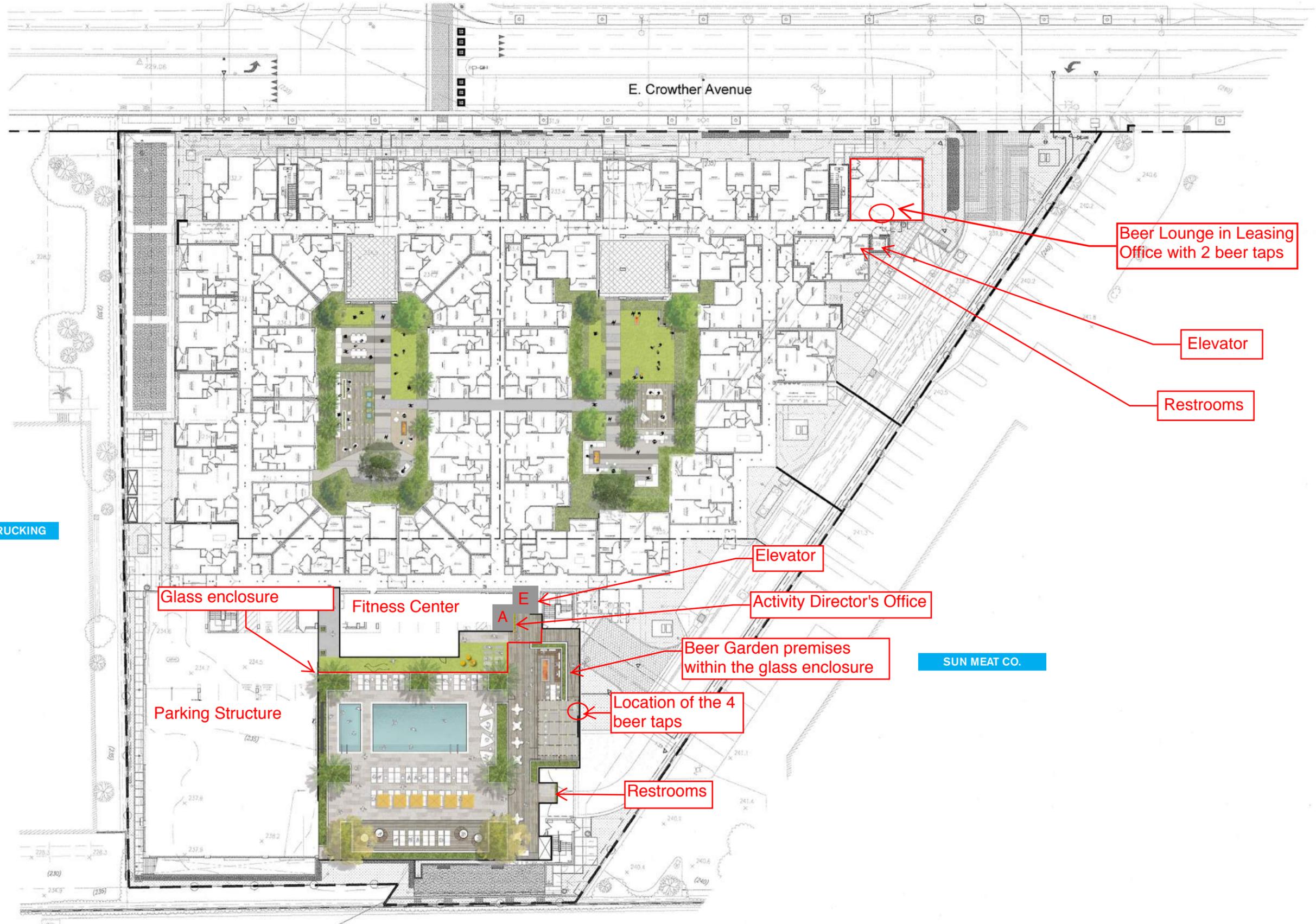
Upon opening, The Herald will be re-addressed as 140 and 150 E. Crowther.

Site Plan Overall

METROLINK CROSSING

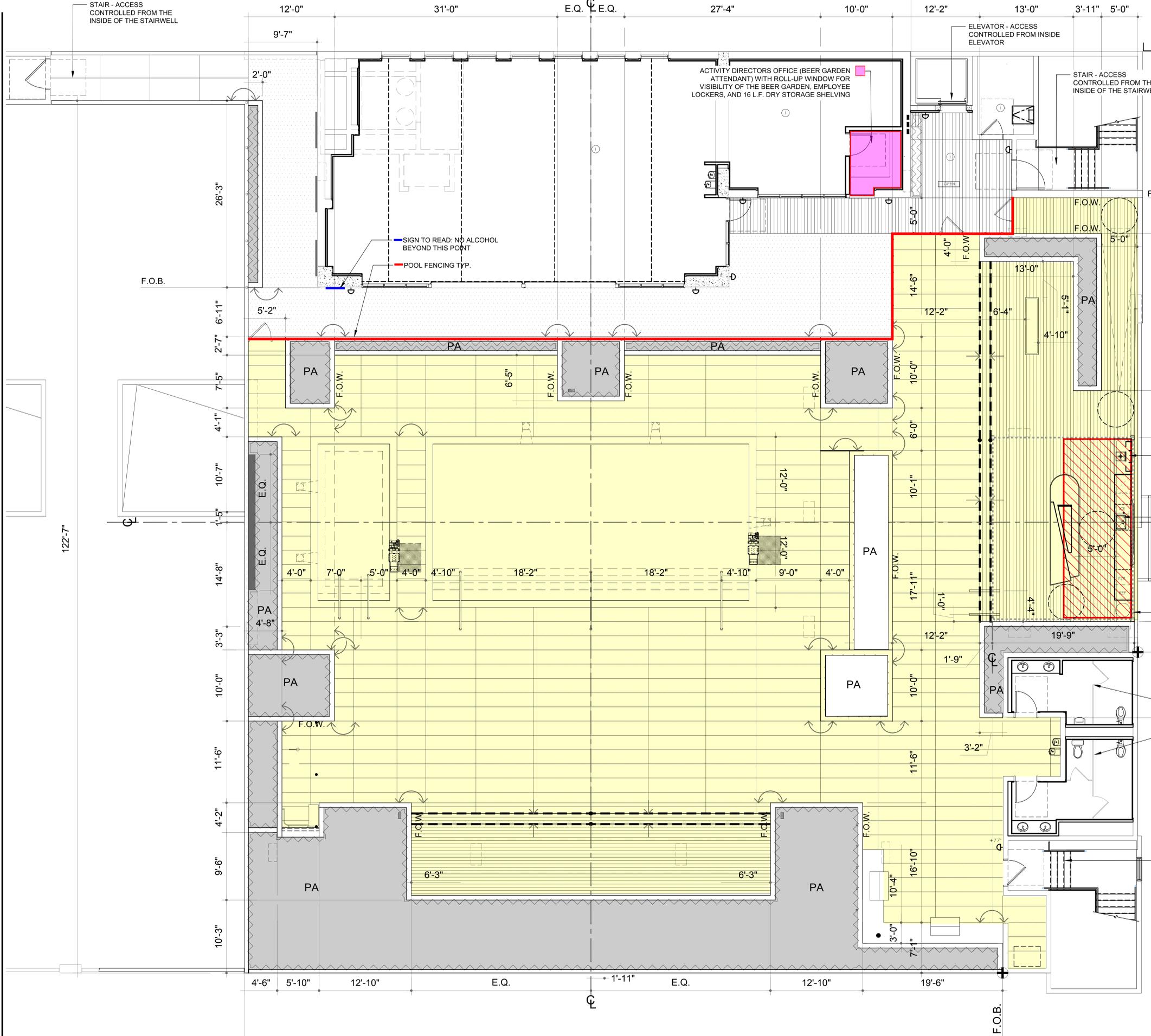
TORREZ TRUCKING

SUN MEAT CO.



The Herald

Roof Deck Beer Garden



LANDSCAPE SITE PLAN SYMBOLS

- P.A. PLANTING AREA
- ALIGNMENT
- POINT OF BEGINNING CENTER
- CENTERLINE
- E.Q. EQUAL
- F.O.B. FACE OF BUILDING
- F.O.W. FACE OF WALL
- MIN. MINIMUM
- MAX. MAXIMUM
- TYP. TYPICAL
- ARCHITECTURAL GRID LINE, TYP.

LANDSCAPE LAYOUT PLAN NOTES

- A. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CONCRETE POUR SEQUENCE AND CONCRETE JOINT PATTERN
- B. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL PLASTER WALLS
- C. REFER TO HARDSCAPE PLANS AND SCHEDULES FOR CONCRETE COLOR AND FINISH
- D. LIMIT OF PAVEMENT REPAIR/REPLACEMENT

BEER GARDEN AREA: 8,053 SF

4 TAP SELF-SERVE BEER TAPS

HAND WASHING AND UTENSIL SINK

OVERHEAD SOLID SHADE STRUCTURE

RESTROOMS

STAIR - ACCESS CONTROLLED FROM INSIDE OF THE STAIRWELL



245 east third st.
long beach, CA 90802
t 562.901.1500
studio-m.com



LYON - INTEGRAL
4901 BIRCH ST.
NEWPORT BEACH,
CA 92660

THE HERALD
POOL DECK DEVELOPMENT
PLACENTIA, CALIFORNIA

Revisions	No.	Issue	Date
REVISION			09/01/2020

Project Number: 19-288

ROOFTOP BEER GARDEN EXHIBIT

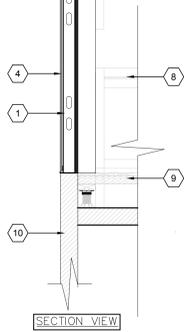
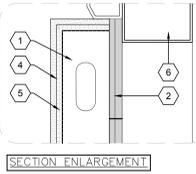
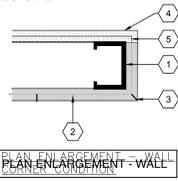
L1.00

1 ROOFTOP BEER GARDEN EXHIBIT
SCALE: 3/16"=1'-0"

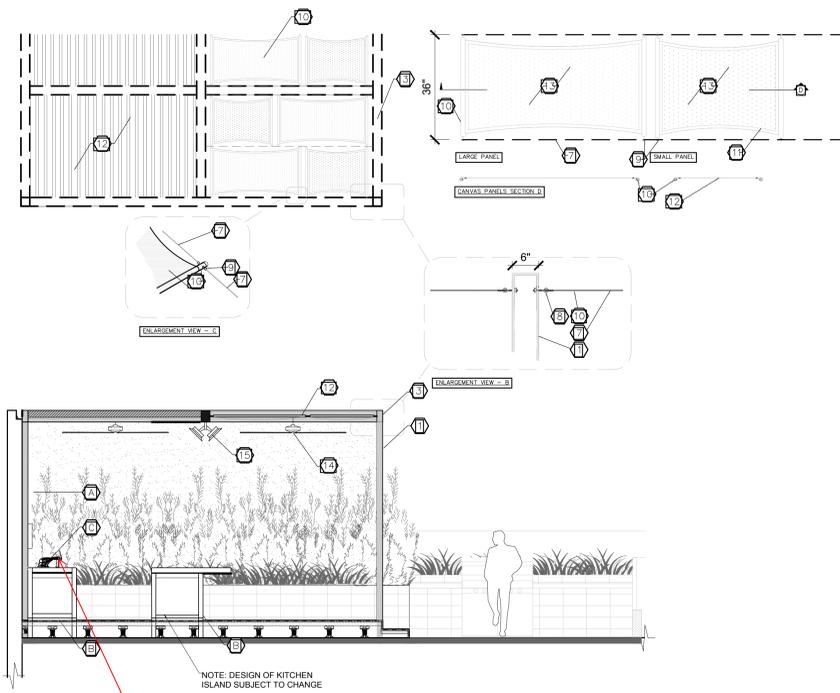
Beer Garden on Roof Deck, 6th Level of Parking Structure

SHADE STRUCTURE ABOVE THE BEER TAPS

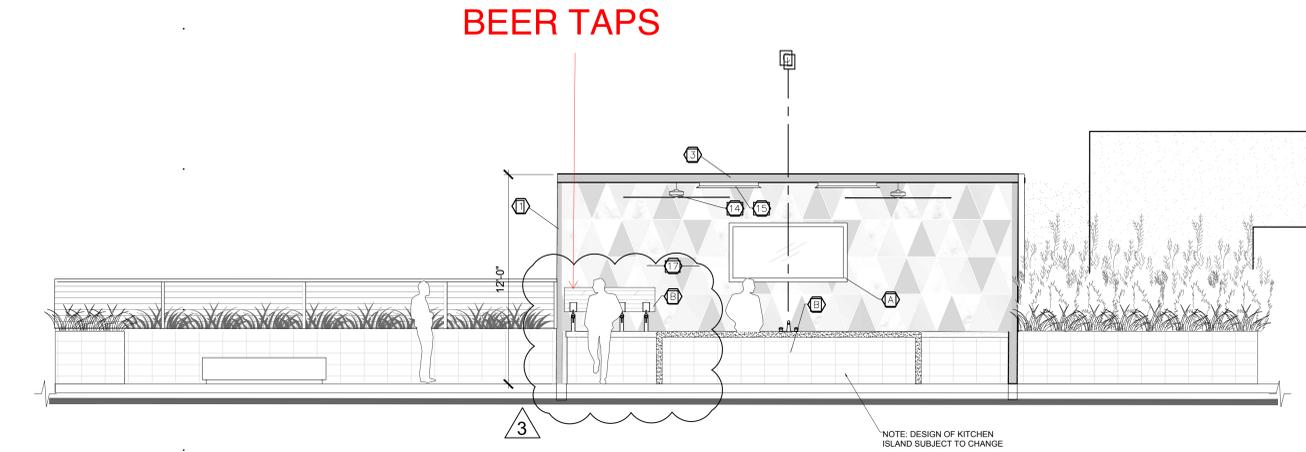
- KEYNOTES:**
1. WALL FRAME - STEEL STUD
 2. ACCENT TILE WITH BACKER BOARD - TILE PER INTERIOR PLANS
 3. MITER JOINT
 4. STUCCO FINISH - BACK OF WALL
 5. LATHING MESH
 6. ADJACENT TRELLIS POST AND BEAM MEMBER PER SEPARATE DETAIL
 7. STEEL FLASHING GUTTER
 8. ADJACENT COUNTER PER SEPARATE DETAIL
 9. ADJACENT WOOD DECK PER SEPARATE DETAIL
 10. STRUCTURAL DECK PER STRUCTURAL DRAWINGS



7 ACCENT WALL AT TRELLIS
SCALE: 1/2"=1'-0"



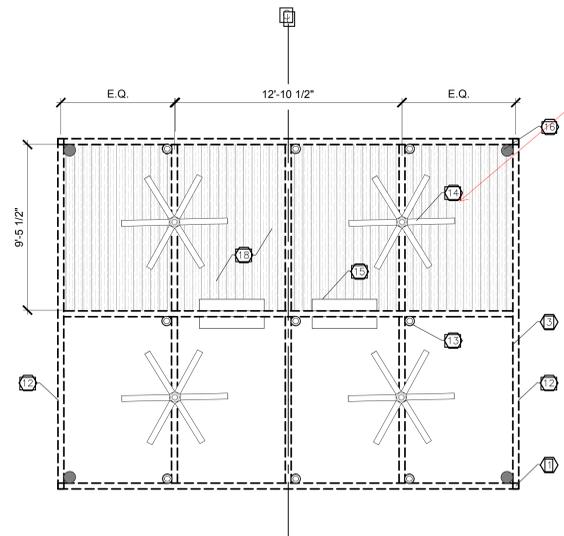
3 OVERHEAD SHADE STRUCTURE SECTION
1/4"=1'-0"



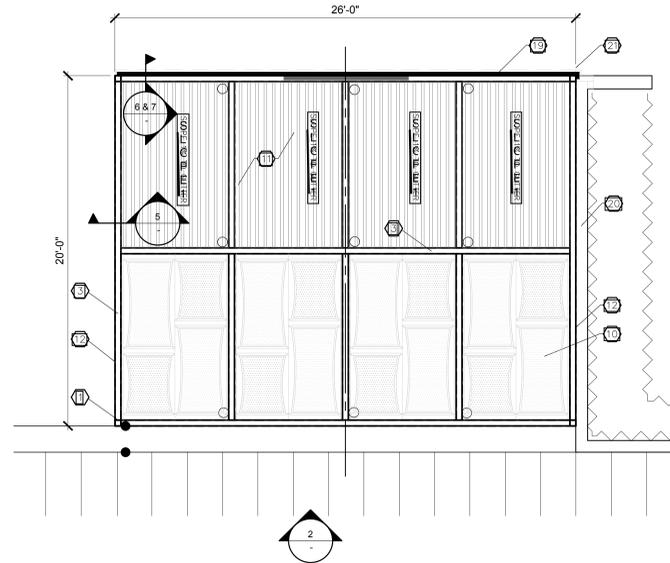
1 OVERHEAD SHADE STRUCTURE ELEVATION
1/4"=1'-0"

BEER TAPS

THE CORRUGATED METAL/
WOOD PORTION IS ABOVE
THE KEGERATOR AND BEER
TAPS.



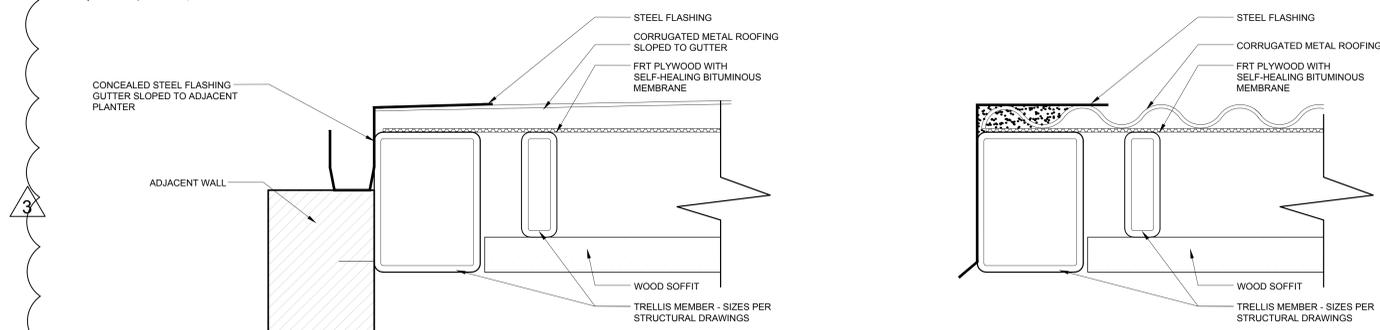
4 OVERHEAD SHADE STRUCTURE REFLECTED CEILING PLAN
1/4"=1'-0"



2 OVERHEAD SHADE STRUCTURE PLAN
1/4"=1'-0"

- KEYNOTES:**
1. 8" x 8" HSS COLUMN, GAUGE per STRUCTURAL
 2. STEEL EMBED WELD PLATE and CONNECTION INTO STRUCTURAL DECK per STRUCTURAL ENGINEER
 3. 8" x 8" HSS TOP FRAME BEAM, GAUGE and WELD CONNECTION TO COLUMNS per STRUCTURAL ENGINEER
 4. STRUCTURAL DECK per ARCHITECTURAL PLANS
 5. WATERPROOFING at STRUCTURAL SLAB BY OTHERS. WATERPROOF OVER TOP OF WELD PLATE CONNECTIONS AFTER COLUMN IS INSTALLED
 6. TOPPING SLAB per CONSTRUCTION PLANS. PROVIDE EXPANSION JOINT at HSS COLUMN CONNECTIONS.
 7. 1/2" DIA. AIRCRAFT CATENARY CABLE. INSTALL with (1) STAINLESS STEEL TENSIONING TURN-BUCKLE at THE STEEL FRAME CONNECTION.
 8. MOUNTING HOOK or D-RING, WELD TO FRAME at 12" ABOVE FINISHED SURFACE.
 9. STAINLESS STEEL CAP at EACH END OF DOWEL.
 10. VINYL SHADE CANVAS. WRAP AROUND FIBERGLASS DOWELS and SECURE with STAINLESS STEEL
 11. CORRUGATED METAL ROOFING
 12. CLEAR PRESSED POLISHED ALL WEATHER VINYL RETRACTABLE CURTAINS. ATTACH TO STEEL FRAME. BY PORCH ENCLOSURE SYSTEMS: WWW.PORCHENCLOSURESYSTEMS.COM
 13. LIGHTING. SEE LIGHTING PLANS
 14. OUTDOOR CEILING FAN. SEE ID PLANS
 15. OUTDOOR HEATER. SEE ID PLANS
 16. OUTDOOR SPEAKERS. SEE ID PLANS
 17. WALL GRAPHIC SHOWN FOR REFERENCE - BY OTHERS
 18. 1X6" TONGUE AND GROOVE CEDAR CLADDING
 19. STEEL FLASHING GUTTER - SLOPED TO ADJACENT PLANTER
 20. ADJACENT PLANTER PER CONSTRUCTION PLANS
 21. ADJACENT ACCENT WALL PER SEPARATE DETAIL

- LEGEND:**
- A. OUTDOOR RECESSED LED SCREEN
 - B. DEMO KITCHEN COUNTERTOPS
 - C. KITCHEN UTILITIES. SEE ID PLAN
- NOTES:**
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL METAL WORK FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT
 - REFER TO STRUCTURAL ENGINEER DRAWINGS FOR ALL REINFORCEMENT
 - REFER TO ELECTRICAL ENGINEER AND LIGHTING PLANS FOR ALL LIGHTING INFORMATION
 - ALL METAL TO RECEIVE (1) COAT PRIMER AND (2) COATS PAINT - COLOR: VISTA 0529 BLACK LICORICE
 - STEEL TO BE ASS WITH LEVEL 4 FINISH
 - ALL WELDS TO BE GRIND SMOOTH



6 TRELLIS GUTTER EDGE
SCALE: 3/4"=1'-0"

5 TRELLIS DRIP EDGE
SCALE: 3/4"=1'-0"

Revisions	No.	Issue	Date
	1	ISSUE	DATE

Project Number: 19-288

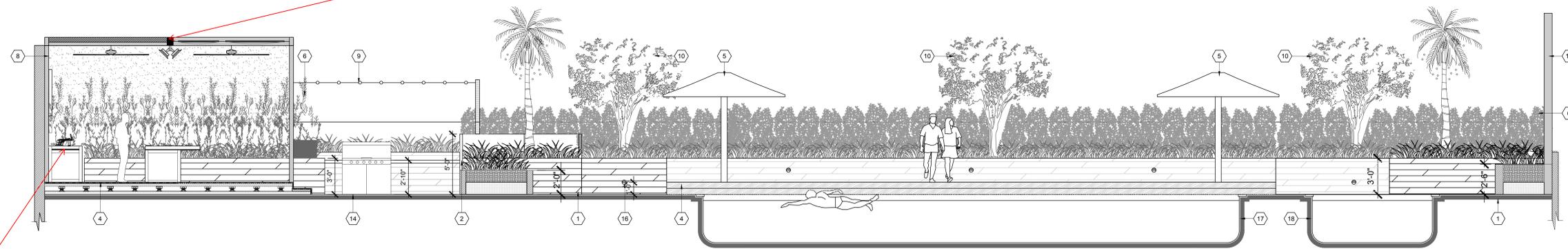
OVERHEAD
STRUCTURE
DETAIL

L3.05

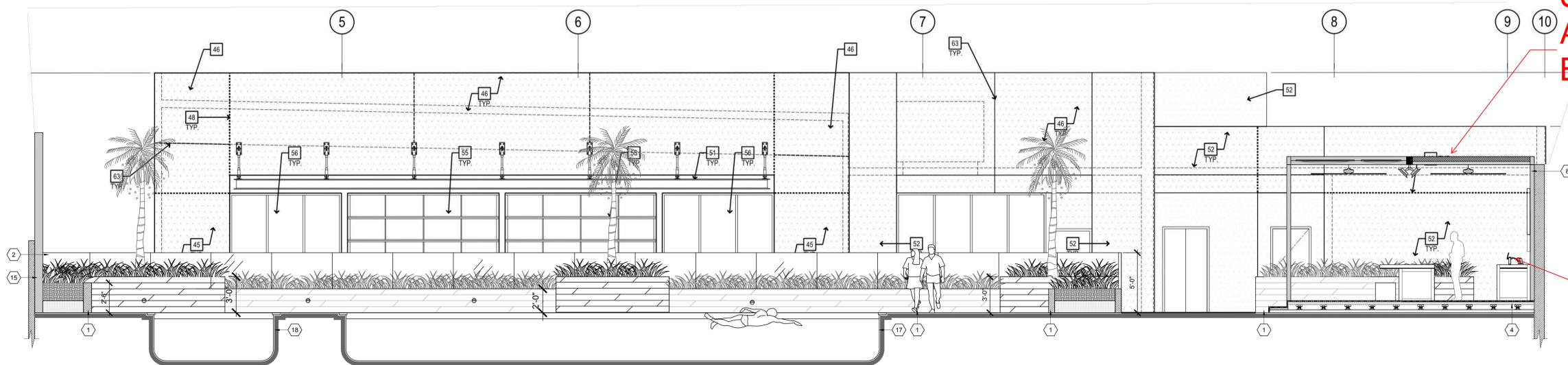
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Sheet Title: L3.05_Overhead Structure Detail

SHADE STRUCTURE ABOVE THE BEER TAPS

BEER TAPS



1 POOL SECTION-ELEVATION LOOKING EAST
SCALE: 1/4"=1'-0"



SHADE STRUCTURE ABOVE THE BEER TAPS

BEER TAPS

2 POOL SECTION-ELEVATION LOOKING WEST
SCALE: 1/4"=1'-0"



KEYNOTES

1. Cast in place board form concrete wall
2. Glass pool fence
3. Pool gate
4. Raised deck
5. Umbrellas
6. Screening hedge
7. Artificial turf
8. Kitchen
9. String lights
10. Shade trees
11. Showers
12. Cable rail fence
13. Firepit
14. Barbeque
15. LED screen
16. Wall lights
17. Pool
18. Spa

Revisions		
No.	Issue	Date
1	ISSUE	DATE

KEGERATOR



Black MB858

Draft Tower Single 2 Columns - 3 Faucet

MICRO MATIC

- Black columns with contemporary styling.
- The draft tower is a mounting rack, not just a bar fixture.
- Stainless steel and powder coated metal construction.
- All stainless steel contact with the floor for the ultimate in draft quality.

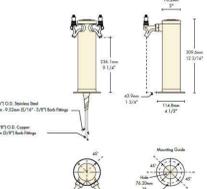


Features: Stainless Steel, Powder Coat, 2100 Series, 1/2" Draft Tower, 3 Faucets, 2 Columns, 30" High, 18" Wide, 18" Deep, 18" Dia. x 8" Deep, 18 Gauge, 18" Dia. x 8" Deep, 18 Gauge, 18" Dia. x 8" Deep, 18 Gauge.

Specifications:

Part No.	Quantity	Part Name	Shipping Weight	Box Dimensions
MB858	1	Draft Tower	115 lbs	27.75" x 30" x 18"
MB858-PRK2	2	20lb Keg	12 lbs	14" x 14" x 20"

Dimensions:



Drip Tray Surface Mount Series with Cabinet P-112

MICRO MATIC

- Easy installation, simply drop it on top of your sink.
- Keeps 1/4" gasket between drain construction.
- Prevents odors, trapped moisture, and insects and approx.
- Professional series for maximum drip coverage.

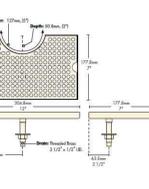


Features: Stainless Steel, 2100 Series, 1/2" Drip Tray, 18" Dia. x 8" Deep, 18 Gauge, 18" Dia. x 8" Deep, 18 Gauge, 18" Dia. x 8" Deep, 18 Gauge.

Specifications:

Part No.	Quantity	Part Name	Shipping Weight	Box Dimensions
P-112	1	Drip Tray	2 lbs	14" x 14" x 20"
P-112-PRK2	2	20lb Keg	12 lbs	14" x 14" x 20"

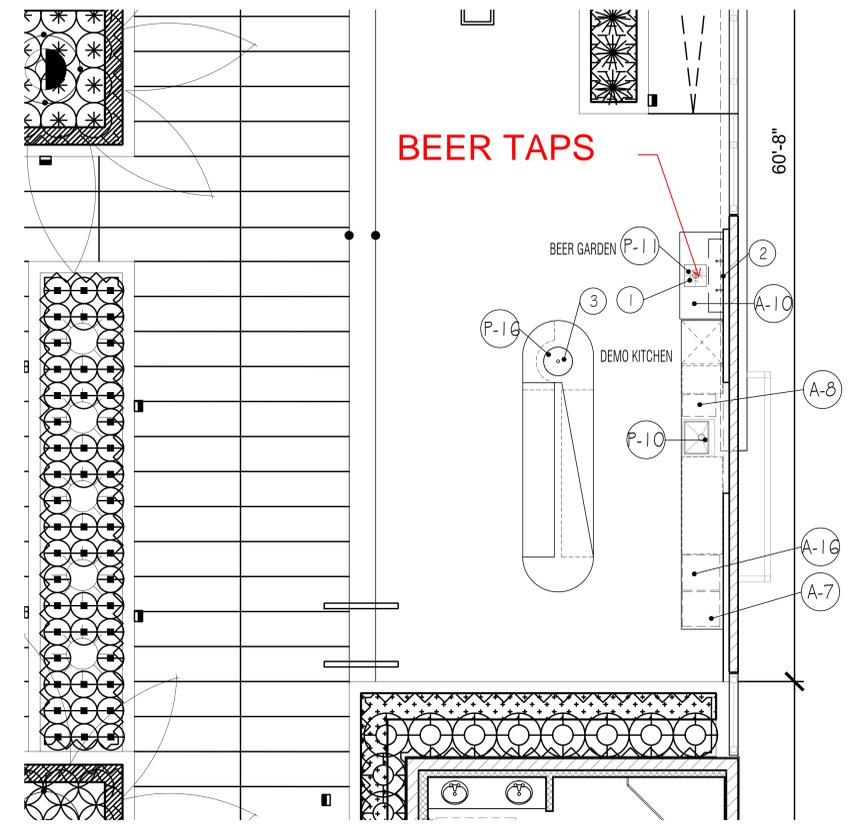
Dimensions:



PLUMBING PLAN KEY NOTES

- G.C. TO PROVIDE COLOR CONCRETE COVER AT FLOOR SINK UNDER KEGERATORS.
- A-10 MICROMATIC TO CONNECT TO A-11 GLYCOL CHILLER THAT IS TO BE LOCATED IN THE 5TH LEVEL PARKING GARAGE.
- PROVIDE DRAIN ONLY AT P-1 G BOTTLE CHILLER SINK AT ISLAND.

BEER GARDEN/OUTDOOR DEMO KITCHEN SPECIFICATIONS					HERALD	7/5/2020
BEER GARDEN SPECIFICATIONS						
PLUMBING						
#	MANUFACTURER	STYLE /COLOR	SIZE	REP/CONTACT		
P	BY ARCHITECT	FLOOR SINK				
11						
EQUIPMENT						
#	MANUFACTURER	STYLE /COLOR	SIZE	REP/CONTACT		
A	MICROMATIC	MB858-E PRO-LINE E-SERIES	59.5" w x 29.5" d x 36.875" h	micromatic.com Gold Coast		
10		Solid door, @ keg capacity Ni drain connection required FINISH: BLACK 6.5 Amps, 115/60/1v, Plug Type NEMA-5-15P ETL Listed, Energy Star				
A	MICROMATIC	MMPP4301 POWER PACK-AIR COOLED.	27.75" h x 30" w x 18" d	micromatic.com Gold Coast		
11		GLYCOL CHILLER FINISH: STAINLESS STEEL 1 Pump, 2300 BTU's, 5-15P, 1/3HP compressor, 115 v, 12.1 Amp Provide one 4" conduit for the glycol chiller line and gas tubing, 70' required. Conduit to stoop out about 6" (towards the back of the kegerators). Please add a cap to the conduit. (LOCATED IN PARKING GARAGE - 5th FLOOR N/E CORNER - This room to house Glycol Chiller, Glycol Rack, 4 x 50 lb. CO2 tanks and 2 x 20lb CO2 tanks. Mechanical to provide Mini-Split System).				
OUTDOOR DEMO KITCHEN SPECIFICATIONS						
PLUMBING						
#	MANUFACTURER	STYLE /COLOR	SIZE	REP/CONTACT		
P	ELKAY	#ECTSRAD2526TGB	22" w x 25" L X 6" H	ELKAY.COM		
10		Crosstown-25 drop in single basin Finish: Stainless Steel Note: Installed w/Undermount option Note: Approved for outdoor use				
	MOEN FAUCET	7565 BL ALIGN, Pull Down Single Faucet		MOEN		
		FINISH: Matt Black				
P	EMPIRE INDUSTRIES INC.	# BR 18	18-3/10" Dia. x 8" deep	ajmadison.com		
16		18" Undermount Single Bowl Bar Sink, 18 gauge. Finish: Stainless Steel/Satin Finish Note: To be used as a bottle Chiller. With Drain. No faucet required.				
APPLIANCES						
#	MANUFACTURER	STYLE /COLOR	SIZE	REP/CONTACT		
A	AJ Madison	#SP6DS2D0S7 ADA 24" Outdoor Refrig	23 3/4" W x 25 1/2" D x 32" H	ajmadison.com		
7	(Summit)	drawers w/ 5.4 cu. ft. ADA Compliant				
		FINISH: STAINLESS STEEL				
A	BBGUYS	#BIM44GADA 50lb. 15" ADA Compliant	14 1/2" W x 23 1/2" D x 32.38" H	bbguys.com		
8	(Summit)	Commercial Rated Undercounter Ice Maker				
		Finish: Stainless Steel				
A-16	AJ Madison - Perlick	# HA24FB35 24 inch Built-in Undercounter	23 7/8" W x 24" D x 32" H	ajmadison.com		
		Freezer Drawers with 4.8 cu. ft. Capacity, Automatic Defrost, Digital Controls, ADA Compliant, ENERGY STAR and Optional Stacking Kit: Stainless Steel				



ROOF TOP BEER GARDEN & DEMO KITCHEN
- PLUMBING AND APPLIANCE PLAN
SCALE: 1/4" = 1'-0"

THE HERALD APARTMENTS
CROWTHER AVENUE
PLACENTIA, CALIFORNIA

Lyon Living
4901 Birch Street
Newport Beach, CA 92660

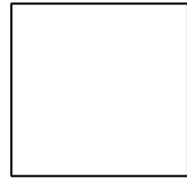
MULLER DESIGN
24068 ORLEANS
MURRIETA, CA
PH: 951-378-4961
EMAIL: LBMSIGN@VERIZON.NET

THE HERALD
ROOF TOP BEER GARDEN &
DEMO KITCHEN
PLUMBING AND APPLIANCE PLAN

DATE

07-27-2020	Plan Check
	Blk Set
	Permit
	Project Number
	Drawing Name
	Plot Date
	Scale
05-29-2018	OWNER REVISIONS
04-29-2019	OWNER REVISIONS
05-01-2020	AO DELTA 2-
06-09-2020	AMENITY REVISION
07-27-2020	AO BULLETIN 3-
	BOX WALK REVISION
	OC HEALTH PLAN
	CHECK CORRECT

SHEET
I.D.17.4



THE HERALD
Parking Structure
150 E. CROWTHER AVENUE
PLACENTIA, CA

LYON LIVING
4901 Birch Street
Newport Beach, CA 92660

FACADE ELEVATION

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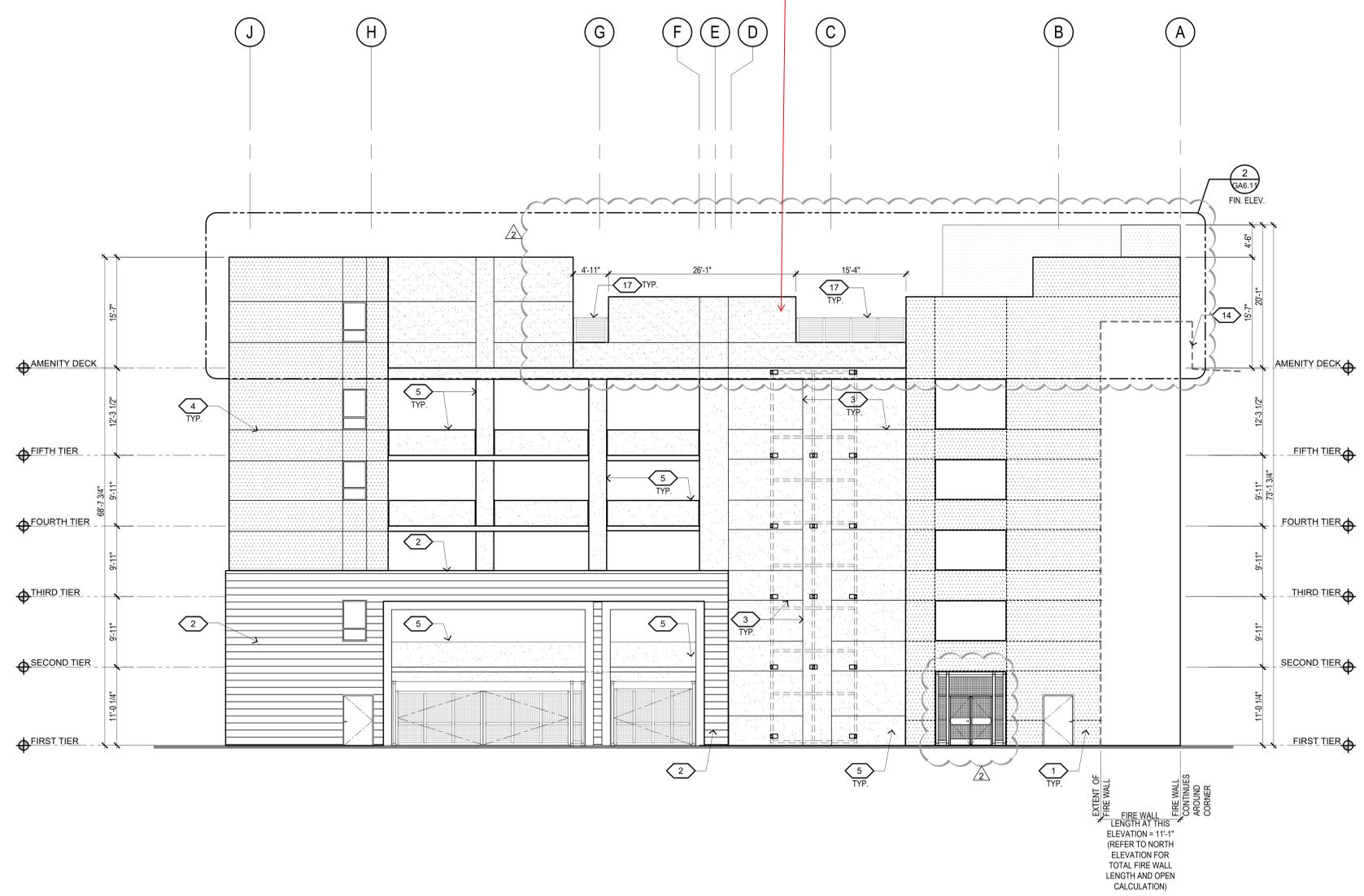
2017-428 Project Number
Sheet Scale

D A T E S
4/23/2018 Plan Check Date
Bid Set Date
Permit Date
5.01.2020 Plot Date

D E L T A
2nd Submittal
3rd Submittal
4th Submittal
Owner Rev. - 04-29-2019
Delta T1 - 2nd BD SUBMITTAL
BULLETIN #1
BULLETIN #2 (DECK REVISIONS)

S H E E T
GA3.6
FACADE ELEVATION

The beer taps are located on the opposite side of this wall.



FACADE ELEVATION - EAST SCALE: 1/8" = 1'-0" 1

KEY NOTES

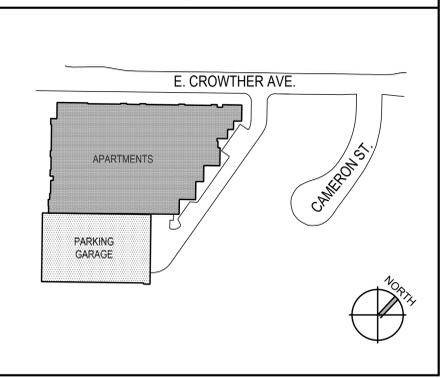
- | | | | |
|----|---|----|---|
| 1 | CONCRETE COLUMN WITH 3/4" CHAMFERED EDGES. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. | 15 | SEISMIC EXPANSION JOINT. SEE APARTMENT DRAWINGS (N.I.C.) |
| 2 | SLAB ON GRADE. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. SEE DETAIL 1/GA8.1 FOR TEXTURE. | 16 | REFERENCE ONLY FOOTING. SEE STRUCTURAL DRAWINGS FOR ACTUAL CONDITION. TYPICAL. |
| 3 | ELEVATED CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. SEE DETAIL 1/GA8.1 FOR TEXTURE. | 17 | 4'-0" HIGH STUB CONCRETE COLUMN LIGHT POST BASE. SEE ELECTRICAL/STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. |
| 4 | CONCRETE WALL. SEE STRUCTURAL DRAWINGS. | 18 | MIN. VEHICLE CLEARANCE FROM ANY OBSTRUCTION TO BE 8'-2" FROM FINISH FLOOR. SEE DETAIL 4/GA9.2, 2&3/GA8.3 |
| 5 | 8" CMU WALL. SEE STRUCTURAL DRAWINGS. SEE FLOOR PLAN FOR FIRE RATING. | 19 | CONCRETE FILLED PIPE BOLLARD. SEE DETAILS 2 & 3/GA8.1 |
| 6 | VEHICLE WARNING STRIPES. SEE DETAIL 14/GA9.1 | 20 | DETECTABLE WARNING STRIPS. SEE DETAIL 2/GA8.2 |
| 7 | CONCRETE VEHICLE IMPACT BARRIER. TYPICAL. SEE DETAIL 11/GA8.1 | 21 | ELASTOMERIC VEHICULAR TRAFFIC COATING. ELASTO-DECK 5000HT BY PACIFIC POLYMERS. LARR #24208 |
| 8 | ROLL-UP DOOR. SEE DOOR SCHEDULE GA7.1 AND DETAILS 8, 11 & 12/GA7.3 | 22 | FLUID APPLIED DAMPPROOFING MEMBRANE, WHERE INDICATED. SEE DETAIL 8/GA8.2 |
| 9 | CLASS 1 WET STANDPIPE PER FIRE DEPARTMENT STANDARDS. DEFERRED SUBMITTAL. FOR REFERENCE ONLY. | 23 | WATERPROOFING, WHERE INDICATED. SEE DETAIL 4/GA8.2 |
| 10 | PEDESTRIAN BARRIER RAIL. SEE DETAIL 14/GA8.10 | 24 | BARRIER CABLE. SEE SHEET GA8.5 |
| 11 | PEDESTRIAN GUARDRAIL. SEE DETAIL 15/GA8.10 | 25 | DRAIN. SEE DETAILS 7, 8 & 9/GA8.1 AND PLUMBING DRAWINGS |
| 12 | 6" CONCRETE CURB | 26 | GRILLE WORK ENCLOSURE. SEE SHEET GA8.6 |
| 13 | ROLL-UP FIRE DOOR. SEE DOOR SCHEDULE GA7.1 AND DETAILS 8, 11 & 12/GA7.3 | 27 | INDICATES MIN. 2% SLOPE TO DRAIN, TYPICAL. |
| 14 | ADJACENT BUILDING, NOT A PART OF THIS PERMIT. SHOWN FOR REFERENCE ONLY. | 28 | PROTECTED OPENING, WITH RATED FIRE DOOR. SEE DOOR SCHEDULE GA7.1 |

FINISH LEGEND

- | | | | |
|----|---|----|--|
| 1 | CMU WITH STUCCO FINISH | 14 | ADJACENT BUILDING, NOT A PART OF THIS PERMIT. SHOWN FOR REFERENCE ONLY. |
| 2 | ADHERED STONE VENEER | 15 | WALKTHROUGH STEEL SHIP LADDER |
| 3 | 1" REVEAL ON CONCRETE SHEAR WALL. SEE DETAIL 20/GA8.1 | 16 | CONTRACTOR COORDINATE TOP OF WALL ELEVATION WITH LANDSCAPE SHADE STRUCTURE |
| 4 | 1" STUCCO REVEAL | 17 | 8'-6" HIGH CABLE RAIL BARRIER ON TOP OF 3'-6" CMU WITH STUCCO FINISH, PLEASE REFER TO LANDSCAPE DRAWING. |
| 5 | CONCRETE PAINTED FINISH | | |
| 6 | 42" MIN. GUARDRAIL ADJACENT TO AMENITY DECK SURFACE OR PLANTER SURFACE. REFER TO LANDSCAPE PLANS FOR GUARDRAIL DESIGN. CONCRETE OR MASONRY WALLS TO RECEIVE EXTERIOR PLASTER AT THIS ELEVATION. REFER TO LANDSCAPE PLANS FOR FINISH OF CONCRETE OR MASONRY WALLS FACING AMENITY DECK. | | |
| 7 | GREEN SCREEN, SEE FRAME AND SCREEN ATTACHMENT DETAIL 15,16 & 17/GA8.1 | | |
| 8 | EMBED STEEL PLATE WITH 5/8" NELSON STUDS. SEE STRUCTURAL | | |
| 9 | STOREFRONT SLIDING GLASS PANEL. SEE DOOR SCHEDULE | | |
| 10 | 3'-6" HIGH CONCRETE PARAPET WALL WITH 3 COAT STUCCO | | |
| 11 | 3 COAT STUCCO OVER METAL STUD | | |
| 12 | UNFINISHED CMU WALL TYP. (REFER TO SHEET GA3... & GA3... FOR LOCATION TO RECEIVE EXTERIOR PLASTER. | | |
| 13 | UNFINISHED CAST IN PLACE WALL TYP. | | |

- NOTE: ALL EXTERIOR PLASTER APPLIED TO THE PARKING STRUCTURE, INCLUDING AT THE AMENITY DECK IS TO BE 16/20 FINISH

KEY PLAN



Job No: 2020-03-07-11 PM
 File Path: I:\Projects\2020\150 E. CROWTHER AVENUE PLACENTIA, CA\GA3 - BLDG ELEVATIONS.DWG
 PLOT DATE: 04/23/2018 10:42:42 AM

The Herald Beer Lounge in Leasing Office

BEER LOUNGE IN LEASING OFFICE



EdgeStar >
 Twin Tap 24 in. Oversized Beer Keg
 Dispenser with Electronic Control Panel in
 Stainless Steel

★★★★★ (1) [Write a Review](#) [Questions & Answers \(2\)](#)

\$1,551⁰³

OR

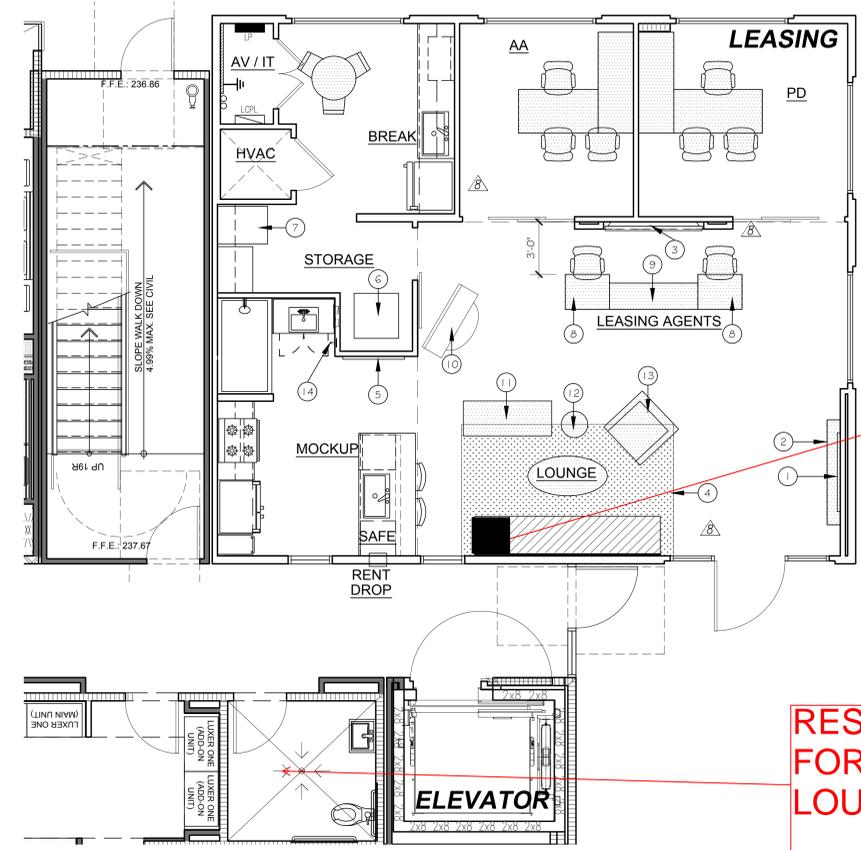
\$87⁰⁰ per month* suggested payments with
 18 months* financing on this \$1551.03 purchase*.
 VALID: 9/3/2020 - 9/9/2020

[Apply for a Home Depot Consumer Card](#)

Color/Finish: **Black Cabinet/Stainless Steel door**



FURNITURE GENERAL NOTES		FURNITURE LEGEND	
1. ALL FURNITURE BY DESIGNER UNLESS NOTED OTHERWISE.		SYMBOL	DESCRIPTION
			BUILT-INS NOT SHADED PER ARCHITECTURAL DRAWINGS, PROVIDED BY G.C.
			SHADED FURNITURE AND CABINETS BY DESIGNER.
			HATCH INDICATES BUILT-IN BY DESIGNER AND STONE TOP BY G.C.
FURNITURE KEYNOTES			
①	MIRROR BY DESIGNER.		
②	CONSOLE BY DESIGNER.		
③	75" TV IN NICHE BY DEVELOPMENT, INSTALLED BY AV CONSULTANT. G.C. TO PROVIDE SOLID BACKING.		
④	AREA RUG BY DESIGNER.		
⑤	MATERIAL BOARD, 42"W X 96"H ON CONCRETE WALL BY G.C., MATERIALS BY MARKETING, REFER TO DETAIL SHEET I.D.1.5.		
⑥	COPIER BY DEVELOPMENT, 27"D x 24.2"W x 30.7"H.		
⑦	KEYTRAC LOCATION, BY DEVELOPMENT, 47"H x 26"W x 34"D.		
⑧	PORTION OF LEASING AGENT'S DESK AT +42" AFF.		
⑨	PORTION OF LEASING AGENT'S DESK AT +30" AFF.		
⑩	FREESTANDING 55" ENGRAIN TV BY DEVELOPMENT, INSTALLED BY AV CONSULTANT.		
⑪	5' BENCH BY DESIGNER.		
⑫	SIDE TABLE BY DESIGNER.		
⑬	CHAIR BY DESIGNER.		
⑭	ROBE HOOK BY G.C.		



LEASING OFFICE - FURNITURE PLAN
 SCALE: 1/4" = 1'-0"



THE HERALD APARTMENTS
 CROWTHER AVENUE
 PLACENTIA, CALIFORNIA

Lyon Living
 4901 Birch Street
 Newport Beach, CA 92660

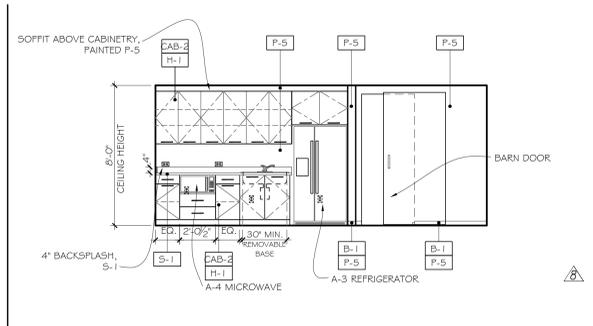
LB MULLER DESIGN
 24068 ORLEANS
 MURRIETA, CA
 PH: 951-378-4961
 EMAIL: LBMDSGN@VERIZON.NET

FIRST FLOOR LEASING OFFICE FLOOR PLAN / FURNITURE PLAN

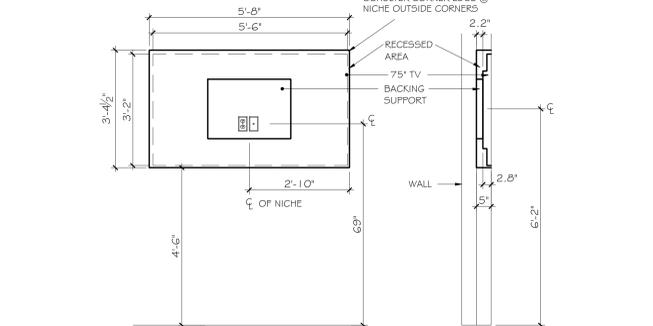
DATE	DESCRIPTION
07.09.2020	Plan Check
	Blk Set
	Permit
	Project Number
	Drawing Name
1/4" = 1'-0"	Scale
03-23-2018	DESIGN REVISION
04-29-2019	OWNER REVISIONS
03-04-2020	AO DELTA 2- OWNER REVISIONS

SHEET
I.D.1.1

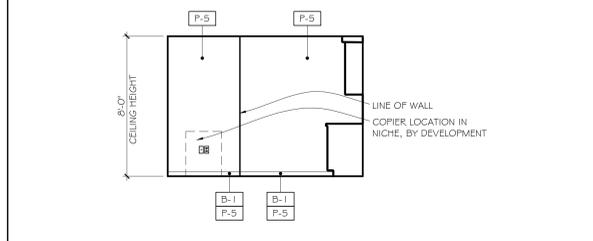
BEER LOUNGE IN LEASING OFFICE



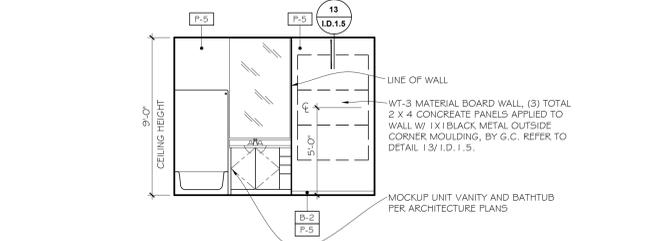
10 BREAK/STORAGE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



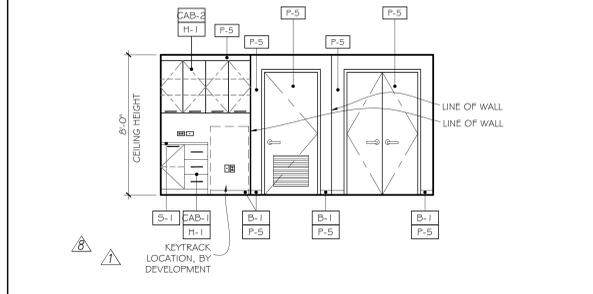
5 TV NICHE DETAIL AT LEASING
SCALE: 1/2" = 1'-0"



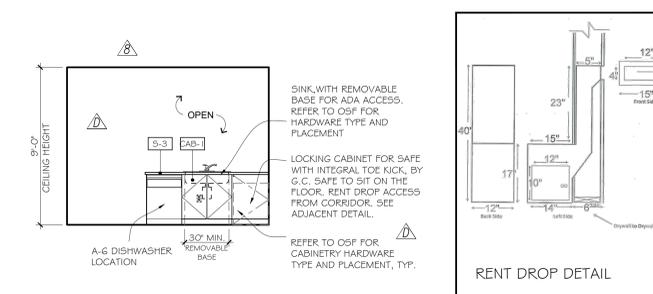
11 BREAK/STORAGE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



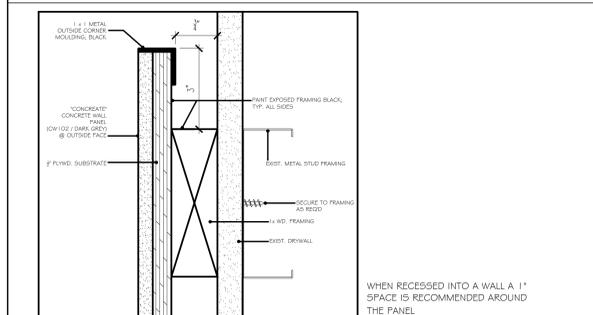
6 MOCK UP - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



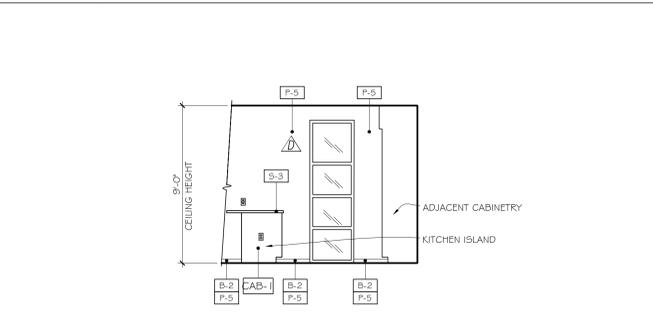
12 BREAK/STORAGE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



7 MOCK UP - EAST ELEVATION
SCALE: 1/4" = 1'-0"



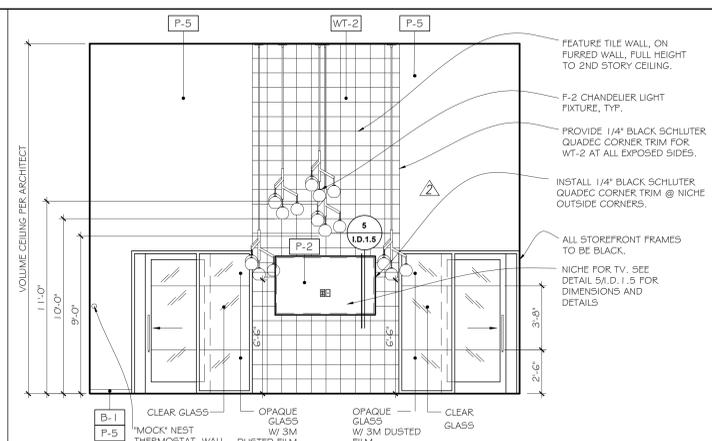
13 CONCRETE PANEL DETAIL
SCALE: NTS



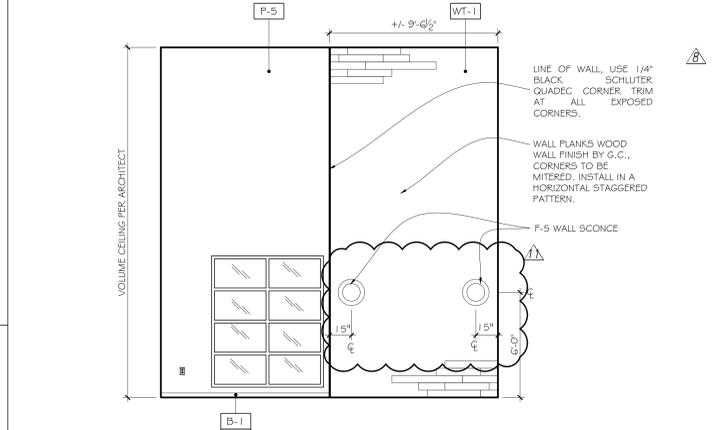
8 MOCK UP - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



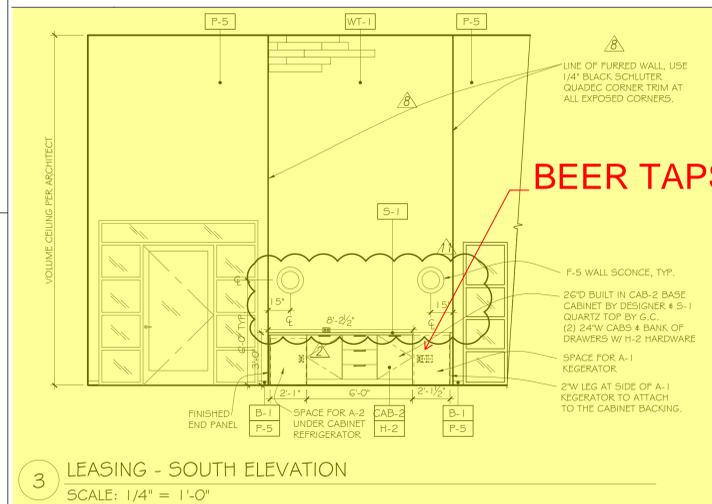
9 MOCK UP - WEST ELEVATION
SCALE: 1/4" = 1'-0"



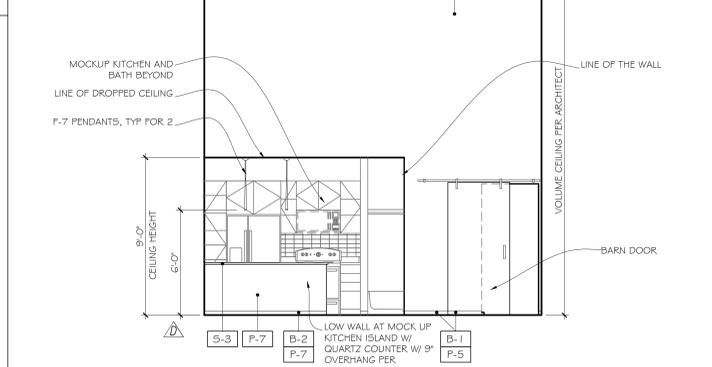
1 LEASING - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 LEASING - EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 LEASING - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 LEASING - WEST ELEVATION
SCALE: 1/4" = 1'-0"

FINISH SPECIFICATIONS	
SYMBOL	DESCRIPTION
P-2	PAINT 2 MFR: SHERWIN WILLIAMS STYLE: SW 6990 CAVIAR
P-3	PAINT 3 MFR: BENJAMIN MOORE STYLE: BM # 2 136-10 BLACK KNIGHT
P-5	PAINT 5 MFR: SHERWIN WILLIAMS STYLE: SW 7015 REPOSE GRAY
P-4	PAINT 4 MFR: SHERWIN WILLIAMS STYLE: SW 6328 FIREWEED (ACCENT)
P-6	PAINT 6 NOT USED
P-7	PAINT 7 MFR: SHERWIN WILLIAMS STYLE: SW 7019 GAUNTLET GRAY PAINT LOW WALL # BASE AT ISLANDS # PENINSULAS
WT-1	WALL TREATMENT 1 MFR: WALLPLANKS STYLE: BACK COUNTRY #WWFRUBAHI SIZE: 1/4" THICK X 5 1/4" WIDE X 12-48" LENGTHS. REP/CONTACT: WALLPLANKS.COM INSTALL IN A HORIZONTAL, STAGGERED PATTERN G.C. TO PROVIDE 1/4" BLACK SCHLUTER QUADEC CORNER TRIM AT EXPOSED CORNERS. FIRE RATING: CLASS C LEAD TIME: IN STOCK, 2 WEEKS IF OUT OF STOCK.
WT-2	WALL TREATMENT 2 FEATURE WALL MFR: STONE SOURCE STYLE: MUTINA/PUZZLE - COLOR: EDGE COAL (SET OF 2) SIZE: 10" X 10" GRID INSTALLATION- GRID PATTERN ROTATE RANDOMLY REP/CONTACT: STONESOURCE.COM G.C. TO PROVIDE 1/4" BLACK SCHLUTER QUADEC CORNER TRIM AT EXPOSED CORNERS. USE WITH GROUT: G-1 LEAD TIME: 7-9 WEEKS.
WT-3	WALL TREATMENT 3 MATERIAL BOARD MFR: CONCRETE STYLE: WALL PANEL/TITANIUM BLACK SIZE: 2 X 4 PANELS REP/CONTACT: CONCRETEUSA.COM 818-392-7675 G.C. TO PROVIDE 1" X 1" BLACK TRIM AT OUTSIDE CORNER MOULDING PER DETAIL 13/I.D.1.5 FIRE RATING: CLASS A LEAD TIME: IN STOCK, 6 WEEKS IF OUT OF STOCK.
WT-6	WALL TREATMENT 6 BACK SPLASH TILE MFR: EMISER STYLE/COLOR: LUCENTE - COLOR: MORNING FOG SIZE: 3X6 HORIZONTAL STACKED PATTERN REP/CONTACT: CONTRACTORS FLOORING FLOORS: 1-5 - ACCENT TILE BACKSPLASH ABOVE SINK WALL ONLY TO SOFFIT ABOVE. (PROVIDE JOLLY SCHLUTER AT TILE EDGE. SATIN NICKEL FINISH.) MEZZANINE UNITS: ACCENT TILE FULL HEIGHT BACKSPLASH. (JOLLY SCHLUTER NOT REQUIRED IN THIS APPLICATION. TILE TO STOP AT REF. SIDE PANEL). USE G-3 GROUT. LEAD TIME: 7-10 DAYS
G-1	GROUT 1 MFR: LATICRETE STYLE: # 18 SAUTERNE TO BE USED WITH WT-2
G-3	GROUT 3 MFR: LATICRETE STYLE: # 78 STERLING SILVER TO BE USED WITH WT-6
S-1	QUARTZ COUNTER TOP MFR: DALTILE STYLE: NQ-90/WHITE ICE SIZE: 3/4" THICK REP/CONTACT: CONTRACTORS FLOORING LEAD TIME: 1-2 DAYS
S-3	QUARTZ COUNTER TOP MFR: FERMOL STYLE: CARRARA GLASS HYBRID #G181108.2 SIZE: 3/4" THICK REP/CONTACT: CONTRACTORS FLOORING (INCLUDED 4" BACKSPLASH). LEAD TIME: 1-2 DAYS.
CAB-1	CABINETS 1 MFR: ROYAL CABINETS STYLE: FLAT PANEL COLOR: 551 GAUNTLET GRAY SIZE: LOWERS REP/CONTACT: MARK COX MARKC@ROYALCABINETS.COM 951-232-5814
CAB-2	CABINETS 2 MFR: ROYAL CABINETS STYLE: FLAT PANEL COLOR: WHITE SUPER MATTE - A16-BL SIZE: UPPERS (AND LOWERS AT BREAK) REP/CONTACT: MARK COX MARKC@ROYALCABINETS.COM 951-232-5814
H-1	HARDWARE 1 MFR: ROYAL CABINETS STYLE: REFER TO OSF REP/CONTACT: MARK COX MARKC@ROYALCABINETS.COM 951-232-5814
H-2	HARDWARE 2 MFR: MCKETT STYLE: #DP 3D 8" DRAWER # DOOR FULL / #90 BLACK MATTE SIZE: 8" WIDE. MOUNT CENTERED AT THE TOP OF DOORS # DRAWERS REP/CONTACT: MCKETT.COM
B-1	BASE 1 MFR: KELLEHER STYLE: MDF/PAINT GRADE SIZE: 3"H REP/CONTACT: KELLEHER.COM
B-2	BASE 2 MFR: KELLEHER STYLE: MDF/PAINT GRADE SIZE: 2 3/4"H REP/CONTACT: KELLEHER.COM
GENERAL NOTES:	
1. BUILT-INS BY G.C. PROVIDE SHOP DRAWINGS FOR DESIGNER REVIEW AND APPROVAL	
2. COUNTERS AVAILABLE TO CUSTOMERS SHALL BE ACCESSIBLE FOR CBC SEC 1117B.9 SEE DIAGRAM 4 / PG211A FOR ACCESSIBLE COUNTERS AND TABLES.	
3. KITCHEN TO BE ACCESSIBLE - FOR SINK / LAV REQUIREMENTS - SEE 2 / PA211A AND 3/PA211A	
4. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LBF. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.	

THE HERALD APARTMENTS

CROWTHER AVENUE
PLACENTIA, CALIFORNIA

Lyon Living
4901 Birch Street
Newport Beach, CA 92660



24068 ORLEANS
MURRIETA, CA
PH: 951-378-4961
EMAIL: LBMSDGN@VERIZON.NET

FIRST FLOOR
LEASING OFFICE
INTERIOR ELEVATIONS
& DETAILS

DATE	
07-09-2020	1/4" = 1'-0" Scale
03-23-2018	DESIGN REVISION
05-03-2018	PLAN CHECK COI
04-29-2019	OWNER REVISIONS
03-04-2020	AO DELTA 2-
07-10-2020	OWNER REVISIONS
	AO BULLETIN 3-
	AMENITY REVISION

SHEET

I.D.15



December 15, 2020

Mr. Andrew Gonzales
Senior Planner
City of Placentia
401 E. Chapman Ave.
Placentia, CA 92870

RE: Justification for Conditional Use Permit
The Herald Beer Taps
140 and 150 E. Crowther Avenue, Placentia, CA

Dear Andrew,

Lyon Living is excited to announce that The Herald, a 215-unit multi-family community located at 140 and 150 E. Crowther Avenue, is scheduled for grand opening in June 2021.

The main features of this innovative property, and in keeping with the City's support of microbreweries in Placentia, are a roof top Beer Garden and Beer Lounge in the Leasing Office. Lyon Living is in the process of filing a Type 40 ABC application and this letter is to serve as Lyon Living's justification for a Conditional Use Permit.

The Beer Garden is 8,053 SF and is located on the recreation deck on the 6th level of the parking garage with 5 levels of apartments along the North side of the parking structure. The Beer Garden premise includes 4 self-serve beer taps, a pool and jacuzzi, lounge furniture, TV's that will feature sports games, BBQ's, a fire table, and a trellis area with an island, under counter refrigerator and ice maker. Residents are assigned parking spaces and an additional 43 parking spaces will be made available for guests or other invitees. No additional parking spaces will be requested.

The Beer Lounge in the Leasing Office is 1,141 SF (including back-of-house) and is located on the corner of the main drive aisle off Crowther Avenue. The Beer Lounge features 2 self-serve beer taps, comfortable seating, a countertop with bar seating, TV and speakers. It's a relaxed lounge area for our residents, guests, future residents and/or other invitees. The mock-up kitchen in the Leasing Office will have beverages and snacks in the refrigerator. The model mock-up area in the Leasing Office serves as a sneak peek to our finishes in the units.

Lyon Living has worked with iPourIt and Micromatic to establish the Beer Garden system and equipment. In the Beer Garden, there is 1 self-contained refrigeration system with 4 taps that is located next to the beer garden wall. Above the 4 taps are iPad screens that are controlled by RFID wristbands (issued by the Activity Director to age verified residents and their guests). In the Beer Lounge, there is 1 self-contained refrigeration system with 2 taps that are built-in to cabinets. The Beer Lounge is not an

iPour-It system. Rather, the beer taps in the Leasing Office will be managed by our Leasing Team, who shall, among other responsibilities, verify the age of any person wishing to consuming beer therein.

Many brews from Placentia's local breweries and other popular brews will be rotated. Employee(s) will monitor the usage of the kegs and order replacement kegs when the supply is low. A cooler, located in an access-controlled room in the garage, will store back-up kegs.

The Beer Garden and Beer Lounge have been submitted to OC Health for plan check and Lyon has received conceptual approval subject to OC Health's conditions of approval.

Outlined below is the security plan for the Beer Garden on the roof top.

Age Verification and Issuance of Wristbands:

- All residents, guests and/or other invitees wishing to purchase or consume alcohol within the licensed premise area will have their age verified with government issued proof of identification.
- At the time of age verification, a resident/guest of legal drinking age will be issued a conspicuous wristband for consumption of beer from the Beer Garden. The iPourIt POS and Management Stations are in the Activity Director's Office and at the beer tap wall – both locations are managed by the employee. The iPourIt RFID wristbands used to operate the taps will be programmed so the customers are not overserved (service is automatically discontinued upon reaching 32 oz. of beer). All wristbands will be required to be returned prior to close of business each day, enforced by a sizeable monetary penalty.
- Additionally, during peak season (approx. May through September), all residents, guests and/or invitees will be required to wear identifying wristbands while present on the pool deck. These wristbands will be different colors than the wristbands issued for the beer garden. Issuance of wristbands will be as follows:
 - All residents will be issued a "resident wristband".
 - Each apartment home will be issued a maximum of 2 "guest wristbands".
 - Other invitees shall be issued wrist bands as determined by Management.

Surveillance and Monitoring:

- The Herald pool deck has 5 security cameras. The camera system will be monitored by employees and the security officer.
- Access to the beer garden premise and pool deck is controlled by key fob readers. RFID key fobs are only issued to residents and usage can be tracked by employees and the security officer.
- Any resident/guest/invitee consuming beer from the Beer Garden will be required to consume from a branded, clearly distinguishable cup. The cup will be provided at the time of age verification.
- Any resident/guest/invitee with a branded cup without a wristband will be asked to provide proof of identification. If the consumer is of drinking age, he or she will be issued a Beer Garden wristband and advised that beer consumed from the Beer Garden requires age verification. If underage, a lease violation/termination will be issued and the consumer will be required to dispose the cup and leave the Beer Garden immediately.
- An employee will monitor the roof deck during all beer garden operating hours.

- The employee will monitor the entry and exit of the Beer Garden premise.
- During leasing office operating hours, two employees will be required to walk the amenity deck hourly (separately at different times within the hour) to support surveillance.

Operating Hours:

- The Beer Garden will have the option to operate from 9:00AM to midnight 7 days a week.

Outlined below is the information on the Beer Lounge in the Leasing Office:

- All residents, guests, future residents and/or other invitees wishing to consume alcohol within the Beer Lounge will have their age verified with government issued proof of identification.
- Any resident, guest, future resident and/or other invitee consuming beer will be required to consume from a branded, clearly distinguishable cup.
- The Leasing Office is occupied by at least 2 staff members a day.
- The Leasing Office has 2 cameras. The camera system will be monitored by employees and the security officer.
- The Beer Lounge will have the same hours as the Leasing Office, which is daily 9:00AM to 6:00PM.

Misc.:

- Lyon Living understands the importance of maintaining a safe environment for its residents, guests and invitees and shall undertake the utmost care in ensuring the safety and compliance with City, State and other laws, conditions and/or regulations.
- Employees shall participate or otherwise undertake training to comply with the Alcohol Beverage Laws by attending LEAD (Licensee Education on Alcohol and Drugs) or training from an ABC approved Responsible Beverage Service (RBS).
- Moreover, Lyon Living has retained the services of outside counsel, Blake and Ayaz, a law corporation, to provide additional guidance and in-house training related to ABC matters, compliance, and training.
- Any person suspected of being intoxicated will be denied further access to alcohol and/or will be asked to leave. Management will review the situation to determine if the lease will be terminated.
- Any criminal activity will be subject to a zero tolerance policy that will result in lease termination. Criminal activity includes, but is not limited to, providing/supplying alcohol to a minor(s) or being involved/provoking in a physical altercation.
- Noise and activity by patrons is controlled by the standards of Lyon Living. It is never the intention of Management to permit any unruly or disruptive activity to the detriment of the overall community. Any disruptive behavior will be handled by The Herald security officer and reported to Management.
- Snacks, including, but not limited to, nuts, chips, and vegetables (pre-packaged) will be provided at no charge to encourage moderation.

In June 2017, Lyon Living received unanimous Planning Commission approval for The George Beer Garden located in Anaheim, California. Lyon successfully operates The George Beer Garden and has not

received complaints from the ABC or City. We are excited to introduce this innovative concept in Placentia.

Please let me know if you have any further questions.

Sincerely,



Ashley Malone
Director of Development

Cc: Joseph Lambert
Andrew Gonzales



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: FEBRUARY 9, 2021

SUBJECT: **USE PERMIT MODIFICATION NO. UP 2018-06 (SPRINGHILL SUITES)**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit Modification No. UP 2018-06;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;

Adopt Resolution PC-2021-05, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification No. 2018-06 and making findings to permit the sale of a full-line of alcoholic spirits, pursuant to a Type 70 ABC (Alcoholic Beverage Control) license, in conjunction with a 72,259 square-foot, 116 room Springhill Suites hotel, located at 380 S. Placentia Avenue, in the Community Commercial – Height Overlay (C-2-H65) Zoning District 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, Avi Gandhi representing Fine Hospitality Investment Group, Inc., is requesting to permit the sale of a full-line of alcoholic spirits, pursuant to a Type 70 ABC license, in conjunction with a 72,259 square-foot, 116 room Springhill Suites hotel, located at 380 S. Placentia Avenue, in the Community Commercial – Height Overlay (C-2-H65) Zoning District. All alcoholic spirits sales, dispensing, and consumption activities will be confined within the Springhill Suites premises.

PROJECT BACKGROUND AND DESCRIPTION:

The subject property is located within a 72,259 square-foot building on a 1.82 acre site situated north of E. Crowther Avenue and east of S. Placentia Avenue. Springhill Suites is a five-story, 116-room hotel building with an outdoor patio and pool area and a 116-space parking lot currently undergoing construction following the prior approval of UP 2018-06 and DPR 2018-02. UP 2018-06 initially allowed for the on-site sale and consumption of beer and wine in conjunction with the operation of a 116-room Springhill Suites hotel, and the Applicant is requesting a modification to allow for the sales of a full line of alcoholic beverages (ABC Type 70 License). Fine Hospitality

Group, the property management company that the Applicant represents, is a leading hotel investment and management company with 20 hotels over 5 states and 5 in the development pipeline. It creates and manages upscale hotel investments and has developed high quality hotel properties, such as Hampton Inn, Quality Inn, and Fairfield Inn.

The Springhill Suites hotel will operate 24-hours daily, with 5 full-time employees and 10 part-time employees at any given time. On the first floor, there will be a lounge and dining room with a bar and pantry area, an outdoor patio and pool area, and a sundry shop. Alcoholic beverages will be displayed for sale at 164 square-foot bar area, which is located within the 562 square-foot lounge and dining room. Alcoholic beverages will also be displayed for sale at the sundry shop and will be served in the meeting room, outdoor patio and pool area. The hours of operation of the dining area will be from 6:00 AM to 2:00 AM daily, with the hours of alcohol sales to occur during operating hours only. The same hours of alcohol sales will also apply to the sundry shop. Per the Placentia Municipal Code (PMC) 23.27.040, Planning Commission approval, as well as ABC approval is necessary for the sale of alcoholic beverages.

An ABC Type 70 License permits the sale or furnishing of beer, wine, and distilled spirits for consumption on premises to the establishment’s overnight transient occupancy guests or their invitees. With incorporation of the attached Conditions of Approval, onsite sale and consumption of beer, wine, and distilled spirits are not anticipated to pose any significant safety or security risks.

Applicable Code Section – Placentia Municipal Code

The subject property is currently zoned Community Commercial (C-2), with Height Overlay (H65). The project will be required to comply with the development standards and use requirements set forth in the PMC 23.36, “C-2” – Community Commercial District for projects within the C-2 Zoning District. Pursuant to PMC Section 23.36.040(5), any establishment selling alcoholic beverages including on-sale and off-sale shall require a UP to be reviewed and approved at a noticed public hearing before the Planning Commission.

Subject Site and Surrounding Land Uses

The subject property is located within a vacant lot that is currently undergoing construction. It is located north of E. Crowther Avenue and east of S. Placentia Avenue. The following chart shows surrounding existing land uses, zoning designations, and General Plan Land Use Designations:

Surrounding Land Uses:

Location	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Subject Site	Hotel	Commercial	C-2-H65 (Community Commercial – Height Overlay Districts)

North (across S. Placentia Avenue)**	Single-Family Residences Orange Freeway/State Route 57 (SR 57)	Residential Public Right-of-Way (PROW)	R-1-6 (One-Family Residential) PROW
South (across BNSF railway)	Industrial Buildings	Commercial	C-2-H65
East	SR 57	PROW (non-designated)	PROW (non-designated)
West (across S. Placentia Avenue)**	Single-Family Residences Small Industrial Buildings Commercial Shopping Center	Residential Manufacturing Manufacturing	R-1-6 M-G (Manufacturing, General) M-P-200 (Manufacturing Park)

** City of Fullerton

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the C-2 Zoning District. No changes to the overall building envelope will occur as a result of this project.

EXISTING ABC LICENSES WITHIN ONE-HALF MILE RADIUS OF SUBJECT SITE

Currently, there is one other business that is licensed to sell beer, wine, and distilled spirits for on-site consumption on premises to the establishment’s overnight transient occupancy guests or their invitees (Type 70 ABC License). The following chart shows all businesses within a one-half mile radius of the subject site with an existing ABC license and their ABC license type.

Business	Address	License Type
Residence Inn by Marriott	700 W. Kimberly Ave	70, On-Sale General Restrictive Service

Other Departments Concerns and Requirements

The Divisions of Planning and Building, as well as the Placentia Police Department have reviewed the application, with no major concerns raised with the project proposal. The Planning Division identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft resolution for consideration by the Planning Commission (Attachment No. 1).

ISSUES ANALYSIS:

General Plan Consistency

The on-site sale, dispensing, and consumption of beer, wine, and distilled spirits in conjunction with the operation of a hotel is consistent with all of the policies, programs, and goals of the General Plan. More specifically, it is a goal of the General Plan Land Use Element under Goal LU – 2, to “Ensure that new development is compatible with surrounding land uses, the circulation network, and existing development constraints.” The Springhill Suites will be located within a half-mile to two existing hotels, Quality Inn and Residence Inn. This request is also consistent with the Economic Development Element Goal ED – 1, to “Maintain a healthy, balanced budget by diversifying and increasing the city’s revenue sources,” as there will be a steady revenue stream from this additional amenity that will be offered to the Springhill Suites guests.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the request to serve and dispense a full line of alcoholic spirits for on-site consumption in conjunction with the operation of a hotel development brings an additional service within an established transit-oriented area containing complementary commercial uses. The nature of the use will not have adverse impacts on adjacent business and properties as there are no significant noise or safety concerns.

Alcohol Sales

The request is to permit the onsite sale and consumption of beer, wine, and distilled spirits (ABC Type 70 License) in conjunction with the operation of a Springhill Suites hotel. To mitigate any impacts associated with alcohol sales, the Police Department is recommending several operational conditions of approval to address onsite security and prohibit alcohol sales to correspond with the restrictions of ABC. With the implementation of these provisions, it is not anticipated to generate any significant adverse impacts detrimental to the site and surrounding properties.

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 (MOD) 2018-06 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities).

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on January 28, 2021. Notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on January 28, 2021. As of February 3, 2021, staff has received no comments in support or opposition of the request.

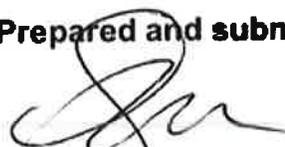
CONCLUSION:

The proposed request is consistent with the City's General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to allow the on-site sale, distribution and consumption of a full line of alcoholic spirits in conjunction with the operation of a hotel located at 380 S. Placentia Avenue located within the C-2 Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2021-05 recommending approval of UP (MOD) 2018-06.

Prepared and submitted by:



Lesley Whittaker
Associate Planner



Kathrine Kuo
Planning Intern

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. 2021-05
2. Vicinity Map
3. Project Plans Dated and Received January 12, 2021
4. Statement of Use Submitted by the Applicant Dated and Received January 12, 2021

RESOLUTION NO. PC-2021-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT MODIFICATION NO. 2018-06 (MOD) AND MAKING FINDINGS TO PERMIT THE SALE OF A FULL-LINE OF ALCOHOLIC SPIRITS, PURSUANT TO A TYPE 70 ABC LICENSE, IN CONJUNCTION WITH A 72,259 SQUARE-FOOT, 116 ROOM SPRINGHILL SUITES HOTEL, LOCATED AT 380 S. PLACENTIA AVENUE, IN THE COMMUNITY COMMERCIAL – HEIGHT OVERLAY (C-2-H65) ZONING DISTRICT.

A. Recitals.

WHEREAS, Avi Gandhi representing Fine Hospitality Investment Group, Inc. (“Applicant” hereinafter), located at 380 S. Placentia Avenue, filed an application for approval of Use Permit (UP) Modification (MOD) No. 2018-06, 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 9, 2021, 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 (MOD) 2018-06; 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 2020-05 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the 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 request for the onsite sale and consumption of alcoholic spirits in conjunction with the operation of a hotel 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-2 zoning district and (3) it is not anticipated that the sale of alcoholic spirits will generate

any negative impacts onto adjacent properties and businesses. 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 request for the onsite sale and consumption of alcoholic spirits in conjunction with the operation of a hotel is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is C-2.

c. The request for the onsite sale and consumption of alcoholic spirits in conjunction with the operation of a hotel, 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 request for the onsite sale and consumption of alcoholic spirits in conjunction with the operation of a hotel is a conditionally permitted use in the C-2 Zoning District in the City of Placentia. Approval of the Use Permit Modification for the request for the onsite sale and consumption of alcoholic spirits in conjunction with the operation of a hotel will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within other similar C-2 districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP (MOD) 2018-06 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 (MOD) 2018-06 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 (MOD) 2018-06, 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 (MOD) 2018-06.

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 9TH DAY OF FEBRUARY, 2021

CHRISTINE J. 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 9th day of February, 2021, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of February, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

KATHYA M. FIRLIK,
ASSISTANT CITY ATTORNEY

Attachment A: Conditions of Approval for Use Permit Modification No. 2018-06

Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit Modification No. 2018-06
380 S. Placentia 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 TO CONTINUE IN GOOD STANDING FOR THE USE PERMIT TO PERMIT THE ONSITE SALE AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS IN CONJUNCTION WITH THE OPERATION OF A HOTEL.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit Modification (UP(MOD)) 2018-06 is valid for a period of one (1) year 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 by the Director of Development Services.
2. Use Permit Modification (UP(MOD)) 2018-06 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 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 be issued 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 Modification (UP(MOD)) 2018-06 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. There shall be no additional modifications to the approved plans without approval from the Director of Development Services or his/her designee. Any additional changes to the approved plans, which has the effect of expanding or intensifying the present use, shall require a new Use Permit.
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, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property 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. The applicant, current business owner, and/or property 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, current business owner, and/or property 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 Director of Development Services.
9. This Use Permit Modification 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.
10. 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.
11. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of

identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a closer visual inspection. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:

- a. Valid driver's license
- b. Valid State identification card
- c. Valid passport
- d. Current military identification
- e. U.S. Government immigrant identification card

14. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.

15. Persons serving alcoholic beverages are to attend a Responsible Beverage Service course such as the ABC LEADS or similar program and be able to provide certification of attendance when asked by the Placentia Police Department.

16. The use shall comply with the following:

- a. 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:

Sunday through Saturday: 6:00 AM to 2:00 AM

- b. No vending machines of any kind shall be installed outdoors within the project site.
- c. There shall be no public pay phones installed within or upon any portion of the premises.
- d. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
- e. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

17. All conditions of approval association with Planning Commission Resolution No. PC-2018-25 shall remain in effect.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

18. Any seating area, where alcoholic beverages are going to be served shall be accessible. Shall provide cross sections thru all seating to address accessibility.

19. The assembly areas shall comply with CBC Sec.11B-221 and 11B-802.

20. If there is any lawn seating it shall comply with CBC Sec.221.5.

21. Shall comply with CBC Sec.11B-802 & all its Subsections, Wheelchair spaces, companion seats, and designated aisle seats and semi-ambulant seats.

POLICE DEPARTMENT – SECURITY:

22. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer" or other electronic device as approved by the Police Department.
23. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
24. There shall be no promotions encouraging intoxication or drinking contests or advertisements indicating "Buy one drink, get one free," "Two for the price of one," "All you can drink for ...," or similar language.
25. There shall be no "stacking" of drinks, i.e., more than one drink at a time, to a single patron.
26. When serving pitchers exceeding 25 ounces of an alcoholic beverage, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if they appear to be under the age of 30, if not previously checked at the entrance to the licensed premises.
27. Except for wine bottles, oversized containers or pitchers containing in excess of 25 ounces of an alcoholic beverage shall not be sold to a single patron for their sole consumption.
28. A file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the licensed premises and every manager, which file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs). Upon request, said file shall be made available for review to representative of the Police Department of the City of Placentia. New employees will have 60 days from date of employment to obtain L.E.A.D. certification, or a police department approved alternative training course meeting the objectives of L.E.A.D. training.

CITY OF PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT:

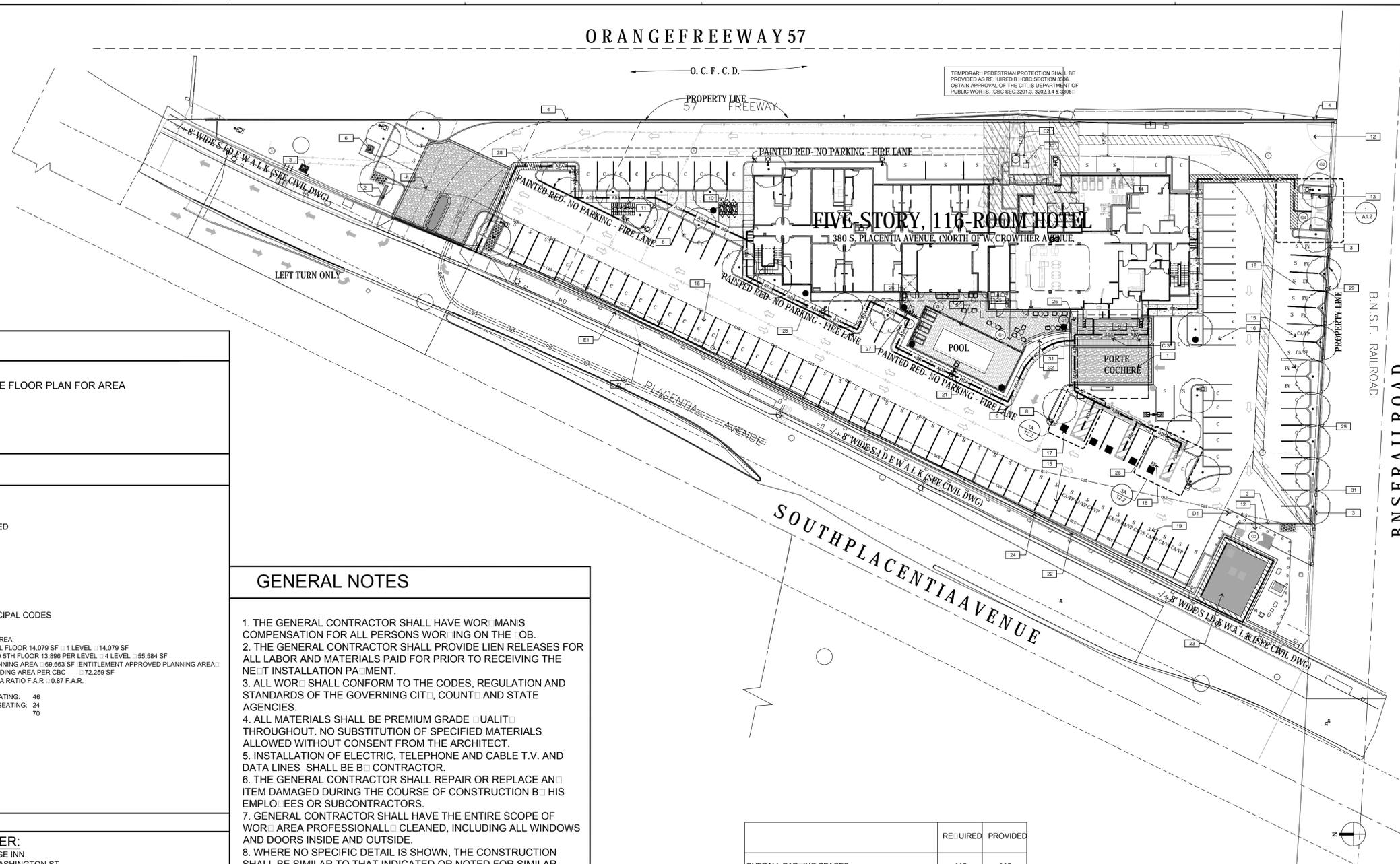
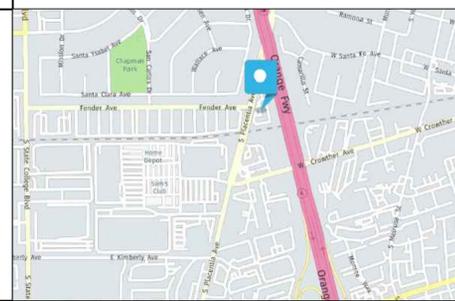
29. Prior to issuance of any building or grading permit, submit plans and obtain approvals to the satisfaction of the appropriate fire authority to either the Orange County Fire Authority or the City of Placentia Fire and Life Safety.

SPRINGHILL SUITES 380 S. PLACENTIA AVE PLACENTIA, CA 91764

DRAWING INDEX

T-1 TITLE SHEET & SITE PLAN
A-1 EXISTING FLOOR PLANS

VICINITY MAP



ORANGE FREEWAY 57

O. C. F. C. D.

TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY CBC SECTION 336. OBTAIN APPROVAL OF THE CITY OF PLACENTIA DEPARTMENT OF PUBLIC WORKS. CBC SEC 3201.3, 3202.3.4 & 3306.

SCOPE OF WORK

ABC APPLICATION FOR BAR AREA. SEE FLOOR PLAN FOR AREA CALCULATIONS.

PROJECT SUMMARY

CODE ANALYSIS

OCCUPANCY: R1, A-2
CONSTRUCTION TYPE: III-A FULL SPRINKLERED
BUILDING NFPA13
BUILDING CODE: 2019 CBC
2019 CFC
2019 CEC
2019 CMC
2019 CPC
2019 TITLE 24 ENERGY REGULATIONS
CITY OF PLACENTIA MUNICIPAL CODES

BUILDING HEIGHT: 55'-0"
NUMBER OF STORIES:
1ST FLOOR
2ND FLOOR
3RD FLOOR
4TH FLOOR
5TH FLOOR
NUMBER OF ROOMS: 116
NUMBER OF PARKINGS: 116
LEGAL DESCRIPTION
A.P.N. 339-441-02 & 03
LOT 1

BUILDING AREA:
FIRST LEVEL FLOOR 14,079 SF
SECOND TO 5TH FLOOR 13,896 PER LEVEL
TOTAL PLANNING AREA 69,663 SF
TOTAL BUILDING AREA PER CBC 72,259 SF
FLOOR AREA RATIO F.A.R. 0.87 F.A.R.

INDOOR SEATING: 46
OUTDOOR SEATING: 24
TOTAL: 70

ZONING ANALYSIS

ZONE: C-M
LOT SIZE: 1.82 ACRES OR 79,279.2 SF

DESIGN TEAM

ARCHITECT:
DESIGN CONCEPTS
SHIV TALWAR, AIA
3340 RIVERSIDE DR. #M
CHINO, CA 91710
TEL: 909-591-3939
d.ignconcept@yahoo.co

OWNER:
HERITAGE INN
350 E WASHINGTON ST.
ROSEVILLE,
CA 95370

STRUCTURAL:
DESIGN CONCEPTS
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CHINO, CA 91710
TEL: 909-591-3939
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M,E,P
DESIGN CONCEPTS
SHIV TALWAR, AIA
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TEL: 909-591-3939
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GENERAL NOTES

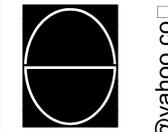
1. THE GENERAL CONTRACTOR SHALL HAVE WORKMAN'S COMPENSATION FOR ALL PERSONS WORKING ON THE JOB.
2. THE GENERAL CONTRACTOR SHALL PROVIDE LIEN RELEASES FOR ALL LABOR AND MATERIALS PAID FOR PRIOR TO RECEIVING THE NET INSTALLMENT PAYMENT.
3. ALL WORK SHALL CONFORM TO THE CODES, REGULATION AND STANDARDS OF THE GOVERNING CITY, COUNTY AND STATE AGENCIES.
4. ALL MATERIALS SHALL BE PREMIUM GRADE QUALITY THROUGHOUT. NO SUBSTITUTION OF SPECIFIED MATERIALS ALLOWED WITHOUT CONSENT FROM THE ARCHITECT.
5. INSTALLATION OF ELECTRIC, TELEPHONE AND CABLE T.V. AND DATA LINES SHALL BE BY CONTRACTOR.
6. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM DAMAGED DURING THE COURSE OF CONSTRUCTION BY HIS EMPLOYEES OR SUBCONTRACTORS.
7. GENERAL CONTRACTOR SHALL HAVE THE ENTIRE SCOPE OF WORK AREA PROFESSIONALLY CLEANED, INCLUDING ALL WINDOWS AND DOORS INSIDE AND OUTSIDE.
8. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS. WHERE CONFLICTING MATERIALS AND CONDITIONS ARE CALLED OUT, ASSUME THE MORE EXPENSIVE CONDITION. NOTIFY THE OWNER AND ARCHITECT PRIOR TO WORK BEING STARTED.
9. ALL PLUMBING HOT WATER SYSTEM PIPING MUST BE INSULATED, WHETHER BURIED OR UNBURIED.

	REQUIRED	PROVIDED
OVERALL PARKING SPACES	116	116
ADA PARKING SPACES	5	5
DESIGNATED CLEAN AIR VEHICLE PARKING	11	11
ELECTRIC VEHICLE CHARGING STATION 1 VAN ACCESSIBLE INCLUDED IN COUNT	7	7

EXISTING SITE PLAN FOR REFERENCE ONLY

SCALE: 1" = 30'-0"

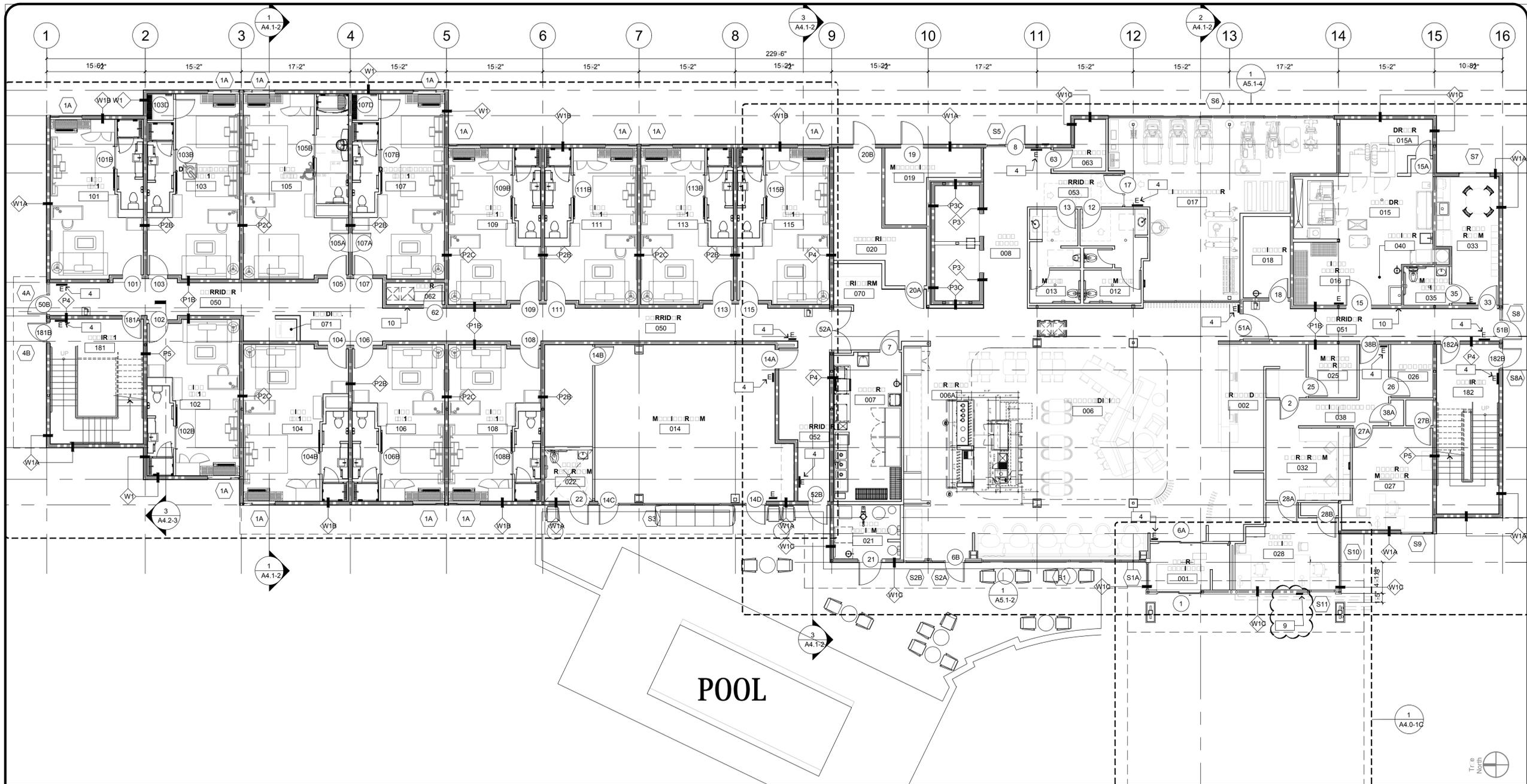
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND SHALL NOT BE EXTENDED TO ANY OTHER MATTER. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK.



DESIGN CONCEPTS
SHIV TALWAR, ARCHITECT AIA
3340 RIVERSIDE DR. #M, CHINO, CA 91710
TEL: 909-591-3939 E: at.ignconcept@yahoo.co

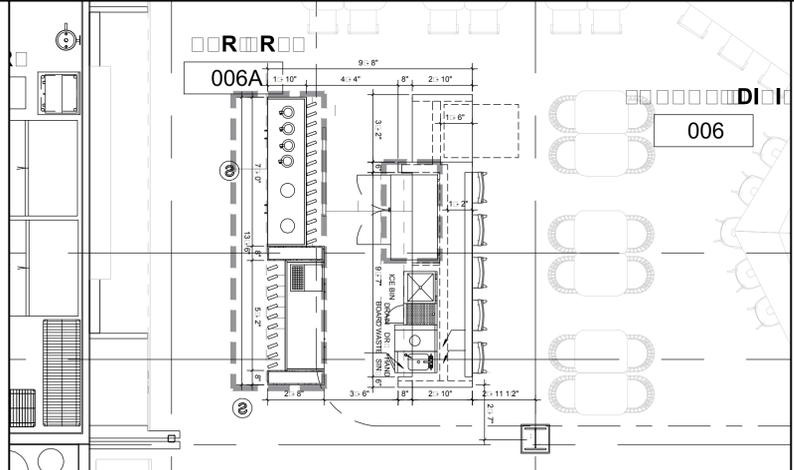
NO.	DATE	ISSUED
1	9/30/20	PLAN CHECK
2		PLAN CHECK
3		
4		
5		

DRAWING TITLE TITLE SHEET AND SITE PLAN	PROJECT NO. 2020-44
JOB TITLE SPRING HILL SUITES	REVISION NO. T-1
JOB ADDRESS 380 S PLACENTIA AVE PLACENTIA, CA 92870	



IR R

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



SUMMARY TABLE:
 DINING AREA: 562 S.F.
 KITCHEN AREA: 247 S.F.
 BAR AREA: 164 S.F.
 PATIO AREA: 1197 S.F.
 POOL AREA: 1336 S.F.
 TOTAL FLOOR AREA: 3506 S.F.

- GUEST BATHROOM WITH ACCESSIBLE ROLL-IN SHOWER
- GUEST BATHROOM WITH ACCESSIBLE TUB
- GUESTROOM WITH COMMUNICATION FEATURE FOR HEARING IMPAIRED
- 1-HOUR RATED WALL - SEE WALL TYPES
- 2-HOUR RATED WALL - SEE WALL TYPES
- 3-HOUR RATED WALL - SEE WALL TYPES
- ALCOHOL STORAGE AREAS

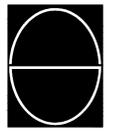
R D R

SCALE : 1/4" = 1'-0"

R I

D

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 TEL: 909-591-3939 E: at@designconcept@yahoo.co

NO.	DATE	ISSUED
1	9/30/20	PLAN CHECK
2		PLAN CHECK
3		
4		
5		

DRAWING TITLE	PROJECT NO.
OB TITLE SPRING HILL SUITES	2020-44
OB ADDRESS 380 S PLACENTIA AVE PLACENTIA, CA 92870	DWG. NO. REVISION NO.
	A-1



FINE HOSPITALITY

PASSION | PEOPLE | PERFORMANCE

STATEMENT OF USE

Springhill Suites

380 S. Placentia Ave., Placentia, CA 92870

Project Request: A Use Permit (UP) Modification of previous Case No. 2018-06 to allow the sale of a full-line of alcoholic beverages pursuant to a Type 70 ABC license (On-Sale General Restrictive Service), in conjunction with a 72,259 square-foot, 116-room Springhill Suites Hotel.

Project Setting: The project site is comprised of 1.82 acres of land, located at 380 S. Placentia Avenue, in the C-2, Community Commercial Zoning District. The site will be developed with a 5-story Springhill Suites Hotel, occupying a total of 72,259 square-footage area. The hotel will provide a total of 116 parking spaces.

Ownership Information: Fine Hospitality Group is a leading hotel Investment and Management Company with 20 hotels over 5 states, 5 in the development pipeline, and over 3,000 rooms throughout the United States. We create and manage upscale focused service hotel investments nationwide and have a proven track record of developing high-quality hotel properties that deliver operational excellence and superior customer service. Our extensive knowledge of global branded hotel management and years of hands-on experience in hotel operations allows us to provide exceptional hotel management services and creates value in hotel investments.

Project Background & Description: A Use Permit (UP Case No. 2018-06) was granted by the Planning Commission in 2018, to allow the on-site sale and consumption of beer and wine in conjunction with the operation of a 116-room Springhill Suites Hotel. The applicant (Fine Hospitality Investment Group) is requesting a Modification to the current Use Permit, to allow the sales of a full-line of alcoholic beverages, pursuant to a Type 70 ABC license. According to the Department of Alcoholic Beverage Control (ABC), a Type 70 license "authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees."



FINE HOSPITALITY

PASSION | PEOPLE | PERFORMANCE

The hotel will operate 24-hours daily, with a staff of 5 full-time and 10 part-time employees. The hotel's first floor occupies approximately 14,079 square-feet and houses a meeting room, an outdoor patio and pool area, lounge/dining room with a bar and pantry area, sales office and work room, general manager's office, luggage room, storage room, employee break room, a fitness center, restrooms, mechanical/elevator rooms, laundry room, vestibule, a sundry shop and 12-hotel suites.

The second, third, fourth, and fifth floors occupy approximately 13,896 square-feet each, and feature the rest of the 104-hotel suites and space for laundry/linen storage, elevators, and emergency stairwells.

Alcoholic beverages will be displayed for sale at the 164 square-foot bar area, located within the 562 square-foot lounge/dining room on the first floor. The dining room will be open daily from 6 a.m. until 2 a.m., and will seat approximately 46 patrons. Alcoholic beverages will also be served in the meeting room, and at the outdoor patio and pool area, which will seat approximately 24 patrons. Alcoholic beverages will also be displayed for sale at the sundry shop, adjacent to the front desk and will be stored in a refrigerator and atop display shelves, when refrigeration is not needed. The hours of alcohol service at the sundry shop will be between 6 a.m. to 2 a.m., daily. The ABC Type 70 license allows room service of alcoholic beverages. The hotel does not currently provide room service, but alcoholic beverages can be purchased at the sundry shop and consumed at individual hotel rooms. The sale of alcoholic beverages at this location will be ancillary to the hotel's other primary services.

Signature of Applicant



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: LESLEY WHITTAKER, ASSOCIATE PLANNER

DATE: FEBRUARY 9, 2021

SUBJECT: **USE PERMIT No. UP 2020-08; 302 FAIRWAY LANE (AGAPE CONGREGATE LIVING)**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. UP 2020-08; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-02, a resolution of the Planning Commission of the City of Placentia, approving UP 2020-08 and making findings to permit the expansion in the existing operations of a residential care facility operating with six beds to nine beds, including a 237-square-foot addition to the facility, within the R-1 (Single-Family Residential) Zoning District on property located at 302 Fairway Lane; 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, Nicolas Oudinot, dba Agape Congregate Living, is requesting a Use Permit for the expansion in operations of an existing residential care facility increasing the number of resident beds from six to nine, including a 457-square-foot building addition to accommodate another bedroom and expansion of a two-car garage into a three-car garage, at the facility located at 302 Fairway Lane, within the R-1 (Single-Family Residential) Zoning District.

PROJECT BACKGROUND AND DESCRIPTION:

A Residential Care Facility is a home that provides 24-hour care in a non-medical, residential environment. There are two kinds of Residential Care Facilities known as (1) Residential Care Facility Elderly (RCF) and (2) Adult Residential Facility (ARF). The distinction is to differentiate the kinds of care typically offered to patients. These facilities provide a homelike environment to assist patients in maintaining independence, while getting the care they need. Residential Care facilities provide a higher level of care than an assisted living facility, yet lower than a nursing home. Patients are typically in need of long-term, multifaceted care that is either assisting them through a

recovery period or requiring care for chronic conditions. These facilities are regarded as social-based, not healthcare facilities. Residential Care Facilities are licensed by the Department of Social Services, Community Care Licensing (CCL) and must meet the requirements set forth in California Code of Regulations, Title 22 §89101(s)(9). Part of those requirements, the facility is required to have a licensed staff on call or employed 24-hours a day. The State of California allows for Residential Care Facilities to have up to eighteen (18) patients. Residential Care Facilities of 6 or less are permitted in any residential district. Residential Care Facilities with more than six (6) beds, however, are subject to a Conditional Use Permit (California Health and Safety Code §1267.16(c)).

Existing Residential Care Facility Operations

Agape Congregate Living, LLC is the owner/operator of the residential care facility located at 302 Fairway Lane, within the R-1 Zoning District, and has been licensed and operating at this location since March 16, 2016. The facility is currently a six-bedroom, one-story, single-family home, with a two-car garage. There are currently six residents ranging in ages 21 and over. Some were born with disabilities and are permanently residing at this residential care facility. Another patient has “locked in syndrome”, where he is not physically able to move or talk, and the other elderly patients are ventilator dependent. The facility provides 24-hour care, seven days a week, with three employees for the daytime 12-hour shift, and two in the evening shift. There is no vehicle in conjunction with the running of this facility. If a patient is discharged, they are transported by ambulance. Since most of the patients are long-term, and not in a rehabilitation stage, the discharging of patients is not a regular practice. Medical equipment is minimal and portable, such as ventilators, feeding pumps, and oxygen concentrators, so there are not multiple shipments coming in and out of the home.

The residential character of the residence is preserved, while maintaining a hygienic hospital-like environment.



Figure 1 Looking South at front of home



Figure 3 Backyard of home



Figure 2 Inside the common area of the home

The facility was remodeled in 2015 and added two additional bedrooms for a total of six bedrooms. While Placentia Municipal Code 23.78.030 requires a residence in R-1 to have a three-car garage for five bedrooms or more, this facility was not required by any staff to provide an additional garage parking space during permitting. The residence has a two-car garage, with a circular driveway.

Operating hours at the residential care facility are split into two 12-hour shifts, with three employees working the day shift (7:00 AM – 7:00 PM) and two employees working the evening shift (7:00 PM – 7:00 AM). With the request for more patients, the facility plans on adding one extra employee in the evening shift.

With this residential care facility residing within the R-1 Single Family Residential Zoning District, it is important for the facility to fit the residential character of the neighborhood. Upon conferring with Code Enforcement Staff, it has been determined that there have not been any neighbor complaints about anything regarding this care facility.

Project Plans

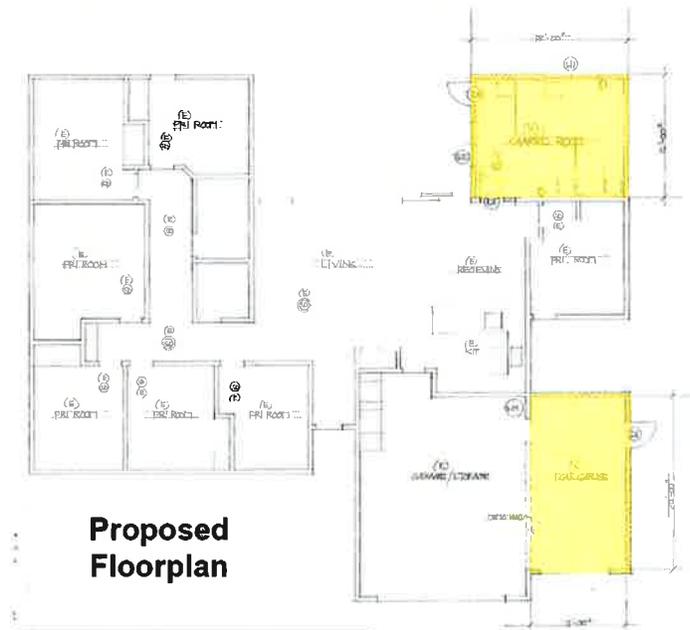
The request to increase resident beds from six to nine beds requires an additional bedroom to be added to the existing home. An additional 270-square foot bedroom addition will be added to the rear of the residence that will accommodate two patients. In addition to the added square footage for the bedroom, a 220-square foot addition to the existing two-car garage will be added to the westerly side of the home, thereby creating a three-car garage.



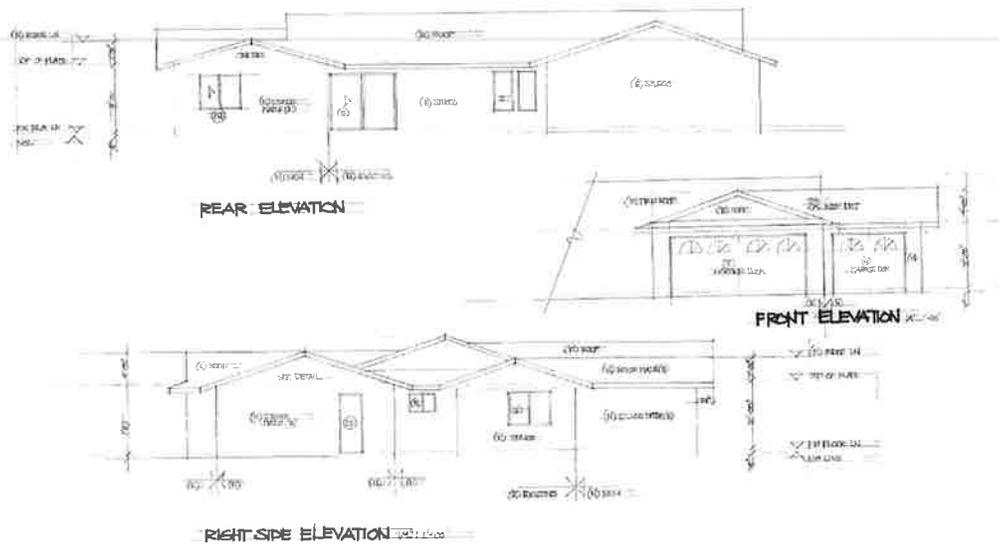
Site Plan



Existing Floorplan



Proposed Floorplan



Parking

The residential care facility located at 302 Fairway Lane currently has a two-car garage, with a circular driveway that can park three cars. Staff is requiring an addition to the garage, so there is a three-car garage, which is required by PMC 23.78.030. There are three employees who work each shift and according to the statement of use, some employees use public transportation. There is also a policy in place where one patient's family can visit at a time This cuts down on multiple cars from different patients' families. This existing policy will be conditioned by staff in this use permit. Staff has addressed how parking will be impacted and mitigating any potential issues.

Applicable Code Section – Placentia Municipal Code

The purpose of the R-1 Zoning District (Chapter 23.12) is to stabilize and retain the residential character and integrity of the district. Within the R-1 Zoning District, Group dwellings, such as: boarding homes, nursing homes, rest homes, boarding schools, sororities, fraternities, or private residence clubs shall be permitted only in residential and commercial districts and shall not be established unless a use permit shall first have been secured for establishment, maintenance and operation of such use. A care facility, as requested, is considered a group dwelling. The facility strives to provide a comfortable, home-setting for its patients. This type of use fits in to the intended purpose of this Zoning District. When there is an increase of patients over six, California Legislation (Cal Health & Safety Code §1267.16(c) states any congregate facility of more than six beds for person who are terminally ill and any congregate living health facility of more than six beds for person who are catastrophically and severely disabled shall be subject to the conditional use permit requirements of the city or county which it is located. In addition to this California Public Health Safety Code, Placentia Municipal Code (Ch. 23.81.040) defines a residential care facility as a single-family residence in an R-A, R-1 or R-2 zone in which 24-hour supervised nonmedical care is provided for six or fewer persons. Therefore, any increase over six patients requires a Use Permit.

Subject Site and Surrounding Land Uses

The proposed expansion of the existing residential care facility is located in a developed residential tract north of Madison Avenue and east of N. Kraemer Boulevard. The State of California mandates against there being other residential care facility within two miles of each other. 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	Residential Care Facility	Low Density Residential	Single-Family Residential (R-1)
North (across Fairway Lane)	Single-Family Residences	Low Density Residential	R-1
South	Single Family Residences	Low Density Residential	R-1
East	Single Family Residences	Low Density Residential	R-1
West (across Kraemer Blvd.)	Single Family Residences	Low Density Residential	R-1

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the R-1 Zoning District. The residence was remodeled in 2015 and an additional two bedrooms were added. The proposed addition of a seventh bedroom will require a three-car garage per Placentia Municipal Code 23.78.030. Based on staff's analysis, the project meets all minimum and maximum development standards of the Placentia Municipal Code, including minimum off-street parking requirements. The proposal meets the minimum number of off-street parking spaces required.

Other Departments Concerns and Requirements

The Divisions of Planning and Building, as well as the Fire Department Consultant (CSG) have reviewed the application, with no major concerns were raised with the project proposal. The Planning Division identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft resolution for consideration by the Planning Commission (Attachment No. 1).

ISSUES ANALYSIS:

General Plan Consistency

The proposed increase in patients from six to nine at an existing residential care facility is consistent with the General Plan Land Use Element Policy LU - 1.9 which encourages the development of housing for extremely low-income households, senior housing, large family housing, and housing for persons with special needs through incentives and code flexibility. By permitting this request, the Applicant can offer a home-like environment to a person with special needs and while maintaining the residential character of the land use.

PMC Consistency

Adoption of the recommended conditions of approval will result in a project that complies with the provisions of the (PMC 23.12) R-1 Zoning District and (PMC 23.81.040) Group dwellings code. The proposed project, with incorporation of the recommended conditions of approval, will meet or exceed the requirements of the R-1 Zoning District and other applicable provisions of the PMC.

Land Use Compatibility

The project will be compatible with the land uses of the surrounding area because the proposed expansion of the residential care facility from six to nine beds does not pose a detriment to the residential character of its surrounding and fits well with the other residences of the neighborhood. Parking concerns have been addressed and it is staff determination that the nature of the use will not have adverse impacts on adjacent properties as there are no significant noise or safety concerns.

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 2020-08 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 January 28, 2021. Notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on January 28, 2021. As of February 9, 2021, staff has received no comments in support or opposition of the request.

CONCLUSION:

The proposed project is consistent with the City’s General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the proposed

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the proposed expansion of the existing residential care facility from six-beds to nine-beds, with a 457 square-foot addition within the single-family residential zoning district will be compatible with adjacent land uses and will not result in any significant adverse impacts to the surrounding area.

RECOMMENDATION:

Based on the conditions and findings of staff, the Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution PC-2021-02 recommending approval of UP 2020-08 and finding that it is exempt from further CEQA review pursuant to Section 15301 of the State CEQA Guidelines.

Prepared and submitted by:



Lesley Whittaker
Associate Planner

Reviewed and approved by:



Joseph M. Lambert
Director of Development Services

Attachments:

1. Resolution No. PC-2021-02
2. Vicinity Map
3. Project Plans Dated and Received October 7, 2020
4. Statement of Use Submitted by the Applicant Dated and Received October 7, 2020

RESOLUTION NO. PC-2021-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2020-08 AND MAKING FINDINGS TO PERMIT THE EXPANSION OF AN EXISTING RESIDENTIAL CARE FACILITY FROM SIX BEDS TO NINE BEDS, AND A 490-SQUARE-FOOT ADDITION TO THE EXSITING FACILITY, LOCATED AT 302 FAIRWAY LANE, WITHIN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT.

A. Recitals.

WHEREAS, Nicolas Oudinot, dba Agape Congregate Living, (“Applicant” hereinafter), located at 302 Fairway Lane, filed an application for Use Permit (UP) No. 2020-08, 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 9, 2021 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 2020-08; 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 2020-08 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

SECTION NO. 2: Based upon the 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 request for the expansion of an existing residential care facility from six beds to nine beds, which would include a 490-square-foot addition for the purpose of adding another bedroom and an expansion to the two-car garage, making it a three-car garage, to the facility located at 302 Fairway Lane, within the R-1 (Single-Family Residential) Zoning District 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 Single Family Residential District (R-1) Zoning District and (3) it is not anticipated that

the proposed request will generate any negative impacts onto adjacent properties or businesses. All primary activities shall be conducted within the enclosed building and the designated outside patio area, 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 (Attachment "A").

b. The proposed request for the expansion of an existing residential care facility from six beds to nine beds, which includes a 490-square-foot addition to the existing residence, is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Low-Density Residential, which encourages low density homes to retain the residential character of the neighborhood.

c. The proposed request for the expansion of an existing residential care facility from six beds to nine beds, which would include a 490-square-foot addition for the purpose of adding another bedroom and an expansion to the two-car garage, making it a three-car garage, 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 request for the expansion of an existing residential care facility from six beds to nine beds, which would include a 490-square-foot addition for the purpose of adding another bedroom and an expansion to the two-car garage, making it a three-car garage is a conditionally permitted use in the Single Family Residential Zoning District in the City of Placentia. Approval of the Use Permit for the proposed request will be consistent with the zoning as the site can accommodate the use.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" of this resolution contains Conditions of Approval and Standard Development Requirements specific to UP 2020-08 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 2020-08 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 2020-08, 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 2020-08.

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 9th day of February, 2021.

CHRISTINE J. 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 9th day of February 2021, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of February 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

KATHYA M, FIRLIK
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"
Special Conditions of Approval and Standard Development Requirements for
Use Permit 2020-08

Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit 2020-08
302 Fairway Lane

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 TO CONTINUE IN GOOD STANDING FOR THE USE PERMIT TO PERMIT THE EXPANSION OF AN EXISTING RESIDENTIAL CARE FACILITY FROM SIX BEDS TO NINE BEDS, WHICH WOULD INCLUDE A 490-SQUARE-FOOT ADDITION TO THE FACILITY, WITHIN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit (UP) 2020-08 is valid for a period of one (1) year 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 by the Director of Development Services.
2. Use Permit (UP) 2020-08 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 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 be issued 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) 2020-08 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. Any modifications to the approved floor plan that includes an addition of a seventh bedroom and three-car garage or changes to the current 24-hour (two 12-hr shifts) 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. If at any time in the future, the property is sold, the use must continue to adhere the conditions of approval for UP 2020-08 for the operation of a Residential Care Facility, providing care up to nine (9) patients, in need of care due to catastrophic disabilities or other health conditions. If any other use occurs, outside approved use established by UP 2020-08, the Residential Care Facility must revert to usage as a single-family home.
8. The Residential Care Facility owner and staff shall agree that only one resident can have visitors at a time, to ensure visitor parking does not become an issue.
9. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
10. The applicant, current business owner, and/or property 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, current business owner, and/or property 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 Director of Development Services.
11. The applicant, current business owner, and/or property owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. The applicant, current business owner, and/or property owner shall maintain a valid City Business License at all times during operation of the business.

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.

13. 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.

14. Any signage associated with the property shall adhere to the Placentia Municipal Code 23.90.170 Signs in Residential Districts.

15. All trash shall be kept inside trash receptacles. Trash pick-up shall be done on a regular basis.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:

16. The plans shall be prepared sealed and signed by a California Licensed Architect or Civil/Structural Engineer.

17. The Group Occupancy of the proposed project is considered either as residential Group R-2.1 or Group R-4 per 2019 CBC Sec. 310.3.1. & Sec.310.5.

18. Group R-2.1 Occupancy is for housing clients, on a 24-hours basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. This occupancy may contain more than six non-ambulatory and/or bedridden clients. (See CBC Sec 325 Special Provisions for Licensed 24-hour Care Facilities in a Group R-2.1, R-3.1 or R-4 Occupancy). This group shall include, but not be limited to:

Assisted living facilities such as:

Residential care facilities,
Residential care facilities for the elderly,
Adult residential facilities,
Congregate living health facilities,
Group Homes,
Residential care facilities for chronically ill,
Congregate living health facilities for the terminally ill.

Social rehabilitation facilities such as:

Halfway houses,
Community correctional centers,
Community correction reentry centers,
Community treatment programs,

Work furlough programs,
Alcoholism or drug abuse recovery or treatment facilities.

19. Residential Group R-4 (CBC Sec.310.5). Residential Group R-4 occupancy for more than six ambulatory clients, but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. This group shall include but not limited to, the following:

Group R-4 occupancy shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code (2019 CBC). This occupancy classification may include a maximum six non-ambulatory or bedridden clients (See Sec. 435, Special Provisions for Licensed 24-hour Care Facility in a Group R-2.1, R-3.1 or R-4). Group R-4 occupancies shall meet the requirements in Sec. 420.

PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT:

Unless specifically stated herein, these conditions shall not be construed to permit or allow deviation from any Federal or State laws nor any of the local codes and ordinances adopted by this jurisdiction. The City of Placentia enforces the California Code of Regulations (CCR), Title 24, Part 9, 2019 California Fire Code with local amendments. In addition, CCR Title 19 requirements may be applicable. The design professional should refer to these provisions for guidance when developing project drawings and specifications.

The following conditions apply to the proposed project:

20. The following information is required and/or is to be revised:

- a. Please add Fire Code and edition, on Page A-1.
- b. Please add "Deferred Submittal" section, with fire sprinkler system and fire alarm system (as needed per Code), on Page A-1.
- c. Please confirm and update (as needed) the Occupancy Classification, and provide numbers of clients, and their status (ambulatory, non-ambulatory, bedridden, etc.), and ages (as needed), on Page A-1.
- d. Please identify locations of smoke alarms and/or detectors, and carbon monoxide alarms and/or detectors, on Page A-2.



ATTACHMENT 2. VICINITY ZONING MAP UP 2020-08; 302 FAIRWAY LN.



Zoning Code

C-1	R-3
C-1 (O)	R-3 (O-1)
C-1 (O-1)	R-A
C-2	R-G
C-2-H65	R-G (O)
C-M	R-G(O) & C-1 (O)
C-O	RPC (O)
M	SP-1
M (O)	SP-2
M (PMD)	SP-3
PUD-1	SP-4
PUD-2	SP-5
PUD-2 (O)	SP-6 (O)
PUD-3	SP-7
PUD-3 (O)	SP-8
PUD-4	SP-9
R-1	SP-10
R-1 (MHP)	T-C
R-1 (O)	Old Town
R-2	TOD
R-2 (MHP)	N/A

Aerial A.



Aerial B.

NOTES

1. THIS PROJECT CONFORMS TO THE 2010 EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, STATE TITLE 24 REGULATIONS & CITY & COUNTY LAWS & ORDINANCES TYPE V CONSTRUCTION REQUIREMENTS.
2. ALL INTERIOR DOORS 32" WIDE MINIMUM 36" WIDE MINIMUM ENTRY DOOR.
3. SEISMIC SHUT OFF VALVE IS TO BE INSTALLED ON EACH FUEL GAS LINE FOR NEW BUILDING. FOR PERMIT INFORMATION CONTACT THE PLUMBING DIVISION. ONE ROOM MUST BE 32 SQ. FT. IN AREA OTHER HABITABLE ROOM EXCEPT KITCHEN MUST BE A MINIMUM OF 10 SQ. FT.
5. EXIT DOORWAYS SHALL NOT BE LESS THAN 36" IN WIDTH & NOT LESS THAN 6'-8" IN HEIGHTS. PROJECTION INCLUDING PAIL, HARDWARE SHALL NOT REDUCE THE OPENING TO LESS THAN 32" CLEAR WIDTH.
6. PROVIDE 1" HIGH NON ABSORBENT WALL ADJACENT TO SHOWER & APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE 91.8 & 713 91.24 & 6.25.
7. INSTALL LOW CONSUMPTION WATER CLOSET AT ALL TOILETS (MAA) FLUSH OF 16 GALLONS.
8. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION AT AT 2% SLOPE MINIMUM.
9. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED. 40 LUMINENS/WATTS EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS & BATHROOMS (FLUORESCENT).
10. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARD FOR INSULATING MATERIAL, DOORS & WINDOWS BETWEEN CONDITIONED & UNCONDITIONED SPACES SUCH AS GARAGE & COMPARTMENTS FOR CENTRAL AIR GAS FURNACE SHALL BE FULLY WEATHER STRIPPED.
11. MANUFACTURED DOORS & WINDOWS SHALL BE CERTIFIED & LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARD & PLUMBING & ELECTRICAL PENETRATIONS ALL WINDOWS AND DOORS OR FRAMES BETWEEN WALL SOLEPLATES & FLOORS & ALL OTHER OPENINGS IN THE ENVELOPE. ALL EXTERIOR OPENING SHALL BE PROPERLY WEATHER STRIPPED, CERTIFIED & LABELED.
12. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF THE TITLE 24, PART 2, CHAPTER 2.83, INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

1. IN CASE OF EMERGENCY, CALL _____ AT WORK PHONE OR HOME # _____
2. SEGMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY COVERED TO PREVENT EROSION. STOCKPILES SHALL BE LOCATED TO THE STREETS DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4. APPROPRIATE BARRIERS FOR CONSTRUCTION-RELATED MATERIALS WASTE, SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES BY WIND OR RUNOFF.
5. RINOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TRATED TO REDUCE OR REMOVE SEDIMENTS AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGE PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A MANNER THAT ALL MATERIALS OF TOXIC OR DISCHARGED OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE DO THEY NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOIL OR LEACHED CHEMICALS, WASTES FROM HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, AGENTS, OIL LUBRICANTS, AND HYDRAULIC, RADIATION OR BATTERY FLUIDS, FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLUORABLE WASTES, WASTE FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGRASSING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.

DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED APPROPRIATE AREA ON SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE

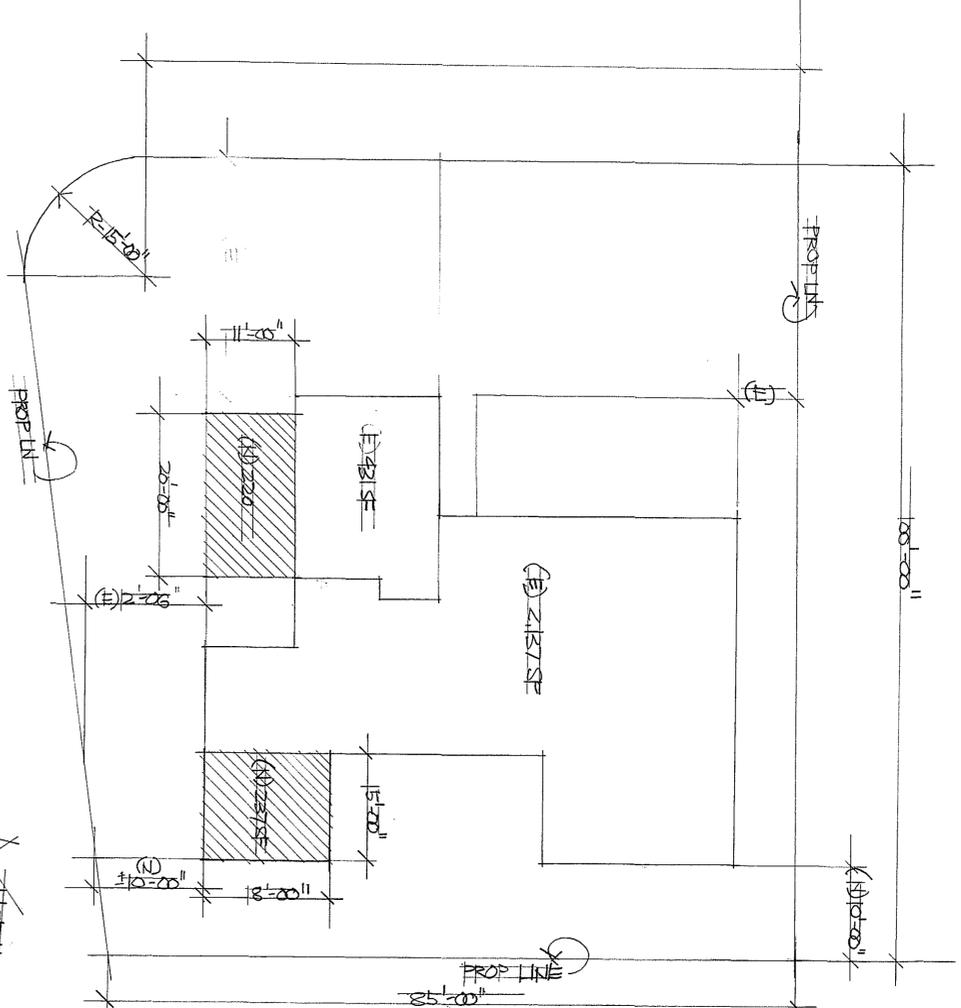
13. MINIMUM R-13 INSULATION TO NEW EXTERIOR WALLS.
14. ALL GENERAL LIGHTING IN BATHROOMS MUST BE FLOURESCENT.
15. MINIMUM DUAL GLAZING REQUIRED IN ALL NEW WINDOWS.
16. PLYWOOD TO BE COX GRADE.
17. FRAMING LUMBER TO BE STANDARD GRADE OR NO. 2. ALL FRAMING LUMBER TO BE GRADE MARK.
18. LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
19. CONCRETE MIX 1 PART CEMENT 3 PARTS SAND & 4 PARTS ROCK MAXIMUM 1 1/2 GALLONS WATER PER BAG OF CEMENT.
20. CONCEALED SPACES OF WALLS PARTITIONS & FLOORING SHALL BE FIRE STOPPED WITH 2" MATERIALS THE FULL WIDTH OF THE STUDS AT THE FLOOR AND CEILING LEVELS & AT THE FLOOR & CEILING LEVELS & AT THE INTERFACES NOT TO BE EXCEED 1" HORIZONTALLY.
21. ALL NEW WINDOWS ARE SAFETY DUAL PANEL GLAZING.
22. SHOWER & TUB ENCLOSURE MUST BE APPROVED SAFETY GLAZING TEMPERED & DOORS MUST SWING OUT OF SHOWER WINDOWS AT SHOWERS & TUBS SHALL BE TEMPERED. SHOWER AREA & WALLS SHALL BE CEMENT PLASTER TILE TO THE HEIGHT NOT LESS THAN 1" ABOVE THE DRAIN INLET.
23. WATER CLOSET SHALL BE AN ULTRA LOW FLUSH TYPE WITH 1.28 GALLONS MAXIMUM PER FLUSH. SHOWER HEADS (2.5GPM) & FAUCETS TO (2.5GPM).
24. THE COMBINED HORIZONTAL & VERTICAL LENGTH (WITH UP TO 90 DEGREE ELBOWS) MAY NOT EXCEED 14 FEET. DUCTS MUST TERMINATE ON THE OUTSIDE OF THE BUILDING & SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER.
25. ALL SHOWER & TUB SHOWER SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
26. ABS & PVC DWP PIPING INSTALLATION SHALL BE LIMITED TO STRUCTURES NO EXCEEDING TWO STORES HEIGHT.

DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

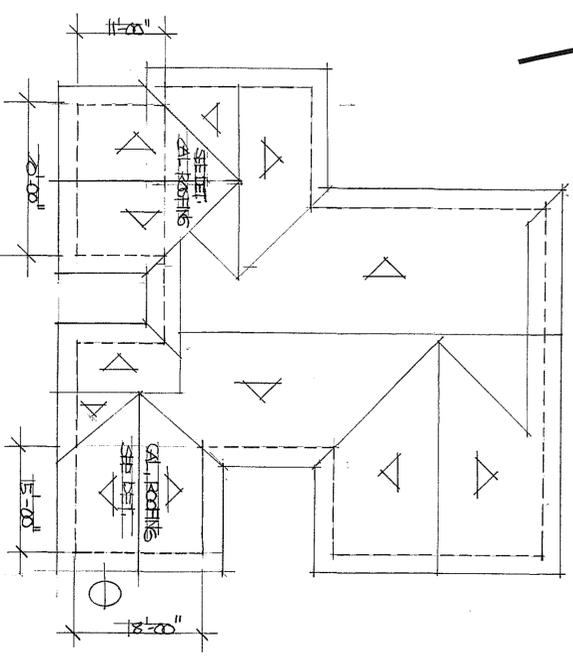
10. DEWATERING OR CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUND WATER REQUIRES NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE RESIDENTIAL WATER QUALITY CONTROL BOARD.
11. CONSTRUCTION OF THE PERMITTED AREA REMEDIATION MUST BE DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARDS DISTURBED FACILITIES.
12. THE PERMITTEE AND CONTRACTORS SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTION TO PREVENT PUBLIC TRESPASSON TO AREAS WHERE IMPROVED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS THE RESULT OF THE THEORY OF GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSORS AND PROPERTY OWNERS. THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENTION LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DRAINS WHEN RAINS OCCUR.
16. PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE 5-WAY RAIN PROBABILITY FORECAST EXCEEDS 50%.
17. SEGMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF REGION AND SEGMENTS CONTROL OF SOIL SHALL BE PROPERLY COVERED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUN-OFF, VEHICLE TRACKING OR WIND.
18. ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTY BY WIND OR RUNOFF.

ROOF NOTES:

1. ATTIC SPACES SHALL BE PARTITIONED BY DRAFTERS INTO AREAS NOT TO EXCEED 3,000 SQ. FT. AND SHALL BE VENTED IN ACCORDANCE WITH THE BUILDING CODE.
 2. ALL ROOF FLASHING TO BE 26 GAUGE GALVANIZED IRON AND PAINTED TO MATCH ROOFING COLORS, U.N.O.
 3. NOT USED
 4. BUILDING COMPLIES WITH 2010 CBC, CPC, CMC, CEC, AND HABC.
 5. REMODELS WITH PARTIAL DEMOLITION. AQUAD NOTIFICATIONS IS REQUIRED 10 DAYS BEFORE BEGINNING OF ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT COMMUNITY DEVELOPMENT DEPARTMENT COUNTER.
- NOTE:
ALL ROOF SLOPES SHALL BE 4:12 OR OTHERWISE NOTED.



SITE PLAN



ROOF PLAN

CALCULATED DATA	
LOT SIZE	9,200 SF
AREA	340=152'-0"
LOT NO.	39
zoning: R-1	
NEW	270 SF
EXISTING	2,137 SF
SUBTOTAL	2,407 SF
GARAGE (E)	481 SF
(N)	220 SF
TOTAL	3,208 SF

LEGAL DESCRIPTION	
ARCHITECTURAL	
A-1 SITE/ROOF PLAN & NOTES	
A-2 FLOOR PLANS/DOORS & WINDOW NOTES	
A-3 ELEVATIONS	
A-4 ELEVATIONS	
A-5 SECTION	
STRUCTURAL	
S-1 FOUNDATION PLANS/NOTES	
S-2 FLOOR & ROOF FRAMING PLAN	
S-3 DETAILS	

NOTES:
THIS PLAN SHALL COMPLY TO THE 2010 CBC, CPC, CMC, CEC & CEC 2019 EDITION

PROJECT DATA
OWNER: NENITA CORDERO
MARIAN NEJIA
(949) 394-8708
38 VACAVILLE, IRVINE, CA, 92602

DESIGNER: GIBSON LIMBADO
6480 VICTORS DR. LA HABRA, CA 90638
(562) 335-4155

TYPE OF OCCUPANCY: I-R-3.1
SHALL COMPLY WITH CHAPTER 4 SECTION 425 (CBC 2019)
CAPACITY: 9 ABILITY A TOPY
SPRINKLER & FIRE SYSTEM SHALL BE SUBMITTED LATER BY A PRIVATE CONTRACTOR

REVISIONS

BY		

NENITA CORDERO
MARIAN NEJIA / (949) 394-8707
38 VACAVILLE, IRVINE, CA, 92608

ROOM ADDITION
302 FAIRWAY LN, PLACENTIA, CA, 92268

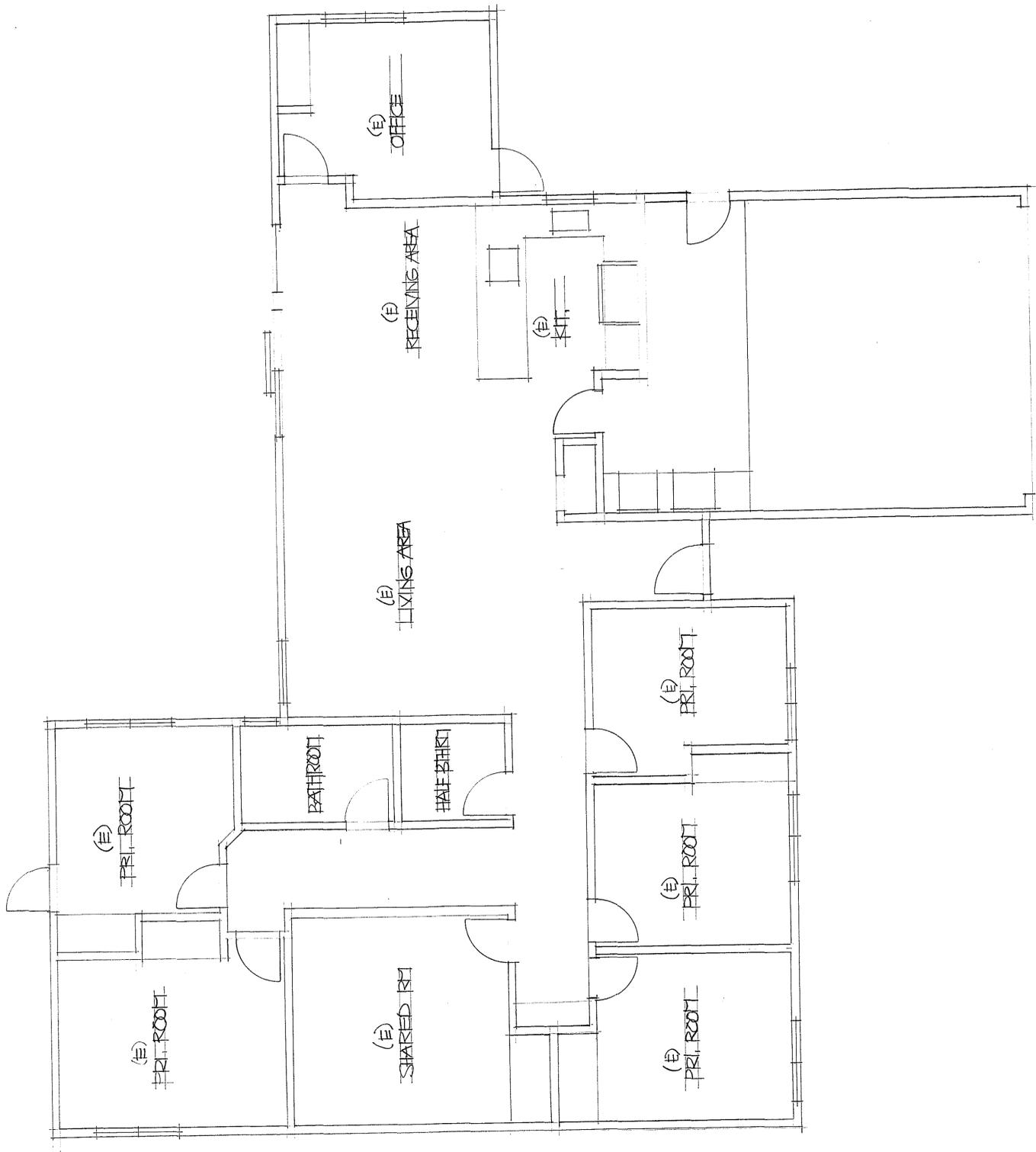
Date: 9/29/20
Scale: 1/4" = 1'-0"
Drawn: GHL
Job: 1
Sheet: A-1 of 1 Sheets

REVISIONS	BY

NENITA CORDERO
 MARIAN MEJIA (949) 394-8207
 28 VIKARVILLE, IRVINE, CA, 92608

ROOM ADDITION
 302 FAIRMAY LN, PLACENTIA, CA, 92128

Date 9/29/20
 Scale 1/4" = 1'-0"
 Drawn GHL
 Job 1
 Sheet A-4
 of 4 Sheets 8



EXISTING FLOOR PLAN 1/4" = 1'-0"



302 Fairway Lane, Placentia, CA 92870
www.agapecongregateliving.com

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

Re: **STATEMENT OF USE**
302 Fairway Lane, Placentia, CA 92870

Dear Sir/madam:

Agape Congregate Living Facility (“Agape”) is a Congregate Living Health Facility (CLHF) licensed by the California Department of Public Health (CDPH) similar to a skilled nursing facility with a non-institutional, home-like environment, and having between six (6) to eighteen (18) beds. Agape is currently operating with 6 beds and is seeking a Conditional Use Permit (CUP) to increase to 9 beds. Pursuant to Cal.Health & Safety Code § 1267.16(c), congregare living health facility of more than six beds for persons who are catastrophically and severely disabled shall be subject to the conditional use permit requirements of the city or county in which it is located unless those requirements are waived by the city or county. Accordingly, Agape is seeking a CUP to operate the facility with 9 beds.

Agape is owner operated with the support of medical doctors and licensed nurses. The owners of Agape concurrently own and operate Residential Care Facilities for the Elderly (RCFE) in Placentia. Agape facility provides post-hospitalization long-term continued care for patients who are catastrophically and severely disabled in a home setting. This type of home setting provides optimal assistance in meeting the multifaceted needs of patients and their families during the recovery period, as well as those requiring care for chronic conditions. All of our patients are bedridden and most are dependent on ventilators.

Currently, we have 3 young adults (21 – 24 years old) that were born with disabilities and is permanently residing at Agape facility. They came from Healthridge Children’s Hospital and if it wasn’t for our facility they would have to be placed in a larger institutional type setting without warmth of a homelike setting for these young adults. They all have private rooms and they are decorated to their liking. We have another patient who is 44 years old and has locked in syndrome (i.e., is not physically able to move or talk) but he’s totally alert and enjoys watching TV in his own room. Our 2 other patients are elderly 65+ years old and both are ventilator dependent.

We provide 24-hours/day 7 days/week skilled nursing services to our 6 patients. In each 12-hour day shift (7:00am – 7:00mp) we have 3 employees and each 12-hour evening shift, we



302 Fairway Lane, Placentia, CA 92870
www.agapecongregateliving.com

have 2 employees. With 9 patients, we would have 3 employees during the night shift and the same 3 employees for the day shift. There is no vehicle in conjunction with the use of the Agape facility since we do not provide transportation. For example, if a patient is being admitted or discharged, we would use an ambulance service. Except for cars of employees during each shift and some employees use public transportation, there is no vehicular used in conjunction with this business. The medical equipment are minimal and portable – mostly ventilators, feeding pumps and oxygen concentrators. We also have a backup generator that is stored outside the home and will not need to be upgraded for the operation of a 9-bed facility.

Due to the Covid-19 pandemic, hospitals have a shortage of beds and we have been contacted by hospitals to transfer their non-Covid patients to our facility. As such, we are seeking this CUP to increase the number of beds and at our little level, accommodate and help the community.

Please let me know if you have any questions or need anything further. Thank you for your consideration.

Best regards,

Nicolas Oudinot
(310) 994-9181