



Placentia Planning Commission Agenda

Regular Meeting

April 9, 2024

6:30 p.m.

City Council Chambers

401 E. Chapman Avenue, Placentia, CA

Frank Perez
Chair

Nick Polichetti
Vice Chair

Brandon Evans
Commissioner

Thomas Ingalls
Commissioner

Juan Navarro
Commissioner

Matthew Rocke
Commissioner

Susan Silvestri
Commissioner

Procedures for Addressing the Commission

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

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

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

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124

Fax: (714) 528-4640

Website: www.placentia.org

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

CALL TO ORDER:

ROLL CALL:

Commissioner Evans
Commissioner Ingalls
Commissioner Navarro
Commissioner Rocke
Commissioner Silvestri
Vice Chair Polichetti
Chair Perez

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR:

1. **Planning Commission Meeting Minutes – March 12, 2024**
Recommended Actions: Approve

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Applicant:** Maximus Kurera

Project Location: 201 E. Madison Avenue

Request: USE PERMIT NO. UP 1969-05 MODIFICATION 2 (MOD 2). A request to expand the total permitted enrollment of students from 68 to 84 to accommodate an infant center with a capacity of 16 infants, along with associated parking improvements, for an existing daycare facility at 201 E. Madison Avenue, within the R-1 Single-Family Residential Zoning District.

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. UP 1969-05 MOD 2; and

2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2024-05, a resolution of the Planning Commission of the City of Placentia approving and making findings to permit UP 1969-05 MOD 2, allowing the expansion of the total permitted students from 68 to 84 at an existing daycare facility at 201 Madison Avenue within the Single-Family Residential 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.

OLD BUSINESS:

NEW BUSINESS:

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

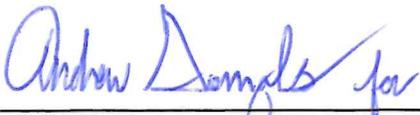
Commission members may make requests or ask questions of Staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on May 14, 2024, 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 April 9, 2024, Regular Meeting of the Planning Commission of the City of Placentia was posted on April 4, 2024.



Joseph M. Lambert, Secretary

**PLACENTIA PLANNING COMMISSION
MINUTES
REGULAR MEETING
March 12, 2024
6:30 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

CALL TO ORDER: Commissioner/Chair Perez called the meeting to order at 6:35 p.m.

ROLL CALL:

PRESENT: Commissioner Evans, Ingalls, Navarro, Roche, Perez

ABSENT: Commissioner Silvestri, Polichetti

STAFF PRESENT:

Assistant City Attorney Russell Miyahira, Director of Development Services Joe Lambert, Planning Manager Andrew Gonzales, Associate Planner Lesley Whittaker, Planning Technician Devan Wells, Administrative Assistant Margie McCoy

PLEDGE OF ALLEGIANCE: Commissioner Ingalls

ORAL COMMUNICATIONS: None

CONSENT CALENDAR:

1. **Minutes**
Placentia Planning Commission Meeting of:
February 13, 2024
Recommended Action: Approve
(Approved 4-0-2-1 as recommended)

Motion by Roche second by Navarro and carried a (4-0-2-1) vote to approve the Consent Calendar.

Ayes: Ingalls, Navarro, Roche, Perez

Noes: None

Absent: Silvestri, Polichetti

Abstain: Evans

REGULAR AGENDA: None

PUBLIC HEARING:

1. **Applicant:** City of Placentia

Project Location: City Wide

ZONING CODE AMENDMENT (ZCA) NO. 2024-01 TO AMEND THE PLACENTIA MUNICIPAL CODE (PMC) CHAPTER 23.111 REGARDING AMORTIZATION OF USES AND PRESERVATION OF PROPERTY RIGHTS RELATED TO LEGAL NON-CONFORMING USES; AND, TO AMEND THE PLACENTIA MUNICIPAL CODE TO OMIT CHAPTER 23.37 TITLED "SF-C SANTA FE-COMMERCIAL DISTRICT" AND

TO MAKE CONFORMING AMENDMENTS TO THE PLACENTIA MUNICIPAL CODE CHAPTER 23.08, CHAPTER 23.82, CHAPTER 23.90, AND CHAPTER 22.24 OMITTING REFERENCES TO THE "SF-C SANTA FE-COMMERCIAL DISTRICT"

Recommended Action: Approve

(Approved 5-0-2 as recommended)

Chair Perez opened the Public Hearing at 6:39 p.m.

Director of Development Services Joseph Lambert began by stating that the Transit Oriented Development (TOD) Land Use Expansion project was brought before the Commission at the January 23rd Planning Commission Meeting, was evaluated, and recommended for approval at that time. On February 6th of this year, the City Council adopted the General Plan Amendment and conducted the first reading of the Ordinance to change the zoning of the project area. Two weeks later, on February 20th, the City Council adopted the ordinance and the resulting zone change for the TOD expansion. Currently, it is fully effective and resulted in the expansion of the TOD zone by 14.5 acres. There were two property owners at the January 23rd Planning Commission meeting who did not speak at the meeting. However, after the meeting, the property owners who owned property on Cameron Street had concerns about the legal non-conforming language written in the TOD Zone adopted in 2017. They then asked their legal counsel to reach out for clarification and to be sure their rights would be retained. City Council gave direction to Staff to make some amendments to that code section to clarify these areas of concern. Working with the City Attorney's office and their land use specialists, that code amendment was prepared, and requires a Planning Commission recommendation before the Ordinance goes to the City Council.

Additionally, an amendment was made to the Municipal Code to omit the old Santa Fe Commercial District (Chapter 23.37) as there are no longer properties zoned Santa Fe Commercial, as most of those properties are now included in the 2017 Old Town Zone. The Clementine Condominiums located on Santa Fe and Bradford are an exception as that project was rezoned to R3, and also designated High Density Residential as part of the 2019 General Plan update process.

Chair Perez closed the Public Hearing at 7:05 p.m.

Motion by Evans second by Rocke to adopt Resolution PC 2024-04, including the Zoning Code Amendment Number (ZCA) No. 2024-01 and recommend the adoption of the common-sense statutory exemption under section 15061 (b)(3) pursuant to CEQA.

Ayes: Evans, Ingalls, Navarro, Rocke, Perez

Noes: None

Absent: Silvestri, Polichetti

NEW BUSINESS: None

OLD BUSINESS: None

DEVELOPMENT REPORT:

Director Lambert stated that he's pleased to report that on February 29, 2024, the State Housing and Community Development Department certified our Housing Element that the Planning Commission evaluated several times. It was adopted by the City Council on

February 6th, 2024. This approval secures the ability to apply for additional grant funding opportunities specific to the City's Navigation Center and a host of other items. Securing certification has taken three years. Also, Staff is working with Mercy Housing on an affordable housing development on Baker Street in Old Town. A Development & Disposition Agreement went to the City Council recently because the Council intends to sell former redevelopment Agency property to the developer for a future housing development. Without Housing Element approval, funding wouldn't have been possible for any of the projects mentioned.

Final Certificate of Occupancy will be issued for the Cenza project, which is a JPI development on Crowther. Toll Brothers Homes on Alta Vista and Rose are working on model homes and anticipates an April or May groundbreaking type ceremony that Commissioners will be invited to. Santa Angelina Senior Apartments are substantially complete and will be getting their Certificates of Occupancy soon. The Hudson Townhomes continue to be under construction and will be pulling permits for more phases shortly.

The City of Placentia received a Letter of Commendation from the Secretary of State for addressing Health and Wellness City-Wide and for adopting the Health, Wellness & Environmental Justice Element back in 2019.

Commissioners commented on the various improvements around Placentia; street signs, wayfinding signage, themed parks, and street improvements, all contributing to creating a very nice community.

DIRECTOR'S REPORT: None

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT:

Chair Perez adjourned the regular meeting of the Planning Commission at 7:15 to the regular meeting of Tuesday, April 9, 2024, 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: DEVAN A. WELLS, PLANNING TECHNICIAN

DATE: APRIL 09, 2024

SUBJECT: **USE PERMIT NO. UP 1969-05 MODIFICATION NO. 2 (MOD 2); 201 E. MADISON AVE**

RECOMMENDATION:

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

1. Open the public hearing concerning Use Permit No. UP 1969-05 MOD 2; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC 2024-05, a resolution of the Planning Commission of the City of Placentia approving and making findings to permit UP 1969-05 MOD 2, allowing the expansion of the total permitted students from 68 to 84 at an existing daycare facility at 201 Madison Avenue within the Single-Family Residential 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.

STRATEGIC PLAN STATEMENT:

The item is consistent with the City Council-approved 5-Year Strategic Goal to achieve:

Continue seeking ways to diversify the City's revenue sources to prevent over-reliance on any one source (Measure U/Property Tax).

PROJECT BACKGROUND AND DESCRIPTION:

The subject property located at 201 E. Madison Avenue, within the Single-Family Residential (R-1) Zoning District, is directly opposite Valencia High School. Towne and Country Early Education Center is a longstanding daycare facility that was first founded in 1968.

Prior to its operation as a daycare facility, the subject site was improved with a single-family residence. Upon receiving Use Permit (UP) approval on March 11, 1969, the site underwent improvements to operate as a fully functional childcare facility. Subsequent expansions in total

student enrollment were successfully requested and approved in 1973 and 2017. The facility was remodeled in 2016, encompassing improvements to the school’s facilities, interior amenities, parking lot reconfiguration, as well as a façade upgrade.

The applicant, Maximus Kurera, is seeking to enlarge the permitted enrollment size of the Towne and Country Early Education Center. Mr. Kurera is seeking to change the enrollment capacity from 68 to 84 students. To accommodate this, the center proposes to construct a 1,756-square-foot, two-story building in place of an existing patio cover, as well as construct a new, 1,022-square-foot covered patio. The proposed project will also make associated parking lot improvements to the site in the form of a restriped parking lot, a relocated ADA-accessible ramp and parking space, as well as four new tandem employee parking spaces. These parking improvements will increase the total number of parking spaces from 13 to 15.

The surrounding uses are predominately residential and education-oriented (schools) uses. The property is presently accessible from a circular driveway along E. Madison Avenue, with dedicated one-way access onto and off the property. The applicant, Mr. Kurera, is the current operator of the Towne and Country Early Education Center.

Hours of operations are Monday through Friday, from 7:00AM to 6:00PM. Towne and Country is closed Saturday and Sundays.

| Existing Operating Hours | |
|--------------------------|-----------------|
| Monday – Friday | 7:00AM – 6:00PM |
| Saturday – Sunday | Closed |

In the applicant’s Statement of Use document, the daycare facility plans to have seven (7) full-time employees at the location.

PROJECT CHARACTERISTICS

Applicable Code Section: Placentia Municipal Code

The subject property is within the Single-Family Residential Zoning District (R-1). A large family day care home is permitted with a Use Permit (UP) in the R-1 Zoning District. Given that the permitted enrollment capacity is limited to 68 students, an expansion to the total enrollment requires a modification of the existing UP. It is in this vein that the Placentia Municipal Code (PMC), as described in Section 23.12.030, deems the use compatible with adjacent, permitted uses in the Zoning District. An original UP for the daycare was approved in 1969, as UP 1969-05. This use permit was modified in 2017 as UP 1969-05 MOD to permit an increase in the total enrollment capacity from 48 to 68 students, as well as to alter the previous existing operating hours. The submitted request aims to alter the approved enrollment student capacity from 68 students to 84, which conflicts with a condition of approval therefore requiring a modification to the original UP.

Subject Site and Surrounding Land Uses

Towne and County Early Education Center is an existing childcare and preschool facility located within an existing single-family residential district on the north side of E. Madison Avenue, between

Bradford Avenue and N. Kraemer Boulevard on a midblock parcel. The single-story facility includes a main learning center, a secondary classroom building, as well as a play area towards the rear of the site.

Subject Site and Surrounding Land Uses:

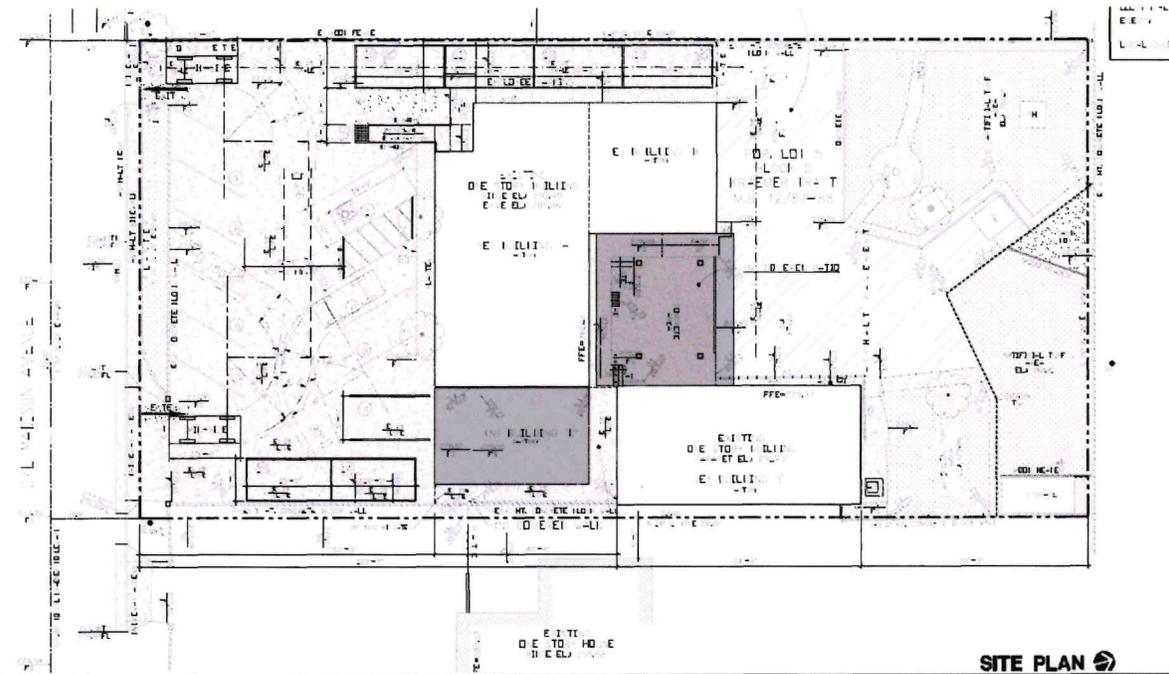
The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation, and zoning:

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

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The scope of the improvements proposed involves the construction of a new, 1,756-square-foot, two-story building, to be named “Building D”. Additionally, a new, 1,022-square-foot covered patio will be constructed in the existing backyard, along with a resurfacing of the existing asphalt. Building D will be built to accommodate a young children’s nursery, whereas the covered and partially enclosed patio will primarily serve as an outdoor dining area. The overall footprint is to remain in accordance with the maximum height limit, minimum setback requirements, and maximum lot coverage, among key development standards in the R-1 Zoning District. As such, the development is deemed to be in compliance with the PMC.



Parking

Pursuant to PMC Section 23.78.030, off-street parking is required at a ratio of one (1) space per employee, plus one (1) space per five (5) seats or 25 square feet of floor area, whichever is the lesser. With the increase in student capacity to 84 students, the facility will require a minimum of 24 parking spaces. In accordance with PMC 23.78.035, the Planning Commission could approve an alternate parking requirement if it determined that the required parking would result in an excessive number of parking spaces. A parking study conducted by LIN Consulting for the week of March 11, 2024 concluded that the parking conditions are satisfactory and can satisfy the assessed future demand. Specifically, LIN Consulting found that the maximum number of arrivals is six (6) vehicles for any five-minute period. It was further stated that even allowing for a 24% increase (68 to 84 children) in the number of peak arrivals, that existing parking would remain sufficient (Attachment 7).

Based upon this information, the City's traffic engineer reviewed the traffic study and concluded that the 15 proposed parking spaces are suitable for the demand produced by the Towne and Country Early Education Center. As such, this proposal currently has a level of parking adequate for the proposed expansion of the daycare.

The daycare facility currently has 13 parking spaces, with one of those being a dedicated ADA-accessible ramp and parking space. The daycare plans to restripe the existing parking lot, designate four (4) parking spaces as employee-only, in addition to relocating the existing ADA-accessible ramp and parking space. Following the construction of the proposed modifications, Towne and Country will have 15 parking spaces available for employees and guests.

The subject parking spaces are in the property's existing surface parking lot. According to the applicant, most students arrive and depart via their parents' private transportation. This form of arrival and departure is likely to have less of an impact on the amount of parking available. The parking lot

is presently accessible from E. Madison Avenue. Peak hours of students arriving and leaving are between 7:30AM-9:00AM and 4:30PM-6:00PM. In addition to the parking study, several site visits by City staff confirmed the availability of parking spaces throughout the day.

The orientation and dimensions of the on-site parking allows for the hassle-free entrance and exiting of mid-sized vehicles. A turn radius diagram provided by the architect depicts the approach and departure radius for vehicles utilizing the facility's parking.

Overall, Planning Staff is of the opinion that the proposed expansion does not negatively impact the quantity of existing parking spaces and will not adversely impact on-site vehicular circulation.

Other Departments' Concerns and Requirements

Project plans and information were submitted to different City departments and agencies. The Planning and Building Divisions, Public Works Department, Police Department, and Fire and Life Safety Department have reviewed the application and submitted comments but had no major concerns with the proposal that could not be addressed via conditions of approval. All applicable code requirements and conditions of approval have been incorporated in a resolution for consideration by the Planning Commission.

ISSUES ANALYSIS:

General Plan Consistency

In an overall review of the General Plan, the proposed infant care facility is found to be consistent with City policies, programs, and goals. General Plan policies advocate to: (a) increase the tax base of the City by supporting revenue-producing businesses that provide residents with basic and enhanced services; and, (b) create a more vibrant business community that benefits both residents and existing businesses; (c) Promote the development of distinct, well-designed focus areas that are served by transit, contain a mix of commercial or civic activities, are supported by adjacent residential areas, and serve as focal points in the community. The proposed project will fulfill these policies by both offering services and employment opportunities to surrounding residents, thereby protecting, and ensuring its long-term success.

Additionally, by offering dedicated services to the City's youngest residents, the expansion of the Towne and County Early Education Center will contribute to the scale and depth of educational and childcare services in the City. The center will also build upon existing children-oriented uses in the immediate vicinity of the proposed expansion. Such a relationship will not only bolster the city's educational and life skills offerings, but help to maintain a steady revenue stream, as encouraged by the General Plan.

Increased patronage will assist and stimulate further investment in the community and strengthen the City's economic vitality. The business is a longstanding legacy business situated in an area where its use (childcare) is not dissimilar from that of nearby Valencia High School and Kraemer Middle School. It can therefore be assumed that its operations will not impact sensitive land use receptors. As proposed, the proposed use follows the stated goals and actions of the Placentia General Plan.

PMC Consistency

Adoption of the recommended conditions of approval will result in a project that complies with the provisions of the R-1 Single-Family Residential Zoning District. The proposed project, with the 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 surrounding land uses, given that it is a modest expansion to an otherwise longstanding business in the City. Planning staff believes that this business use will complement existing nearby land uses, two of which are schools. Moreover, through expanding the City's physical educational offerings to include our youngest members of society, Planning staff believes that this will further aid in bolstering the quality of life for City residents. The nature of the use will not have adverse impacts on adjacent businesses and properties, as there are no significant noise or safety concerns, above and beyond what current exists.

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 1969-05 MOD 2 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 March 28, 2024, and legal notices were sent to property owners of record within a 300-foot radius of the subject property and posted at the Civic Center on March 28, 2024, pursuant to all applicable provisions of the PMC. As of April 4, 2024, staff have 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. Moreover, the project builds upon the stated goals and objectives of the R-1 Zoning District, which aims to guide development in the City's single-family residential areas.

With the recommended conditions of approval, the proposed expansion in total student enrollment and operation of children's childcare facility at an existing 4,163-square-foot children's education facility within the R-1 Zoning District will be compatible with adjacent land uses and will not result in any significant adverse impacts to the surrounding area.

RECOMMENDATION:

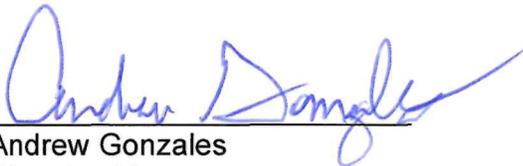
The Planning Division recommends that the Planning Commission of the City of Placentia adopt Resolution PC 2024-05 recommending approval of UP 1969-05 MOD 2; and finding that it is exempt from further CEQA review, pursuant to Section 15301 of the State CEQA Guidelines.

Prepared and submitted by:



Devan A. Wells
Planning Technician

Reviewed and approved by:



Andrew Gonzales
Planning Manager

Attachments:

1. Resolution No. PC-2024-05
2. Project Plans Dated and Received October 30, 2023
3. Statement of Use Submitted by the Applicant Dated and Received October 30, 2023
4. Site Photos
5. Vicinity Map
6. Legal Hearing Notice, Radius Map, and Mailing List
7. Parking Study prepared by LIN Consulting, Inc. Date received April 1, 2024.
8. Planning Commission Resolutions No. 405 (UP 69/05) and No. 627 (UP 73/02)

RESOLUTION NO. PC-2024-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. UP 1969-05 MODIFICATION NO. 2 (MOD 2) AND MAKING FINDINGS TO PERMIT UP 1969-05 MOD 2, ALLOWING THE EXPANSION OF THE TOTAL PERMITTED ENROLLMENT OF STUDENTS FROM 68 TO 84 TO ACCOMMODATE AN INFANT CENTER WITH A CAPACITY OF 16 INFANTS AT AN EXISTING DAYCARE FACILITY LOCATED WITHIN A SINGLE-FAMILY RESIDENCE AT 201 E. MADISON AVENUE, WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1) 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.

A. Recitals.

WHEREAS, Maximus Kurera, representing “Towne and Country Early Educational Center” (“Applicant” hereinafter), located at 201 E. Madison Avenue, filed an application for approval of Use Permit No. UP 1969-05 MOD 2, 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 April 9, 2024, 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 1969-05 MOD 2; 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 1969-05 MOD 2 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 a children's early education center, along with the construction to accommodate such, 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 Zoning District and (3) it is not anticipated that the proposed children's early education center 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 expansion of a children's early education center is consistent with the City's General Plan. A large family day care home is permitted via Use Permit in the Single-Family Residential Zoning District, pursuant to PMC 23.12.030. The General Plan Land Use designation for the subject site is Low-Density Residential (R-1).
- c. The proposed request for the establishment and operation of a children's daycare, 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 operation of a children's daycare is a conditionally-permitted use in the Neighborhood Commercial 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, and other similar uses have been conditionally permitted within other similar residential districts and within the same subarea of the Single-Family Residential Zoning District.
- d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the use permit approval process. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 1969-05 MOD 2 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 1969-05 MOD 2 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, and no expansion of the use is contemplated.

Section No. 4: The Planning Commission hereby directs that, upon approval of UP 1969-05 MOD 2, 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 1969-05-MOD 2, subject to the Conditions of approval contained in Attachment A hereto.

Section No. 6: The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a copy of this Resolution to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED THIS 9TH OF APRIL, 2024

FRANK PEREZ, 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 April, 2024, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of April, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

JOSEPH M. LAMBERT,
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM:

CITY ATTORNEY

Attachment A: Conditions of Approval for Use Permit No. 1969-05 MOD 2

**Attachment "A":
Special Conditions of Approval and Standard Development Requirements for
Use Permit No. UP 1969-05 Modification No. 2 (MOD 2)
201 E. Madison Avenue
(APN: 339-121-40)
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 shall be adhered to in accordance with the approval of Use Permit No. UP 1969-05 MOD 2.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Use Permit No. UP 1969-05 MOD 2 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. UP 1969-05 MOD 2 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 a 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 UP 1969-05 MOD 2 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 or changes to the business operation hours, which do not expand or intensify the present use, shall be reviewed by the Director of Development Services, and may be modified administratively. Modifications may be brought to the Planning Commission for modification at the discretion of the Director of Development Services.
7. The existing childcare and preschool facility shall have a maximum enrollment capacity of 84 students. There shall be no more than the maximum student capacity on the site at any given time.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant, 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.
9. 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.
10. 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 always maintain a valid city business license during operation of the business.
11. This UP may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
12. 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.

13. Developer shall pay all applicable residential DIF's prior to issuance of the first building permit, including but not limited to:
 - a. Developer shall pay in full to the City of Placentia, all applicable citywide Development Impact Fees adopted in and set forth in Placentia Municipal Code, Chapter 5 prior to issuance of the first building permit.
 - b. Developer shall pay Library development impact fees adopted and set forth in Placentia Municipal Code, Chapter 5 prior to issuance of first building permit.
14. Developer and/or property owner agrees to approve the incorporation of the project into the Community Facilities District No. CFD 2014-01 (Public Services) pursuant to the provisions of California Government Code Section 53311, et seq. Said annexation into CFD No. 2014-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
15. Developer and/or property owner agrees to approve the incorporation of the project into the Landscape Maintenance District No. LMD 1992-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into LMD No. 1992-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
16. Developer and/or property owner agrees to approve the incorporation of the project into the Street Lighting District No. SLD 1981-01 pursuant to the provisions of California Streets and Highways Code Section 22500, et seq. Said annexation into SLD No. 1981-01 shall be fully completed in accordance with California law prior to issuance of any Certificate of Occupancy for the project.
17. Developer and/or property owner agrees that the City may, at its sole election, require that, instead annexing into SLD 1981-01 and/or LMD 1992-1, the project shall be incorporated into a Community Facilities District to be created by the City pursuant to the provision of California Government Code Section 53311, et seq; the purpose of which, and the initial amount of the taxes and assessments thereunder, will be substantially the same, in whole or in part, as SLD 1981-1 and/or LMD 1992-1. Developer and/or property owner agrees to approve the incorporation of the project into said Community Facilities District.
18. 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:

Monday through Friday: 7:00AM – 6:00PM

Saturday through Sunday: CLOSED

- b. All doors shall be shut during normal business hours to avoid free unrestricted access into the facility.
 - c. Drop off and pick up of students shall not occur from idling vehicles within the drive aisles. Vehicles are required to park within a designated parking space and walk students into the facility.
 - 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.
19. This approval hereby supersedes the previously approved Condition of Approval No. 22 of Planning Commission Resolution No. 405 (Use Permit No. 1969-05), Condition of Approval No. 31 of Planning Commission Resolution No. 627 (Use Permit No. 1973-02), and Planning Commission Resolution No. PC-2017-03, as set forth herein. All remaining conditions of approval set forth in Planning Commission Resolution No. 405, Planning Commission Resolution No. 627, and Planning Commission Resolution No. PC-2017-03 shall remain in legal effect.

DEVELOPMENT SERVICES DEPARTMENT: BUILDING DIVISION:

- 20. Comply with the 2022 California Building Code (CBC), California Planning Code (CEC), California Plumbing Code (CPC), and California Mechanical Code (CMC).
- 21. An architect or engineer licensed in the State of California shall oversee the plan design, as well as their preparation.

CITY OF PLACENTIA LIFE AND SAFETY DEPARTMENT:

- 22. The following conditions have been applied to the above referenced project pursuant to the City of Placentia Fire and Life Safety Department adopted codes and standards, the 2022 California Fire Code and applicable rules, regulations, and standards. Conditions must be complied with as directed by Placentia Fire and Life Safety Department and shall be reviewed, permitted, inspected, tested, and approved in accordance with the requirements set forth.

Prior to Issuance of Permits

23. Placentia Fire & Life Safety Department at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at the time of plan review and/or inspections.
24. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.

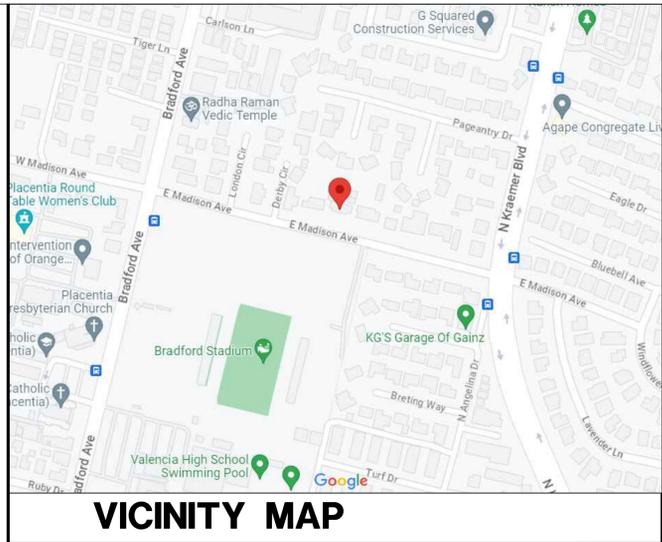
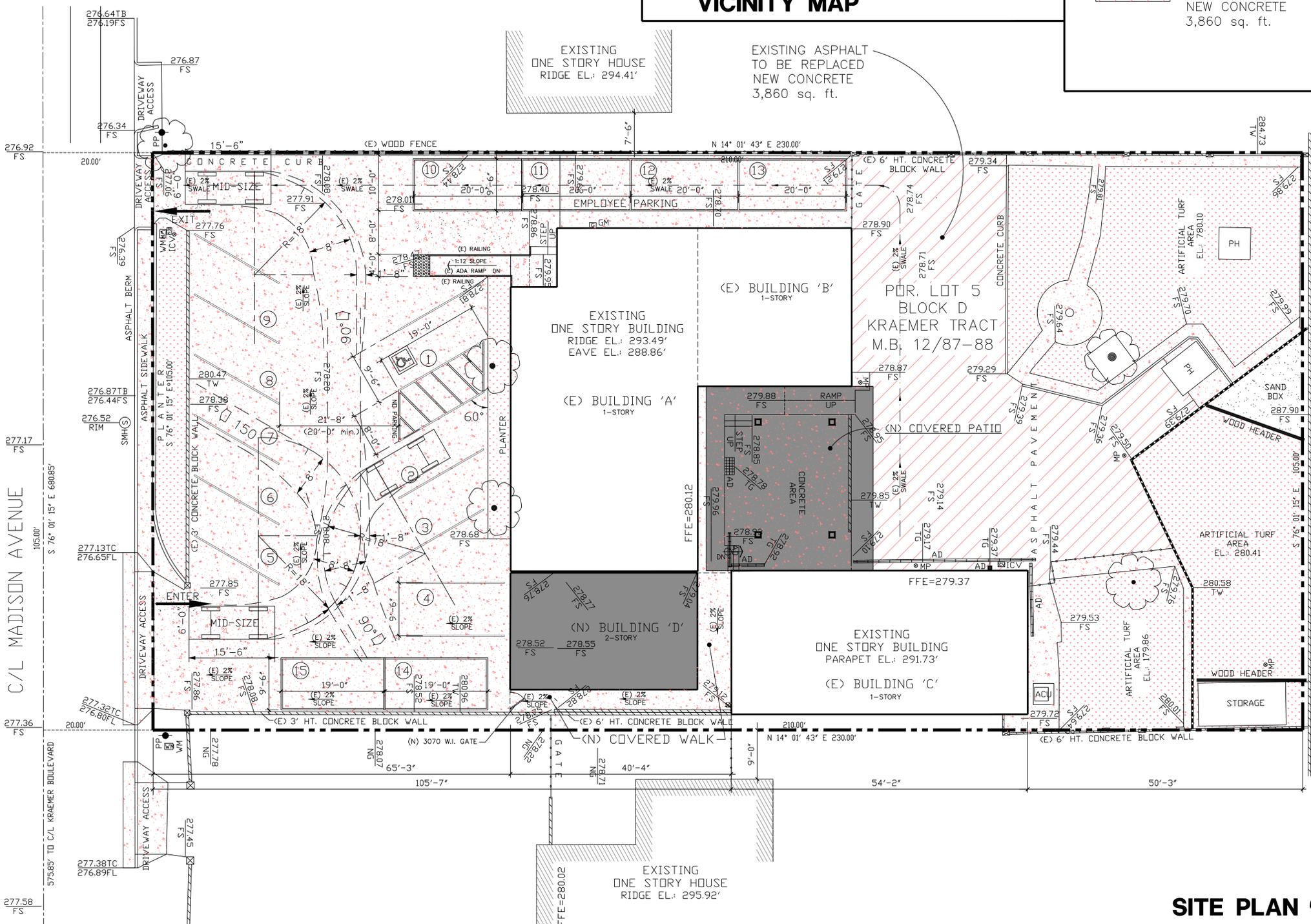
Prior to Construction

25. Private commercial fire access roads shall be no less than 20 feet wide and designed in accordance with PFLSD Fire Department Access and Water Requirements for Commercial and Residential Development Guidelines.
26. Roadways shall be extended to within one hundred and fifty feet (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turnaround shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Placentia Fire & Life Safety Department.
27. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Placentia Fire & Life Safety Department requirements and have specific plans and permits approved prior to installation. Knox brand key-operated electric key switch keyed to Placentia Fire & Life Safety Department specification are required. The Knox switch shall override all gate functions and open the gate.

Prior to Occupancy

28. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system may be required per local ordinance. The system shall comply with NFPA 13 Standards for Automatic Fire Sprinkler Systems. Plans shall be submitted to the Placentia Fire and Life Safety Department for review and approval in electronic format.
29. Prior to Fire Department clearance for occupancy, an automatic fire alarm system may be required. The system shall comply with NFPA 72 Standard for Fire Alarm Systems. If such a system is required, plans shall be submitted to the Placentia Fire and Life Safety Department for review and approval in electronic format.
30. Prior to final inspection or occupancy, portable fire extinguishers are required to be installed as directed by Placentia Fire & Life Safety Department Community Risk Reduction staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes with business systems that could conflict with the construction documents.

31. Knox emergency access key box is required within 10 feet of the main address or as approved by Placentia Fire & Life Safety. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
32. Provide plans as a PDF file for pre-fire planning use by the fire department. Information shall include locations of all exits, stairwells, and roof access. Also, the location of fire hydrants, fire department connections, post indicator valves, backflow prevention, gas, electrical, water, fire sprinkler risers and standpipe valves and shutoffs, and elevator and electrical equipment rooms, fire alarm panels, and remote annunciators. The symbols used for the pre-fire plan must be obtained from Placentia Fire & Life Safety Department.



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- EXISTING CONCRETE PAVING
- EXISTING LANDSCAPE
- EXISTING PLAYGROUND SAND
- EXISTING ASPHALT TO BE REPLACED NEW CONCRETE 3,860 sq. ft.

PROJECT SUMMARY

JOB DESCRIPTION: 2-STORY ADDITION & COVERED PATIO
 APN: 339-121-040 PRESCHOOL, NO CHANGE OF USE
 LOT AREA: 19,971 sq. ft. ZONING: R-1

OCCUPANCY: E PRESCHOOL
 CONSTRUCTION TYPE: V-B (non-sprinklered) 2-STORY
 EXISTING BUILDING 'A' AREA: 2,022 sq. ft. 27'-6" HEIGHT
 EXISTING BUILDING 'B' AREA: 841 sq. ft.
 EXISTING BUILDING 'C' AREA: 1,300 sq. ft.
 EXISTING TOTAL: 4,163 sq. ft.

PROPOSED BUILDING 'D' AREA: 708 sq. ft. 1ST FLOOR
 PROPOSED BUILDING 'D' AREA: 1,048 sq. ft. 2ND FLOOR
 PROPOSED TOTAL: 1,756 sq. ft.

EXISTING + ADDITION TOTAL: 5,919 sq. ft.

PROPOSED COVERED WALK: 336 sq. ft.
 PROPOSED COVERED PATIO: 985 sq. ft.
 LOT COVERAGE: 6,192 sq. ft. 31%

CODE COMPLIANCE

BUILDING: 2022 CALIFORNIA BUILDING CODE
 FIRE: 2022 CALIFORNIA FIRE CODE
 MECHANICAL: 2022 CALIFORNIA MECHANICAL CODE
 PLUMBING: 2022 CALIFORNIA PLUMBING CODE
 ELECTRICAL: 2022 CALIFORNIA ELECTRICAL CODE
 ENERGY: 2022 CALIFORNIA CODE OF REGULATIONS FOR ENERGY CONSERVATION, TITLE 19 & 24
 LOCAL CODES: CITY OF PLACENTIA MUNICIPAL CODES

SCOPE OF WORK

- EXISTING ASPHALT TO BE REPLACED NEW CONCRETE 3,860 sq. ft.
- REPAINT PARKING LOT INCLUDING H/C PARKING & LOADING SPACE
 - (4)-EMPLOYEE TANDEM SPACES
 - (10)-PARKING SPACES
 - (1)-H/C SPACE
 - (15)-TOTAL PARKING SPACES
- PROPOSED ADDITION ON 1ST FLOOR CLASSROOM & (1)-RESTROOM
- PROPOSED ADDITION ON 2ND FLOOR OPEN OFFICE W/ (1)-RESTROOM
- PROPOSED COVERED ENTRY
- (1)-NEW PACKAGED HEAT PUMP UNITS ON ROOF SCREENED BY A 42" HT. PARAPET WALL

SHEET INDEX

ARCHITECTURAL

- A1 PROJECT INFORMATION & SITE PLAN
- A2 NOT USED
- A3 FIRST FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 ROOF PLAN
- A6 EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS

| REVISIONS | BY |
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WALT PATROSKE DESIGN

SIGNED: *[Signature]*
 2132 S. GROVE AVENUE SUITE F
 PLACENTIA, CA 91761
 CELLULAR: 951/255-1788
 E-MAIL: WGPDESIGN@AOL.COM

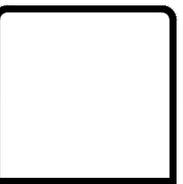
ADDITION / TENANT IMPROVEMENT

Placentia Towne & Country
 Early Education
 Preschool & Infant Center
 201 E. MADISON AVENUE
 PLACENTIA, CA 92870

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| DATE FEB. 22, 2024 |
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SITE PLAN

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WALT PATROSKE
DESIGN

SIGNED: *Walt Patroske*
2132 S. GROVE AVENUE SUITE F
ONTARIO, CA 91761
CELLULAR : 951/255-1788
E-MAIL: WGPDESIGN@AOL.COM

ADDITION / TENANT IMPROVEMENT
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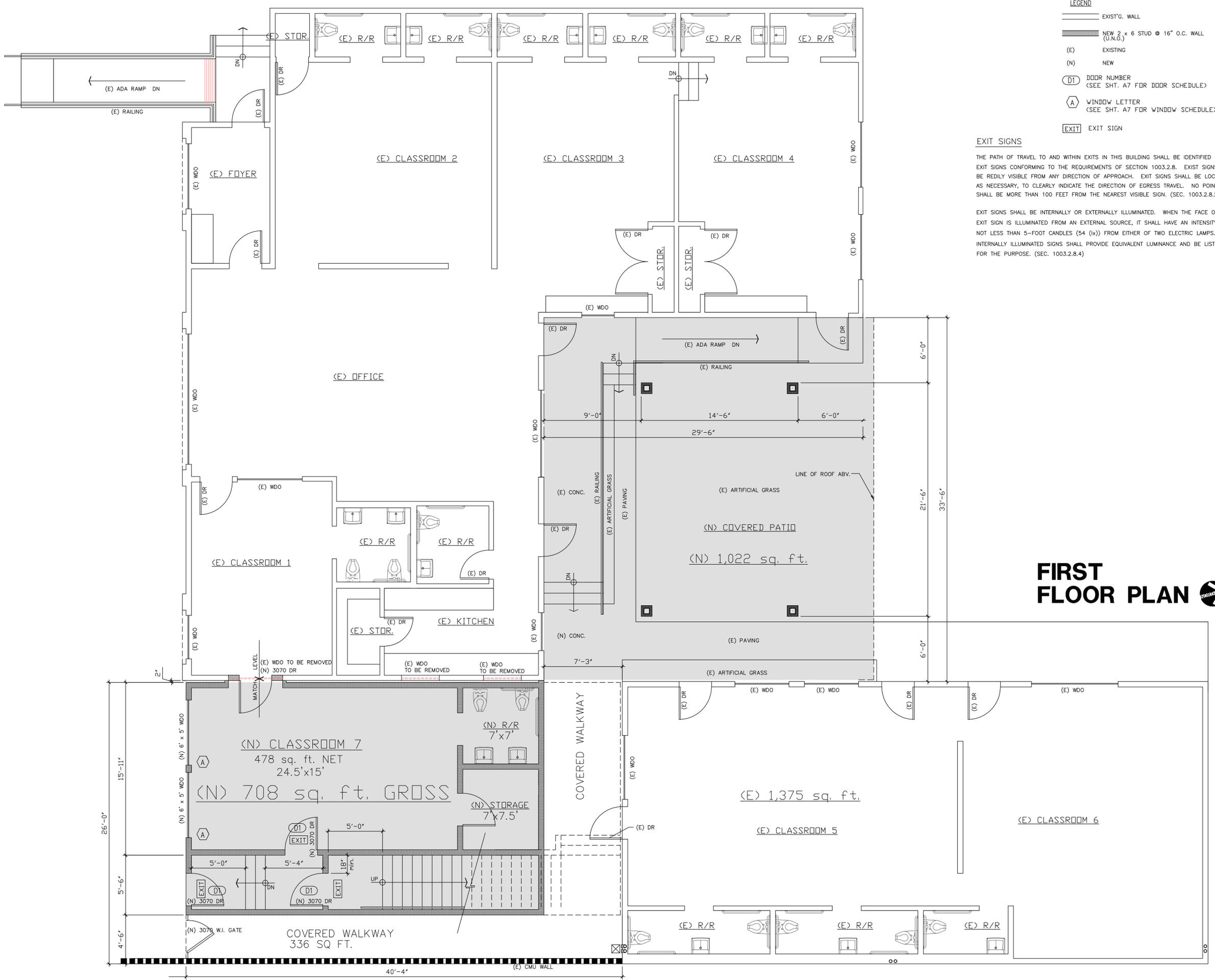
- LEGEND**
- EXIST'G. WALL
 - ▬ NEW 2 x 6 STUD @ 16" O.C. WALL (U.N.O.)
 - (E) EXISTING
 - (N) NEW
 - (D1) DOOR NUMBER (SEE SHT. A7 FOR DOOR SCHEDULE)
 - (A) WINDOW LETTER (SEE SHT. A7 FOR WINDOW SCHEDULE)
 - EXIT EXIT SIGN

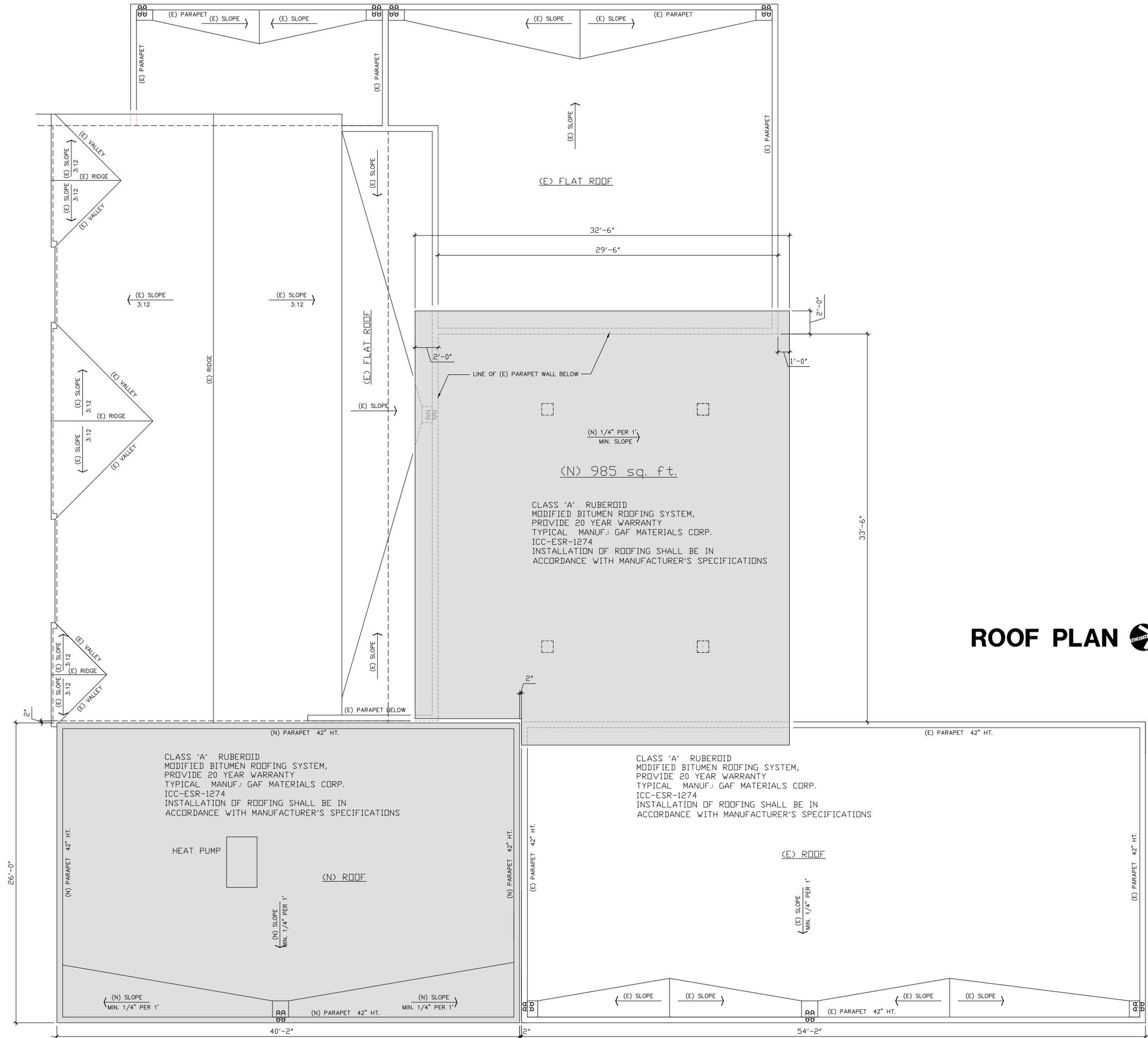
EXIT SIGNS

THE PATH OF TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1003.2.8. EXIST SIGNS SHALL BE REDLILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED, AS NECESSARY, TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN. (SEC. 1003.2.8.2)

EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES (54 (lx)) FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE. (SEC. 1003.2.8.4)

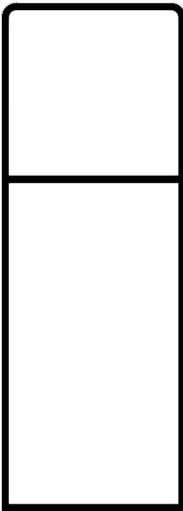
FIRST FLOOR PLAN





ROOF PLAN

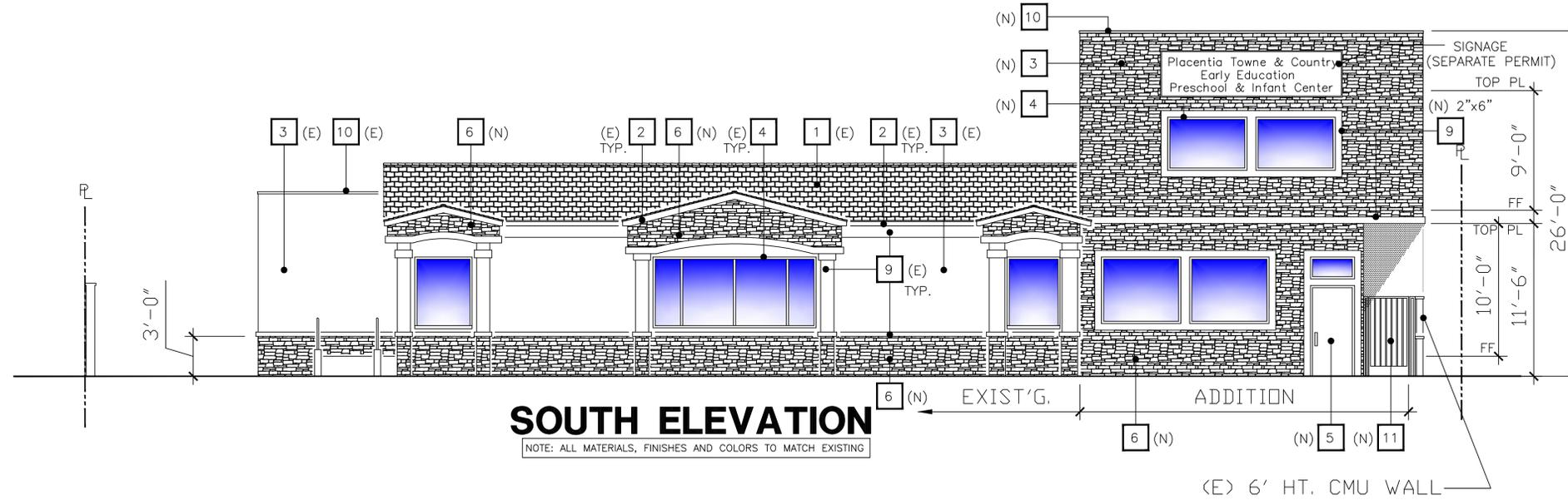
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WALT PATROSKE DESIGN
 SIGNED: *Walt Patroske*
 2132 S. GROVE AVENUE SUITE F
 ONTARIO, CA 91761
 CELLULAR : 951/255-1788
 E-MAIL: WPDDESIGN@GOL.COM

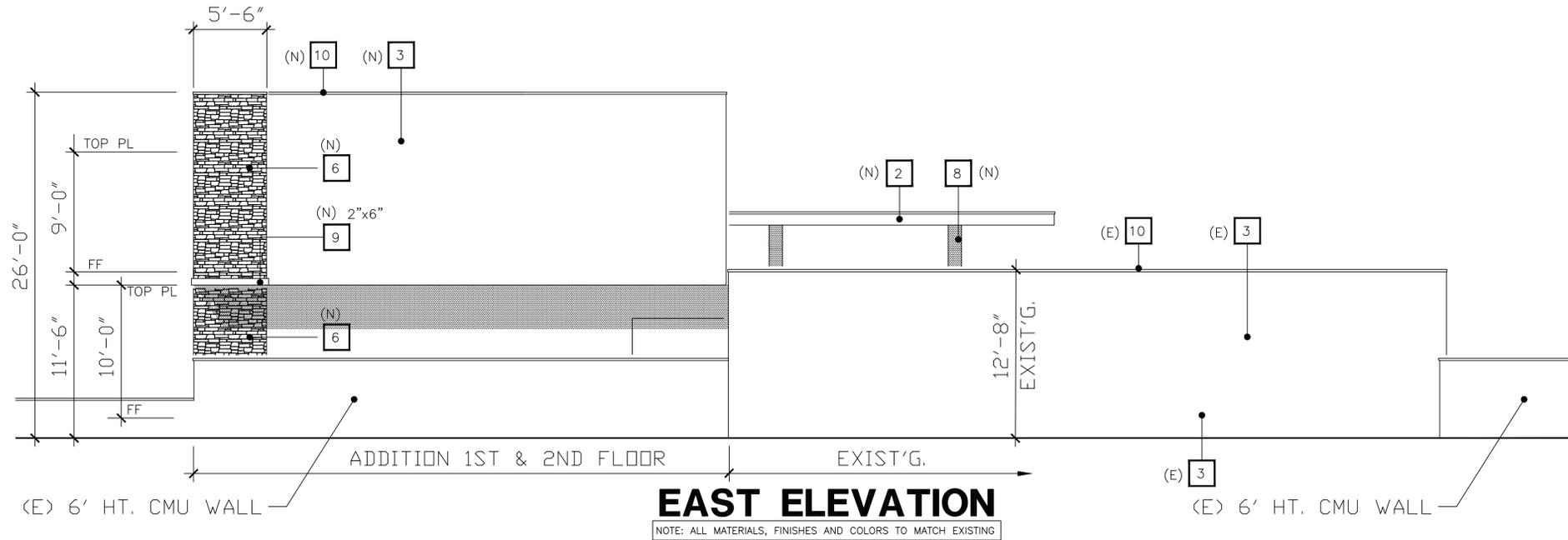
ADDITION / TENANT IMPROVEMENT
 Placentia Towne & Country
 Early Education
 Preschool & Infant Center
 201 E. MADISON AVENUE
 PLACENTIA, CA 92870

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| DATE FEB. 22, 2024 |
| SCALE 1/4" = 1'-0" |
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| SHEET |
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| OF SHEETS |



SOUTH ELEVATION

NOTE: ALL MATERIALS, FINISHES AND COLORS TO MATCH EXISTING



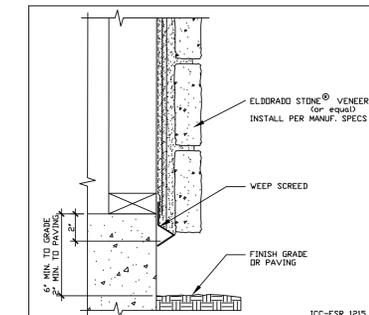
EAST ELEVATION

NOTE: ALL MATERIALS, FINISHES AND COLORS TO MATCH EXISTING

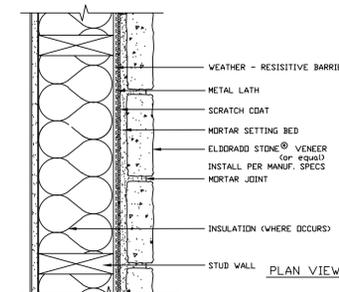
ELEVATION NOTES

| ITEM | MATERIAL | COLOR |
|------|---|----------------------------|
| 1 | ROOFING COMPOSITION ASPHALT SHINGLES | CHARCOAL BLEND |
| 2 | FASCIA 2 x 6 WOOD PAINTED DUNN EDWARDS | SNOW LODGE DE5799 |
| 3 | EXTERIOR STUCCO LA HABRA STUCCO SAND FINISH | BLUE GREY 504 |
| 4 | WINDOW VINYL FRAME / CLEAR GLASS | WHITE |
| 5 | DOOR METAL FACTORY FINISH | DARK GREY |
| 6 | STONE VENEER EL DORADO STONE | ALDERWOOD STACKED STONE |
| 7 | | |
| 8 | TUBE STEEL COLUMN PAINTED DUNN EDWARDS | SNOW LODGE DE5799 |
| 9 | FOAM TRIM STUCCO OVER LA HABRA STUCCO SAND FINISH | BLUE GREY 504 |
| 10 | 28 GA. GALV. METAL PARAPET CAP PAINTED DUNN EDWARDS | WHITE |
| 10 | METAL GATE 6' HT. PAINTED DUNN EDWARDS | BLACK |

(E) EXISTING
(R) REPLACED
(N) NEW

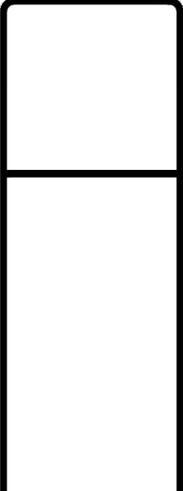


WEEP SCREED 1



STONE VENEER @ STUD WALL 2

| REVISIONS | BY |
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WALT PATOSKE DESIGN
 SIGNED: *Walt Patoske*
 2132 S. GROVE AVENUE SUITE F
 ONTARIO, CA 91761
 CELLULAR : 951/255-1788
 E-MAIL: WGPDESIGN@AOL.COM

ADDITION / TENANT IMPROVEMENT
 Placentia Towne & Country
 Early Education
 Preschool & Infant Center
 201 E. MADISON AVENUE
 PLACENTIA, CA 92870

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| DATE FEB. 22, 2024 |
| SCALE 3/16"=1'-0" |
| JOB NO. |
| SHEET |
| A6 |
| OF SHEETS |

Towne & Country Early Education Center



preschooltc.com 
towneandcountryeec@gmail.com 

RECEIVED
OCT 30 2023

(909)762-0153 
(714)524-2780

PLANNING

201 E Madison Ave. 
Placentia, CA 92870

Development Services Department
401 E Chapman Ave
Placentia, CA 92870
October 30, 2023

Here at Towne and Country, our ultimate goal is to provide a supportive, safe, fulfilling, and educational center that nourishes each child and readies them to be at the right developmental stage during their early years. Infancy is an imperative stage of any child's development; with a careful and well-designed infant care program, we can promote cognitive, social, and emotional development in children, setting them up for the success needed in later life. We strive to support our community with our early education center here in Placentia, however, we have had difficulty in providing that support when we receive inquiries for help about infant care. Plenty of communities surrounding us, and our very own community, lack high-quality infant care services. By allowing us to develop an infant care program, we can close this gap in our community and provide parents with a reliable and trusted option for the care of their infants. With permission to do so, we would have access to renovate one of our classrooms and supply it with any means necessary in order to ensure that we can properly care for infants.

I, Maximus Kurera, along with my wife, Lasanthi Kurera, have owned and invested Towne and Country Early Education Center with our passion for education. Towne and Country was established in 1968, therefore the school has been in operation for over 55 years making us one of the oldest schools in operation in north Orange County, continuously serving the community with its education program. My wife Lasanthi has taken pride in being the on-site administrator for our Placentia location for the past 32 years, as we acquired the school in 1991. Her experience has provided the community with a sense of belonging and has helped ease any parents' concerns when signing their children up for our education program. We maintain great contact with families, and ensure that our community's children retain the best quality in child care and education.

We are currently licensed for 68 children, ages 18 months to six years old. With the infant center, we could accept ages as early as six weeks old to two years old, with a 16 capacity. The infant center would allow us to employ an addition of minimum of four more employees. The addition to an infant center at Towne and Country allows us to build a network of support for families that need it.

We are open Monday through Friday for 11 hours a day, from seven in the morning to six in the evening. We have seven employees total; fortunately, all of our employees are full-time employees. Most of our employees are also fully CPR Adult/Infant certified. We ensure that all of our staff retains all of the qualifications and experience needed to meet our standards.



Maximus Kurera
Business Owner



ATTACHMENT 4. SITE PHOTOS
UP 1969-05 MOD 2; 201 E. MADISON AVENUE (APN: 339-121-40)





ATTACHMENT 4. SITE PHOTOS
UP 1969-05 MOD 2; 201 E. MADISON AVENUE (APN: 339-121-40)



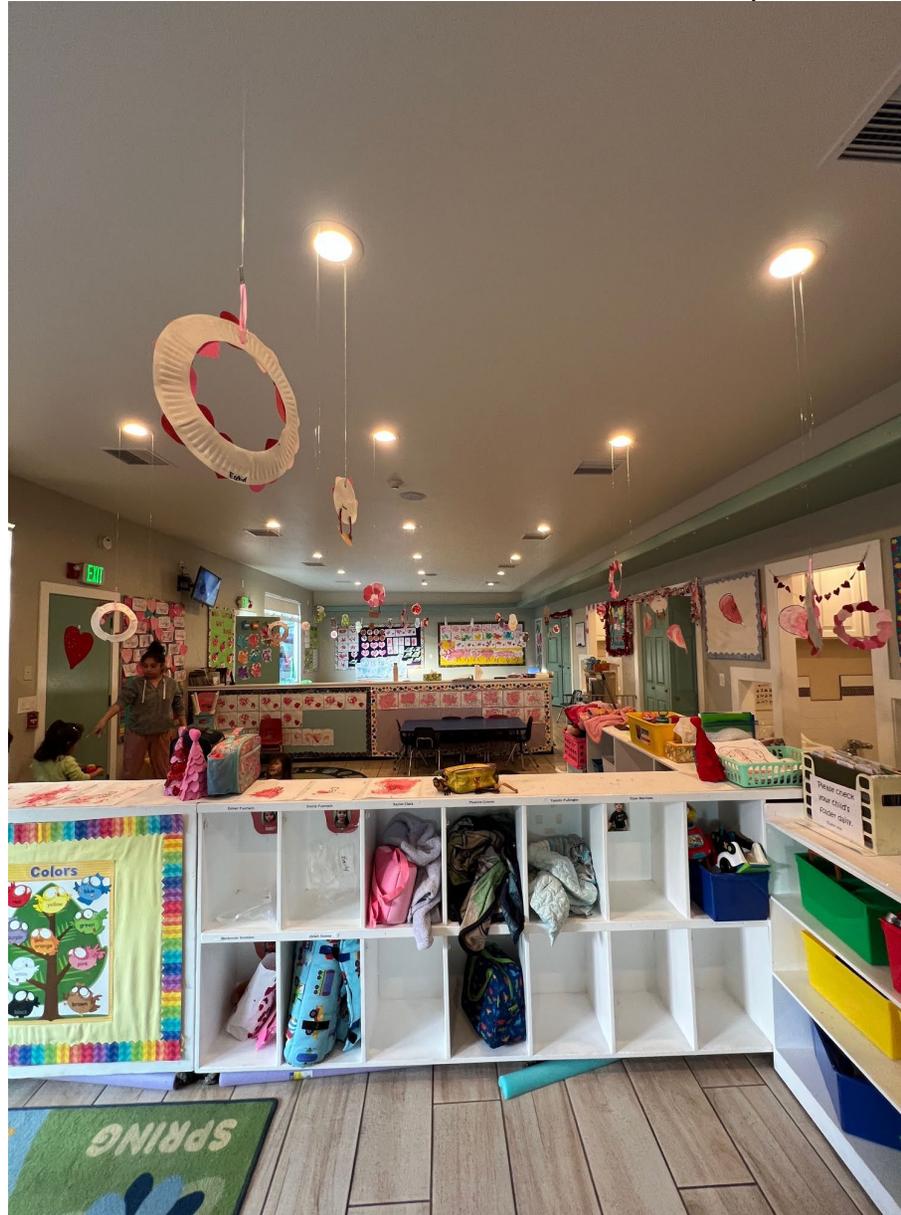


ATTACHMENT 4. SITE PHOTOS
UP 1969-05 MOD 2; 201 E. MADISON AVENUE (APN: 339-121-40)





ATTACHMENT 4. SITE PHOTOS
UP 1969-05 MOD 2; 201 E. MADISON AVENUE (APN: 339-121-40)





ATTACHMENT 4. SITE PHOTOS
UP 1969-05 MOD 2; 201 E. MADISON AVENUE (APN: 339-121-40)





ATTACHMENT 5. VICINITY MAP

UP 1969-05 MOD 2; 201 E. MADISON AVENUE (APN: 339-121-40)



AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA)
County of Orange) ss

I, DELAN A. WELLS say that on the 28th day of MARCH 2024 a copy of the notice attached hereto was mailed to each of the persons whose name and address appears on the attached list. Said mailings was done at the City of Placentia City Hall, Planning Division, located at 401 E. Chapman Avenue, Placentia, California

Project Address: 201 E. MADISON AVE, PLACENTIA, CA 92870
Case No.: UP 1969-05 MOD 2
Meeting Date: APRIL 09, 2024

I declare, under penalty of perjury, that the foregoing is true and correct.



Executed at Placentia, California on this 28th day of MARCH, 2024.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the Council Chambers of the Placentia City Hall, 401 E. Chapman Avenue on **Tuesday, April 09, 2024, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, to consider the following item:

APPLICANT: Maximus Kurera, representing the Towne and Country Educational Center

PROJECT LOCATION: 201 E. Madison Avenue
APN: 339-121-40

CASE NO.: Use Permit No. UP 1969-05 MOD 2

A request to modify Use Permit No. 1969-05 MOD to expand the operations of a daycare facility by enlarging the total permitted student enrollment from 68 to 84 to accommodate an infant center with a total capacity of 16 infants, including ancillary improvements to enlarge the daycare building by an additional 708 square feet, the construction of a new 1,022-square-foot patio, and the reconfiguration of the parking lot, all within the R-1 (Single-Family Residential) Zoning District on a property at 201 E. Madison Avenue.

ENVIRONMENTAL DETERMINATION (CEQA): The proposed development is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 -Existing Facilities) and City of Placentia Environmental Guidelines.

ALL INTERESTED PERSONS are invited to attend this hearing and express opinions upon the items listed above.

ANY WRITTEN MATERIALS to be submitted to the Planning Commission should be submitted to the Planning Division at least twenty-four (24) hours prior to the hearing. Ten (10) copies are requested.

IF YOU CHALLENGE this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or written correspondence delivered to the Planning Commission.

FURTHER INFORMATION on these items may be obtained at the Development Services Department, Planning Division, or by telephone: (714) 993-8124.

Joseph Lambert
SECRETARY TO THE PLACENTIA PLANNING COMMISSION

PUBLISHED: March 28, 2024
POSTED: March 28, 2024
MAILED: March 28, 2024

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Placentia will hold a public hearing in the Council Chambers of the Placentia City Hall, 401 E. Chapman Avenue on **Tuesday, April 09, 2024, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, to consider the following item:

APPLICANT: Maximus Kurera, representing the Towne and Country Educational Center

PROJECT LOCATION: 201 E. Madison Avenue
APN: 339-121-40

CASE NO.: Use Permit No. UP 1969-05 MOD 2

A request to modify Use Permit No. 1969-05 MOD to expand the operations of a daycare facility by enlarging the total permitted student enrollment from 68 to 84 to accommodate an infant center with a total capacity of 16 infants, including ancillary improvements to enlarge the daycare building by an additional 708 square feet, the construction of a new 1,022-square-foot patio, and the reconfiguration of the parking lot, all within the R-1 (Single-Family Residential) Zoning District on a property at 201 E. Madison Avenue.

ENVIRONMENTAL DETERMINATION (CEQA): The proposed development is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 -Existing Facilities) and City of Placentia Environmental Guidelines.

ALL INTERESTED PERSONS are invited to attend this hearing and express opinions upon the items listed above.

ANY WRITTEN MATERIALS to be submitted to the Planning Commission should be submitted to the Planning Division at least twenty-four (24) hours prior to the hearing. Ten (10) copies are requested.

IF YOU CHALLENGE this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or written correspondence delivered to the Planning Commission.

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Joseph Lambert
SECRETARY TO THE PLACENTIA PLANNING COMMISSION

PUBLISHED: March 28, 2024
POSTED: March 28, 2024
MAILED: March 28, 2024

PARA INFORMACIÓN EN ESPAÑOL, LLAME AL (714) 993-8124

PARA INFORMACIÓN EN ESPAÑOL, LLAME AL (714) 993-8124



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APPLICANT: **Maximus Kurera, representing the Towne and Country Early Education Center**

PROJECT LOCATION: **201 E. Madison Avenue
APN: 339-121-40**

CASE NO.: **Use Permit No. UP 1969-05 MOD 2**

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Joseph Lambert
SECRETARY TO THE PLACENTIA PLANNING COMMISSION

PUBLISHED: March 28, 2024
POSTED: March 28, 2024
MAILED: March 28, 2024

**CITY OF PLACENTIA
CERTIFIED PROPERTY OWNERSHIP LIST AFFIDAVIT**

STATE OF CALIFORNIA

COUNTY OF ORANGE

I, Robert Castro, hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described on the attached application and for a distance three hundred feet (300') from the exterior boundaries of the property described on the attached application.

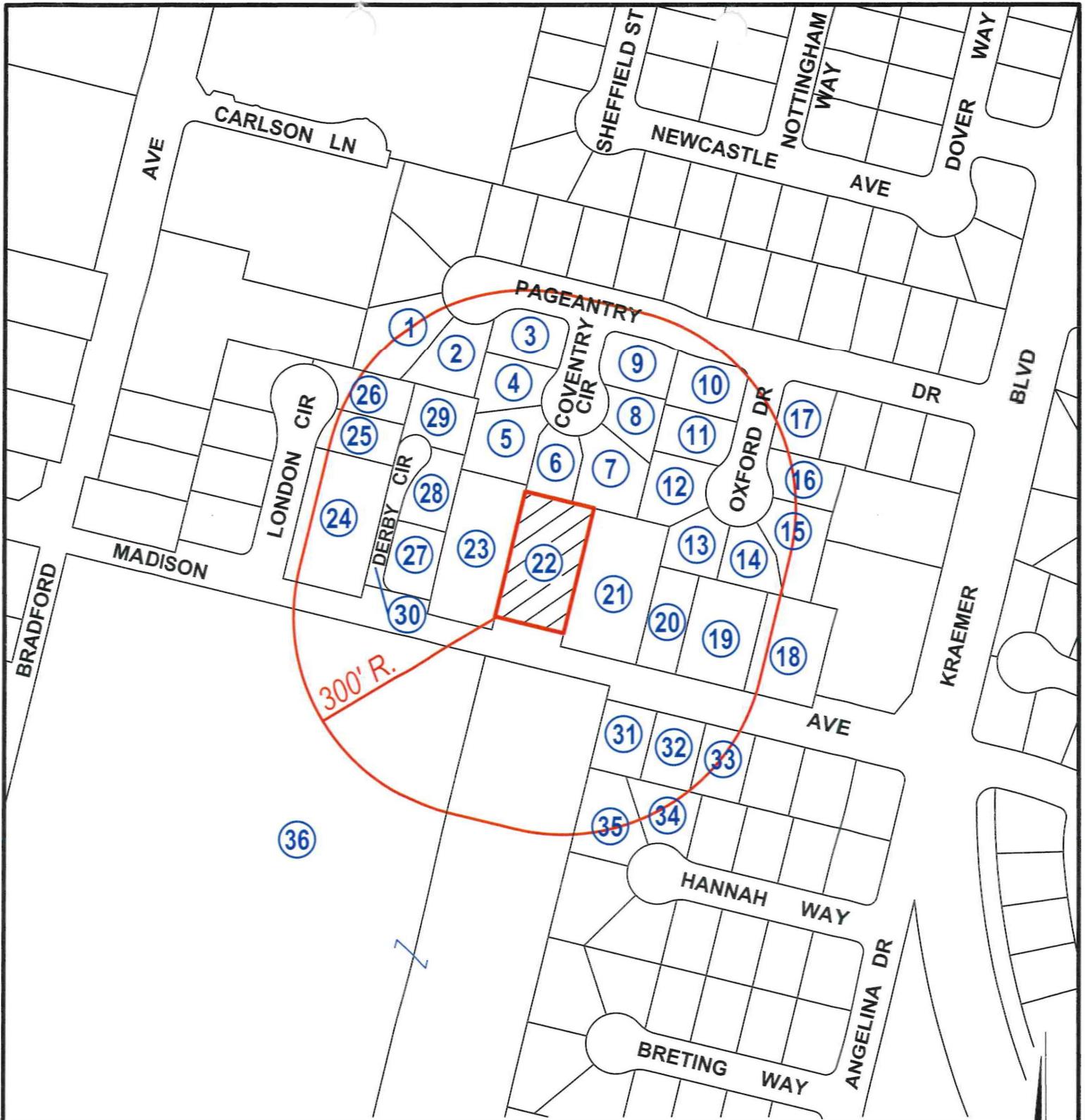
I, certify under penalty of perjury that the foregoing is true and correct.

Robert Castro
Signed

October 30, 2023
Date



201 E. Madison Ave., Placentia, CA 92870



300' RADIUS MAP

201 E. Madison Ave., Placentia, CA 92870



L.A. MAPPING SERVICE, INC

781 Pinefalls Ave., Diamond Bar, CA 91789
 (909) 595-0903 | info@lamapping.com
 www.lamapping.com

LEGEND



OWNERSHIP NO.



OWNERSHIP HOOK

CASE NO.

DATE: 10 - 30 - 23

SCALE: 1" = 200'



OWNERSHIP LIST

1 339-121-14
DANIEL & ANA CALZADA
126 PAGEANTRY DR
PLACENTIA CA 92870

2 339-121-15
JAFATTE E RUSSELL
130 PAGEANTRY DR
PLACENTIA CA 92870

3 339-121-16
ERIC E & EVELYN PEREZ
1037 COVENTRY CIR
PLACENTIA CA 92870

4 339-121-17
TALL PROPERTIES LLC
1156 W VALENCIA MESA DR
FULLERTON CA 92833

5 339-121-18
EDWIN VIJAY NORONHA
1029 COVENTRY CIR
PLACENTIA CA 92870

6 339-121-19
ANDREW J DAVIDSON
1025 COVENTRY CIR
PLACENTIA CA 92870

7 339-121-20
JAMES & JACQUELINE RUDY
1026 COVENTRY CIR
PLACENTIA CA 92870

8 339-121-21
EUGENE P WEIDNER
1032 COVENTRY CIR
PLACENTIA CA 92870

9 339-121-22
ROYCE T WATANABE
1038 COVENTRY CIR
PLACENTIA CA 92870

10 339-121-23
RAMON D & JEANETTE ADAME
1037 OXFORD DR
PLACENTIA CA 92870

11 339-121-24
FARSHAD MOHSENINEJAD
1031 OXFORD DR
PLACENTIA CA 92870

12 339-121-25
ERIC RANGEL
1025 OXFORD DR
PLACENTIA CA 92870

13 339-121-26
JEFFREY & SUSAN OGDEN
1019 OXFORD DR
PLACENTIA CA 92870

14 339-121-27
ABBY LYNN TRAX NANCY C TRAX
KOYANAGI
26334 W BURNETT RD
BUCKEYE AZ 85396

15 339-121-28
RODOLFO F MARQUEZ
1022 OXFORD DR
PLACENTIA CA 92870

16 339-121-29
DOUGLAS P SIFTER
1028 OXFORD DR
PLACENTIA CA 92870

17 339-121-30
ALBERTO R & MARIA GUTIERREZ
VALDEZ
224 PAGEANTRY DR
PLACENTIA CA 92870

18 339-121-36
RODOLFO MARQUEZ
1022 OXFORD DR
PLACENTIA CA 92870

19 339-121-37
DARLENE F MORRIS
213 E MADISON AVE
PLACENTIA CA 92870

20 339-121-38
IVAN ALBERTO & KRISTA ANN
RODRIGUEZ
209 E MADISON AVE
PLACENTIA CA 92870

21 339-121-39
DANIEL SMITH
205 E MADISON AVE
PLACENTIA CA 92870

22 339-121-40
PRIYALAL AND LASANTHI KURERA
201 E MADISON AVE
PLACENTIA CA 92870

23 339-121-41
THOMAS E WHITNEY
133 E MADISON AVE
PLACENTIA CA 92870

24 339-121-43
RICHARD L MARTINEZ
PO BOX 973
YORBA LINDA CA 92885

25 339-121-44
LUIS B CHIAPPINI
16132 VALLEY SPRINGS RD
CHINO HILLS CA 91709

26 339-121-45
CHIN-WEN CHENG
1020 LONDON CIR
PLACENTIA CA 92870

27 339-121-56
MANUEL J & ROSALIE A MOYA
PO BOX 723
PLACENTIA CA 92871

28 339-121-57
KATHLEEN LA MORE
1020 DERBY CIR
PLACENTIA CA 92870

29 339-121-58
MONICA & GINO ALIMONTI
1030 DERBY CIR
PLACENTIA CA 92870

30 339-121-59
EDWARD G WEBB
1744 E KATELLA AVE #6
ORANGE CA 92867

31 339-251-01
RICHARD L & BARBARA J TERRY
107 N MONTAGUE #A
FULLERTON CA 92831

32 339-251-02
JIN YEON & EUN KYUNG DOO
208 E MADISON AVE
PLACENTIA CA 92870

33 339-251-03
THOMAS JOEL & DEBORAH SUZANNE
WRIGHT
5220 PASEO PANORAMA
YORBA LINDA CA 92887

34 339-251-11
VINCENT & MELODY PADILLA
207 HANNAH WAY
PLACENTIA CA 92870

35 339-251-12
JOHN W & CATHERINE E GERMAN
201 HANNAH WAY
PLACENTIA CA 92871

36 339-261-02 & 09
PLACENTIA-YORBA LINDA UNIFIED
SCHOOL DISTRICT
1301 E ORANGETHORPE AVE
PLACENTIA CA 92870

WGP DESIGN
ATTN: WALT PATROSKE
2132 S GROVE AVE, SUITE F
ONTARIO CA 91761

L.A. MAPPING SERVICE, INC
ATTN: ROBERT CASTRO
781 PINEFALLS AVE.
DIAMOND BAR, CA 91789

March 29, 2024

P9873

Maximus Kurera
The Towne and Country Early Education Center
201 E. Madison Avenue
Placentia, CA 92870

Re: Parking Study for Towne and Country Early Education Center

Dear Mr. Kurera:

At your request, we have conducted a parking study for the Towne and Country Early Education Center (TCEEC) located at 201 E. Madison Avenue in the City of Placentia. The purpose of our study was to address two questions posed by City staff as part of the review of your Conditional Use Permit No. UP 1969-05. Specifically, the city was interested in knowing about parking usage and traffic circulation.

PROJECT UNDERSTANDING

TCEEC is an existing children care center of 4,163 square feet located at 201 E. Madison Avenue in the City of Placentia. It's seeking the City's approval for the addition of a two-story building (1,756 square feet for both floors) to facilitate staff's office and storage. A portion of the existing building will be renovated to facilitate a new infant care program with a capacity of 16. The proposed parking area consists of fifteen (15) parking spaces including one (1) handicap parking space and four (4) employee parking spaces.

TCEEC hours are from 7:00 AM to 6:00 PM, Monday through Friday. TCEEC has a maximum of 68 children and at any given time of the day a maximum of seven (7) employees.

TCEEC implemented the proposed parking area over the weekend of March 9, 2024 as shown in Figure 1.

OBSERVED PARKING USAGE

Based on conversations with TCEEC staff, LIN Consulting, Inc. (LCI) observed parking usage on March 12 and 14, 2024. On March 12, from 8:05 am to 10:30 am, we were present to monitor the morning drop-off times, and on March 14, from 3:00 pm to 6:10 pm, to observe the afternoon pick-up times. During these periods, we recorded the arrival and departure times of vehicles in the parking lot, along with the count of vehicles parked every five minutes.

Figure 2 shows the parking usage based on our 5-minute observations for the morning period. As you can see, during the morning drop off period on Tuesday March 12, up to 2 of the 11 possible general use spaces were occupied at any given time. Furthermore, the average time between vehicles entering and leaving was 4 minutes.

Figure 3 shows the parking usage for the afternoon period. As you can see, during the afternoon pick-up period on Thursday March 14, up to 4 of the 11 possible general use spaces were occupied at any given time. Furthermore, the average time between vehicles entering and leaving was 6 minutes.

Figure 1: Project Parking Area

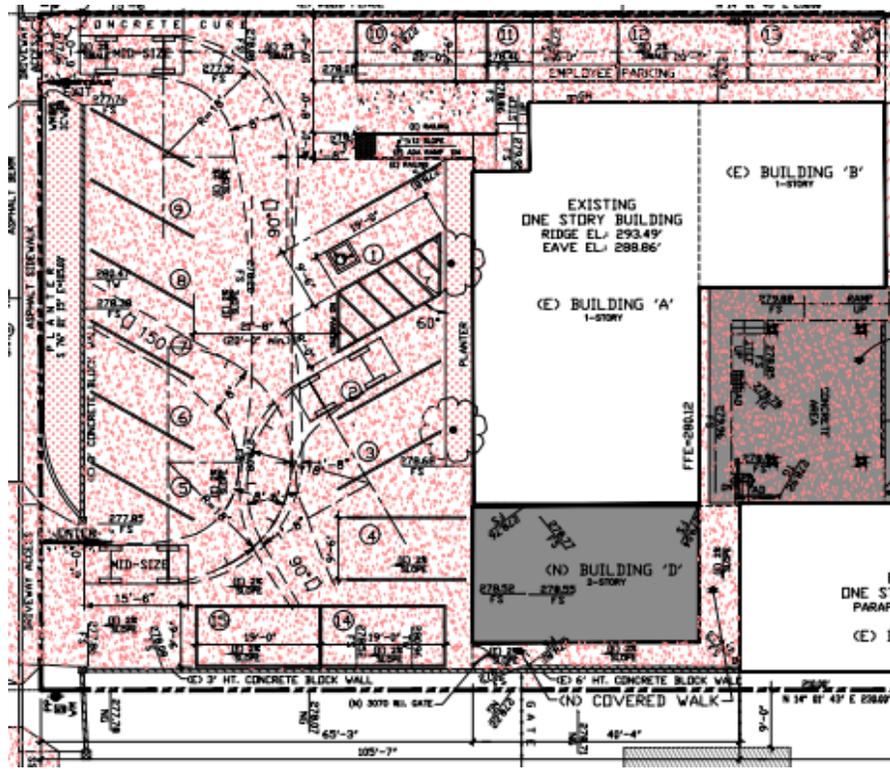


Figure 2: Observed Parking during the Morning Period

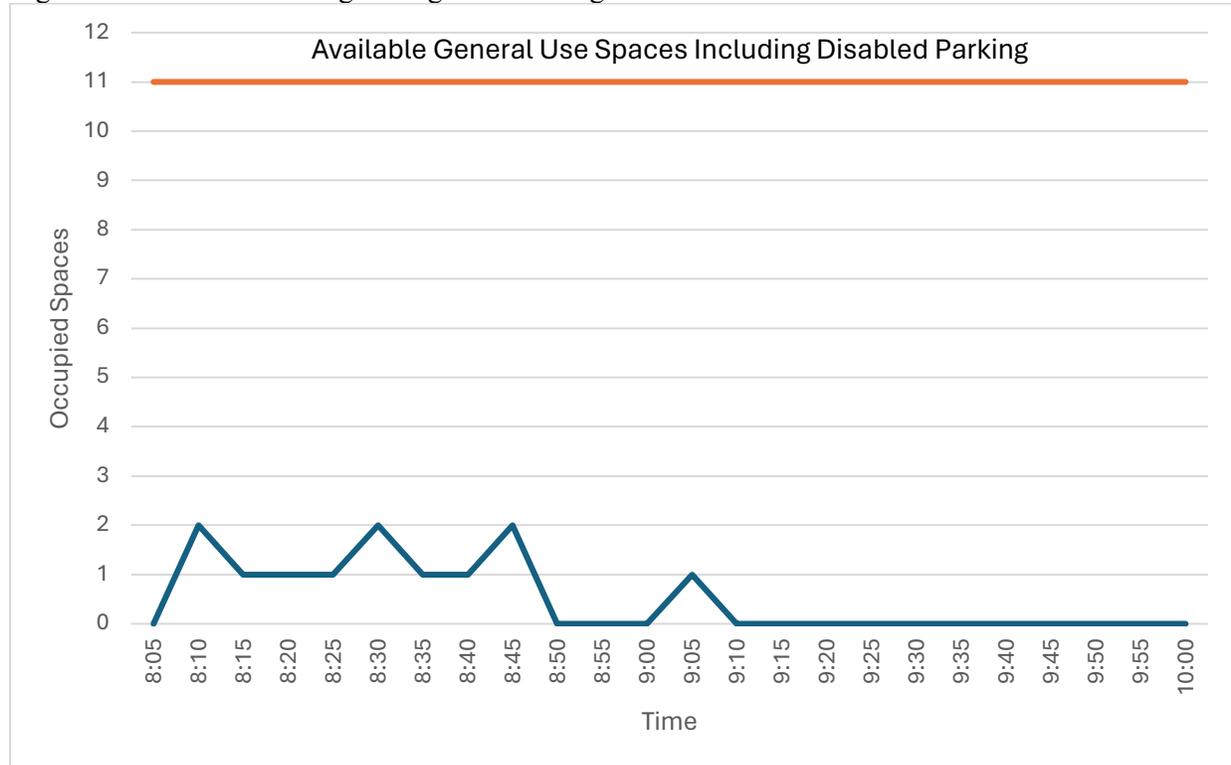
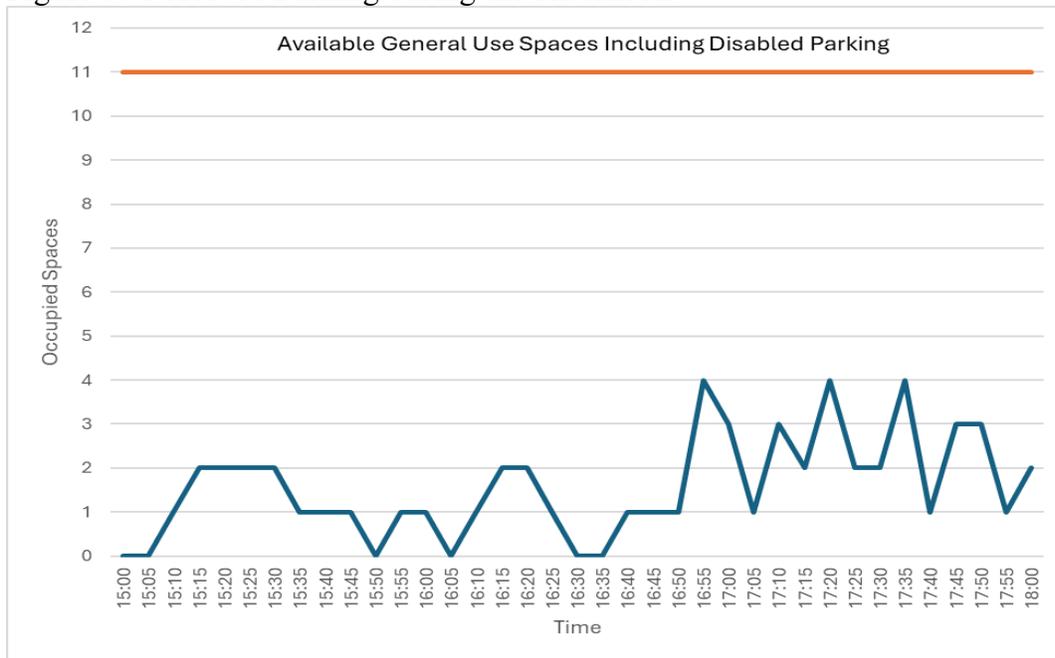


Figure 3: Observed Parking during the Afternoon



TCEEC provided a sign-in and sign-out sheet for the week starting March 11, 2024. This document recorded when each student is dropped off and picked up inside the center. This information is useful in understanding the arrival and departure patterns. TCEEC has siblings enrolled and we observed that siblings arrived in a single vehicle. Figure 4 displays the sign-in/out times and corresponding vehicle counts.

One finding from Figure 4, is that on Tuesday, the morning peak usage may have occurred prior to our arrival. Based on check-in/out data, the maximum number of arrivals is 6 for any given 5-minute period. We would thus expect 5-6 spaces to be occupied. These occurred on Wednesday afternoon around 4:30 pm and Thursday morning around 7:30 am. During our observed times, the largest number of check-ins or out were 3 near 8:30 am and 5 near 5:30 pm.

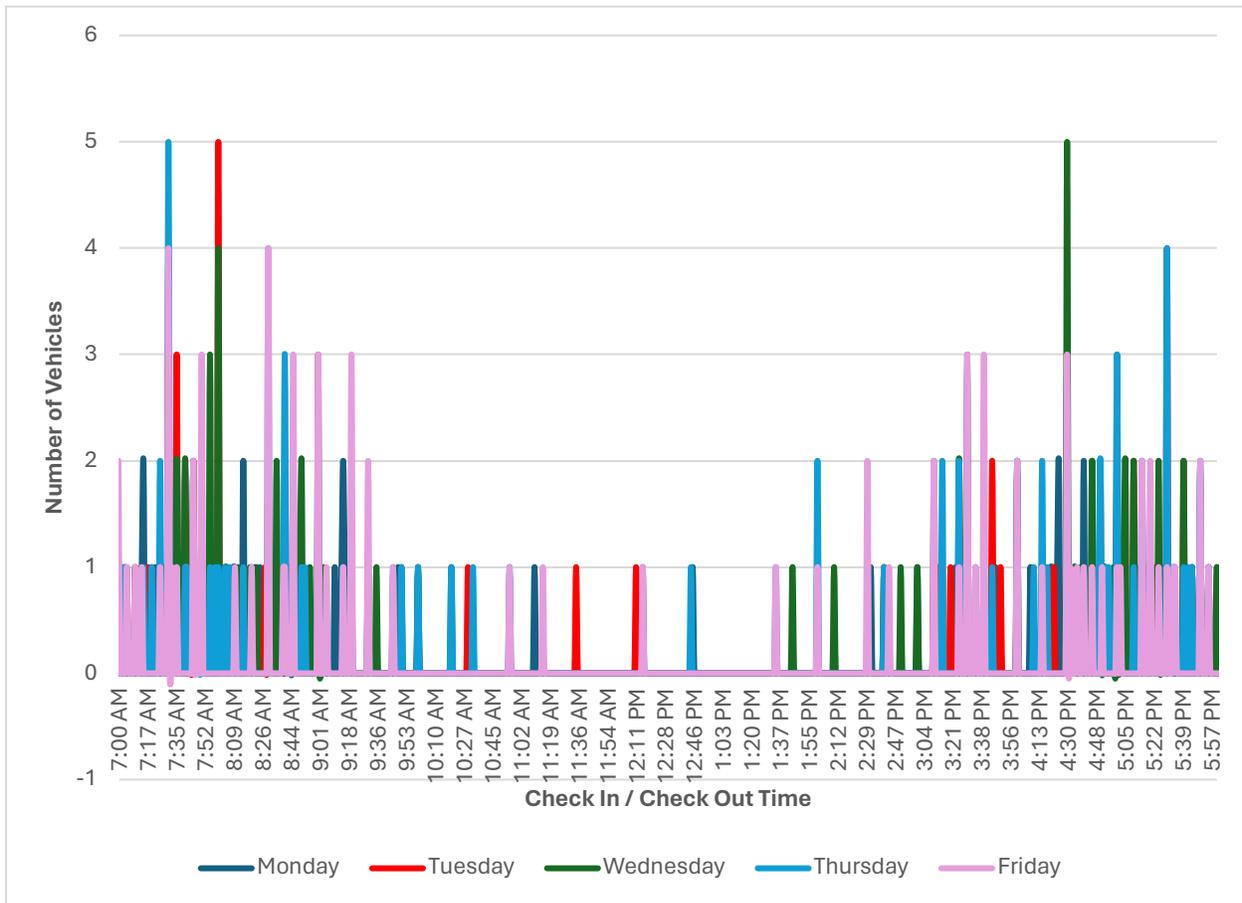
For the purposes of assessing future demand, we will assume 6 spaces are the peak occupied spaces during the week.

PROJECT PARKING DEMAND

TCEEC has 68 enrolled students. The check-in and check-out sheets show that most of the time TCEEC does not achieve full enrollment. Considering TCEEC's expansion, which will accommodate an additional 16 children, the center's capacity will increase from 68 to a total of 84 children, marking a growth rate of 24%.

To estimate future demand for parking, we applied a 24% increase to the observed peak. Thus, we expect the increase in peak 5-minute period demand will be 2 vehicles resulting in a total of 8 of 11 spaces being occupied. This will still leave 3 spaces available (though we understand one of these is disabled parking and will not be consistently used). Even with the addition of 16 more children, the available parking spaces are expected to be sufficient even during the worst peak which happens only a few times per week.

Figure 4: Check-ins and Check-outs During Operating Hours (1-minute Intervals)



PARKING CIRCULATION

During our observations, we noted that vehicle circulation was efficient and smooth. We did not see any spillover of vehicles onto Madison. The new parking layout is working as intended and should continue to provide smooth and efficient operation with the proposed expansion.

CONCLUSION

The existing parking facilities will remain sufficient even with the anticipated increase in the number of children. We did not observe any spillover of vehicles onto Madison Avenue and do not believe the additional children will result in spillover.

Sincerely,

LIN Consulting, Inc.
a California corporation

Mohammad (Dr. Q) Qureshi, PhD, PE, TE
Chief Strategy Officer/Senior Project Manager



RESOLUTION NO. 405
USE PERMIT NO. 69/05

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

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

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

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

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

- 22 1. Shall conform to the Uniform Building Code.
- 23 ~~2~~ 2. Shall conform to Title 19 of the California Code, or to
24 the approval of the Fire Department.
- 25 ~~3~~ 3. All loading and unloading of children shall be on site,
26 not on a public street.
- 27 ~~4~~ 4. Shall have a designated indoor play area of 35 square
28 feet per child.
- 29 5. Shall have a designated outdoor play area of 75 square
30 feet per child, which shall be surfaced with turf or
31 other dust-inhibiting material. Said play area shall
32 be surrounded by a six-foot solid masonry wall, designed
so as to minimize noise and visual disturbances.
- 33 ~~6~~ 6. Children shall not have any direct access to a public
34 street.
- 35 ~~7~~ 7. Recreation facilities and grounds shall be maintained in
36 an attractive manner, to guarantee the health, safety,
37 and welfare of the children at all times.
- 38 ~~8~~ 8. Shall provide entrance signs for a circular driveway
39 and stop signs at all exits.
- 40 ~~9~~ 9. Shall provide dedication of Madison Avenue to a point
41 forty feet north of centerline.
- 42 ~~10~~ 10. Shall make payment of storm drainage acreage fee of
43 \$769.00 per acre.
- 44 ~~11~~ 11. Shall submit street improvement plan to satisfaction of
45 City Engineer.
- 46 ~~12~~ 12. Shall provide bonds for construction of street improve-
47 ments in amount determined by the City Engineer, prior
48 to issuance of building permit.
- 49 ~~13~~ 13. Shall provide payment for street trees in accordance
50 with Master Plan of Street Tree Plantings.
- 51 ~~14~~ 14. Shall provide payment of all city fees prior to issuance
52 of building permits.
- 53 ~~15~~ 15. Shall provide payment for energy charges for street
54 lighting as recommended by Southern California Edison
55 and approved by the City Engineer -- with underground
56 installation if feasible.

[Handwritten signature]

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

PASSED AND ADOPTED THIS 11th DAY OF MARCH, 1969

Thomas F. Nelson
 CHAIRMAN, PLACENTIA PLANNING COMMISSION

ATTEST:

Thomas F. Nelson
 SECRETARY TO THE PLACENTIA PLANNING COMMISSION

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

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

NOES: COMMISSIONERS: Sjolin

ABSENT: COMMISSIONERS: Vasquez

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

RESOLUTION NO. 827
USE PERMIT NO. 73/02

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

Expansion of an existing child day care facility located at 201 E. Madison Avenue in a R-1 zone.

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

WHEREAS, said permit does meet the requirements of Section 23.07 of the Zoning Ordinance of the City of Placentia; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby approves the use permit applied for, with the following conditions:

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

18. Driveways should be reconstructed to the satisfaction of the City Engineer.
19. A fire alarm system conforming to the requirements of Title 19 of the California Administrative Code shall be installed and maintained. Installation and maintenance shall be to the satisfaction of the Fire Department.
20. Two (2) copies of the proposed installation of the fire alarm system shall be submitted to the Fire Department for approval at least ten (10) days prior to installation.
21. Fire drills and emergency pre-fire planning shall be in conformance with Section 8.74 of Title 19, California Administrative Code.
22. First aid fire extinguishers of a size, type and quality satisfactory to the Fire Department, shall be installed and maintained in accordance with Subchapter 3, Title 19, California Administrative Code.
23. Exits, exit lighting, and exit signs shall conform to Article 33 of Title 19 of the California Administrative Code.
24. Developer shall plant 15-gallon or larger size trees in accordance with the published City Standards. Developer will meet all standards and specifications for planting and maintenance of parkway trees in accordance with City standards.
25. Provide irrigation system to parkway trees, medians and planted areas to the satisfaction of the Director of Recreation/Maintenance Services.
26. Trees and plant species shall be planted in accordance with the standards and requirements as set forth by the Recreation/Maintenance Services Department.
27. All fees and charges shall be paid prior to recording of final map and prior to issuance of building permits.
28. Provide cash deposit or improvement bond in an amount of \$40.00 per tree to guarantee the initial planting of the parkways and medians.
29. Provide \$70.00 deposit per tree to guarantee street tree maintenance as per City specifications.
30. To comply with all requirements of: 1970 Uniform Building Code, 1970 Uniform Mechanical Code, Uniform Plumbing Code and the 1968 National Electric Code.
31. The maximum number of students on site at any point in time shall not exceed forty-six (46). Violation of this or any condition of approval shall be deemed grounds for revocation of the use permit.
32. No future site development, including modifications to buildings shall be allowed without Site Development Approval as specified by Chapter 23.25 of the Zoning Code.
33. All employee parking shall occur on-site. On-street parking of employee vehicles shall not be permitted.
34. Garage and shed are not approved for classroom use.

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

Howard A. Tapp
 CHAIRMAN OF THE PLACENTIA PLANNING COMMISSION

ATTEST:

Thomas F. Nelson
 SECRETARY TO THE PLACENTIA PLANNING COMMISSION

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