



Placentia Planning Commission Agenda

Regular Meeting

March 10, 2015

6:30 p.m.

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

**Christine Schaefer
Chair**

**Frank Perez
Vice Chair**

**Dennis Lee
Commissioner**

**Dana Hill
Commissioner**

**James Schenck
Commissioner**

**Thomas Solomonson
Commissioner**

**Vic Tomazic
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

MEETING CALLED TO ORDER

ROLL CALL: Chair Schaefer
Vice Chair Perez
Commissioner Lee
Commissioner Hill
Commissioner Schenck
Commissioner Solomonson
Commissioner Tomazic

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR:

1. **Minutes**
Planning Commission Meeting- November 12, 2014, and December 9, 2014
Recommended Action: Approve

PUBLIC HEARING:
(Continued item from November 12, 2014 meeting)

2. **Applicant: AT&T**

Use Permit (UP) 2014-04

To permit the removal of an existing sixty (60) feet high Verizon wireless monopine and replace it with construction of a proposed eighty (80) feet high AT&T wireless monopine located at 201 Bradford Ave. at Kraemer Park in the R-1 District. The proposed use is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:
1) Close the Public Hearing and take no action because the applicant has withdrawn the project

OLD BUSINESS: None

NEW BUSINESS:

3. Applicant: Sylvia Nye State Farm

Use Conformity Determination 2015-02: Use Conformity Determination 2015-01 for an unlisted use within the T-C (Town Center) zoning district.

DEVELOPMENT REPORT

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

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

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, April 14, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the March 10, 2015 regular meeting of the Planning Commission of the City of Placentia was posted on March 5, 2015.

Charles L. Rangel, Secretary

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

November 12, 2014

The adjourned regular meeting of the Placentia Planning Commission on November 12, 2014 was called to order at 6:32 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Hill, Schenck, Solomonson, Tomazic, Perez, Schaefer
ABSENT: None

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

OTHERS PRESENT: Andrew V. Arczynski, City Attorney
Damien Arrula, Assistant City Administrator
Charles Rangel, Senior Planner
Candice Martinez, City Clerk Specialist

ORAL COMMUNICATIONS: None

CONSENT CALENDER:

1. **Minutes**
Planning Commission Meetings- August 12, October 2, and October 14, 2014
Recommended Action: Approve

Motion by Commissioner Hill, seconded by Vice Chair Perez to approve the August 12, 2014 Planning Commission Minutes.
Passed by a 5-0-1 vote (Commissioner Schenck abstained).

Motion by Commissioner Hill, seconded by Vice Chair Perez to approve the October 2, 2014 Planning Commission Minutes.
Passed by a 5-0-1 vote (Commissioner Hill abstained).

Motion by Commissioner Solomonson, seconded by Commissioner Schenck to approve the October 14, 2014 Planning Commission Minutes.
Passed by a 6-0 vote.

PUBLIC HEARING:
(Continued item from October 14, 2014 meeting)

2. **Applicant: Verizon Wireless Communications**

Use Permit (UP) 2014-03

To permit the construction of a sixty (60) feet high monoecalyptus wireless communication facility with twelve (12) antenna panels, one (1) microwave dish, standby generator and related equipment located at 600 Loyola Drive in the Planned Unit Development (PUD-1) District. The proposed use is not expected to create a

negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Recommended Action: It is recommended that the Planning Commission:

- a. Adopt Resolution PC-2014-12, A Resolution of the Planning Commission of the City of Placentia, California, pertaining to construction of a Verizon wireless communication facility on property located at 600 Loyola Drive and making findings in support thereof; and
- b. Find that the Application is Categorical Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

(5-0-1, Commissioner Schenck abstained)

Senior Planner Rangel noted that the public hearing item is a continued item from the last Planning Commission meeting due to Staff needed additional time to review the lease agreement for the proposed cell site tower. He provided a brief overview on public hearing item noting that the Planning Commission does not fall under the jurisdiction to regulate the operation of the cell tower site.

Commissioner Schenck requested a map showing the locations of all cell tower sites in the City of Placentia and clarification on the Federal Communications Commission (FCC) regulations.

Senior Planner Rangel noted that FCC regulates all operational aspects of the cell tower facilities including location, construction, and frequency transmissions.

City Attorney Arczynski noted that the FCC does regulate the frequency transmissions, and the material portion of the Wireless Communication Act states that a City cannot deny a cell tower facility based on the location. He noted that when a wireless communications provider can demonstrate that a particular location is necessary in order to provide adequate coverage for their services, the City must approve their request. He noted that City has control of the aesthetics of the project.

Chair Schaefer inquired if funds received from the project is to be spent on Samp Park.

Senior Planner Rangel noted that it is up to the discretion of the City Council.

Chair Schaefer opened the public hearing at 7:02 p.m.

Ross Miletich, Verizon Wireless representative, provided a brief overview on the project noting the selection on the location, and their application for the use permit (UP).

Discussion ensued between Mr. Miletich and the Commission regarding the amount of cell tower site location in the City, the cell tower enclosure and noise, and ownership of the cell tower facility.

Mr. Miletich provided documentation to the Commission showing the radio frequencies in the City of Placentia.

Dr. Steve Valdez, President of Alta Vista Placentia homeowners association, inquired about the safety and health issues associated with the exposure of a cell tower site. He noted that values of homes will decrease when located near a cell tower facility.

Dr. John Penta, Yorba Linda resident, noted the health effects of a cell tower site with children. He requested for the Commission to not approve the item.

Justin Johnson, resident, provided documentation to the Commissioners on the decrease of property values with cell sites being constructed near homes.

Robert Mitchell, resident, inquired about the lease agreement between the City and Verizon Wireless and the process for approval of a location. He noted that the values of homes surrounding the cell tower site will decrease and recommended for the Planning Commission to not approve the item.

Mo Khooban, resident, noted that she is not in favor of a cell tower facility in Samp Park.

Mr. Miletich listed the requirements permitted to build a cell tower site and noted that Verizon Wireless has done their due diligence with the research.

Commissioner Perez inquired about the placement of the cell tower site in Samp Park.

Mr. Miletich noted that he can work with the City of moving the cell tower site within the Park, with the requirements still set forth.

Chair Schaefer closed the public hearing at 7:49 p.m.

Vice Chair Perez requested that the final plan for the cell tower site includes adequate space in the play area in the Park.

Chair Schaefer requested for Staff to conduct a Study Session meeting to discuss the process of approving cell tower sites. She requested for the applicant to review the design of the proposed cell tower site tree and recommended approval of the item.

Motion by Commissioner Hill, seconded by Commissioner Tomazic to adopt Resolution PC-2014-12, A Resolution of the Planning Commission of the City of Placentia, California, pertaining to construction of a Verizon wireless communication facility on property located at 600 Loyola Drive and making findings in support thereof; and Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

Passed by a 5-0-1 vote (Commissioner Schenck abstained).

3. Applicant: AT&T

Use Permit (UP) 2014-04

To permit the removal of an existing sixty (60) feet high Verizon wireless monopine and replace it with construction of a proposed eighty (80) feet high AT&T wireless monopine located at 201 Bradford Ave. at Kraemer Park in the R-1 District. The proposed use is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Continue this item to the next regularly scheduled meeting in order to allow the applicant and the Community Services Department more time to finalize additional site plan requirements and lease agreement details.
(6-0, Continued)

Senior Planner Rangel noted that that applicant had requested for the item to be continued to a future Planning Commission meeting to allow Staff more time to finalize additional site plan requirements and lease agreement details.

Chair Schaefer opened the public hearing at 8:04 p.m.

**Motion by Commissioner Schenck, seconded by Commissioner Hill to continue Public Hearing item 3 to a future Planning Commission Meeting at a date to be determined.
Passed by a 6-0 vote**

NEW BUSINESS: None

DEVELOPMENT REPORT

Assistant City Administrator Arrula provided an update on the General Plan and noted that the City will conduct two (2) community workshops; the first one will take place on November 19, 2014 at the Back's Community building to discuss the General Plan. He noted that a Request for Proposals (RFP) was sent out for Revitalization of Old Town Santa Fe, and the City received a total of five (5) proposals. He noted that there will be an upcoming Historical Property Ordinance at a future Planning Commission meeting for consideration and approval.

Chair Schaefer requested for the list of all historical sites in the City to be listed on the Staff Report.

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 8:11 p.m. to a regular meeting on Tuesday, December 9, 2014 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

**Charles L. Rangel,
Senior Planner**

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

December 9, 2014

The regular meeting of the Placentia Planning Commission on December 9, 2014 was called to order at 6:33 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Hill, Schenck, Solomonson, Tomazic, Perez, Schaefer
ABSENT: None

Commissioner Schenck arrived at 6:35 p.m.

PLEDGE OF ALLEGIANCE: Commissioner Solomonson

OTHERS PRESENT: Andrew V. Arczynski, City Attorney
Damien Arrula, Assistant City Administrator
Charles Rangel, Senior Planner
Cathy Carranza, Clerical Aide

ORAL COMMUNICATIONS: None

CONSENT CALENDER: None

PUBLIC HEARING:

1. Applicant: Verizon Wireless Communications

Use Permit (UP) 2014-06

To permit the construction of a proposed 60 foot high Verizon wireless monopine located at 507 Fee Ana Street in the M-1 Manufacturing District. The proposed use is not expected to create a negative impact on the physical environment and is therefore categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Recommended Action: It is recommended that the Planning Commission:

- a. Adopt Resolution PC-2014-14, A Resolution of the Planning Commission of the City of Placentia, California, pertaining to construction of a Verizon wireless communication facility on property located at 507 Fee Ana Street and making findings in support thereof; and
- b. Find that the application is categorically exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

(6-0, approved)

Senior Planner Rangel provided a brief overview on the public hearing item and noted that listed under the conditions of approval for the project, Staff had requested for the applicant to use split-face brick for all related equipment storage units. He provided documentation to

the Commissioners, compiled by CORE development, that show the radio frequency coverage for Verizon Wireless throughout the City.

Commissioner Schenck inquired about the ownership and a lease agreement for the cell tower facility.

Senior Planner Rangel noted that Verizon Wireless is the owner of the wireless facility and there is not a lease agreement between the City and Verizon Wireless due to the cell tower facility is located on private property.

Chair Schaefer opened the public hearing at 6:45 p.m.

Ross Miletich, applicant, provided a brief overview on the public hearing item including the cell site map, that was provided to the Commissioners, that shows all five (5) Verizon Wireless facilities locations in the City of Placentia.

Commissioner Schenck inquired if there were time limits for permits that are given by the City.

City Attorney Arczynski noted that the use permit is valid for a period of twelve (12) months from the date of final determination.

Chair Schaefer requested to the conditions of approval to include that applicants must notify the City when they abandon and/or trade their cell tower site.

Senior Planner Rangel noted listed on under the conditions of approval states that the applicant shall maintain its wireless telecommunication equipment in good condition and shall make replacements of equipment. He noted that if a company abandons the facility, they are required to remove the equipment.

City Attorney Arczynski noted that City can add a condition to the list stating the applicant must notify the City of any modifications and/or changes, including change in ownership, to a wireless communication facility.

Chair Schaefer requested to the City to maintain a current and up-to-date inventory of all cell tower locations in the City.

City Attorney Arczynski recommended modifying condition number 9 listed in the conditions of approval to include that the applicant shall notify the City of any change in ownership, assignment of site, co-locations added or removed, within ten (10) days of the effective date of any such change.

Chair Schaefer asked the applicant, Mr. Miletich, if there were any objection to the changes made to the conditions of approval.

Mr. Miletich stated that he did not have any objection to the changes made to the conditions of approval.

Chair Schaefer closed the public hearing at 7:20 p.m.

Motion by Commissioner Schenck, seconded by Commissioner Solomonson to adopt Resolution PC-2014-14, A Resolution of the Planning Commission of the City of Placentia, California, pertaining to construction of a Verizon wireless communication facility on property located at 507 Fee Ana Street and making findings in support thereof; and find that the application is categorically exempt pursuant to the California Environmental Quality Act of 1970, as amended, the

**Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines; and modification to condition number 9 listed in the Conditions of Approval to include the applicant shall notify the City of any change in ownership, assignment of site, co-locations added or removed, within ten (10) days of the effective date.
Passed by a 6-0 vote.**

City Attorney Arczynski indicated to the applicant that the approval is subject to a ten (10) day appeal period to the City Council.

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT:

Senior Planner noted upcoming agenda items for the Planning Commission including: wireless communication facility, Daycare Ordinance, Historical Resources Ordinance, zone changes, and parking restrictions.

PLANNING COMMISSION REQUEST

Commissioner Tomazic inquired about a development activity report that was going to be provided to the Planning Commission.

Senior Planner Rangel noted a development activity report is included in the City Administrator's Weekly Report.

Chair Schaefer requested for Staff to provide the Commissioners with a list of all historical sites in the City.

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 7:30 p.m. to a regular meeting in Tuesday, January 13, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

**Charles L. Rangel,
Senior Planner**



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION

FROM: CONTRACT SENIOR PLANNER

DATE: March 10, 2015

SUBJECT: Use Conformity Determination UCD 2015-02

REQUEST

The Applicant, Sylvia Nye & State Farm (Applicant), have requested to occupy the vacant 1,500 square feet space, located at 1280-1290 N. Kraemer Blvd. in the T-C Town Center District.

USE CONFORMITY DETERMINATION BACKGROUND

The Use Conformity Determination process was adopted to address businesses desiring to locate in a commercial or manufacturing zone where the proposed use is not specifically called out as either permitted or allowed with a use permit. Per the City's Municipal Code, Section 23.27.030(35) *Other uses that the planning commission finds to be in accord with the purpose of this chapter and having characteristics similar to those listed in this section.* In instances where this situation occurs, the Planning Commission has the authority to determine if the use is in accord with the purpose of the zoning district and having characteristics similar to those uses listed in the zoning district. Based upon this review, the Planning Commission may find that the use is allowed by right, that the use may be allowed subject to the approval of a use permit, or that the use is not allowed within the zoning district.

Other types of uses in the T-C zone which appear to have similar characteristics as those of the Applicant's proposed business location are: (5) Bank; in that banks provide financial services to clients in a professional office setting and insurance is similar to financial services.

UNIQUE RETAIL CONSTRAINTS AND BUILDING AND SITE CHARACTERISTICS

As indicated in the property owner's letter, there is a long history of vacancy due in part to:

- Recession of the economy with lasting effects on the retail industry
- The odd triangular shape of the parcel and building;
- No parking in front of the building; and
- Deficient parking for retail commercial uses such as restaurants and retail stores.

- Equally important, the site is a standalone building and not part of an integrated commercial retail center and therefore, not able to generate synergy from other adjacent commercial uses.

RECOMMENDATION

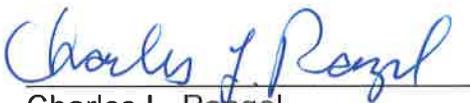
The applicant provides many compelling reasons in their letter as to why there is such a long history of vacancy, vandalism, and unique retail constraints. These factors and inter-related circumstances provide meaningful reasons for approving the use. Even still, staff cannot encourage the conversion of potential retail to office in light of the significant \$200 million retail sales tax leakage the City is experiencing and related fiscal ramifications. Therefore, staff is not recommending approval or denial of the Applicant's request.

CEQA:

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.*, subject to the requirements of the California Environmental Quality Act pursuant to the provisions of § 15061(b)(3) of Division 6 of Title 14 and the Environmental Impact Report Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that the proposed code amendment can be shown with absolute certainty that the project will have no possible effect on the environment. No further environmental review for this project is necessary.

RECOMMENDATION:

Prepared and submitted by:



Charles L. Rangel
Contract Senior Planner

Review and approved by:



Damien R. Arrula
Acting City Administrator

Attachments:

1. Letter from the applicant dated 1-12-2015
2. Floor plan

WRA Property Management, Inc.

Richard K. Wray
President

January 15, 2015

Charles Rangel / Contract Sr. Planner
City of Placentia
401 E. Chapman Ave.
Placentia, CA 92870

RECEIVED
JAN 21 2015
PLANNING

Attention: Planning Commission
Reference: February 10, 2015 Meeting
Subject: Use Conformity Determination
Sylvia Nye / State Farm Agency
Property: 1280-1290 Kraemer Boulevard, Placentia, CA

To Whom It May Concern:

I am the Manager of 1280 Placentia, LLC, which is the owner of 1280-1290 Kraemer Boulevard in Placentia, a 5233 square foot retail building. I am also the President of WRA Property Management, Inc., the property manager for the 1280-1290 Kraemer building. The building has been vacant except for a 500 square foot flower shop since we purchased it in January 2008.

1280 Placentia, LLC is the successor to Kraemer Retail LP, and I was also the president of the general partner of Kraemer Retail LP, which purchased the property in January 2008 from the family that had owned and operated a pet shop at the location since 1985. The transfer to 1280 Placentia, LLC on June 14, 2010 was necessary due to a foreclosure by Chase Bank on Kraemer Retail LP's interest. Many of the investors in 1280 Placentia, LLC were previously invested in Kraemer Retail LP.

Obviously we got off to a poor start with this property. During the process of remodeling the building for multi-tenant use, the economy imploded beginning with the collapse of Bear Stearns and Lehman Brothers. One of the worst hit sectors was retail sales, and the leasing market was soon non-existent, and it really has not recovered significantly even today. We have tried for the past 6 years to lease the vacant space without success.

We are now interested in leasing approximately 1500 SF in the building to Sylvia Nye for her State Farm Agency, but we have recently learned that we cannot enter into this lease without approval of a Use Conformity Determination by the Planning Commission. The only tenant in the building now is the same 500 square foot flower shop, Margo's Flowers.

City of Placentia
January 15, 2015

The proposed lease with Sylvia Nye / State Farm would be for a relocation from their current office at 125 E. Chapman in Placentia. Both Sylvia and I are anxious to obtain your approval as we each have a lot of time invested in this transaction, and she needs a new location for her office and I need a tenant. Unfortunately I will not be able to attend your meeting on February 10th as I will be out of the country on a vacation that we booked more than 6 months ago, but I will be represented at the meeting by Cody Bean and / or Jennifer Wray from my office.

We have been working with Sylvia Nye / State Farm on this lease on and off for many years. In fact , I have attached a copy of an email from Monique Schwartz, a former Associate Planner for the City of Placentia, dated January 23, 2013, referencing an email (also attached) from me dated January 22, 2013, regarding a tenant mix that we were proposing for the building as follows:

Per our discussion today, we would like to lease the remaining space to professional office users – insurance or real estate agent, doctor or dentist. Ratio would be 60% retail and 40% office.

Retail:	7-Eleven – lease pending for 2500 SF
Margo's Flowers:	existing tenant in 500 SF
Office:	2000 SF

Monique's reply: "Ken Domer was o.k. with the proposed mix of tenants."

(I believe that Ken Domer was than the Assistant City Administrator.)

At the time, the office tenant was the same Sylvia Nye / State Farm, and we are now working to finalize a lease with the same 7-Eleven franchisee as well, but he is now proposing a Circle K convenience store for about 2500 SF. The remaining space, perhaps 833 SF, would be retail, although we do not yet know the exact area or who the tenant might be. We were not successful in making leases with that combination of tenants then because 7-Eleven did not want to enter into a lease until the completion of the underpass on Kraemer at Orangewood. They were also skeptical at the time about the development of the Schaner Ranch property to the rear of our building.

We have worked diligently for the past two years to deliver the tenant mix listed above that we felt had been approved by the City of Placentia, or any other mix of tenants that we could attain. We even had plans drawn for a drive-thru fast food facility after such uses were approved by the City but we were unable to get the approval of the Department of Water and Power to utilize the then unused Angelina parcel for access and parking.

Clearly we have had a very difficult path with this building, and my investors and I are in need of a successful end to this project. I understand that we are in front of the Planning Commission for this Use Conformity Determination now because the City wants to maximize its potential sales tax revenue by not allowing non-sales tax producing uses in the retail centers. However, there is no sales tax generated by a vacant building. Also, this is only a 5233 square foot

City of Placentia
January 15, 2015

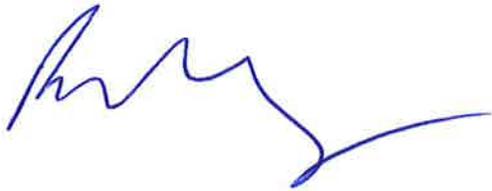
building with very little in the way of potential in this regard. Also, we have only 21 parking spaces, barely the number required for office uses, let alone retail. That is another reason that we have not been able to attract retail tenants to our building. Absolutely, no sit down food services need apply! 7-Eleven and Circle K are unusual in that, as convenience stores, they do not have a large parking requirement. Their customers are in and out quickly.

Finally, a vacant, or near vacant building is a target for thieves, vandals and the homeless. We have recently experienced the theft of copper wiring from the electric meter boxes that serve the building at a cost of nearly \$5000.00. We have also experienced the theft of two back flow valves at the cost of \$4000.00 including anti-theft cages. And we currently have two broken windows and several with pellet holes. Also, a homeless person has been utilizing the space outside the electric meters as his home. Most or all of these issues would go away if the building were properly occupied.

We hope that you will see that the logical thing to do in this case is to approve this Use Conformity Determination as respects Sylvia Nye / State Farm. It is best for the City, it is best for Sylvia Nye, and it is best for me and my partners.

Sincerely,

WRA Property Management, Inc.



Richard K. Wray
President

Attachment / Enclosure (January 22 and 23 , 2013 emails)

----- Forwarded message -----

From: **Schwartz, Monique** <MSchwartz@placentia.org>

Date: Wed, Jan 23, 2013 at 10:28 AM

Subject: RE: 1280-1290 Kraemer, Placentia - 7-Eleven and other uses

To: Rich Wray <rkwray@wra-pm.com>

Cc: Don Huennekens <don@hqthomes.com>

Rich,

I spoke with Ken Domer regarding your proposition below and he is o.k. with the proposed mix of tenants.

Thank you,

Monique

Monique Schwartz

City of Placentia

Associate Planner, Development Services

Phone: (714) 993-8124

Fax: (714) 961-0283

E-mail: mschwartz@placentia.org

From: Rich Wray [<mailto:rkwray@wra-pm.com>]

Sent: Tuesday, January 22, 2013 4:53 PM

To: Schwartz, Monique

Cc: Don Huennekens

Subject: 1280-1290 Kraemer, Placentia - 7-Eleven and other uses

Per our discussion today, we would like to lease the remaining space to professional office users – insurance or real estate agent, doctor or dentist. Ratio would be 60% retail and 40% office.

Retail: 7-Eleven – lease pending for 2500 SF

Margo's Flowers – existing tenant in 500 SF

Office: 2000 SF

Please let me know if this is acceptable.

Also, we would like to get the street and parking improvements underway ASAP. Thanks.

PLEASE REPLY TO CONFIRM RECEIPT OF THIS E-MAIL

Richard K. Wray, President

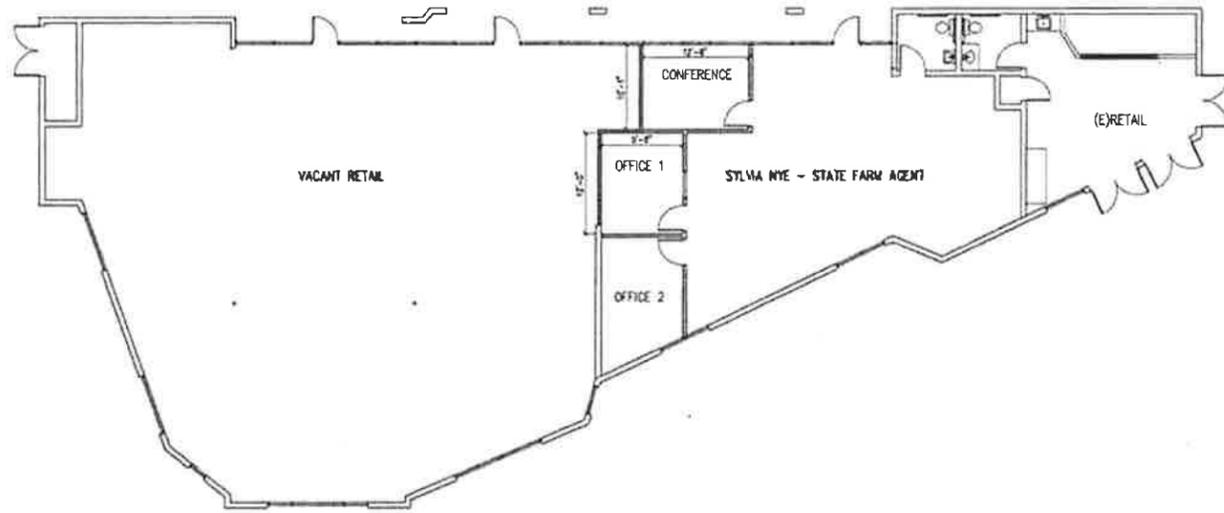
WRA Property Management, Inc.

13 Corporate Plaza, Suite 150

Newport Beach, CA 92660

Office: 949-644-7800

Cell: 949-400-9624



1,447 of

RECEIVED
JAN 15 2015
PLANNING

REVISIONS

SPECTRUM
SPACE DESIGN
 100 S. VENTURA BLVD. FLOOR 10
 PLACENTIA, CA 92670
 TEL: 949.488.1100 FAX: 949.488.1101



CLIENT APPROVAL
 DATE

SILVA NYE - STATE FARM AGENT
 1280 KRAEMER BLVD
 PLACENTIA, CALIFORNIA



DATE: 1-14-15
 SCALE: 1/8" = 1'-0"
 SHEET NO: 15-001
 PROJECT NO: 15-001