



# Placentia Planning Commission Agenda

Regular Meeting  
January 13, 2015  
6:30 p.m.

Placentia Library Meeting Room  
411 E. Chapman Avenue

**Christine Schaefer**  
Chair

**Frank Perez**  
Vice Chair

**Dana Hill**  
Commissioner

**James Schenck**  
Commissioner

**Thomas Solomonson**  
Commissioner

**Vic Tomazic**  
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. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

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

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

## Special Accommodations

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

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

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

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

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

**Phone: (714) 993-8124**  
**Fax: (714) 961-0283**  
**Website: [www.placentia.org](http://www.placentia.org)**

**City of Placentia  
Placentia Library Meeting Room  
411 E. Chapman Avenue  
January 13, 2015**

**REGULAR MEETING**  
6:30 p.m. – Library Meeting Room

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**MEETING CALLED TO ORDER**

**ROLL CALL:** Chair Schaefer  
Vice Chair Perez  
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.

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**CONSENT CALENDER:**

1. **Minutes**  
Planning Commission Meetings- September 9, 2014, November 12, 2014

**Recommended Action:** Approve

**PUBLIC HEARING**

2. **Applicant: Verizon Wireless Communcations**

**Use Permit (UP) 2014-05**

To permit the construction of a proposed 45 foot high Verizon wireless monopine located at 700 Trumpet Avenue (Wagner Park) within the R-1 Single Family Residential 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 § 15061()(3) and City Environmental Guidelines.

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

- a. Adopt Resolution No. PC-2015-01, A Resolution of the Planning Commission of the City of Placentia, California, approving Use Permit No. 2014-05 pertaining to construction of a Verizon wireless communication facility on property located at 700 Trumpet Avenue 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.

**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.

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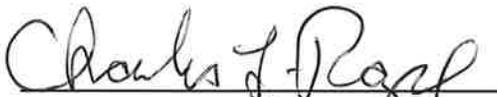
**ADJOURNMENT**

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, February 10, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

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**CERTIFICATION OF POSTING**

I, Charles L. Rangel, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the January 13, 2015 regular meeting of the Planning Commission of the City of Placentia was posted on January 8, 2015.

  
Charles L. Rangel, Secretary



# Placentia Planning Commission Agenda Staff Report

**TO: PLANNING COMMISSION**  
**FROM: CONTRACT SENIOR PLANNER**  
**DATE: January 13, 2015**  
**SUBJECT: USE PERMIT 2014-05**

## **RECOMMENDATION:**

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

1. Adopt Resolution No. PC-2015-01, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING USE PERMIT NO. 2014-05 PERTAINING TO CONSTRUCTION OF VERIZON WIRELESS COMMUNICATION FACILITY ON PROPERTY LOCATED AT 700 TRUMPET AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF; and
2. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15061(b)(3)) and Placentia Environmental Guidelines.

## **DISCUSSION:**

Pursuant to § 23.82.070 of the Placentia Municipal Code, all major wireless communication facilities established within the City are required to obtain Planning Commission approval of a use permit application.

### **Subject Site and Surrounding Land Uses:**

The proposed site is located at 700 Trumpet Avenue and within Wagner Park. The following table shows the existing land uses, zoning and General Plan Land Use Designation:

	<b>Land Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning Designation</b>
Current & Proposed	City park	Open Space/Park	R-1 Single Family Residential
West	Single-family Homes	Low Density Residential	R-1 Single Family Residential
East	Single-family Homes	Low Density Residential	R-1 Single Family Residential

North	Single-family Homes	Low Density Residential	R-1 Single Family Residential
South	School	School	R-1 Single Family Residential

**Antennas/Operational Characteristics:**

VERIZON is proposing an unmanned wireless cell tower which consists of:

- 12 - panel antennas
- 12 remote radio units (RRU's)
- 3 raycaps
- 4 GPS antennas stored inside a concrete block enclosure lease area
- 1 standby generator
- Connections as required for power
- 45 foot tall monopine

The monopine is proposed to be located near Trumpet Street. The proposed equipment enclosure will be placed near the existing playground.

**Aesthetics:**

The City's wireless communication facility Ordinance specifically requires operators to consider visual impacts when locating and constructing a major wireless communication facility. The forty-five (45) foot tall monopine structure will be painted to match the branches and RRU's mounted in front of the antennas. The radio center, pole, branches and related equipment will be painted with green hues and earth tones to blend with each other so as to camouflage the overall look of the wireless facility within the park.

**Equipment Enclosure:**

The applicant proposes concrete masonry unit (CMU) block with which to build the enclosure and equipment cabinets. The City staff however recommends requiring that split-face brick with a flush cap is used instead because this material not only deters graffiti but has a superior decorative appearance.

**Height:**

In accordance with the R-1 District regulations, the maximum permitted height for structures in this district is thirty (30) feet. The proposed "monopine" is forty-five (45) feet tall; therefore, it exceeds development standards set forth in the R-1 District. The proposed monopine is fifteen (15) feet taller than the maximum allowable height within this district; however, the cell tower "monopine" ( design is also regulated by Placentia Municipal Code § 23.81.090 (Height limits-Generally) which states that "chimneys, silos, cupolas, flag poles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits provided a use permit is first obtained in each case."

**Safety:**

Wireless communication facilities are regulated by the Federal Communications Commission (FCC) and must receive a federal license before transmission can begin. Providers must comply with the American National Standards Institute (ANSI) and Institute of Electrical and Electronic Engineers (IEEE) standards for safe human exposure to radio electromagnetic fields. ANSI and IEEE standards are considered the most appropriate health and safety guidelines for this type of industry. If a wireless communications facility does not maintain ANSI/IEEE mandated standards, their FCC license will be revoked and any City authorized use permit would be declared null and void.

FCC rules require transmitting facilities (including wireless) to comply with Radio Frequency (RF) exposure guidelines. The rules have been clarified in several FCC rulemakings but are most conveniently grouped and discussed in the FCC's Office of Engineering and Technology Bulletin 65, titled, "*Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields.*" The limits established in the guidelines are designed to protect the public health with a very large margin of safety. The limits set forth by the FCC have been endorsed by the Environmental Protection Agency and the Food and Drug Administration.

As stated below, the proposed facility, like similar facilities, will create maximum exposures that are only a small fraction of the total limits set forth by the FCC. Moreover, the FCC limits themselves are many times below levels that are generally accepted as having the potential to cause adverse health effects. Nonetheless, it is recognized that any instance of noncompliance with the guidelines is potentially very serious, and the FCC has therefore implemented procedures to enforce compliance with its rules.

Based on a letter submitted by Verizon, the wireless communications facility will operate at the lowest possible power levels and is below the established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and are considered safe by ANSI and the IEEE. The attached Special Conditions of Approval (Attachment A) address continued compliance with ground level RF emissions as set forth in Bulletin 65.

Finally, the applicant has stated that the equipment operates quietly or almost noise free and that the proposed equipment does not emit fumes, smoke or objectionable odors.

**Limits of Review**

Section 332(c)(7) of the Communications Act (which is identical to § 704(a) of the Telecommunications Act of 1996) does not limit local government authority over siting wireless facilities, but it does set forth specific limitations on local governments. Specifically, 47 U.S.C. § 332(c)(7) (B) (iv) states: "No State or local government or instrumentality thereof may regulate the placement, construction, or modification of

personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

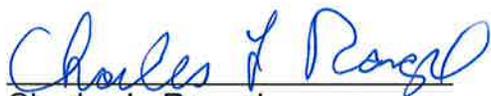
Therefore, the authority of the Planning Commission with regard to RF emissions is limited to reviewing the proposed project for planned compliance with the FCC RF emissions safety rules, and to ensure that any special conditions of approval accepted with the Use Permit maintain such compliance.

**CEQA for Use Permit (UP) 2014-05:**

The California Environmental Quality Act (CEQA) allows for exemptions for small new construction projects which do not result in any changes in land use or density. The applicant proposes to construct a (45) forty-five foot tall wireless facility and equipment enclosure and related equipment.

The proposed Use Permit was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that Use Permit (UP) 2014-05 is exempt from CEQA pursuant to State CEQA Guidelines § 15061(b)(3) as it pertains to a use where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

**Prepared by:**



Charles L. Rangel  
Contract Senior Planner

**Reviewed and approved by:**



Damien R. Arrula  
Assistant City Administrator

**Attachments:**

1. Site plans and construction details
2. Colored photo simulations
3. Resolution
4. Conditions of approval

**RESOLUTION NO. PC-2015-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2014-05 PERTAINING TO CONSTRUCTION OF A VERIZON WIRELESS COMMUNICATION FACILITY ON PROPERTY LOCATED AT 700 TRUMPET AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.**

**A. Recitals.**

(i). Core Development on behalf of Verizon, ("Applicant" hereinafter), has filed an application for approval of Use Permit NO. 2014-05 on property located at 700 Trumpet Avenue, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application."

(ii). On January 13, 2015 this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii). 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:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A., of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed use will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachment "A"), this use complies with all applicable code requirements and development

standards of the "M" Manufacturing District and Placentia Municipal Code Chapter 23.47, Wireless Communication Facilities.

b. According to the submitted Radio frequency Exposure Pre-Installation Compliance Assessment Analysis Report and the letter from Waterford Consultants, the proposed Verizon wireless facility and related equipment are regulated by the Federal Communications Commission (FCC) and will operate within the frequencies established for Specialized Mobile Radio operators. The Verizon wireless telecommunication facility will operate at the lowest possible power levels that are below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and considered safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). The applicant shall be required to submit a Report of Compliance with FCC/FAA concluding that the facility will comply with the prevailing standards for limiting public exposure to radio frequency energy and will not cause a significant impact on the environment.

c. With adherence to the Conditions of Approval related to aesthetic improvements, the forty-five (45) feet tall wireless communication facility will not have a visual or aesthetic impact on the property or in the immediate vicinity in that the facility shall include the installation of faux branches down to a level no lower than fifteen (15) feet from the ground in a manner that provides a general monopine tree appearance. A proposed raycap will be mounted to the pole and painted to match the pole. Furthermore, all antenna units are to be painted green or in green/brown patterns and shall be covered with panel covers (socks) with matching branch material. Special Conditions of Approval have been included to require that all new cable/utility runs are to be placed underground. The applicant has indicated that the Verizon equipment operates quietly or almost noise free and the equipment does not emit fumes, smoke or objectionable odors.

d. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Open Space/Park", and the proposed use does not involve any change in the land use of the subject site. Wireless communications facilities are permitted within the "R-1" Single Family Residential Zoning District.

e. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard

Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance or regulations applicable to the property.

f. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachment "A" contains Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2014-05 to ensure compliance with the Placentia Municipal Code.

3. The Planning Commission specifically finds that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder, 14 CCR § 15061(b)(3), and Placentia Environmental Guidelines.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2014-05, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2014-05 as modified herein, and specifically subject to the conditions set forth in Attachment "A" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 13th day of January 2015.

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Christine Schaefer, Chair

I, Charles L. Rangel, 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 13th day of January 2015, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 13th day of January 2015, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:

ABSENT:  
ABSTAINED:

COMMISSION MEMBERS:  
COMMISSION MEMBERS:

ATTEST:

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Secretary to the Planning Commission

APPROVED AS TO FORM:

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Andrew V. Arczynski,  
City Attorney

**Attachment "A"**

**Special Conditions of Approval and Standard Development Requirements for  
Use Permit (UP) 2014-05**

**SPECIAL CONDITIONS**

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

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

**CITY PLANNING DIVISION:**

1. Use Permit (UP) 2014-05 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. Use Permit (UP) 2014-05 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein, subject to notice to the applicant. 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.
4. Any and all landscape grounds, turf, trees and plant material disrupted by the construction and installation the wireless facility shall be replaced to the satisfaction of the Planning Division and the Community Services Department prior to final inspection.

5. No expansion or modification or co-location of the wireless communications facility shall occur at any time without first obtaining approval from the Development Services Department. The Director, or designee, may require that an expansion or future modification of the use permit requires Planning Commission discretionary review.
6. Applicant shall obtain approval of a Building and Zoning Compliance Application and shall obtain a valid Business License prior to the issuance of any building permits. Business Licenses for all sub-contractors shall be obtained.
7. Applicant shall provide to the Development Services Department a preliminary report and field report, both prepared by a licensed engineer, indicating that the operation of the facility is in full conformance with the standards established by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to electromagnetic fields (EMF) and radio frequency radiation (RFR). These reports are due within ninety (90) days after the start of operations.
8. Applicant shall receive and maintain a license by the Federal Communications Commission (FCC) to operate a wireless communication facility in this location. A copy of this FCC license shall be submitted to the Development Services Department prior to the issuance of any building permits.
9. The Applicant shall notify the City of any change in ownership, assignment, of the site lease or equipment, within 10 days of the effective date of any such modification. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Development Services Department.
10. Applicant shall place all cable/utility runs underground.
11. Applicant/pole owner shall maintain the "monopine", its ground lease and related enclosure in good visual and physical condition at all times.
12. Wireless communication facilities shall not bear any signs or advertising devices other than certification, warnings or other required seals or signage at any time.
13. The applicant shall maintain its wireless telecommunication equipment in good condition and shall make repairs and replacements of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux branch attachments and/or trunk bark features, among others, fade in color due to outdoor exposure, the applicant shall replace such components within sixty (60) days of written notice by the Director of Development Services or his/her designee. If the work cannot be completed within sixty (60) days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work. The applicant shall be responsible for maintaining the leased property, including any applicable landscaped areas, walkways and all paved surfaces, free from graffiti, debris and litter at all times.

14. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
15. Prior to issuance of building permits, the applicant is required to provide the City with a letter and timeline from the pole owner regarding installation of new branch and antenna sock material. The applicant shall install new branch foliage which shall vary in density, spacing, size and angle to avoid rigid symmetry; overall tree shape shall integrate with the context of the site; colors of the faux trunk and branches shall be non-reflective; green leaves shall be interspersed with brown to provide more natural appearance, and the exterior surface of the faux trunk shall emulate the texture of a real tree; all antennas (panels, microwave and GPS), mounting brackets, and coaxial cables shall be completely screened from public view by the faux foliage and painted to match; branch foliage shall continue down the faux trunk so as to fully conceal the trunk from prominent public vantage points; and the overall design shall substantially conform to and implement the visual effect of an actual pine tree. The branches at the top of the "monopine" shall form a natural peak and not appear to have a flat top. Branches shall be at least 2.25 per foot from a level no higher than twelve (12) feet above ground level. All aesthetic design shall be approved by the Director of Development Services prior to issuance of building permits.
16. Applicant shall use split-face brick and a flush cap for all related equipment storage units to the satisfaction of the Director of Development Services. The related enclosure and any walls shall have creeping faux ivy placed on the walls to deter graffiti. A sample of the creeping faux ivy shall be approved the Director of Development Services or their designee prior to installation.

**CITY BUILDING DIVISION:**

17. Forty-five (45') high new "monopine" wireless communication facility plans including the tower itself shall be designed and prepared by a licensed California architect/engineer with wet signatures on the final approved set of plans.
18. Grading plans for the proposed facility shall be designed and prepared by a licensed California civil engineer. Grading plans shall address on-site drainage issues & NPDES/erosion control plans shall be also be submitted to the City for review and approval.
19. Structural plans and calculations for the forty-five (45)' high monopine structure shall be designed & prepared by a licensed California civil/structural engineer for the City's review and approval prior to construction.
20. The applicant and all contractors and sub-contractors shall obtain a city business license. Applicant and/or contractor shall request a standard sub-contractor form from the City Building Division prior to issuance of a building permit. This standard form shall be completed and submitted to the City Business License Division prior to the issuance of any building permits.

21. Obtain all building permits which include "monopine" structure, utility cabinets, block walls, electrical systems prior to construction.
22. Prior to issuance of building permits, applicant shall provide details of all the control equipment related to the monopine structure with detailed electrical single line drawings

**CITY POLICE DEPARTMENT:**

23. Burglary resistant material shall be used:
  - (a) Products intended for use shall be permanently labeled as such.
  - (b) Materials used shall meet UL 972 Standards for Safety Burglary Resistant Glazing Materials.
  - (c) Only materials approved by ICBO shall be used.
24. Address numbers shall be mounted near the front entry of any building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building. Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches. The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street address.
25. Exterior lighting of an intensity of at least twenty-five hundredths (.25) foot-candles shall be provided adjacent to doors and windows. Exterior bulbs shall be protected by polycarbonate or other weather and vandal resistant globe or cover. Light(s) shall be operated during hours of darkness through either photovoltaic sensors or appropriate timers. Parking lots for use by the general public and/or employees shall be provided with exterior lighting of an intensity of at least one (1) foot-candle of light on the parking surface and operated from dusk until at least one-half (1/2) hour after the termination of business.

**ORANGE COUNTY FIRE AUTHORITY:**

26. Submit building plans to Orange County Fire Authority for review and approval prior to issuance of building permits.