



Placentia Planning Commission Agenda

Regular Meeting
August 11, 2015

6:30 p.m.

City Council Chambers
401 E. Chapman Avenue

Christine Schaefer
Chair

Frank Perez
Vice Chair

Dennis Lee
Commissioner

James Schenck
Commissioner

Thomas Solomonson
Commissioner

Vic Tomazic
Commissioner

Vacant
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 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- April 14, and May 12, 2015
Recommended Action: Approve

PUBLIC HEARING:

2. **Applicant:** Martha Walswick
Project Location: 334 Morse Avenue

Second Unit Permit (SSUP) 2015-01 & Special Use Permit (SUP) 2015-03:

To permit the construction of a +/- 401 square foot second unit, +/-668 square foot garage and +/-115 square foot second story balcony. The balcony is proposed to be on the south side of a new second unit located over a proposed garage. 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. Open Public Hearing, Receive Testimony, and Close Public Hearing; and
- b. Adopt Resolution PC-2015-12, A Resolution of the Planning Commission of the City of Placentia, Approving Second Unit Permit SUP 2015-XX Pertaining to the Construction of a +/- 401 Square Foot Second Unit, +/-668 Square Foot Garage and +/-115 Square Foot Second Story Balcony. The Balcony is Proposed to be on the South Side of the New Second Unit Installed Over a

Proposed Garage Located at 334 Morse Avenue and Making Finding in Support Thereof; and

- c. 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.

**3. Applicant: Rick Smets
Project Location: 950 S. Via Rodeo**

Use Permit (UP) 2015-04:

To permit the sale of alcoholic beverages for on and off-site consumption (Type 23 Small Beer Manufacturer Alcoholic Beverage Control License) in conjunction with the operation of a small craft brewery that manufactures specialty beers, conducts guided tours of their facility and offers beer and wine sampling within their tasting room, located in a +/- 5,120 square foot industrial tenant space located at 950 S. Via Rodeo in the Manufacturing (M) District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open Public Hearing, Receive Testimony, and Close Public Hearing; and
- b. Adopt Resolution PC-2015-13, A Resolution of the Planning Commission of the City of Placentia, California, Approving Use Permit No. 2015-04 Pertaining to Property Located at 950 S. Via Rodeo, and Making Findings in Support Thereof; and
- c. Find that the Applicant is Categorically Exempt Pursuant to the California Environmental Quality Act of 1970, as amended, the Guideline promulgates thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

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

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, September 8, 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 August 11, 2015 Regular Meeting of the Planning Commission of the City of Placentia was posted on August 6, 2015.

Charles L. Rangel, Secretary



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION
FROM: CONTRACT SENIOR PLANNER
DATE: AUGUST 11, 2015
SUBJECT: **SECOND UNIT PERMIT 2015-01**

RECOMMENDATION:

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

1. Open the Public Hearing, Receive Testimony, and Close the Public Hearing; and
2. Adopt Resolution No. PC-2015-XX, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING SECOND UNIT PERMIT UP 2015-01 PERTAINING TO THE CONSTRUCTION OF A +/- 401 SQUARE FOOT SECOND UNIT, +/-668 SQUARE FOOT GARAGE AND +/-115 SQUARE FOOT SECOND STORY BALCONY. THE BALCONY IS PROPOSED TO BE ON THE SOUTH SIDE OF A NEW SECOND UNIT INSTALLED OVER A PROPOSED GARAGE LOCATED AT 334 MORSE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF; and
3. Find that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15332) and Placentia Environmental Guidelines.

DISCUSSION:

Elevated Deck

In addition, the Applicant has proposed to construct a second-story balcony on the Second Unit. Pursuant to Section 23.81.055 Elevated decks, balconies and similar structures shall be permitted in the "R-1," "RPC," "PUD," and "SP-7" zones subject to obtaining a Special Use Permit. The Code further stipulates that the Special Use Permit shall be approved by the Director of Development Services so long as appropriate Notice is provided to adjacent neighbors. If the adjacent neighbor has privacy concerns about the elevated deck, they may appeal the staff level decision to allow the elevated deck to the Planning Commission. Due to the appeal procedures, staff is not requesting Planning Commission to take action on the matter of the elevated deck since it could complicate appeal procedures but wanted to inform the Planning Commission since the deck is an integral part of the design.

Second Unit Permit

For purposes of the Placentia Municipal Code, Section 23.73.020 defines a second unit as means “a subordinate dwelling unit with complete and independent living facilities detached from, attached to, or contained within a single-family detached dwelling.”

The Applicant, Martha Walswick, has proposed to construct 401 square foot detached second unit located at her existing residence. Pursuant to §23.73.040 of the Placentia Municipal Code approval of a second unit shall require a Use Permit pursuant to Chapter 23.87.

Subject Site and Surrounding Land Uses:

The proposed site is located at 334 Morse Avenue on the south side of the street between cypress Point Drive and Kraemer Boulevard. The following table shows the existing land uses, zoning and General Plan Land Use Designation:

	Land Use	General Plan Land Use Designation	Zoning Designation
Current & Proposed	Single family residential	Low Density Residential	R-1 Single Family Residential
West	Single-family residential	Low Density Residential	R-1 Single Family Residential
East	Single-family residential	Low Density Residential	R-1 Single Family Residential
North	Single-family residential	Low Density Residential	R-1 Single Family Residential
South	Private gated Single-family residential	Medium Density Residential	SP-10 Specific Plan

Floor plan

The proposed floor plan purports a 401 sq. ft living area which consists of a kitchen, bedroom, bathroom and living area as well as an outdoor patio situated over the two-car garage.

Aesthetics:

The two-story elevations display a California Bungalow style of architecture. This is achieved by thin Butt Beveled Rabbeted Cedar siding, simple windows with trim boards, and a shingled roof in a “Brownwood” color. The rear elevation reveals stairs which lead up to the second story outdoor patio deck which provides access to the living area living. Section 23.73.050(5) of the Municipal Code does not allow stairs to show in the front elevation which is why the design provides the stairs on the rear elevation. Section 23.73.050(2) requires that the architecture of the proposed design is consistent with the design of the existing primary house and based on the proposed elevations this consistency has been satisfied

Parking

Section 23.73.050(3) requires one (1) inside the garage off-street parking space and one outside parking space which is permissible by the Code shall be provided in addition to

that required for the primary unit. Since the existing primary unit had no garage the proposed 2-car garage brings the property into full compliance with the parking requirement

Dedication of Right-of-way

In exchange for conferring the entitlement of adding another dwelling unit to the property, the City may impose appropriate dedications and exactions. The City is therefore required the dedication of Full half width street improvements which shall be constructed to comply with Orange County/City of Placentia road standards along project frontage, to include new curb and gutter, sidewalk and drive approach. The need for a sidewalk is well established because over the years, residents have voiced safety concerns that children walking to the nearby Morse Elementary have no sidewalk to walk along.

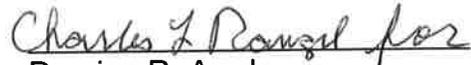
CEQA for Use Permit (UP) 2015-01:

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) 2015-01 is exempt from CEQA pursuant to State CEQA Guidelines § 15332. A Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services. The project meets the above referenced criteria in that it involves the construction of a second unit on a parcel in the City where a single family dwelling unit already exists located in an established residential area in the City and all necessary utility lines needed for connections are located in the street

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. Resolution
3. Conditions of approval

OWENS CORNING ROOF SPECS
OAKRIDGE PRO 30 (Approval owner)
 ROOF SPECIFICATIONS AT THE NEW ROOF

PROVIDE 24 HOUR PRO 30 SERIES ROOFING BY O. CORNING. CLASS 24 ROOF APPLICATION WITH FIBERGLASS ASPHALT SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR "BROWNWOOD" TO BE APPROVED BY OWNER BEFORE PURCHASE TYPICAL OVER NEW EXISTING ROOF WHERE NEEDED.

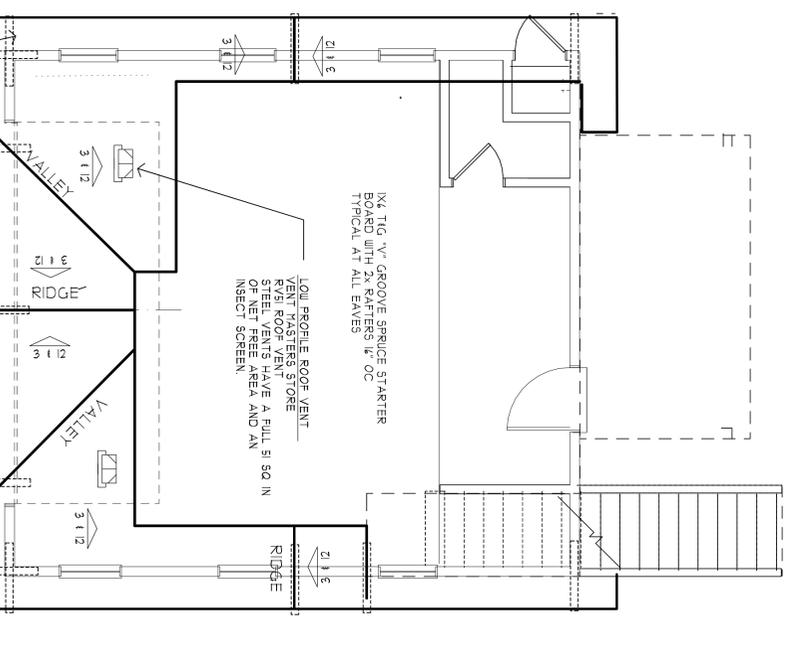
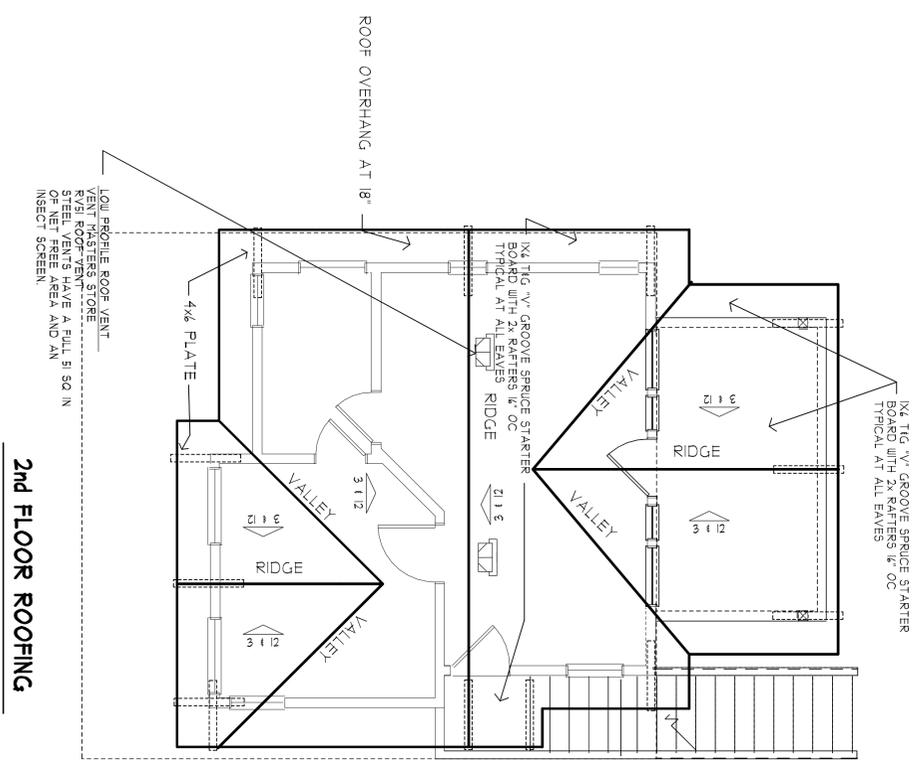
INSTALL OVER 2 LAYERS OF 5# ROOFING PAPER UNDERLAYMENT PROVIDE 5 EXPOSURE SINGLE SIZE 19" X 34" PROVIDE INSTALLATION WITH 1/2" NAIL PER SHINGLE. VALLEYS TO BE CLOSED CUT WITH 1/2" X 3/4" X 3/4" WIDE ROLL ROOFING UNDERLAY.

APPLICATION MATERIALS AND FASTENERS TO BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECS. PROVIDE VENT FOR ROOF RIDGE. PROVIDE VENT FOR MANUFACTURER'S SPECS. VENT FOR ROOF RIDGE.

FLASHING
 ROOF VALLEY FLASHING SHALL BE MIN. 26 GA. GALV. SHEET METAL. FLASHING SHALL EXTEND MIN. OF 8" FROM THE CENTER EACH UNIT. FLASHING SHALL HAVE AN END LAP OF A MIN. OF 4".

CERTIFICATE OF COMPLIANCE:
 U/E EVALUATION REPORT
 U/E CERTIFICATION - ROOFING SHINGLES
 MSDS
 APPLICABLE STANDARDS

ASTM D228
 ASTM D308 (TYPE D)
 ASTM D3411 (CLASS F WIND RESISTANCE)
 ASTM D3412
 ASTM D189 (CLASS H WIND RESISTANCE)
 UL-790 (CLASS A FIRE RESISTANCE)
 UL-180 (CLASS A FIRE RESISTANCE)
 SHASTA WHITE COLOR MEETS ENERGY STAR REQUIREMENTS FOR INITIAL SOLAR REFLECTANCE OF 0.25 AND 3-YEAR AGED SOLAR REFLECTANCE OF 0.15



REQUIREMENTS FOR ATTIC FURNACE OR COOLING EQUIPMENT:
 PROVIDE 24" WIDE UNOBSTRUCTED PASSAGEWAY WITH CONTINUOUS FLOORING FROM THE SCUTTLE TO THE EQUIPMENT & CONTROLS OF THE EQUIPMENT.
 PROVIDE LEVEL SERVICE SPACE 30" DEEP BY 30" WIDE IN FRONT OF THE EQUIPMENT.
 PROVIDE LITE OVER EQUIPMENT AND SWITCH AT THE SCUTTLE.
 PROVIDE CORROSION AIR OPENING OR DUCT OF 1 sq ft PER 2000 BTUS.
 PROVIDE VENT THROUGH ROOF A MIN. OF 5' ABOVE HIGHEST VENT COLLAR WHICH IT SERVES.
 FALL IN THE ATTIC MUST BE LISTED FOR USE IN ATTIC IF ATTIC HEIGHT IS LESS THAN 5'.
 PROVIDE MIN. DOUBLE JOIST UNDER UNIT.
 PROVIDE FIRE PROTECTION DEVICES & CLEARANCES OF EQUIP TO COMBUSTIBLE MATERIALS PER MANUFACTURER'S APPROVAL LISTING.
 PROVIDE SEISMIC SHAY BRACES OR ANCHOR UNIT AND PLATFORM FOR PLAT FALL IN ATTIC PROVIDE MIN. SHEET METAL OR CERAMIC BOARD ON TOP OF FRAMING MEMBERS SUPPORTING THE FALL FOR FIRE PROTECTION.
 PROVIDE FAUS MANUFACTURERS CATALOG, SPEC. DATA AND MANUFACTURERS RECOMMENDATION, FIRE PROTECTION MATERIAL AND INSTALLATION REQUIREMENTS. PROVIDE CONDENSATE DRAIN TO APPROVED PUMPING FIXTURE.

TOILET ROOM VENTILATION
 TOILET ROOM VENTILATION SHALL BE CONNECTED TO THE EXISTING VENT SYSTEM FROM THE ROOF. DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENING INTO THE BUILDING.

NOTE:
 AT EAVE OR CORNICE VENTS, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. PROVIDE MIN. OF 1" OF AIR SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING. INSTALL VENTS TO AIDE IN CROSS VENTILATION.

ATTIC VENTILATION CALCS:

TOTAL ATTIC VENTILABLE AREA: 7 sf / 300 = 7 sf REQUIRED HIGH & LOW VENTILATION

A _{req} = 400 sq ft	A _{avail} = 4 sf x 144 sq in./ft ² = 576 sq in.	200 sq. in.	PROVIDE
50%		100 sq. in. PER VENT	2 ROOF VENTS
A _{req} = 400 sq ft	A _{avail} = 4 sf x 21 sq. in./ft ² = 84 sq. in.	50 sq. in.	PROVIDE
50%		21 sq. in. 8 EAVE VENTS	10 EAVE VENTS w/ 1/4" GALV. WIRE MESH

RAFTER BATTER BLOCKS
 3" DAY HOLE w/ GALV. WIRE MESH 1/4" OPENINGS

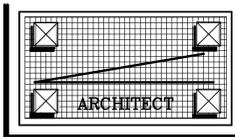
1st & 2nd FLOOR ROOFING

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

A-3

RESIDENTIAL FOR:
MARTHA WALSWICK & LEO SCHANER
334 MORSE AVE.
PLACENTIA, CA 92870

TRACT# **LOT#**



JOHN T. AHERN
 ARCHITECT
 12270 ALTA FANORAMA
 SANTA ANA, CA 92705
 PHONE: (714) 433-1120 FAX: (714) 433-1120
 E-MAIL: johtahern@gmail.com
 ARCHITECTURE PLANNING REMODELING

RESOLUTION NO. PC-2015-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING SECOND UNIT PERMIT SUP 2015-01 PERTAINING TO THE CONSTRUCTION OF A +/- 401 SQUARE FOOT SECOND UNIT, +/-668 SQUARE FOOT GARAGE AND +/-115 SQUARE FOOT SECOND STORY BALCONY. THE BALCONY IS PROPOSED TO BE ON THE SOUTH SIDE OF A NEW SECOND UNIT INSTALLED OVER A PROPOSED GARAGE LOCATED AT 334 MORSE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i). Martha Walswick, applicant and property owner of the property located at 334 Morse Avenue (together the "Applicant"), heretofore filed an application for approval of Special Use Permit SSUP 2015-01 and Second Unit Permit SUP 2015-01 as described in the title of this Resolution. Hereinafter, in this Resolution, the subject request is referred to as the "Application".

(ii). On AUGUST 11, 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 project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development 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, this development complies with all applicable code requirements and development standards of the r-1 Single Family Residential District and Title 24, Building Codes and Regulations of the Placentia Municipal Code.

b. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.12, , Single Family Residential District of the Placentia Municipal Code. Further, the proposed project is consistent with all requirements of 23.73.050 Second Unit Standards. This Planning Commission has carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance), and hereby determines it to be in substantial compliance. The proposed Development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

c. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Conditions of Approval specific to this development application in order to provide assurances that the proposed construction of the three outdoor storage areas are in compliance with applicable requirements of the Placentia Municipal Code.

f. The proposed Second Unit Permit applications will be consistent with the latest adopted general plan. The General Plan Land Use designation for the subject property is "Single Family Residential", and this application does not include a proposal to amend this designation.

g. Based upon the environmental review of the project, the Planning Commission finds that Second Unit Permit SUP 2015-01 will create no adverse environmental impacts. The proposed project hereby is determined to be Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, the Guidelines promulgated thereunder (§ 15332) and City Environmental Guidelines.

CEQA Guideline Section 15332, Class 32 consists of projects characterized as in-fill development meeting the following conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services. The project meets the above referenced criteria in that it involves the construction of a second unit on a parcel in the City where a single family dwelling unit already exists located in an established residential area in the City and all necessary utility lines needed for connections are located in the street

4. The Planning Commission hereby directs that, upon approval of UP 2015-01, 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 DPR 2013-03 as modified herein, and specifically subject to the conditions set forth and attached hereto and by this reference incorporated herein.

6. Any provision of this resolution or appendices thereto inconsistent with the prior approvals for this project are hereby repealed or modified to that extent necessary to effect the provisions of this resolution.

7. Severability. If any section, subsection, sentence, clause, phrase or portion of this resolution or supporting documents or appendices are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

8. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 11th day of August, 2015.

Chairman

I, Charles 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 11th day of August, 2015, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of August, 2015, by the following vote:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAINED: COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
CITY ATTORNEY

Attachment "B"
**Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2015-01**

Project Applicant: Martha Walswick
Project Address: 344 Morse Avenue

SPECIAL CONDITIONS

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

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

CITY PLANNING DIVISION:

1. Use Permit (UP) 2015-01 is valid for a period of twelve (12) months from the date of final determination. If occupancy of the building for uses approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. Use Permit (UP) 2015-01 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 project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to

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

5. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
6. All trash bins shall be kept inside trash enclosures or designated areas, and gates closed at all times (if applicable), except during disposal and pick-up. Trash pick-up shall be done on a regular basis.

CITY BUILDING DIVISION:

7. All building plans shall require City Building Division review and approval, prior to any construction.
8. Applicant/owner shall obtain Orange County Fire Authority approval for building plans.
9. Prior to issuance of building fees, Applicant/owner shall pay all sewer connection fees, school fees, park in lieu fees and library fees prior to Certificate of Occupancy

ENGINEERING DIVISION:

10. Full half width street improvements shall be constructed to comply with Orange County/City of Placentia road standards along project frontage, to include new curb and gutter, sidewalk and drive approach. Provide improvement plan.
11. All work within the public right of way requires an encroachment permit issued by the City of Placentia.
12. All applicable best management practices and procedures for storm water protection (NPDES) shall be employed
13. A soils report and grading plan shall be prepared by a CA registered engineer. Graded pad certifications for compaction, line and grade shall be submitted prior to issuance of building permits. Provide grading plan.



Placentia Planning Commission Agenda Staff Report

TO: PLANNING COMMISSION
FROM: CONTRACT SENIOR PLANNER
DATE: August 11, 2015
SUBJECT: **USE PERMIT 2015-04**

RECOMMENDATION:

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

1. Open the Public Hearing, Receive Testimony, and Close the Public Hearing; and
2. Adopt Resolution PC-2015-xx, A Resolution of the Planning Commission of the City of Placentia, Approving Use Permit No. 2015-04 Pertaining to Property Located at 950 S. Via Rodeo, and Making Findings in Support Thereof; and
3. Find that the Application is Categorically Exempt Pursuant to the California Environmental Quality Act of 1970, as amended, the Guideline promulgated thereunder (14 CCR § 15301) and Placentia Environmental Guidelines.

DISCUSSION:

The applicant, Mr. Rick Smets, Stereo Brewing is applying for a type 41 license to permit the operation of a +/- 5,120 square foot sq. ft. Micro Brewery production facility and Public Tasting Room within multi tenant industrial building located in the M (Manufacturing) PMD (Planned Manufacturing Overlay) District.

Background

In 2007, the Development Services Department determined that a beer manufacturing and distributing facility known as the Bruery, an existing family owned micro brewery business that has been operating in the City of Placentia since May of 2007 located within the Manufacturing (M) District conformed with the purpose of the "M" District and was a permitted use, pursuant to Section 23.47.020(7) and (8) of the Placentia Municipal Code, which allows for the treatment of, manufacturing, assembling, compounding, warehousing, storage and distribution of goods and materials. It was determined at that time that a Use Permit for the sale of alcohol was not required because the Placentia Municipal Code does not address alcohol sales within the Manufacturing District. In order to operate a micro brewery, however, the business owner was required to obtain a Type 23 Small Beer Manufacturer (Brew Pub or Micro-brewery) license from the State Department of Alcoholic Beverage Control (ABC).

A year later on August 12, 2008, after establishing their beer production business, the owners of the Bruery received Planning Commission approval for a Use Permit application (Use Permit 08/09) in order to conduct beer tastings/samplings of their own manufactured products in a designated +/- 1,100 square foot area within their warehouse facility. In addition, because brewery tourism was a popular practice, similar to the popularity of visiting wineries and tasting the products that are produced on the premises, The Bruery also received approval to conduct guided tours. It was the intention of the business owner to give each tour guest a basic understanding as to how beer is manufactured and how different ingredients and processes affect beer flavor. This was an opportunity for the business owner to connect with customers on a personal level and increase product marketing and sales.

Stereo Brewing is seeking to establish a similar operation and is therefore requesting a Use Permit to meet City and ABC requirements.

OPERATIONAL CHARACTERISTICS:

The letter (attached) dated June 25th, 2015, from the applicant owner and brew master Rick Smets outlines his 10+ years as a professional brewer and testifies that he has held several manager and leadership positions within the microbrewery industry including Firestone Walker Brewing Co. in Northern California and Left Coast Brewing Co. located in Southern California. Listed below based on his letter, outlines various operational information and proposes the following hours of operation :

Hours of Operation

Industrial:	Monday – Friday 5 a.m. – 10 p.m.
Tasting room:	Monday – Thursday 4 p.m. – 10 p.m. Friday – 4 p.m. – 10 p.m. Saturday - 10 a.m. – 12:00 p.m. Sunday - 10 a.m. – 6:00 p.m.

Employees

One (1) at time of opening and 1-2 additional during the first year. Goal is to hire 2 – 3 full time and 5 – 8 part-time by the fifth (5th) year.

Machines & Equipment

The following machinery and equipment is needed for the operation:

- 1 – 15 BBL Brewing System (1 BBL = 31 Gallons)
- 2 – 3 Holding tanks for fermentation/storage
- 1 – Malt Crusher
- 1 – 7.5HP Chillstar Glycol Chiller
- 1- Semi Auto Keg washer
- 1 - Forklift

Based on the attached floor plan, the applicant proposes to construct the following improvements for the micro brewery:

- 943 sq. ft. tasting room
- 1,474 manufacturing area
- 1,834 storage area
- 869 office
- 5,120 sq. ft. Total floor plan area

Parking

The Municipal Code requires Two (2) spaces per thousand (1,000) square feet of unit area for up to twenty thousand (20,000) square feet plus one (1) space per thousand (1,000) square feet of area over twenty (20,000) square feet and each thousand (1,000) square feet of outside storage area. In addition four (4) spaces per thousand (1,000) square feet of office area in excess of twenty-five percent (25%) of the total square feet of the unit.

The total required parking stalls is therefore 25 parking spaces. Although the tasting room and guided tours may have the potential to take up additional spaces sometime in the future, this should not be a problem since the industrial park provides 239 spaces overall and, equally important to note, patrons are more likely to visit the tasting room in the evenings, Fridays and during the weekends which is during non-peak times when all the surrounding businesses are closed.

Subject Site and Surrounding Land Uses:

The following matrix shows the surrounding existing land uses, zoning and Land Use Designation:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Currently vacant	Industrial	M Manufacturing PMD (Planned Manufacturing Overlay)
Proposed	5,120 square foot (sq. ft.) Micro Brewery production facility and Public Tasting Room	Industrial	M Manufacturing PMD (Planned Manufacturing Overlay)
North	Two-story multi-family units	Industrial	M Manufacturing PMD (Planned Manufacturing Overlay)
South	Retail commercial center	Industrial	M Manufacturing PMD (Planned Manufacturing Overlay)
East	Single Family Residential	Industrial	M(Manufacturing)
West	Two-story multi-family units	Industrial	M Manufacturing PMD (Planned Manufacturing Overlay)

Existing ABC Licenses Within One-Half Mile Radius of the Subject Site:

The Alcoholic Beverage Control (ABC) license that is being applied for by Stereo Brewing is “Type 41 On-Sale Beer and Wine – Bona Fide Eating Place,” which is an on-site beer and wine license. Listed below are other businesses in Placentia within a one-half mile radius of the subject site that are permitted to sell alcoholic beverages for on and off-site consumption.

BUSINESS	ADDRESS	LICENSE TYPE
KNOWLWOOD RESTAURANTS	5665 E LA PALMA AVE ANAHEIM, CA 92807	Type “41” On-Sale General for Bona Fide Public Eating Place
THAI HOUSE RESTAURANT	5624 E LA PALMA AVE, STE C ANAHEIM, CA 92807	Type “41” On-Sale General for Bona Fide Public Eating Place
OUT OF THE PARK PIZZA	5638 E LA PALMA AVE ANAHEIM, CA 92807-2110	Type “47” On-Sale General for Bona Fide Public Eating Place
SAMMYS BAR & GRILL	5645 E LA PALMA AVE, STE 170 ANAHEIM, CA 92807-2104	Type “47” On-Sale General for Bona Fide Public Eating Place
TRUE SEASONS ORGANIC KITCHEN	5675 E LA PALMA AVE, STE 199 ANAHEIM, CA 92807-2121	Type “41” On-Sale General for Bona Fide Public Eating Place
CALIFORNIA FISH GRILL	5675 E LA PALMA AVE, STE 195 ANAHEIM, CA 92807	Type “41” On-Sale General for Bona Fide Public Eating Place
THE CHANCE THEATER	5522 & 5524 E LA PALMA AVE ANAHEIM, CA 92807-2108	Type “64” Special On-Sale General Theatre
CURRY OUT	5655 E LA PALMA AVE, STE 155 ANAHEIM, CA 92807-2117	Type “41” On-Sale General for Bona Fide Public Eating Place
TOP CLASS PIZZA	1026 N TUSTIN AVE ANAHEIM, CA 92806-1724	Type “41” On-Sale Beer and Wine - Eating Place
PHO 2012	5636 E LA PALMA AVE, STE E-G ANAHEIM, CA 92807-2114	Type “41” On-Sale Beer and Wine - Eating Place

As of January 1995, the State of California Legislature implemented Assembly Bill 2897 by amending the California Business and Professions Code (§ 23958) to require the ABC to deny an application for a liquor license “if issuance of that license would tend to create a law enforcement problem, or if the issuance would result in or add to an undue concentration of liquor licenses.”

Undue concentration is defined as follows:

The premises of the proposed license is located in an area that has 20 percent more reported crimes than the average number of reported crimes for the City as a whole,

or

The premises of the proposed license are located in a census tract where the ratio of existing retail on-sale/retail off-sale licenses to population in the census tract exceeds the ratio of retail on-sale/retail off-sale licenses to population in the County of the proposed premise.

The Police Department has reviewed the application and reports this business is not located in a high crime area. The Police Department is recommending conditions of approval which are focused on ensuring that the sale of beer and wine remains an ancillary component of the business and that proper operational safeguards are implemented.

CEQA for Use Permit (UP) 2015-04:

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) 2015-04 is exempt from CEQA pursuant to State CEQA Guidelines § 150301 as it pertains to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Prepared and submitted by:

Review and approved by:

Charles L. Rangel
Contract Senior Planner

Damien R. Arrula
Acting City Administrator

Attachments:

1. Resolution No. 2015-03
2. Conditions of Approval
3. Placentia Police Department Standard Development Requirements
4. Site plan & Floor plan
5. Applicant's letter dated 6-25-2015

RESOLUTION NO. PC-2015-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2015-04 PERTAINING TO PROPERTY LOCATED AT 950 S. VIA RODEO, AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Mr, Stereo Brewing Company ("Applicant" collectively hereinafter) lessee of the property owned by Aspen Rodeo Properties, L.P. located at 950 S. Via Rodeo , heretofore filed an application for approval of Use Permit No. 2015-04, 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 August 11, 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 (Attachments "B and C), this

use complies with all applicable code requirements and development standards of the "M" Manufacturing District (3) Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements, it is not anticipated that the sale of alcoholic beverages for on and off-site consumption within a 943 square foot tasting room area, and Bruery tours will generate any negative impacts on this industrial area and the adjacent neighborhood. All business operations shall be completed within this enclosed building, while maintaining an environment free from objectionable noise, odor or other nuisances.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Industrial", and the proposed use does not involve any change in the land use of the subject site. The sale of alcoholic beverages and the manufacturing facility tours are permitted in the "M" Manufacturing District, subject to Use Permit approval.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachments B and c), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a conditionally permitted use in the "M" Manufacturing District in the City of Placentia. Approval of the Use Permit for the sale of alcoholic beverages and tours of the Bruery manufacturing facility would be consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been conditionally permitted within the "M" Manufacturing 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. (Attachments B and C) contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2015-04 to ensure compliance with the Placentia Municipal Code.

3. Section 15301 of the CEQA Guidelines exempts Existing Facilities. A Class 1 Exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, involving

negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" which may fall within the Class 1 Exemption are Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The Planning Commission specifically finds that the Application is Categorically Exempt under the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15301) and Placentia Environmental Guidelines.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2015-04, 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 2015-04 as modified herein, and specifically subject to the conditions set forth in (Attachments B and C) attached hereto and by this reference incorporated herein.

6. Any provision of this resolution or appendices thereto inconsistent with the prior approvals for this project are hereby repealed or modified to that extent necessary to effect the provisions of this resolution.

7. Severability. If any section, subsection, sentence, clause, phrase or portion of this resolution or supporting documents or appendices are for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

8. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 11th day of August, 2015.

Christine Schaefer, Chairman

I, Charles 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 11th day of August, 2015, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of August, 2015, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

**Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2015-04**

Project Applicant: Rick Smets
Project Address: 950 S. Via Rodeo

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) 2015-04 is valid for a period of twelve (12) months from the date of final determination. If occupancy of the building for uses approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. Use Permit (UP) 2015-04 shall expire and be of no further force or effect if the sale of alcoholic beverages within the tasting/sampling room and Bruery tours are discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The

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

5. Prior to any changes in the days and hours of operation of The Bruery, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Manufacturing Hours:

Monday - Friday: 5 a.m. – 10 p.m.

Beer Tasting/Sampling Hours and Retail Sales:

Monday –Friday: 4 p.m. – 10 p.m.

Saturday: 10 a.m. – 12:00 p.m.

Sunday: 10 a.m. – 6:00 p.m.

Bruery Tours:

Monday - Friday: by appointment)

Saturday - Sunday: by appointment)

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

11. All trash bins shall be kept inside trash enclosures or designated areas, and gates closed at all times (if applicable), except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
12. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
13. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.

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

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

CITY BUILDING DIVISION:

21. All tenant improvements shall require City Building Division review and approval, prior to any construction.
22. Applicant/business owner shall obtain Orange County Fire Authority approval for Use Permit (UP) 2015-04.

POLICE DEPARTMENT:

23. The establishment shall remain in compliance with Placentia Police Department Standard Development Requirements for security (See Attachment C).

24. Sales or consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and Midnight
25. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
 - a. Valid driver's license
 - b. Valid State identification card
 - c. Valid passport
 - d. Current military identification
 - e. U.S. Government immigrant identification card
26. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a close visual inspection and/or use of a flashlight or "Retro-reflective viewer."
27. When serving pitchers exceeding 25 ounces of an alcoholic drink, all patrons receiving such pitcher, as well as all patrons who will be consuming all or any portion of such pitcher, shall present an ID to the server if appearing to be under the age of 30, if not previously checked at the entrance to the licensed premises.
28. There shall be no promotions encouraging intoxication or drinking contests or advertisements indicating "Buy one drink, get one free," "Two for the price of one," or "All you can drink for ..." or similar language.
29. Persons who appear obviously intoxicated shall not be admitted into the licensed premises.
30. A file containing the names and dates of employment of every person who serves alcoholic beverages for consumption by patrons on the licensed premises and every manager, which file shall also include a copy of each person's certificate of completion of the Department of Alcohol Beverage Control L.E.A.D. course (Licensee Education on Alcohol and Drugs). Upon request, said file shall be made available for review to representative of the Police Department

ORANGE COUNTY FIRE AUTHORITY:

50. Applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified:

Prior to issuance of a building permit:

- architectural (service codes PR200-PR285)

Prior to concealing interior construction:

- fire sprinkler system (service codes PR430-PR455)
- fire alarm (service code PR510-PR520)



Placentia Police Department Standard Development Requirements

PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2012-03
APPLICANT: Rick Smets
LOCATION: 950 S. Via Rodeo

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

The following standards shall be required for all commercial/industrial developments when applicable. No modifications shall be made without the approval of the Chief of Police.

EXTERIOR DOORS

Sliding Doors:

Sliding glass doors shall be of tempered glass with locking bolt that grips door and frame together and prevents the door from being pried in an upward direction. The strike area shall be reinforced to prevent prying and disengagement of the locking bolt. Anti-lift out device(s) shall be installed in the upper channel above the moving panel to prevent raising and removal from the tract while in the closed position.

Other Doors:

Wood doors and aluminum stile doors shall be used only as front entry doors. **ALL OTHER DOORS SHALL BE METAL.**

Wood doors shall be of solid core construction with the minimum thickness of one and three-fourths (1 ³/₄) inches. Wood panel doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch centers.

Metal doors shall be of a minimum sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed. Such reinforcement shall restrict collapsing of the door around any locking device. Metal jambs shall be used.

Doors with glass panels and/or glass within thirty-six (36) inches of locking mechanism shall be fully tempered glass or rated burglary resistant material.

Door stops on wooden jambs for in-swinging door shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

All swinging exterior wood and steel doors shall be equipped as follows:

Single doors: equipped with "single unit" containing door knob and single cylinder deadbolt. (Single turn of the knob also retracts the locked deadbolt.) Deadbolt must have one (1) inch throw and exterior case hardened, rotating steel cylinder guard.

Or:

(Exterior Doors, Continued...)

Equipped with single or double cylinder deadbolt in which no other device is located in the area where door hardware is installed. If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

In either case, a sign must also be displayed above the front door indicating that the front door is to remain "unlocked" during business hours. Letter size to be minimum one (1) inch in size on contrasting background.

Aluminum stile, single door: equipped with a double cylinder, minimum one and one-half (1½) inch upswing or one (1) inch slide deadbolt and exterior case hardened, rotating steel cylinder guard and minimum of five (5) pin tumblers. The inside key-operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "open." A sign must also be displayed above the door indicating that the door is to remain "unlocked" during business hours. Letter size to be minimum of one (1) inch in height on contrasting background.

The inactive leaf of all double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Strike area for metal or aluminum framed doors must be constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to prevent removal of the door from the exterior by removing the hinge pins.

Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.
- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

Deadbolt locks shall not be used on doors that are required to have panic hardware.

Overhead or sliding doors shall be secured on the inside by minimum one-half (1/2) inch slide bolt(s) protruding at least one (1) inch into the door frame at floor; or secured on outside by a case hardened or minimum ten (10) gauge steel construction slide bolt using a padlock having a hardened steel shackle locking both at heel and toe with a minimum five (5) pin tumbler operation. Locking bar or bolt to extend through the receiving guide minimum of one (1) inch.

Doors exceeding ten (10) feet in width shall have two locking points on opposite sides.

WINDOWS

No louvered windows shall be used.

Windows and/or transoms having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected in the following manner:

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x ¼) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

The protective bars or grills shall be able to be opened if such windows are required to be opened by the Uniform Building Code.

ROOF OPENINGS

Skylights shall be fully tempered glass or rated burglary resistant material*; or

- (1) Protected by iron bars at least one-half (1/2) inch round material spaced not more than five (5) inches apart; or
- (2) Steel grill at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted under the skylight.

Ventilator skylights with side openings exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected as in (1) or (2) above.

Air ducts or vents exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches on roof or exterior walls shall be covered by iron or steel bars of at least one-half (1/2) inch material spaced not more than five (5) inches apart; or steel grills of at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted.

HATCHWAYS

Hatchways on the roof, if not of metal construction, shall be covered on the inside with sixteen (16) gauge sheet metal, or its equivalent, and secured from the inside with a slide bar or slide bolt. Outside hinges shall be equipped with non-removable hinge pins.

LADDERS

Ladders leading to the roof shall do so from the interior of the building.

BURGLARY RESISTANT MATERIAL

- (1) Products intended for use shall be permanently labeled as such.
- (2) Materials used shall meet UL 972 Standards for Safety Burglary Resistant Glazing Materials.
- (3) Only materials approved by ICBO shall be used.

ADDRESS

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building.

Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches. The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street address.

EXTERIOR LIGHTING

Exterior lighting of an intensity of at least twenty-five hundredths (.25) foot-candles shall be provided adjacent to doors and windows. Exterior bulbs shall be protected by polycarbonate or other weather and vandal resistant globe or cover. Light(s) shall be operated during hours of darkness through either photovoltaic sensors or appropriate timers.

Parking lots for use by the general public and/or employees shall be provided with exterior lighting of an intensity of at least one (1) foot-candle of light on the parking surface and operated from dusk until at least one-half (1/2) hour after the termination of business.



Stereo Brewing Company
950 S. Via Rodeo
Placentia, CA 92870
949.697.8011

STATEMENT OF USE

Prepared for the City of Placentia, June 25th, 2015

Business Overview

Stereo Brewing Company (SBC) is a microbrewery that will produce and distribute craft beer - a product generally made with traditional ingredients like hops and malted barley with interesting and sometimes non-traditional ingredients added for distinctiveness.

It will provide an eclectic and laid back tap room to meet up with friends, enjoy good music and experience special beers. Beer can also be purchased through the tap room to be taken home and enjoyed. SBC will specialize in west coast ales including Pale Ale, IPA, Red Ale and revolving seasonal selections.

At the helm, the company's founder, Rick Smets, is an award-winning, charismatic brewer with 10 years of professional experience at both large and smaller breweries. Rick and his team look forward to becoming a part of the community - an idea that has been a pillar in the craft beer industry and a key to SBC's success.

History / Background

Owner and brewmaster Rick Smets has 10+ years of experience as a professional brewer and has held several management and leadership positions within the craft brewery industry. Having been the brewer / head brewer for multiple breweries, including Firestone Walker Brewing Company and Left Coast Brewing Company, Mr. Smets has the skills necessary to run a microbrewery business. He has wanted to open a brewery for some time where he can share his passion for brewing.



Stereo Brewing Company
950 S. Via Rodeo
Placentia, CA 92870
949.697.8011

Hours of Operations

Industrial:

Monday – Friday: 5 a.m. – 10 p.m.

Tasting Room:

Monday – Thursday: 4 p.m. – 10 p.m.

Friday: 4 p.m. – 12 p.m.

Saturday: 10 a.m. – 12 p.m.

Sunday: 10 a.m. – 6 p.m.

Employees

At time of opening, Stereo will have one employee and plan on adding 1-2 additional during year 1. By year 5, Stereo will expand to 2-3 full-time and 5-8 part-time employees.

Vehicles in Conjunction with use

The only vehicles will be personal transportation.

Machines and Equipment:

Stereo will have the following equipment related to the manufacturing of beer:

- 1 – 15BBL Brewing System (1 BBL = 31 Us Gallons)
- 2-3 Holding tanks for fermentation / storage
- 1 – Malt Crusher
- 1 – 7.5HP Chillstar Glycol Chiller
- 1 – Semi Auto Keg Washer
- 1 – Forklift