



Placentia Planning Commission Agenda

Regular Meeting
February 9, 2016
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

Heather Francine
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 528-4640
Website: www.placentia.org

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

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

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

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

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

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR:

1. **Minutes**
Planning Commission Meeting- November 10, 2015.
Recommended Action: Approve

PUBLIC HEARING:

2. **Applicant: Remy Mendonca, DBA Step N Go**
Project Location: 110 N. Bradford Avenue, Placentia, CA 92870

Use Permit (UP) 2015-09 Modification:

Request to allow existing Step N Go convenience store with a Type 20 ABC License for Off-Sale Beer and Wine to permit the sale of alcoholic beverages Type 21 ABC (Off-Sale General) license for sale and Off-site general consumption located at 110 N. Bradford Avenue. 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(b)(3) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the Public Hearing, concerning Use Permit 2015-09, Receive the staff report and consider all Public Testimony, and Close the Public Hearing; and
- b. Adopt Resolution PC-2016-02, A Resolution of the Planning Commission of the City of Placentia, Making Findings of Public Convenience or Necessity for Type 21 Off-Site General Consumption License and Approving Use Permit No. 2015-09 Modification for the Property located at 110 N. Bradford Avenue and Making Findings in Support Thereof; and

- c. Find that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR §15301 and the City of Placentia Environmental Guidelines.

OLD BUSINESS: None

NEW BUSINESS:

3. City Attorney presentation on the Ralph M. Brown Act, Political Reform Act, Parliamentary Rules of Procedure and broad overview of land use issues.

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

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

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on Tuesday, March 8, 2016 at 6:30 p.m. in the Placentia City Hall City Council Chambers located 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 February 9, 2016 Regular Meeting of the Planning Commission of the City of Placentia was posted on February 4, 2016.

Charles L. Rangel, Secretary

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

November 10, 2015

The regular meeting of the Placentia Planning Commission on November 10, 2015 was called to order at 6:31 p.m. in the Placentia Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Lee, Tomazic, Solomonson, Perez, Schaefer
ABSENT: Schenck

PLEDGE OF ALLEGIANCE: Commissioner Solomonson

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney
Damien R. Arrula, Interim City Administrator
Charles Rangel, Senior Planner
Candice Martinez, Secretary

ORAL COMMUNICATIONS: None

CONSENT CALENDER:

- 1. Minutes**
Planning Commission Meeting- September 8, and October 13, 2015.
Recommended Action: Approve
(Approved 5-0, as recommended)

Motion by Perez, seconded by Tomazic and carried a (5-0, Commissioner Schenck absent) vote to approve the September 8, 2015 Planning Commission Minutes.

Motion by Solomonson, seconded by Lee and carried a (5-0, Commissioner Schenck absent) vote to approve the October 13, 2015 Planning Commission Minutes.

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS:

- 2. UCD 2015-06: Use Conformity Determination for Laser Tag Use**

Recommended Actions: It is recommended that the Planning Commission:
a. Adopt Resolution PC-2015-19, A Resolution of the Planning Commission of the City of Placentia, Approving Use Conformity Determination 2015-06 for Laser Island DBA Family Entertainment Located at 1840 N. Placentia Avenue and Making Findings in Support Thereof.
(Approved (5-0, as recommended)

Senior Planner Rangel noted that the applicant is interested on opening a family entertainment business, 'Laser Tag' and has requested for a Use Conformity Determination for this type of use in a C-1 Neighborhood Commercial Zone. He noted that the Commission can make the determination that it's either an outright permitted use or requires a

conditional use permit (CUP) and the applicant would need to apply for a Use Permit (UP) that would require further analysis and conditions of approval from the City.

Mr. Rangel noted that in the Neighborhood-Commercial district, there are two uses that are similar to Laser Tag: Game Arcades and Dance/Music Studio, and he provided a brief overview of the Laser Tag proposal which includes Laser Tag Arena, Arcade Games, Party Rooms, Food and Beverage (Non-Alcoholic), Rock Climbing Wall and a Miniature Golf area.

Chair Schaefer inquired if the size of the location is big enough for a Laser Tag Facility.

Senior Planner Rangel noted Staff is waiting for the determination from the Planning Commission before they start any operational analysis of the facility.

Doug Hornecker, applicant, provided a brief overview on his proposed Laser Tag facility, and noted that he has another Laser Tag facility in Upland, California that has been open for 7 years.

Motion by Solomonson, seconded by Tomazic, and carried a (5-0, Commissioner Schenck absent) vote the recommended action.

DEVELOPMENT REPORT:

Senior Planner Rangel provided an update to projects previously approved by the Planning Commission including: the completion of the 10 unit apartment by Todd Dang; HQT 10 unit condominium project; Stereo Brewery; and Habitat for Humanity two (2) units in the Atwood area.

DIRECTOR'S REPORT:

Senior Planner Rangel noted upcoming items that will be presented to the Planning Commission, including: A Resolution recommending to City Council an Ordinance regulating Marijuana Cultivation and Conditional Use Permit for Laser Tag.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission meeting at 7:11 p.m. to a regular meeting on Tuesday, December 8, 2015 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Charles L. Rangel,
Senior Planner



Placentia Planning Commission

Agenda Staff Report

TO: PLANNING COMMISSION
FROM: CONTRACT SENIOR PLANNER
DATE: FEBRUARY 9, 2016
SUBJECT: **USE PERMIT 2015-09 MODIFICATION**

RECOMMENDATION:

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

1. Open the Public Hearing, concerning Use Permit 2015-09, receive the staff report and consider all public testimony, and close the public hearing; and
2. Adopt Resolution PC-2016-02, A Resolution of the Planning Commission of the City of Placentia, Making Findings of Public Convenience or Necessity for Type 21 Off-Site General Consumption License and Approving Use Permit No. 2015-09 Modification for the Property located at 110 N. Bradford Avenue and Making Findings in Support Thereof; and
3. Find that the project is categorically exempt pursuant to the California Environmental Quality Act Guidelines (CEQA) set forth in Title 14 CCR § 15301 and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, Remy Mendonca, DBA as Step N Go has an existing Type 20 (beer & wine) license and is applying for a Type 21 license authorizing the sale of distilled spirits, also known as hard liquor, for off-site consumption.

Background and History and Operational Characteristics:

Since 1992, Step N Go has operated under a Type 20 beer and wine license and in November 2015, ownership was transferred from the former owner to the new owner. The 2,340 square ft. store is situated in the corner suite of an existing 20,500 sq. ft. commercial building located on the east side of Bradford Ave. across the street from Kraemer Park. The store is owned and operated by Mr. Remy Mendonca and his wife and there are two part-time employees. The store's hours of operation are:

7:00 a.m. to 11:00 p.m. Sunday to Thursday
7:00 a.m. to 12:00 a.m. Friday to Saturday

For many years the store had been suffering from deferred maintenance. For example, there is an old obsolete surveillance camera in the store to monitor activities, the windows were covered in black tinted film, the floor covering was deteriorated and the general appearance looked somewhat run down. However, the new owners have made

some improvements including installation of new flooring and removal of the black window tint.

Subject Site and Surrounding Land Uses:

The following table shows surrounding General Plan Land Use Designation, Zoning and existing land uses:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	2,340 SQ. FT. Convenience store within 20,500 Sq. Ft. Commercial/Retail center	Commercial	C-1 Neighborhood Commercial
Proposed	2,340 SQ. FT. Convenience store within 20,500 Sq. Ft. Commercial/Retail center	Commercial	C-1 Neighborhood Commercial
North	Dental center/professional office Single-family residential	Commercial/Single- Family Residential	C-1 Neighborhood Commercial R1 Single- Family Residential
South	Retail commercial center	Commercial	C-M Commercial Manufacturing
East	Single Family Residential	Single-Family Residential	R-1 Single- Family Residential
West	Kraemer Park	Park/Open Space	R-1 Single- family Residential

Pursuant to § 23.33.040(4) of the Placentia Municipal Code, the sale of alcoholic beverages is permitted within the Neighborhood Commercial C-1 District, subject to obtaining a use permit.

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

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 off-site consumption.

BUSINESS	ADDRESS	LICENSE TYPE
Northgate Gonzales Market	710 W Chapman Ave.	Type "21" On-Site General
Sam's Liquor	602 W Chapman Ave.	Type "21" On-Site General

As of January 1995, the State of California Legislature adopted Assembly Bill 2897 by amending the California Business and Professions Code § 23958 to require the Alcohol and Beverage Control (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.

Department Review

The Police Department has reviewed the application and reports that, although this business is not located in a high crime area, there has been a history of significant crimes involving pilfering otherwise commonly known as “snatch and runs” of alcoholic beverages. Furthermore, this store is located close to Valencia High School and is therefore within proximity to minors. The Police Department is recommending conditions of approval which are focused on ensuring that the sale of beer, wine and distilled spirits remains an ancillary component of the business and that proper operational safeguards are implemented. For this reason, a condition of approval has been added that the Police Department shall review the Conditional Use Permit one year from the approval issuance to determine if the applicant has instituted and maintained operational safeguards and whether or not a revocation of the Type 21 license is appropriate.

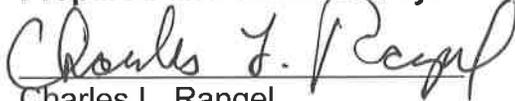
Healthy Food and Snacks

As with all ABC related requests that seek city support, City Staff is recommending that the applicant devote at least 25% of floor space to healthy food, beverages and snacks including but not limited to fresh fruit, healthy cereal products, and other recognized healthy items.

CEQA for Use Permit (UP) 2015-09:

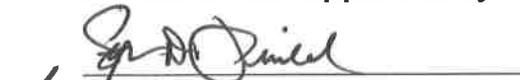
The proposed Use Permit was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that Use Permit (UP) 2015-09 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 as permitting of an existing private structure or facility.

Prepared and submitted by:



Charles L. Rangel
Contract Senior Planner

Reviewed and approved by:



Damien R. Arrula
Interim City Administrator

Attachments:

1. Resolution No. 2016-02
2. Conditions of Approval
3. Site Plan & Floor Plan
4. Exterior and Interior Photo

RESOLUTION NO. PC-2016-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA MAKING FINDINGS OF PUBLIC CONVENIENCE OR NECESSITY FOR TYPE 21 OFF-SITE GENERAL CONSUMPTION LICENSE AND APPROVING USE PERMIT NO. 2015-09 MODIFICATION FOR THE PROPERTY LOCATED AT 110 N. BRADFORD AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i). Remy Mendonca DBA as Step N Go, located at 110 N. BRADFORD AVENUE ("Applicant" hereinafter) heretofore filed an application for approval of Use Permit No. 2015-09, 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 February 9, 2016, 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 "C-1" Neighborhood Commercial District and (3) it is not anticipated that a Type 21 (Off-site sale General)

license for the sale of alcoholic beverages within the proposed convenience store will generate any negative impacts on the adjacent neighborhood. All sales shall be conducted within an enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial", and the proposed use does not involve any change in the land use of the subject site. The Step N Go has been operating as a convenience store on this site since 1992 and will remain with the addition of a Type 21 (Off-site Sale General license) for the sale of alcoholic beverages which includes distilled spirits also known as hard liquor) within the proposed convenience store.

c. 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. The proposed use is a conditionally permitted use in the "C-1" Neighborhood Commercial District in the City of Placentia. Approval of the Use Permit for the sale of alcoholic beverages within the proposed convenience store 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 "C-1" Neighborhood Commercial 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. Attachment "A" contains Special Conditions of Approval and Standard Development Requirements specific to Use Permit (UP) 2015-09 to ensure compliance with the Placentia Municipal Code.

e. The Planning Commission specifically finds that public convenience or necessity would be served by the issuance of an ABC license for the premises based upon the following:

(1). The facility, which was limited to a Type 20 (Off Sale Beer and Wine) license will be allowed to sell distilled spirits.

(2). Step N Go already exists as a convenience store at the current site and the incidental sale of distilled spirits is

not anticipated to be a source of nuisance behavior associated with excessive consumption of alcoholic beverages because the proposed facility is primarily for the sale of convenience items and the sale of distilled spirits is in conjunction with the sale of these products;

(3). The proposed availability of distilled spirits at a convenience store is a service expected by the public;

(4). The restrictions on the on-site advertising of alcoholic beverages ensures that the sale of distilled spirits is associated with a convenience store and the sale of distilled spirits is an ancillary use of the convenience store;

(5). Subject to compliance with all Special Conditions of Approval and Standard Development Requirements as approved by the Planning Commission through Resolution PC-2016-02 and Use Permit 2015-09, the Placentia Police Department notes that the store has had a history of crimes associated with alcoholic beverages but does not believe that this use permit issuance will create a law enforcement problem if the applicant provides and maintains certain operational security measures and related safeguards as stipulated in the Conditions of Approval. The Development Services Department and the Placentia Police Department are supportive of this proposal but retain the right to re-examine this Conditional use permit on an annual basis in order to evaluate if the applicant has been successful with certain operational safeguards and security measures. If crime related activity has increased the City has the right to revoke the permit for the type 21 (Off-Sale General license)

3. Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 2015-09 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 as the permit would be issued to an existing structure of facility.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2015-09, 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 (UP) 2015-09 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:

a. Certify to the adoption of this Resolution; and

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

ADOPTED AND APPROVED this 9th day of February, 2016

CHRISTINE SCHAEFER, CHAIRMAN

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 9th day of February, 2016, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9th day of February, 2016, 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



Attachment A
Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2015-09 Modification
110 N Bradford

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.

1. Use Permit (UP) 2015-09 Modification 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, unless an extension is applied for and approved.
2. Use Permit (UP) 2015-09 Modification 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. Any changes or modifications to Use Permit (UP) 2015-09 Modification shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. Prior to any changes to the days and hours of operation of the service station, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Monday through Sunday: 24 hours/day
Sale of beer and wine shall be during the hours of:
7:00 am to 11:00 pm Sunday to Thursday
7:00 am to 12:00 am Friday to Saturday
7. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant 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.
8. **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.
9. The applicant shall sale healthy beverages, snacks and fruits as listed in Attachment B: Healthy Foods & Snacks and Beverages. Said products shall occupy a minimum of 25% of the gross floor space. Revisions to the Attachment A: Healthy Foods & Snacks and Attachment B: Healthy Beverages shall be submitted to the City on an annual basis subject to review and approval. Changes to the lists shall be considered a minor modification which may be approved at staff level
10. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
11. All trash bins shall be kept inside trash enclosures, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done at least three (3) times a week.

12. Pursuant to Section 23.90.180(9), the total area occupied by window signs shall not exceed more than twenty-five (25) percent of the window area through which they are displayed. If more than 25 percent exists, the applicant shall remove the excess signage prior to the sale of alcoholic beverages.
13. 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 48 hours of defacement and/or upon notification by the City.
14. The applicant business owner shall maintain a valid City Business License at all times during operation of the business.
15. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Department
16. The sale and service of alcoholic beverages shall be in compliance with all local, state and federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a "Type 21" Off Sale General shall be applicable.
17. Operator of the business shall not sell alcoholic beverages at the premises until after the ABC approves and issues a license. A copy of the approved ABC license shall be transmitted to the City Planning Division upon receipt of it.
18. This use permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
19. This establishment shall be operated as a convenience store at all times. All activities shall be conducted within this enclosed building, while maintaining an environment free from objectionable noise, odor or other nuisances.
20. The applicant shall comply with Chapter 8.34 of the Placentia Municipal Code regarding the posting of alcoholic beverage warning signs.

CITY POLICE DEPARTMENT:

21. Developer/Applicant shall comply with Placentia Police Department Standard Development Requirements for security.
22. Compliance with all Alcoholic Beverage Control requirements.

23. This Use Permit shall be reviewed one year from the date of approval and each year thereafter as necessary. The review shall be conducted jointly by the Development Services Director and Police Chief or designee. The purpose of this review shall be to identify uniquely adverse issues such as loitering, vandalism, criminal activity, noise, or nuisance resulting from approval of the use permit. If such issues are identified, the Use Permit shall be presented to the Planning Commission for their consideration of conditions, modifications, or revocation.
24. Employees who sell beer and wine shall be at least 21 years of age.
25. Alcoholic beverages shall be sold and packaged within accordance to Alcoholic Beverage Control standards.
47. The sale of alcoholic beverages for consumption on the premises is prohibited.
51. Graffiti shall be removed from the exterior walls and window of the premises within 48 hours of discovery.
52. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
53. Lighting in the parking area of the premises shall be directed, positioned and shielded in such a manner so as not to unreasonably illuminate the window area of nearby businesses.
54. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia Development Services Director 14 days in advance.
55. All employees of petitioner who sell or serve alcoholic beverage products shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques, and the handling of violence. The applicant must provide the City of Placentia Police Department, Administrative Services Lieutenant a copy of completed Alcohol Management Program (AMP), and a certificate of completion from an ABC LEAD program within six months of the premises being licensed to sell alcohol.
56. Applicant shall incorporate the following security measures:
 - A. A Closed Circuit Television System capable of viewing and recording events inside the premises as follows:
 - 1.) A minimum of one color camera at each cash register that views the front of a customer, from the waist to the top of the head, obtaining a straight on face picture.

- 2.) A minimum of one color camera that views the full-length side of a customer at the cash register area.
 - 3.) A color camera digital recorder capable of recording events on all cameras simultaneously. There shall be an accurate date and time stamp on the images.
 - 4.) A disc storage library of recorded cameras kept for a minimum of 30 days.
 - 5.) The recorder must be kept locked in a cabinet within the office and not on the sales floor. The key to the cabinet must be accessible to employees on duty, but kept secured inside the office and not left in plain view.
- B. A money drop safe capable of easily providing the cashier the ability to quickly deposit money into it.
 - C. Windows clear of any signs or other materials at all times, between three and six feet in height from ground level, consistent with the City's sign code.
 - D. "No Loitering" signs placed on the building exterior conforming to California Penal Code Section 602.
 - E. A company person, who can operate the camera recorder and obtain video footage/pictures from the recorder, must be able to respond to the store within 30 minutes of an event where the Police Department needs access to the recorded cameras for investigative purposes.
 - F. The company shall have a policy on conduct during a robbery and reporting robberies. There shall be evidence of all employees being trained on this policy and procedure.

PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2015-09 Modification

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 $\frac{3}{4}$) 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:

Equipped with single or double cylinder deadbolt in which no other device is located in the area where door hardware is usually 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."

(Exterior Doors, Continued...)

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 1/4) 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.



Step N Go :: ABC CUP
 110 N Bradford Avenue
 Placentia, CA 92870
 APN #: 339-271-11

No.	Revised/Added	Date
1	STEP N INITIAL	12/14/2015
2	STEP N REVISION	12/14/2015

MENARCH
 MENARD ARCHITECTURE
 225 N. Broadway, Suite 213
 Orange, CA 92668
 Tel: 714-532-2222
 Fax: 714-532-2223
 Web: www.menarch.com
 Email: info@menarch.com

EXISTING SITE PLAN

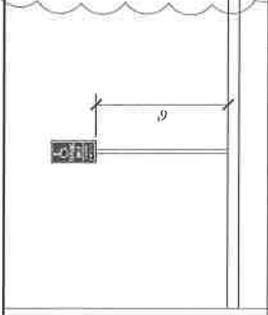
Project	Step N Go
Date	12/14/2015
Scale	As Noted



VICINITY MAP
 Scale :: NTS

SITE PARKING TABULATION

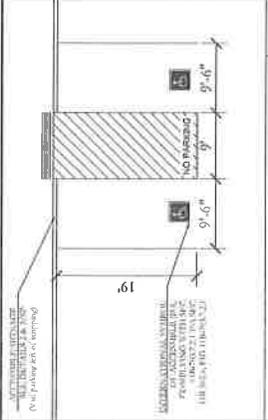
SUITE NUMBER	TENANT NAME	SQUARE FOOTAGE	PARKING REQUIREMENT
110	Step N Go	2,540	9
112A	Urgent Care	442	2
112B	The Known Dr.	1,000	4
111	Best's Plaza	3,064	12
110	ABC CUP	884	4
120	ABC CUP	4,016	16
132	ABC CUP	400	2
134	ABC CUP	317	1
136	The New Dispensary	536	2
140	ABC CUP	2,004	8
142	ABC CUP	11	0
146	ABC CUP	166	1



ACCESSIBLE PARKING SIGNAGE
 Scale :: 3/8" = 1'-0"

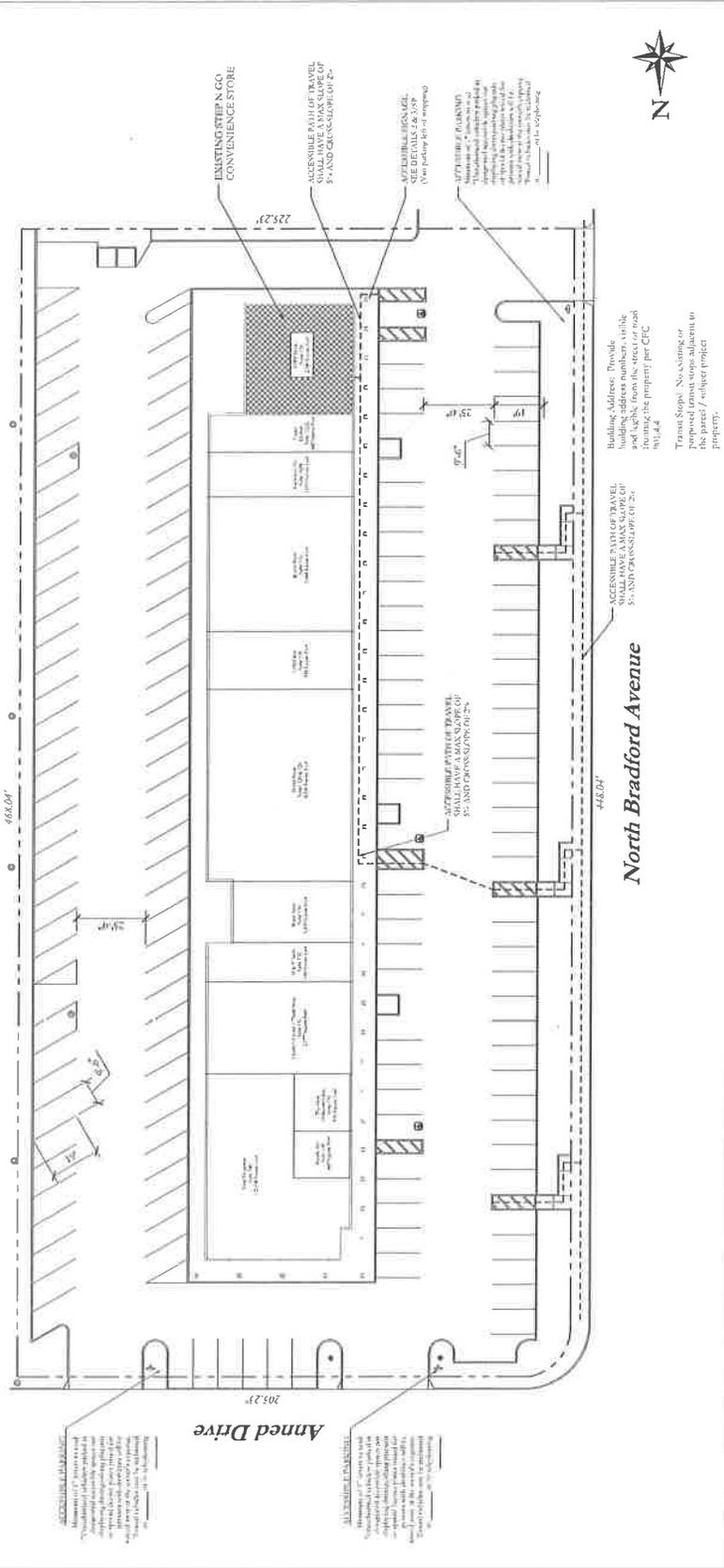


ACCESSIBLE PARKING SIGNAGE
 Scale :: NTS



EXISTING ACCESSIBLE PARKING
 Scale :: 3/8" = 1'-0"

Blue painted border around the perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 50" on center in a color contrasting with that of the side surface, preferably blue on white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.



EXISTING SITE PLAN
 Scale :: NTS



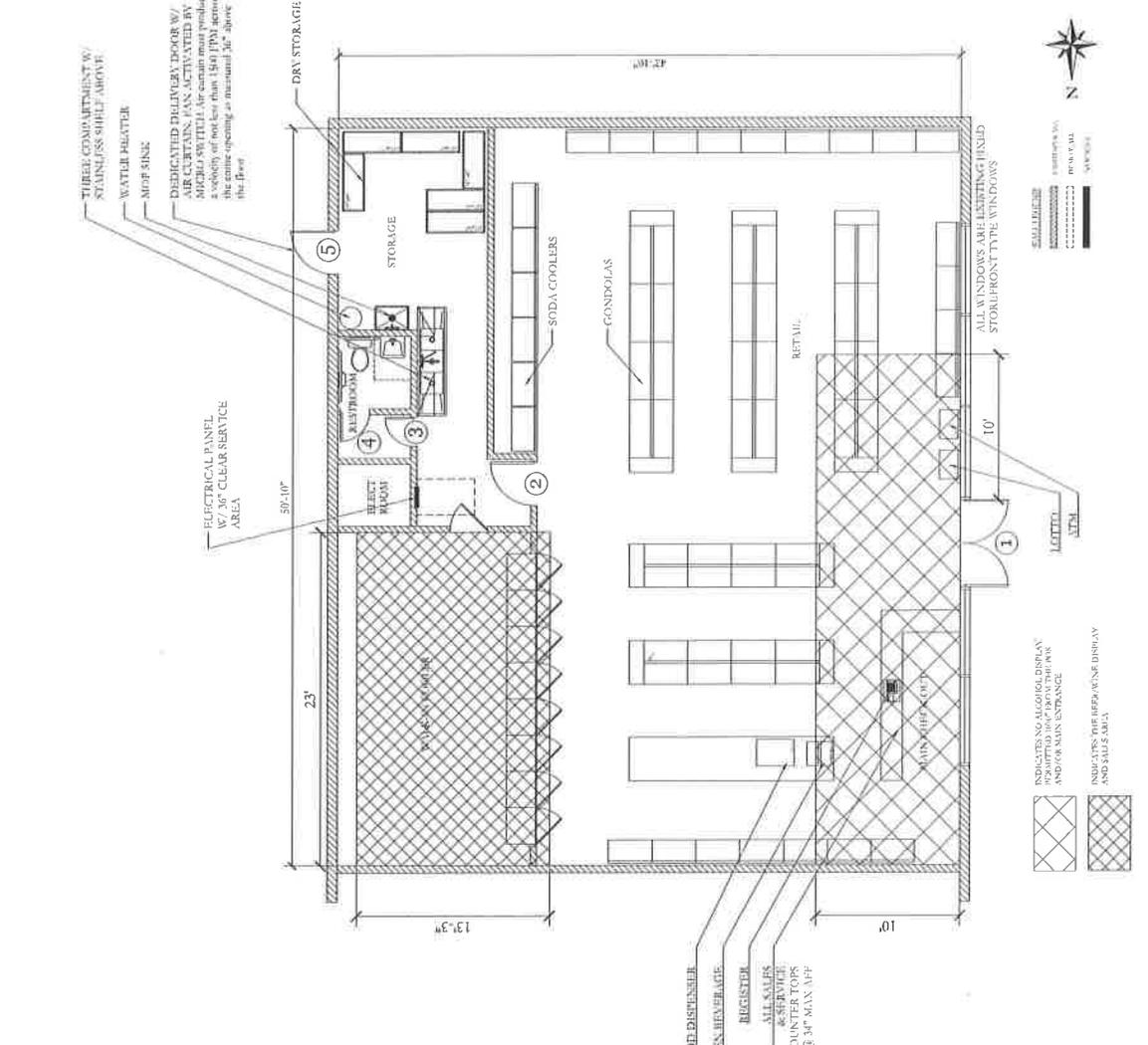
Step N Go :: ABC CUP
 110 N Bradford Avenue
 Pleasanton, CA 94870
 APN #: 339-271-11

No.	Revisions	Date
1	REVISED	11/11
2	REVISED	11/11

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 MEMPHIS ARCHITECTURE
 225 N. Peachtree, Suite 210
 Atlanta, GA 30308
 Tel: 404.525.2244
 Fax: 404.525.2244
 www.menarch.com

PROJECT: ABC EXHIBIT
 DATE: 12/11/2015
 DRAWN BY: J. SORDEL

ABC



1
 EQUIPMENT PLAN
 Scale :: 1/4" = 1'-0"

DOOR SCHEDULE	TYPE	FINISH	FRAME	GLASS	OPERATION	COMMENTS
1	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
2	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
3	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
4	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
5	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
6	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
7	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
8	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
9	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL
10	GLASS	304 STAINLESS	304 STAINLESS	304 STAINLESS	SLIDING	GLASS PARTITION WALL

GENERAL NOTES:

1. Shop & Service Counters: A portion of the counter height that is 36" long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying with 119.205 shall be provided.
2. All entrances and exterior ground-floor exits for buildings and facilities shall comply with 119.404.
3. Vertical changes in level floor or ground surfaces may be 4 inches maximum and without edge treatment. Changes in level greater than 2 inches and not exceeding 1/4 inch in height shall be beveled and with a slope not steeper than 1:2.
4. Entrances shall be provided in all rooms as defined in section 106.3.
5. Entrances shall be provided by one circuit, one from normal source and one from emergency source.
6. Exit signs shall be supplied by one circuit, one from normal source and one from emergency source.
7. The force for pushing or opening a door or gate other than fire doors shall be as follows:
 - a. Maximum force shall not exceed 30 pounds.
 - b. Required force shall be the minimum force allowable by the appropriate administrative authority, not to exceed 15 pounds.
 - c. Exterior hinged doors: 5 pounds maximum.
 - d. Exterior hinged doors: 5 pounds maximum.
8. Traffic exit sign in 48" height in each exit door.

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Step 'N' Go MARKET



UNDER
NEW
NEW
NEW
Ownership

THE 20-PA
IS BACK



