



# Placentia Planning Commission Agenda

Regular Meeting  
January 11, 2011  
6:30 p.m.

**Craig Green**  
Chairman

**Vic Tomazic**  
Vice Chairman

**Frank Perez**  
Commissioner

**Michael Ebenhoch**  
Commissioner

**Floyd Farano**  
Commissioner

**Christine Schaefer**  
Commissioner

**John Scull**  
Commissioner

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

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

## **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 ALL PAGERS, 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 and at the Placentia Library Reference Desk. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

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

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

**City of Placentia  
City Council Chambers  
401 E Chapman Avenue  
January 11, 2011**

**REGULAR MEETING**

6:30 p.m. – City Council Chambers

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**MEETING CALLED TO ORDER**

**ROLL CALL:** Commissioner Ebenhoch  
Commissioner Farano  
Commissioner Schaefer  
Commissioner Scull  
Commissioner Perez  
Vice Chairman Tomazic  
Chairman Green

**PLEDGE OF ALLEGIANCE**

**MINUTES**

Regular Meeting: November 9, 2010

Recommended Action: Approve

**ORAL COMMUNICATIONS**

At this time, the public is invited to address the Planning Commission concerning any items on the agenda, which are not public hearings, or other items under the jurisdiction of the Placentia Planning Commission

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**PUBLIC HEARINGS**

1. **Applicant:** Mr. Dale Roach

**Location:** 1150 E. Yorba Linda Boulevard

**Use Permit (UP) 2011-01:**

Request to permit the operation of a pawn shop that will buy and write collateral loans on jewelry, gold, watches, guitars, laptops and other miscellaneous items, located within a +/- 1,200 square foot commercial/retail suite at 1150 E. Yorba Linda Boulevard in the Neighborhood Commercial (C-1) District.

**Recommended Action:**

Adopt Resolution No. PC-2011-01 approving Use Permit (UP) 2011-01, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

2. **Applicant:** Western Realco, LLC  
Mr. Vance Mape

**Project Location:** 200 Boysenberry Lane

**Use Permit (UP) 2010-13:**

Request to permit the operation of various industrial related uses within an existing +/- 198,275 square foot industrial building located on a 11.6 acre site at 200 Boysenberry Lane in the Manufacturing (M) District.

**Recommended Action:**

Adopt Resolution No. PC-2011-02 approving Use Permit (UP) 2010-13, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

**OLD BUSINESS**

NONE

**NEW BUSINESS**

NONE

**DEVELOPMENT REPORT**

**PLANNING COMMISSION REQUESTS**

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

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**ADJOURNMENT**

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, February 8, 2011 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

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**CERTIFICATION OF POSTING**

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the January 11, 2011 Regular meeting of the Planning Commission of the City of Placentia was posted on January 6, 2011.

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Kenneth A. Domer

PLACENTIA PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
November 9, 2010

The regular meeting of the Placentia Planning Commission of November 9, 2010 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Green.

**ROLL CALL:** Present: Michael Ebenhoch, Commissioner  
Floyd Farano, Commissioner  
John Scull, Commissioner  
Frank Perez, Commissioner  
Vic Tomazic, Vice Chairman  
Craig Green, Chairman

Absent: Commissioner Schaefer

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Ebenhoch

Others Present: Ken Domer, Assistant City Administrator  
Andrew V. Arczynski, City Attorney  
Monique Schwartz, Associate Planner  
Sara Salazar, Administrative Assistant

**Motion by Commissioner Farano, seconded by Commissioner Ebenhoch to APPROVE THE MINUTES of October 12, 2010. Passed by a 6-0-1 vote. (Schaefer Absent)**

**ORAL COMMUNICATIONS:** The Chair invited the public to make oral comments on matters not on the agenda, but none were offered.

**Public Hearings:**

- Applicant: CEC Entertainment – Alice Winters**  
**Location: 2300 N. Rose Drive**

**Use Permit (UP) 2010-12:**

Request to amend existing Use Permit 91/10 in order to include the expansion of an existing family-oriented restaurant (Chuck E. Cheese's) from 10,616 square feet to 11,624 square feet (+1,008 sq. ft.) to accommodate approximately 82 coin operated games and rides, animated robotic shows and the continued service of alcoholic beverages in conjunction with service of meals, located at 2300 N. Rose Drive in the Community Commercial (C-2) District.

Ms. Schwartz gave the staff report.

Chairman Green opened up the Public Hearing.

Ms. Debra Shannon of CEC Entertainment, 2300 N. Rose Drive Placentia, greeted the Commission and invited any questions.

Chairman Green asked if the amendment will implement any new restrictions against the Use Permit. Ms. Shannon responded that they will be able to meet the restrictions.

Vice Chairman Tomazic referred to Special Condition item 16 and asked about picking up and dropping off children at the restaurant. Ms. Shannon responded that when children are dropped off for a birthday party, they must be brought in by their parents. They are not permitted to be dropped off at the curb.

Chairman Green closed the Public Hearing.

**Motion by Commissioner Farano, seconded by Vice Chairman Tomazic, TO ADOPT RESOLUTION NO. PC-2010-16 APPROVING USE PERMIT (UP) 2010-12, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0-1 vote. (Schaefer Absent)**

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2. **Applicant: Denise Scott (Sprint)**  
**Location: 545 Porter Way**

**Use Permit (UP) 05-11 Review:**

Review of operation of an existing 54'-0' high "Monopine" and related ground mounted equipment located at 545 Porter Way in the Manufacturing [M(O)] District.

Mr. Domer gave the staff report.

Commissioner Ebenhoch asked if the purpose of Item 8b. on page 2 is to bypass the Planning Commission for minor changes. Mr. Domer responded that this allows staff the option to bring an item back for Planning Commission approval due to changes in Ordinances, etc.

Chairman Green opened the Public Hearing.

Chairman Green closed the Public Hearing.

**Motion by Commissioner Ebenhoch, seconded by Vice Chairman Tomazic. Passed by a 6-0-1 vote. (Schaefer Absent)**

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**Old Business:**

None

**New Business:**

**3. Use Conformity Determination (UCD) 2010-01:**

To determine if a multi-use facility that offers instruction in fencing, dance, yoga and other types of fitness activities within a +/- 5,000 square foot industrial suite is a use permitted by right or with a Use Permit within the Manufacturing (M) District.

Mr. Domer gave the staff report.

Commissioner Farano expressed concern over a future manufacturing tenant which could emit fumes or otherwise be offensive, and its effect on a neighboring dance studio. Mr. Domer responded that regardless of the neighbor, the manufacturing code requires certain standards be met, including no obnoxious fumes, noise, etc., otherwise a Use Permit may be required.

Commissioner Farano asked if a health club would be allowed in the Manufacturing District. Mr. Domer responded that it would require a Use Permit. He added to Commissioner Farano's earlier concerns, that when this type of business goes into a manufacturing zone, there may be risks concerning neighboring businesses.

Chairman Green expressed gratitude towards staff for supporting a business friendly City and invited the applicant to address the Commission.

Eric Holmgren, 971 Via Rodeo Placentia, expressed thanks toward staff and the Commission for enabling him to establish his business in the City of Placentia. He commented that it would have been much easier to set up his business in a neighboring City, which would have only required a business license. He also shared examples of the equipment used in the sport of fencing and gave a brief history.

**Motion by Commissioner Ebenhoch, seconded by Commissioner Farano. Passed by a 6-0-1 vote. (Schaefer Absent)**

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**PLANNING COMMISSION REQUESTS:**

Mr. Domer advised the Commission of upcoming holiday closures at City Hall. He also advised that there will not be a Planning Commission meeting in the month of December. Pending applications are not time sensitive and will be heard at the next regularly scheduled meeting on January 11, 2011.

Commissioner Ebenhoch commented that he felt it was unnecessary to bring Use Permit 2010-12 to the Commission, as the changes were minor and could have been reviewed by staff.

Chairman Green adjourned the Planning Commission meeting at 7:14 p.m. to the next regularly scheduled meeting on December 14, 2010 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Monique Schwartz  
Associate Planner



# Placentia Planning Commission Agenda Staff Report

<b>AGENDA ITEM NO.:</b> 1	<b>DATE:</b> January 11, 2011	<b>PUBLIC HEARING:</b> Yes
<b>APPLICATION:</b> Use Permit (UP) 2011-01		
<b>DESCRIPTION:</b> To permit the operation of a pawn shop that will buy and write collateral loans on jewelry, gold, watches, guitars, laptops and other miscellaneous items, located within a +/- 1,200 square foot commercial/retail suite at 1150 E. Yorba Linda Boulevard in the Neighborhood Commercial (C-1) District.		
<b>RELATED APPLICATIONS:</b> None		
<b>APPLICANT:</b> Dale Roach		
<b>PROPERTY OWNER:</b> Jewett & Kralow Co.		
<b>LOCATION:</b> 1150 E. Yorba Linda Boulevard		
<b>CEQA DETERMINATION:</b> Categorically Exempt: Class 5, Section 15305		
<b>ZONING:</b> Neighborhood Commercial	<b>APN(S):</b> 341-281-10	
<b>GENERAL PLAN:</b> Commercial	<b>CITY COUNCIL ACTION REQUIRED:</b> No	
<b>PREPARED BY:</b> Monique B. Schwartz, Associate Planner		
<b>REVIEWED BY:</b> Kenneth A. Domer, Assistant City Administrator		

## **REQUEST:**

To permit the operation of a pawn shop that will buy and write collateral loans on jewelry, gold, watches, guitars, laptops and other miscellaneous items, located within a +/- 1,200 square foot commercial/retail suite at 1150 E. Yorba Linda Boulevard in the Neighborhood Commercial (C-1) District.

## **INTRODUCTION:**

Pursuant to Chapter 6, Section 6.64.010 of the Placentia Municipal Code, the definition of a pawnbroker “includes the business of loaning money upon personal property and reselling or agreeing to resell such articles to the vendor of other assignees at prices previously agreed upon. It does not include the loaning of money on personal property or personal security by any bank authorized to do so under the laws of the state.” Chapter 6 also specifies that only three (3) pawnbrokers may operate within the City of Placentia at any one time. The City already has two existing pawn shops, with Placentia Gold and Pawn becoming the third.

The purpose of the Neighborhood Commercial (C-1) District is to provide for general retail and office uses, which offer the sale of goods and services to the general public and which, through characteristics of their operation, cater primarily to residents of the neighborhood market areas. Although a pawnshop is not specifically listed as a permitted use in the Neighborhood Commercial (C-1) District, Section 23.33.040(16) of the Placentia Municipal Code indicates that a use permit may be approved for “Other uses that the planning commission finds to be in accord with the purpose of this chapter and having characteristics similar to those uses listed in this section.” Staff reviewed the

project proposal and determined that there are no uses that are similar listed under Section 23.33.030 Permitted uses or Section 23.33.040 Uses permitted subject to obtaining a use permit; however, the proposed use would generally be in accordance with the purpose of the Neighborhood Commercial District.

A use permit is required to evaluate the potential impacts the proposed business may have on adjacent businesses and/or residences; impacts on existing parking, city services and concentrations of similar uses.

**RECOMMENDATION:**

City Planning Division is recommending approval of Use Permit (UP) 2011-01, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

**DISCUSSION:**

Placentia Gold & Pawn will be located within the Placentia Place commercial/retail shopping center, generally located at the southwest corner of Rose Drive and Yorba Linda Boulevard. Other uses within this shopping center include a liquor store, yogurt shop, bar, shoe repair shop, fish collection business, restaurant, fitness studio, martial arts school, alterations, tax service, insurance business, attorney, dentist, sit down restaurant and fast food restaurant.

**Subject Site and Surrounding Land Uses:**

	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Existing</b>	Commercial/Retail	Commercial	C-1
<b>Proposed</b>	Commercial / Retail	Commercial	C-1
<b>North</b>	Yorba Linda Boulevard/City of Yorba Linda	—	—
<b>South</b>	Placentia Linda Hospital	Commercial	C-2
<b>East</b>	Commercial/Retail	Commercial	C-1
<b>West</b>	Commercial/Retail	Commercial	C-1

**OPERATIONAL CHARACTERISTICS:**

According to the applicant’s submittal Statement of Use, the business owner, Dale Roach is currently the owner and operator of two additional pawn shops: Buena Park/Katella Jewelry and Loan and Norwalk Jewelry and Loan. He has been in the pawn broker business for approximately 20 years. The nature of this type of business is the buying and writing of collateral loans on jewelry and gold, as well as loaning on higher end hard goods such as watches, guitars, laptops and miscellaneous electronics. A typical loan transaction involves the customer showing a State issued I.D./Driver’s license, passport or Mexican consulate card. This type of business does not perform

credit or background checks on their customers. A collateral loan period is four (4) months with a ten (10) day grace period. During the first ninety (90) days of the loan, there is a flat interest fee attached to the loan. On the fourth month of the loan, the interest fee is increased by a small amount. After the fourth month of the loan period, a ten (10) day registered mail notice is sent to the customer as a reminder that their loan is due. If the customer has not paid on their loan after the four (4) months and ten (10) days have expired, they have foreclosed on the loan and the item is now the property of the shop. If on the other hand, a customer sells an item to the shop, shop is required by law to hold that item on a thirty (30) day police hold. Once the thirty (30) days have expired, the item could then be sold. Every transaction has a short form police report attached with a description of the item and customer's information. This form then gets filed with the police department.

The days and hours of operation of Placentia Gold and Pawn will be:

Monday through Friday: 9:00 a.m. to 6:00 p.m.  
Saturday: 9:00 a.m. to 5:00 p.m.  
Sunday: Open for Special Occasions, Holidays or by Appointment

There will be a total of two (2) full time employees and one (1) part time employee. The applicant, Mr. Roach will be supervising the Placentia branch location.

**Floor Plan:**

The proposed floor plan indicates that the existing tenant space is approximately 1,200 square feet. The main entrance to the tenant space is via an entry on the north side of the building, facing Yorba Linda Boulevard. There is one (1) exit located on the south side of the building. The reception/lobby area is located off the front entrance. There will be a glass counter with service windows for the customers to conduct transactions. There will be an entrance door to the rear of the unit which allows access to two (2) restroom facilities, a small office and general storage area.

**Access/Parking:**

The subject site can be accessed via an existing driveway approach off of Yorba Linda Boulevard and a secondary entry/exit off of Rose Drive. There is approximately 22,836 square feet of tenant space, including the freestanding fast food restaurant (Taco Bell). A total of 113 parking spaces are required to accommodate the uses within this shopping center, including Taco Bell and 114 spaces are provided, with a surplus of one (1) parking space. Of the 114 parking spaces available at the center, seventy-one (71) spaces are located in the front of the center, forty-three (43) spaces are located at the rear and sixteen (16) spaces are located adjacent to Taco Bell. The center has a reciprocal parking agreement with its tenants and due to the nature of most businesses occupying this center, there is a constant turnover of customers. It is not expected that the proposed pawn shop will impact the available parking at this site.

**Compatibility:**

The proposed pawn shop business is expected to be compatible with the existing businesses in the shopping center and with surrounding properties. This business will provide general retail which offers the sale of goods and services to the general public, which is characteristic for the Neighborhood Commercial District. The shop will not be located adjacent to any schools and the pawn shop is not permitted to do business with any person under the age of eighteen years of age. Customers of the new pawn shop will utilize the existing businesses and services within the shopping center, therefore creating more business activity for the existing tenants. The Placentia Police Department reviewed this application and is in support of this proposal.

**Environmental Analysis:**

The proposed use is not expected to create a negative impact on the physical environment. It is City Staff's opinion that the use is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15305 and City Environmental Guidelines.

Section 15305 of the CEQA Guidelines exempts projects consisting of minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density.

**ACTION:**

Adopt Resolution No. PC-2011-01 approving Use Permit (UP) 2011-01, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted by:

Reviewed and approved by:

\_\_\_\_\_  
Monique B. Schwartz  
Associate Planner, Development Services

\_\_\_\_\_  
Kenneth A. Domer  
Assistant City Administrator

**Attachments:**

Attachment A: Resolution No. PC-2011-01  
Attachment B: Special Conditions of Approval and Standard Development Requirements for Use Permit (UP) 2011-01  
Attachment C: Police Department Standard Development Requirements  
Attachment D: Orange County Fire Authority (OCFA) Site Development Requirements

**Exhibits:**

Exhibit 1: Vicinity Map  
Exhibit 2: Site Plan  
Exhibit 3: Floor Plan  
Exhibit 4: Statement of Use and Class Schedule

**RESOLUTION NO. PC-2011-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
PLACENTIA APPROVING USE PERMIT NO. 2011-01 PERTAINING  
TO PROPERTY LOCATED AT 1150 E. YORBA LINDA BOULEVARD,  
AND MAKING FINDINGS IN SUPPORT THEREOF.**

**A. Recitals.**

(i) Mr. Dale Roach, Placentia Gold & Pawn, ("Applicant" hereinafter) and Jewett & Kralow Co., owner of the property located at 1150 E. Yorba Linda Boulevard, heretofore filed an application for approval of Use Permit No. 2011-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On January 11, 2011 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, C and D"), this use complies with all applicable code requirements and development standards of the "C-1" Neighborhood Commercial District and it is not anticipated the proposed pawn shop will generate any negative impacts on the adjacent neighborhood. All operations shall be conducted within

enclosed buildings, 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", which provides for a variety of commercial uses. The proposed use is a pawn shop facility within the proposed tenant space. A review of the proposed project revealed that there are no other similar uses within the neighborhood commercial district, except that the general operation and business model is consistent with the general purpose of the Neighborhood Commercial District.

c. The proposed use, activities or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachments B, C and D), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a use that meets the general purpose of the "C-1" Neighborhood Commercial District in the City of Placentia. Approval of the Use Permit for the pawn shop is consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been permitted within the "C-1" 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, C and D" contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2011-01 to ensure compliance with the Placentia Municipal Code.

3. Section 15305 of the CEQA Guidelines exempts minor alternations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor setback variances. The relevant area has an average slope of less than 20%, which will not result in any changes in land use or density. The Planning Commission specifically finds that the Application is Categorically Exempt under the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated there under (14 CCR § 15305) and Placentia Environmental Guidelines.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2011-01, 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 Use Permit 2011-01 as modified herein, and specifically subject to the conditions set forth in Attachments "B, C and D" 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 11th day of January, 2011.

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Chairman

I, Kenneth A. Domer, 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 11<sup>th</sup> day of January, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11<sup>th</sup> day of January, 2011, by the following vote:

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

ATTEST:

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Secretary to the Planning Commission

**Attachment "B"**  
**Special Conditions of Approval and Standard Development Requirements for  
Use Permit (UP) 2011-01**

**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) 2011-01 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, unless an extension is applied for and approved.
2. Use Permit (UP) 2011-01 shall expire and be of no further force or effect if the pawn shop use of the building, as a primary 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.

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

Monday through Friday: 9:00 a.m. to 6:00 p.m.  
Saturday: 9:00 a.m. to 5:00 p.m.  
Sunday: Open for Special Occasions, Holidays or by Appointment

5. Prior to any modification of floor plan, or increase in leasable square footage that may potentially 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. 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.
7. There shall be no deliveries to or from the premises before 6:00 a.m. or after 10:00 p.m. Monday through Friday, Saturdays from 8:00 a.m. to 10:00 p.m. and no deliveries, on Sundays.
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 regular basis, to control debris.
9. 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 scheduled at regular intervals to prevent trash overflow.
10. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
11. 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.

All portable signs are prohibited and shall be removed from the site.

12. This site shall operate as a pawn shop at all times. All activities shall be conducted within the enclosed tenant space, while maintaining an environment free from objectionable noise, odor or other nuisances.
13. The applicant/property owner/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 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.
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 Director and the Police Department's Administrative Lieutenant at least 14 days in advance.
16. Any changes or modifications to the approved uses shall be subject to review and approval by the Director of Development Services. The Director may determine if such change or modification requires approval by the Planning Commission.
17. This use permit shall be reviewed three (3) years from the date of its approval in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
18. Applicant shall comply with all requirements of Chapter 6.64 Pawnbrokers and Secondhand Dealers of the Placentia Municipal Code.
19. The pawn shop shall not conduct any transactions with anyone under the age of 18 years of age.
20. There shall be no loitering on the exterior, in front of or in the parking lot of the pawn shop premises.

**CITY BUILDING DIVISION:**

21. The applicant shall obtain all necessary approvals from the City prior to constructing any tenant improvements. The plans for the tenant improvement shall be prepared by a California-licensed architect or engineer.
22. Applicant/property owner shall obtain demolition permits for removal of any existing interior tenant improvements.

23. All contractors and sub-contractors shall obtain a city business license. Applicant and/or contractor shall request a standard sub-contractor form from the City Building Division prior to issuance of a building permit. This standard form shall be completed and submitted to the City Business License Division prior to the issuance of any building permits.
24. Applicant shall provide exit signs with an illumination system. Labels reading "Door shall remain open from inside during business hours" shall be installed on top of all required exit doors.
25. Existing rest rooms (male and female) shall be in compliance with Title 24 Access Regulations.

**CITY POLICE DEPARTMENT:**

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

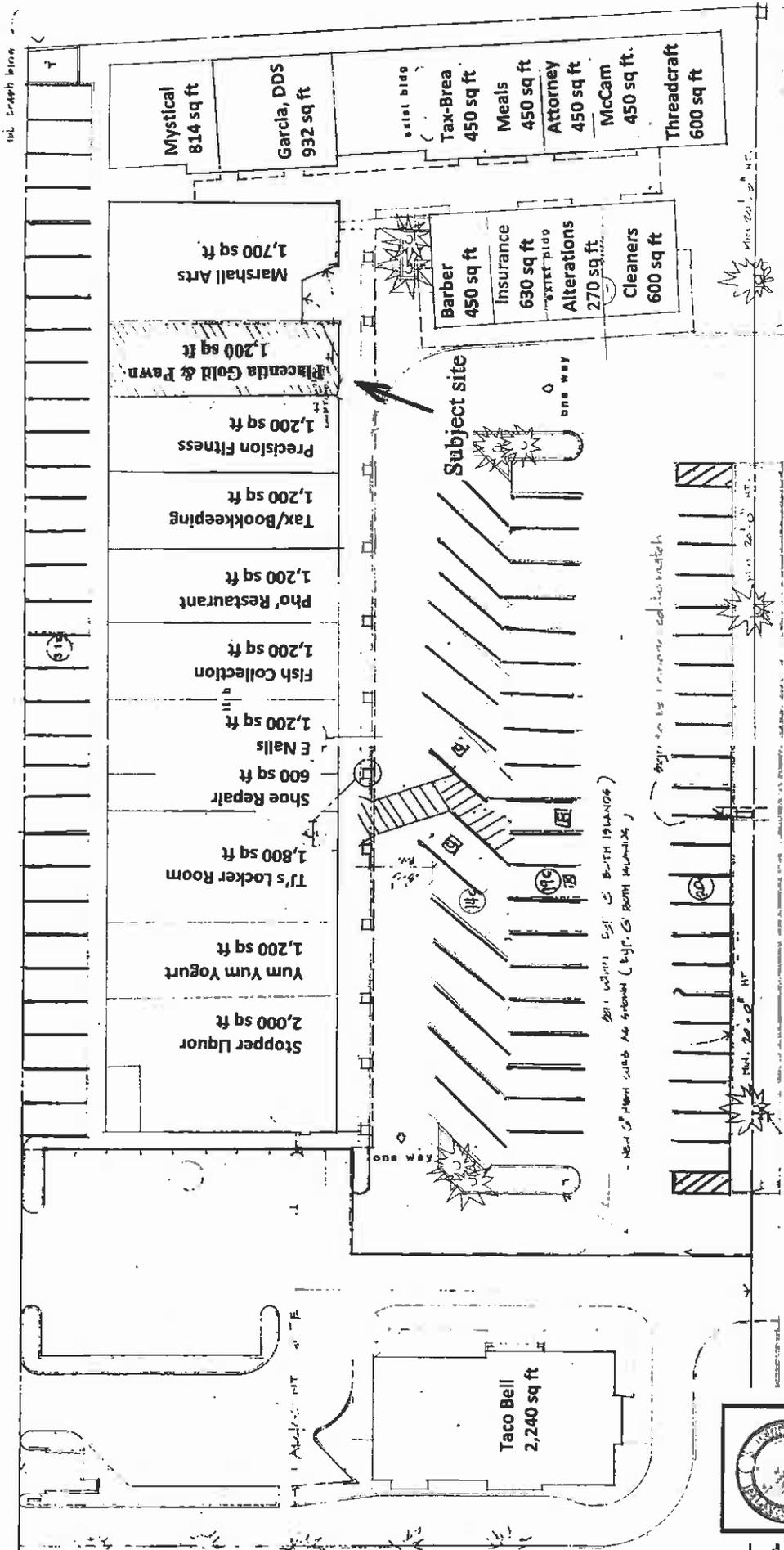
**ORANGE COUNTY FIRE AUTHORITY:**

27. Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) (See Attachment D).



THE PROPERTY OF HOKA, PETERSON ARCHITECTS & ASSOCIATES INC. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE. WITHOUT PROCEEDING OVER SCALED DIMENSIONS CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS.

ALLEY



**PLACENTIA PLACE**  
 1120 - 1174 East Yorba Linda Blvd, Placentia, CA  
 Owner: Jewett & Kralow Co  
 Managing Partner: The Kralow Co  
 949-250-1050

RETAIL & GARDEN OFFICES  
 SITE AREA: 78,773 SQ FEET  
 BUILDING AREA: APPROX. 20,145 SQ FT  
 PARKING SPACES: 95  
 NOTE: 1) TACO BELL PARCEL IS SEPARATE; THEIR PARKING IS NOT INCLUDED

YORBA LINDA BLVD

# Site Plan

PLANNING DIVISION REPORT  
 UP 2011-01 EXHIBIT 2  
 PAGE OF  
 DATE: 1-11-2011

11/11/10

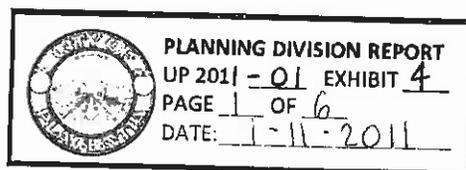
To Whom It May Concern:

My name is Dale Roach and I am the owner/operator of Buena Park/  
Katella Jewelry & Loan and Norwalk Jewelry & Loan. I have been in business  
since 1990 and have twenty years of experience at my Buena Park location.

I am inquiring about obtaining a permit/license to do business in the city  
of Placentia. The location I am interested in is at 1150 E. Yorba Linda Blvd.  
Placentia, CA 92870. The nature of my business is buying and writing collateral  
loans on jewelry and gold, as well as loaning on higher end hard goods such as  
watches, guitars, laptops and miscellaneous electronics.

Here are the important facts about my business:

- Hours: Monday-Friday 9am-6pm, Saturday- 9am-5pm, Sunday- Open for special occasions; holidays, etc.
- # Of Employees: 3 total. 2 full-time & 1 part-time
- We are a financial institution that writes collateral loans
- In order to make a transaction the customer must provide a state issued I.D./Driver's license, passport, or a Mexican consulate card
- We do not do credit or background checks on our customers
- The collateral loan period is 4 months with a 10-day grace period. During the first 90 days of the loan there is a flat interest fee attached to the loan. On the fourth month of the loan the interest fee is increased by a small amount. After the fourth month of the loan period, a 10-day registered mail notice is sent to the customers address as a reminder that their loan is due. If the customer has not paid on their loan after the 4 months and 10 days, then they have foreclosed on the loan and it is now the property of the shop.
- If a customer sells an item to the shop, then by law we are required to hold that item on a 30-day police hold. Once the 30 days is up, we can then sell the item.
- Every transaction has a short form police report (Jus123 form) attached with a description of the item as well as the customer's information, thumbprint, and signature. This form then gets sent to the police department
- All jewelry is stored in TL30 security safes
- Interest rates are regulated by the state of California and are enforced by CLSDA (Collateral Loan & Secondhand Dealer's Association of California)

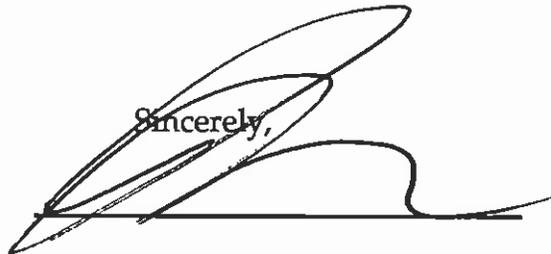


**UP 2011-01**

Statement of Use

Attached to this letter is a form which shows state issued interest rates and charges.

Sincerely,



Dale Roach

NO GOODS SHOWN  
UNTIL PAID FOR.  
NO CHECKS ACCEPTED.

THIS IS A SINGLE PAYMENT CONTRACT



Pawnbroker

\$5.00 LOST  
TICKET CHARGE

6306 Beach Blvd., Buena Park, CA 90621

(714) 521-7777

LOAN  
DATE

LOAN  
NO.

<b>TRUTH IN LENDING</b>		You are giving a security interest in the following pledged goods.	
<b>MATURITY DATE</b> Date this loan is due.		Your pledged property will be stored <input type="checkbox"/> ON <input type="checkbox"/> OFF premises.	
<b>AMOUNT FINANCED</b> The amount of cash or credit given directly to you.			
<b>FINANCE CHARGE</b> The dollar amount the credit will cost you.			
<b>ANNUAL PERCENTAGE RATE</b> The cost of your credit as a yearly rate.			
<b>TOTAL OF PAYMENTS</b> Amount required to redeem pawn on maturity date.			
<b>PAYMENT SCHEDULE</b> This is a single payment contract with the "TOTAL OF PAYMENTS" amount due upon the "MATURITY DATE".		Customer Identification	
<b>PREPAYMENT:</b> Interest is calculated on a monthly basis and savings may be made by paying off the loan on or prior to monthly anniversary dates. (See "Schedule of Charges")		We must return your property within two business days if your property is stored off premises	
See the remainder of this contract for additional information concerning nonpayment and default and prepayment refunds or penalties.			
<b>SCHEDULE OF CHARGES</b>	<b>UNTIL AMT DUE</b>		

interest rate information on back of this form

• SEE REVERSE SIDE FOR TERMS AND CONDITIONS •

By signing, I am stating that I agree that the pawned property will be stored in accordance with the terms stated on this contract, that I have read the terms and conditions on the front and back of this contract and agree to them as a part of this contract as if they were printed above my signature, that all information given is true and correct, and that all blanks were filled in prior to my signing.

YOU MAY REDEEM THE PROPERTY YOU HAVE PLEDGED AT ANY TIME UNTIL THE CLOSE OF BUSINESS ON TO REDEEM YOU MUST PAY THE AMOUNT OF THE LOAN AND THE APPLICABLE CHARGES WHICH HAVE ACCRUED THROUGH THE DATE ON WHICH YOU REDEEM.

X

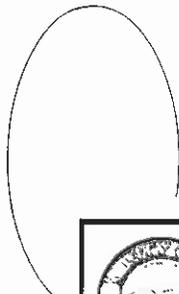
EXPLANATION OF	Interest	Ticket Writing Fee	Storage Fees	Gun Fees	Miscellaneous
FINANCE CHARGES					

ALL BUSINESS STRICTLY CONFIDENTIAL • NO INFORMATION GIVEN VIA PHONE • STORE COPY • NOT NEGOTIABLE

NAME LAST	FIRST	MIDDLE	LOAN / BUY NUMBER	AMOUNT
DRIVERS LICENSE NO. OR OTHER I.D.	STATE	YEAR EXPIRES	TRANSACTION DATE MO / DAY / YR	TIME
ADDRESS	STREET		TRADE <input type="checkbox"/>	BUY <input type="checkbox"/>
			CONSIGN <input type="checkbox"/>	PAWN <input type="checkbox"/>
			AUCTION <input type="checkbox"/>	
CITY	STATE	ZIP	SEX	RACE
			HAIR	EYES
ITEM	BRAND	SERIAL	HEIGHT	WEIGHT
MODEL	MAKE	CAL / GAU	PREVIOUS TICKET #	RIGHT THUMB PRINT

STORE ID NO. 3003-0998  
**BUENA PARK PAWN SHOP**  
 6306 Beach Blvd., Buena Park, CA 90621

- Hand Gun
- Rifle
- Lever Action
- Dbl. Bbl.
- Shot Gun
- Bolt Action
- Single Shot
- Saml. Auto
- Air Gun
- Pump
- Revol.
- Over Under



CUSTOMER'S SIGNATURE: I certify under penalty of perjury that to my knowledge and belief the information above is true and complete and I am the owner, STORE PERSON'S SIGNATURE

PLANNING DIVISION REPORT  
 UP 2011-01 EXHIBIT 4  
 PAGE 3 OF 6  
 DATE: 1-11-2011

**FOUR MONTH  
PLEDGE / CONTRACT**

Notice To Public  
Effective January 1, 2009

Date \_\_\_\_\_

Borrower's Signature **X**

Original Borrower's Print  
From: Thru: Print

I have received my pledged property without ticket upon my signature, and hold no further claim upon the Lender  
This is to certify that my pawn ticket was lost, destroyed, stolen (circle proper word)  
and that I have received my pledged property without ticket upon my signature, and hold no further claim upon the Lender

**LOST PAWN TICKET STATEMENT** THE FOLLOWING LOAN AND FINANCING CHARGES ARE PURSUANT TO CALIFORNIA FINANCIAL CODE SECTIONS 21991, 21992, 21200, 21200.1, 21200.2, 21200.3, 21200.4, 21200.5, 21200.6, 21200.7, 21200.8, 21201.1, 21201.2 and 21201.3

Amount of Loan	Maximum Interest Charges	Amount of Loan	Maximum Interest Charges
\$ 01 to \$ 14 99	\$ 1 per month for 90 days thereafter \$ 3.00 per month for the remainder of the contract	\$ 50 to \$ 64 99	\$ 7.50 (total)
\$ 15 to \$ 19 99	} for 90 days, thereafter \$ 3.00 per month for the remainder of the contract	\$ 65 to \$ 74 99	\$ 9.50 (total)
\$ 20 to \$ 24 99		\$ 75 to \$ 99 99	\$ 10.00 (total)
\$ 25 to \$ 39 99		\$ 100 to \$ 124 99	\$ 12.50 (total)
\$ 40 to \$ 49 99		\$ 125 to \$ 149 99	\$ 13.50 (total)
		\$ 150 to \$ 224 99	\$ 15.00 (total)

Monthly maximum interest charges for all loans between \$ 225.00 & \$ 2,499.99 calculated as follows:  
 \$ 225 to \$ 324.99 Max. charge is \$ 20 | \$ 1,000 to \$ 1,199.99 Max. charge is \$ 70  
 \$ 325 to \$ 449.99 Max. charge is \$ 25 | \$ 1,200 to \$ 1,499.99 Max. charge is \$ 85  
 \$ 450 to \$ 599.99 Max. charge is \$ 35 | \$ 1,500 to \$ 1,799.99 Max. charge is \$ 100  
 \$ 600 to \$ 799.99 Max. charge is \$ 45 | \$ 1,800 to \$ 2,099.99 Max. charge is \$ 120  
 \$ 800 to \$ 999.99 Max. charge is \$ 55 | \$ 2,100 to \$ 2,499.99 Max. charge is \$ 140

The interest rate on loans \$2,500 and over are not regulated and can be negotiated between the client and the pawnbroker. The State loan period, all fees, and notice requirement still apply.  
 LOAN WRITING FEE: \$ 5.00 may be charged for each loan written or 2% of the loan amount whichever is greater with a maximum of \$ 10.00.  
 STORAGE CHARGES: 1 cu ft. up to 3 cu. ft. = \$ 5.00; 3 cu. ft. up to 6 cu. ft. = \$ 10.00; 6 cu. ft. = \$ 20.00 plus \$ 1.00 for each cu. ft. in excess of 6 cu. ft.  
 NOTIFICATION FEE: A maximum of \$ 3.00 may be charged for each notice sent.  
 LOST TICKET VERIFICATION FEE: Maximum of \$ 10.00 may be charged for each lost ticket.  
 FIREARM PROCESSING CHARGE: \$ 4.00 Firearms will be released only to the Borrower and proper identification will be required. No firearms will be shipped.

LOAN CHARGES DO NOT INCLUDE HANDLING OF PLEDGED PROPERTY OUTSIDE OF OUR PREMISES  
 SHIPMENT OF PROPERTY IS DONE SOLELY AT THE DISCRETION OF THE LENDER AND AT LENDER'S RATES. Min. charge for packing is \$ 10.00 plus shipping and insurance if desired.  
 LENDER RIGHT RESERVED TO CORRECT CLERICAL ERRORS. This contract is the entire agreement, there are no other terms. Any changes must be in writing.  
 This is a loan contract secured by property held in collateral by the Pawnbroker herein Lender. Borrower warrants that there are no claims, liens or encumbrances on the property and agrees to hold the Lender harmless and to reimburse the Lender for any losses arising therefrom. This is a single term contract written for four (4) months. At redemption, a new loan may be issued or granted at the Lender's discretion. This contract shall not be assigned without the consent of the Lender.  
 Collateral may be redeemed at any time during the period defined above or during the "grace" period (see below). For redemption, the Borrower will be required to pay in addition to the amount loaned all interest and fees as outlined in the schedule above. Partial payment does not extend the loan period.  
 The Lender reserves the right to 24 hours notice of intention to redeem.

If collateral is not redeemed in the four month loan period, the Lender shall notify the Borrower by regular mail for which a certificate of mailing is issued by the United States Post Office, addressed to Borrower's last known address, of termination of the loan contract and extending the right of redemption for a period of 10 days (the "grace") from the date of mailing such notice per section 21201 of California financial code. Borrower shall notify Lender in writing, by registered mail, of any change of address. If writing for information give number of this receipt and enclose postage if a reply is to be expected.

If collateral is not redeemed during the periods as provided herein, the Lender will become vested with all rights and title to the property submitted as collateral. It is agreed and understood that the Lender does not insure collateral property for the benefit of the Borrower and is not liable for loss or damage to the property resulting from burglary, theft, embezzlement, robbery, moths, fire, water, typical wear and deterioration resulting from handling and storage, acts of God, public enemy (vs. major riot) and/or other causes. The Lender shall be liable only when a loss is directly attributable to the Lender's gross negligence or willful misconduct. If the Lender is found liable to the Borrower, as liquidated damages, the Lender shall not be liable for more than 50% of the amount loaned. The parties hereto agree that if any clause of this contract is held unconscionable, contrary to law, or in any other manner unenforceable, the balance of the contract shall remain in full force and effect. In the event legal action is necessary, the prevailing party shall be entitled to receive and recover reasonable attorney's fees.

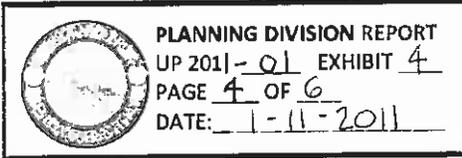
Borrower acknowledges receipt of a copy of this Loan Contract and agrees to, and understands that, the Lender is authorized, at Lender's discretion and according to Lender's terms, to deliver the pledged property to any person presenting the Borrower's copy, when it appears to be signed by the Borrower, along with the full amount due, and that the Lender is not liable to Borrower for any losses sustained by Borrower resulting therefrom. Firearms will be released only to the Borrower and proper identification will be required. No firearms will be shipped. **NO SPOUSE MAY ACT AS AGENT FOR BORROWER.**

The description on reverse side is based on a quick visual inspection. Lender does not warrant that the pledged property is of the exact size, dimension, weight, carat, color, cut, value or any other characteristic set forth therein. Unless specified, pledged property described is used, having normal wear and tear with scratches and dents.

**Customer Privacy Notice:** We collect nonpublic personal information about you as a consumer, customer or former customer from the following sources: Information we receive from you on our pawn forms, loan documents, sales documents, or other forms; information about your transactions with us, our affiliates, or others. We do not disclose any nonpublic personal information about our customers or former customers to anyone, except to our affiliates and as permitted by law. We restrict access to nonpublic personal information about you to those employees who need to know that information to provide products or services to you. We maintain safeguards that restrict access to your nonpublic personal information.

**VERBAL AGREEMENTS FOR ADDITIONAL DAYS ARE NOT BINDING • NO PLEDGED PROPERTY SHOWN FOR REDEMPTION UNLESS PAID IN ADVANCE  
 NO CHECKS ACCEPTED • NO PROPERTY SENT COD • NO INFORMATION RELEASED OVER THE PHONE • NOTICE: SEE REVERSE SIDE**

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THIS IS A SALE  
NOT A LOAN

BILL OF SALE

Pawnbroker  
/ Purchaser



6306 Beach Blvd., Buena Park, CA 90621

☀ (714) 521-7777 ☀

Date of  
Sale

Bill of  
Sale No.

DESCRIPTION OF PROPERTY SOLD: I do hereby **SELL**, assign and transfer the following described property.

interest  
rate  
information  
on back  
of this  
form

Seller's Identification

This sale is final and complete and no representations either expressed or implied are made by buyer. In the event above property is, subsequent to this sale, confiscated by legal authorities as being illegal or stolen, Seller agrees to repay Buyer in the amount of purchase plus reasonable recovery expenses. The foregoing is an exact copy of a contract signed by the Seller. Seller's receipt herewith acknowledged, the original contract being in possession of Buyer above named.

I hereby certify that I am of legal age. As a DECLARATION OF LEGAL STATUS, I hereby declare, under penalty of perjury, that I am either legally married or eighteen (18) or more years of age. I warrant and guarantee that I am the sole owner of the property being sold and that my title thereto is free and clear of all encumbrances and that the property is not being purchased under a conditional sales contract or held under a lease contract.

SELLER'S SIGNATURE:

X

VERIFICATION OF OWNERSHIP I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT I AM THE SOLE LEGAL OWNER OF THE ABOVE MENTIONED PROPERTY.

ALL BUSINESS STRICTLY CONFIDENTIAL - NO INFORMATION GIVEN VIA PHONE - BILL OF SALE COPY

NAME LAST	FIRST	MIDDLE	LOAN / BUY NUMBER	AMOUNT
DRIVERS LICENSE NO. OR OTHER I.D.	STATE	YEAR EXPIRES	TRANSACTION DATE MO / DAY / YR	TITLE
ADDRESS STREET	TRADE <input type="checkbox"/>		BUY <input type="checkbox"/>	PAWN <input type="checkbox"/>
CITY		STATE	ZIP	SEX
ITEM	BRAND	SERIAL	BIRTHDAY MO. / DAY / YR.	WEIGHT
MODEL	MAKE	CAL / GAU	PREVIOUS TICKET #	RIGHT THUMB PRINT

**BUENA PARK PAWN SHOP**  
6306 Beach Blvd., Buena Park, CA 90621

- Hand Gun
- Shot Gun
- Air Gun
- Rifle
- Bolt Action
- Pump
- Lever Action
- Single Shot
- Revol.
- Obl. Sbl.
- Semi. Auto
- Over Under

X

CUSTOMER'S SIGNATURE: I certify under penalty of perjury that to my knowledge and belief the information above is true and complete and I am the owner, STORE PERSON'S SIGNATURE

PLANNING DIVISION REPORT  
 UP 2011-01 EXHIBIT 4  
 PAGE 5 OF 6  
 DATE: 1-11-2011

# FOUR MONTH PLEDGE / CONTRACT

Notice To Public  
Effective January 1, 2009

Date \_\_\_\_\_

Borrower's Signature **X**

and that I have received my pledged property without ticket upon my signature, and hold no further claim upon the Lender.  
**LOST PAWN TICKET STATEMENT** This is to certify that my pawn ticket was lost, destroyed, stolen (Circle proper word) (Original Borrower's Right Thumb Print)

THE FOLLOWING LOAN AND FINANCING CHARGES ARE PURSUANT TO CALIFORNIA FINANCIAL CODE SECTIONS 21001, 21051, 21200, 21200.1, 21200.5, 21200.6, 21200.8, 21201.1, 21201.2 and 21201.4:

Amount of Loan	Maximum Interest Charges	Amount of Loan	Maximum Interest Charges
\$ 01 to \$ 14.99	\$ 1 per month for 90 days; thereafter \$ 3.00 per month for the remainder of the contract	\$ 50 to \$ 64.99	\$ 7.50 (total)
\$ 15 to \$ 19.99	for 90 days, thereafter \$ 3.00 per month for the remainder of the contract	\$ 65 to \$ 74.99	\$ 8.50 (total)
\$ 20 to \$ 24.99		\$ 75 to \$ 89.99	\$ 10.00 (total)
\$ 25 to \$ 39.99		\$ 100 to \$ 124.99	\$ 12.50 (total)
\$ 40 to \$ 49.99		\$ 125 to \$ 149.99	\$ 13.50 (total)
		\$ 150 to \$ 224.99	\$ 15.00 (total)

Ninety-day maximum interest charges for all loans between \$ 225.00 & \$ 2,499.99 calculated as follows:  
 \$ 225 to \$ 324.99 Max. charge is \$ 20 \$ 1,000 to \$ 1,199.99 Max. charge is \$ 70  
 \$ 325 to \$ 449.99 Max. charge is \$ 25 \$ 1,200 to \$ 1,499.99 Max. charge is \$ 85  
 \$ 450 to \$ 599.99 Max. charge is \$ 35 \$ 1,500 to \$ 1,799.99 Max. charge is \$ 100  
 \$ 600 to \$ 799.99 Max. charge is \$ 45 \$ 1,800 to \$ 2,099.99 Max. charge is \$ 120  
 \$ 800 to \$ 999.99 Max. charge is \$ 55 \$ 2,100 to \$ 2,499.99 Max. charge is \$ 140

Monthly interest charges for all loans between \$ 225 and \$ 2,499.99 for the remainder of this contract are calculated as follows:  
 plus 2% of any amount that exceeds \$ 225 up to \$ 900  
 plus 1.5% of any amount that exceeds \$ 900 up to \$ 1,650  
 plus 1% of any amount that exceeds \$ 1,650 up to \$ 2,499.99

The interest rate on loans \$2,500 and over are not regulated and can be negotiated between the client and the pawnbroker. The State loan period, all fees, and notice requirement still apply.  
**LOAN WRITING FEE:** \$ 5.00 may be charged for each loan written or 2% of the loan amount whichever is greater with a maximum of \$ 10.00.  
**STORAGE CHARGES:** 1 cu. ft. up to 3 cu. ft. = \$ 5.00; 3 cu. ft. up to 6 cu. ft. = \$ 10.00; 6 cu. ft. = \$ 20.00 plus \$ 1.00 for each cu. ft. in excess of 6 cu. ft.  
**NOTIFICATION FEE:** A maximum of \$ 3.00 may be charged for each notice sent.  
**LOST TICKET VERIFICATION FEE:** Maximum of \$ 10.00 may be charged for each lost ticket.  
**FIREARM PROCESSING CHARGE:** \$ 4.00 Firearms will be released only to the Borrower and proper identification will be required. No firearms will be shipped.

**LOAN CHARGES DO NOT INCLUDE HANDLING OF PLEDGED PROPERTY OUTSIDE OF OUR PREMISES.**  
**SHIPMENT OF PROPERTY IS DONE SOLELY AT THE DISCRETION OF THE LENDER AND AT LENDER'S RATES.** Min. charge for packing is \$ 10.00 plus shipping and insurance if desired.  
**LENDER'S RIGHT RESERVED TO CORRECT CLERICAL ERRORS.** This contract is the entire agreement, there are no other terms. Any changes must be in writing.  
 This is a loan contract secured by property held in collateral by the Pawnbroker herein Lender. Borrower warrants that there are no claims, liens or encumbrances on the property and agrees to hold the Lender harmless and to reimburse the Lender for any losses arising therefrom. This is a single term contract written for four (4) months. At redemption, a new loan may be issued or granted at the Lender's discretion. This contract shall not be assigned without the consent of the Lender.  
 Collateral may be redeemed at any time during the period defined above or during the "grace" period (see below). For redemption, the Borrower will be required to pay in addition to the amount loaned all interest and fees as outlined in the schedule above. Partial payment does not extend the loan period.  
 The Lender reserves the right to 24 hours notice of intention to redeem.  
 If collateral is not redeemed in the four month loan period, the Lender shall notify the Borrower by regular mail for which a certificate of mailing is issued by the United States Post Office, addressed to Borrower's last known address, of termination of the loan contract and extending the right of redemption for a period of 10 days (the "grace") from the date of mailing such notice per section 21201 of California financial code. Borrower shall notify Lender in writing, by registered mail, of any change of address. If writing for information give number of this receipt and enclose postage if a reply is to be expected.

If collateral is not redeemed during the periods as provided herein, the Lender will become vested with all rights and title to the property submitted as collateral. It is agreed and understood that the Lender does not insure collateral property for the benefit of the Borrower and is not liable for loss or damage to the property resulting from burglary, theft, embezzlement, robbery, moths, fire, water, typical wear and deterioration resulting from handling and storage, acts of God, public enemy (via major riot) and/or other causes. The Lender shall be liable only when a loss is directly attributable to the Lender's gross negligence or willful misconduct. If the Lender is found liable to the Borrower, as liquidated damages, the Lender shall not be liable for more than 50% of the amount loaned. The parties hereto agree that if any clause of this contract is held unconscionable, contrary to law, or in any other manner unenforceable, the balance of the contract shall remain in full force and effect. In the event legal action is necessary, the prevailing party shall be entitled to receive and recover reasonable attorney's fees.  
 Borrower acknowledges receipt of a copy of this Loan Contract and agrees to, and understands that, the Lender is authorized, at Lender's discretion and according to Lender's terms, to deliver the pledged property to any person presenting the Borrower's copy, when it appears to be signed by the Borrower, along with the full amount due, and that the Lender is not liable to Borrower for any losses sustained by Borrower resulting therefrom. Firearms will be released only to the Borrower and proper identification will be required. No firearms will be shipped; **NO SPOUSE MAY ACT AS AGENT FOR BORROWER.**  
 The description on reverse side is based on a quick visual inspection. Lender does not warrant that the pledged property is of the exact size, dimension, weight, color, color cut, value or any other characteristics set forth therein. Unless specified, pledged property described is used, having normal wear and tear with scratches and dents.  
**Customer Privacy Notice:** We collect nonpublic personal information about you as a consumer, customer or former customer from the following sources: information we receive from you on our pawn forms, loan documents, sales documents, or other forms; information about your transactions with us or our affiliates, or others. We do not disclose any nonpublic personal information about our customers or former customers to anyone, except to our affiliates and as permitted by law. We restrict access to nonpublic personal information about you to those employees who need to know that information to provide products or services to you. We maintain safeguards that restrict access to your nonpublic personal information.

**VERBAL AGREEMENTS FOR ADDITIONAL DAYS ARE NOT BINDING • NO PLEDGED PROPERTY SHOWN FOR REDEMPTION UNLESS PAID IN ADVANCE**  
**NO CHECKS ACCEPTED • NO PROPERTY SENT COD • NO INFORMATION RELEASED OVER THE PHONE • NOTICE: SEE REVERSE SIDE**  
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## DECLARATION OF PROOF OF OWNERSHIP

Under penalty of perjury, I attest that I am the owner of property described and listed on reverse side.

- A. I purchased/acquired this property on \_\_\_\_\_ (date)
- B. How acquired the property in the following manner:  
 (please initial) FOUND \_\_\_\_\_  
 PURCHASED \_\_\_\_\_  
 GIFT \_\_\_\_\_
- C. If purchased: Where Purchased \_\_\_\_\_  
 Amount Paid \$ \_\_\_\_\_  
 Current Value \$ \_\_\_\_\_

**PLANNING DIVISION REPORT**  
 UP 2011-01 EXHIBIT 4  
 PAGE 6 OF 6  
 DATE: 1-11-2011

**Attachment "C"**  
**Placentia Police Department Standard Development Requirements**

# POLICE DEPARTMENT

APPLICATION UP 2011-01

## STANDARD DEVELOPMENT REQUIREMENTS

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

## COMMERCIAL/INDUSTRIAL SECURITY

### 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.

EXTERIOR DOORS

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."

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 (1-1/2) 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 constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude 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 nonremovable 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.

COMMERCIAL/INDUSTRIAL SECURITY, Con't.

DOORS

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 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 side.

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 nonremovable 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 nonremovable bolt.

The protective bars or grills shall be of the openable type if such windows are required to be openable 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 nonremovable hinge pins.

COMMERCIAL/INDUSTRIAL SECURITY, Con't.

LADDERS

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

\*MISC

**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 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. Designated building (if a complex).

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 maintained during hours of darkness.

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 maintained from dusk until one-half (1/2) hour after the termination of business.

police.doc #M-6 disk

**Attachment "D"**  
**Orange County Fire Authority (OCFA) Special Conditions of Approval**



# ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

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Planning and Development Services • [www.ocfa.org](http://www.ocfa.org) • (714) 573-6100 / Fax (714) 368-8843

Date: December 7, 2010

To: City of Placentia Planning Division  
Attention: Monique Schwartz, Project Manager

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156167, City Reference #UP 2011-01**  
**1150 E. Yorba Linda Boulevard, Placentia**  
**Service Code: PR105 Site Development Review/CUP**

The OCFA has reviewed the proposed project and there do not appear to be any issues associated with this proposal that would require further submittals to the OCFA should the city approve the CUP. Please provide the conditions listed below on the resolution issued to the applicant.

If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: [lynnepivaroff@ocfa.org](mailto:lynnepivaroff@ocfa.org).

## Chapter 6.64

## PAWNBROKERS AND SECONDHAND DEALERS

## Sections:

6.64.010	Definitions.
6.64.020	Pawnbrokers' daily reports.
6.64.030	Secondhand dealers' daily reports.
6.64.040	Metals.
6.64.050	Records required.
6.64.060	Police records.
6.64.070	English required.
6.64.080	Sale of goods—Waiting period.
6.64.090	Sale by junk dealer or collector.
6.64.100	Doing business with a minor.
6.64.110	Exempted materials.
6.64.120	Double holding periods not required.
6.64.130	Hours of business.
6.64.140	False name or entry.
6.64.150	Certificate of sale.
6.64.160	More than one business.

## 6.64.010 Definitions.

For the purpose of this chapter, certain words and phrases are defined and certain provisions shall be construed as herein set forth, unless it is apparent from the context that a different meaning is intended:

(1) "Junk collector" means any person not having a fixed place of business in the city, but who personally or by representatives goes from house to house, or from place to place gathering, collecting, buying, selling, or otherwise dealing in any old rags, sacks, bottles, cans, papers, metals, automobile or bicycle parts, old automobiles or bicycles which are collected, bought, sold or otherwise dealt in after being dismantled or taken apart, or other articles commonly known as "junk." (Refer to Section 5.08.250 for license fee. Refer to Section 5.08.490 for permit fee and procedure.)

(2) "Junk dealer" means any person having a place of business in the city and engaging in the business of buying, selling or otherwise dealing in, either wholesale or retail, any old rags, sacks, bottles, cans, papers, metals, automobile or bicycles, which are collected, bought, sold or otherwise dealt in after being dismantled or taken apart, or other articles commonly known as "junk." (Refer to Section 5.08.260 for license fee. Refer to Section 5.08.490 for permit fee and procedure.)

(3) "Pawnbroker" includes the business of loaning money upon personal property and reselling or agreeing

to resell such articles to the vendor or other assignees at prices previously agreed upon.

It does not include the loaning of money on personal property or personal security by any bank authorized to do so under the laws of the state. Nothing contained herein shall authorize the chief of police to issue any pawnbrokers permit so that the number of pawnbrokers operating within the city at any one time shall exceed three. (Refer to Section 5.08.310 for license fee. Refer to Section 5.08.490 for permit fee and procedure.)

(4) "Secondhand dealer" means any person carrying on the business of buying, selling, or otherwise dealing in secondhand goods, wares, or merchandise. (Refer to Section 5.08.250 for license fee. Refer to Section 5.08.490 for permit fee and procedure.) (Ord. 71-O-119 (part), 1971; Ord. 69-O-101 § 1 (part), 1969; prior code § 16-510)

## 6.64.020 Pawnbrokers' daily reports.

Every pawnbroker on each day before the hour of ten thirty a.m., shall make out and deliver to the chief of police on a blank form to be obtained by such pawnbrokers from the office of the chief of police for that purpose, a full, true, and complete report of all goods, wares, merchandise or things received on deposit, pledged or purchased or taken in trade during the day preceding the filing of such report. Such report shall show the hour of the day when such articles were received on deposit, pledged or purchased or taken in trade, and the true signature and address of the person or persons by whom such article was left on deposit, pledged, sold or traded, together with a description of such person or persons. The description to be given of every such person shall show the style of dress, height, age, complexion, color of mustache or beard or both, where the same are worn, and if neither is worn, such fact should be noted. Such report shall also show the number of pawn tickets, amounts loaned, amount purchased, and a complete description of each article left on deposit, pledged, purchased or traded. If any article so left on deposit, pledged, purchased or traded has engraved thereon any number, word or initial, or contains any settings of any kind, the description of such report shall contain such number, word or initial, and shall show the kind of settings and the number of each kind. Blanks to be obtained from the office of the chief of police, as herein provided, shall bear a caption providing blank spaces in which shall be written or printed the date of such report, the name and place of business of the person making the same, and the hour of the day when the same is received at the office of the chief of police. Such blanks shall be so printed and subdivided as to contain spaces with proper captions for the furnish-

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**Attachment "E"**  
**Placentia Municipal Code Chapter 6.64 *Pawnbrokers and Secondhand Dealers***

ing of information required by this chapter. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-511)

#### 6.64.030 Secondhand dealers' daily reports.

Every secondhand dealer, junk dealer or junk collector on each day before the hour of ten thirty a.m., shall make out and deliver to the chief of police on a blank form to be obtained by such secondhand dealer, junk dealer or junk collector from the office of the chief of police for that purpose, a full, true and complete report of all goods, wares or merchandise purchased, traded or received during the day preceding the filing of such report. Such report shall show the hour of the day when each article was purchased, traded or received and the true signature and address of the person or persons by whom each article was sold, traded or delivered, together with a description of such person or persons. The description to be given of every such person shall show the style of dress, height, age, sex, complexion, color of mustache or beard, or both where the same are worn, or if neither is worn, such fact shall be noted. Such report shall also show the amount purchased, and a complete description of each article purchased, traded or received. If any article so purchased, traded or received has engraved thereon any number, word, or initial, or contains any settings of any kind, the description of such article in such report shall contain such number, word or initial, and shall show the kind of settings and the number of each kind.

Blanks to be obtained from the office of the chief of police as herein provided, shall bear a caption providing blank spaces in which shall be written or printed the date of such report, the name and place of business of the person making the same, and the hour of the day when the same is received at the office of the chief of police. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-512)

#### 6.64.040 Metals.

Every junk dealer or collector shall retain and keep on his premises, in a separate place designated for that purpose, all metals such as copper, brass, or other metals, purchased by him in the manner following: The entire purchase of each day shall be put and kept in such designated separate place, and the said day's purchase shall be kept in its original condition, for a period of three days after purchase or receipt of said copper, brass or other metals, and shall be at all times open to the inspection of the police department.

Every junk dealer, who has a fixed place of business, shall on each day, before the hour of ten thirty a.m., make out and deliver to the chief of police on a form to be obtained by such junk dealer from the office of the

chief of police for that purpose, a full, true and complete report of all goods, wares and merchandise purchased or received during the day preceding the filing of such report. Such report shall show the hour of the day when each article was purchased or received, and the true name and license number only, if same is purchased from a junk collector licensed by the city, or if from any one else, the address, as nearly as the same is known to or can be ascertained by such junk dealer, of the person to whom such article was sold or delivered, together with a description of such person or persons. The description to be given of every such person, other than a city licensed junk collector, shall show the style of dress, height, age, sex, complexion, color of mustache or beard, or both, where the same are worn, or if neither is worn such fact should be noted. Such report shall also show the amount purchased, and a complete description of each article purchased or received.

Forms to be obtained from the office of the chief of police as herein provided, shall bear a caption providing blank spaces in which shall be written or printed the date of such report, the name and place of business of the person making the same, and the hour of day when the same is received at the office of the chief of police.

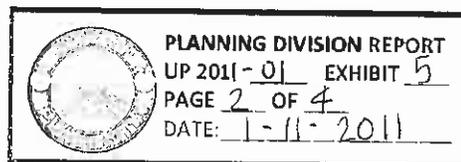
Such forms shall be so printed and subdivided as to contain spaces with proper captions for the furnishing of the information required by this code.

Every junk dealer shall insert on the daily report to the chief of police hereinabove described the license number of the junk collector, for the purpose of identification, from whom any goods, wares or merchandise were purchased during the day preceding the filing of such report. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-513)

#### 6.64.050 Records required.

Every pawnbroker, secondhand dealer, junk dealer, and junk collector shall keep a complete record of all goods, wares, merchandise or things pledged to or purchased or received by him, which record shall contain all of the matters required to be shown in the reports referred to and described in this code. Every such record and all goods, wares, merchandise and things pledged to or purchased or received by any such pawnbroker, secondhand dealer, junk dealer or junk collector, shall be open, at all times during business hours to the inspection of the chief of police or any police officer.

Every pawnbroker, secondhand dealer, junk dealer or junk collector shall maintain on the premises where said business is located, a sign plainly printed in the English language of sufficient size so that the same may be easily read from a sidewalk in front of said place of business, stating that he is a pawnbroker or secondhand dealer, or



junk dealer, or junk collector. Where said business is conducted in an office building the sign shall be placed at the door to said office. Where said business is conducted in a department of any building the sign shall be placed at the entrance of said department. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-514)

#### 6.64.060 Police records.

The chief of police shall file in some secure place in his office all reports received pursuant to the terms of this code, and the same shall be open to inspection only by members of the police department, or upon an order of a court of competent jurisdiction made for that purpose. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-515)

#### 6.64.070 English required.

Every report and record required by the terms of this code to be filed or kept, shall be written or printed entirely in the English language, in a clear and legible manner. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-516)

#### 6.64.080 Sale of goods—Waiting period.

No pawnbroker or secondhand dealer shall sell or otherwise dispose of any article or thing within twenty-one days after such article or thing has been purchased or received by such pawnbroker or secondhand dealer.

During said twenty-one day period said article or thing so purchased shall not be altered, changed or defaced, and shall remain and be during said period in the same condition as when purchased or received by the pawnbroker or secondhand dealer, and in no event shall said dealer dispose of such article or thing within twenty-one days after report of purchase is made to the police department. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-517)

#### 6.64.090 Sale by junk dealer or collector.

No junk dealer or junk collector shall sell or otherwise dispose of any article or thing within three days after such article or thing has been purchased or received by such junk dealer or junk collector. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-518)

#### 6.64.100 Doing business with a minor.

No pawnbroker, secondhand dealer, junk dealer, or junk collector or his employee or agent shall receive, buy, trade, exchange, receive on deposit, or accept as a pledge, or otherwise acquire an interest in any goods or thing from any person under the age of eighteen years. Any statement made to such permittee, employee or agent by a person under the age of eighteen years to the effect that he is over the age of eighteen years shall not excuse such

permittee or employee from any violation of this provision. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-519)

#### 6.64.110 Exempted materials.

Reports, records, waiting periods before resale, and restrictions upon purchases from minors, contained in this code, shall not apply to the purchase or sale by junk dealers or junk collectors of rags, bottles, other than milk or cream bottles, barrels, cans, shoes, lamps, stoves, or household furniture (with the exception of sewing machines, musical instruments, oriental or Chinese rugs and all other merchandise bearing a serial number), or scrap iron, when bought and sold for scrap, or the purchase or sale by secondhand dealers of household furniture, with the exception of sewing machines, all musical instruments, typewriters, oriental or Chinese rugs, and all other merchandise bearing a serial number. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-520)

#### 6.64.120 Double holding periods not required.

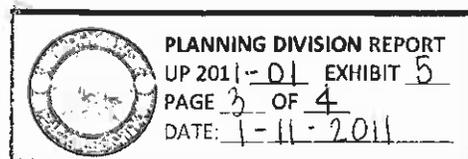
The provisions of this code shall not apply to the receipts or sale of any secondhand article by any person that received or purchased such secondhand articles from any other person who has made the required report to the police department and shall have held the articles for the length of time provided for herein; provided, however, that such person is required to report that such articles have been held by the person, from whom said articles were purchased for the length of time required by this code. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-521)

#### 6.64.130 Hours of business.

No pawnbroker, secondhand dealer, junk dealer or junk collector, or agent or employee or any such person shall accept any pledge of or loan any money upon personal property, or purchase or receive any goods, wares or merchandise or any article or thing or in any manner whatsoever engage in or conduct any such business between the hour of seven p.m. of any day, and the hour of seven a.m. of the following day, or between the hours of twelve midnight on Saturday and the hour of seven a.m. of the following Monday. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-522)

#### 6.64.140 False name or entry.

No person shall sign a fictitious name or address to any bill of sale for any goods, wares or merchandise referred to herein, or to any pawnshop ticket or make any



false entry in any report or record required by this code. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-523)

**6.64.150 Certificate of sale.**

Pawnbrokers, secondhand dealers, junk dealers and junk collectors shall provide and furnish to the person from which any goods, wares or merchandise are purchased, a certificate of sale, a duplicate copy of which shall be kept on file by the purchaser. Said certificate of sale shall be signed by both the purchaser and seller. Said duplicate copies of said certificate shall at all times be kept open to the inspection of the members of the police department. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-524)

**6.64.160 More than one business.**

If any person carries on, at the same time, more than one of the businesses referred to in this code, such person shall be deemed to be carrying on such business separate and apart from the other such business, and such person shall comply in all respects with the provisions of this code relating to each such business. (Ord. 69-O-101 § 1 (part), 1969: prior code § 16-525)

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# Placentia Planning Commission Agenda Staff Report

<b>AGENDA ITEM NO.:</b>	<b>DATE:</b> January 11, 2011	<b>PUBLIC HEARING:</b> Yes
<b>APPLICATION:</b> Consideration of Use Permit 2010-13 – Operation of Manufacturing/Warehouse Facility		
<b>DESCRIPTION:</b> Request to operate 200 Boysenberry Lane for manufacturing/warehousing purposes per PMC Section 23.47.040 (10).		
<b>RELATED APPLICATIONS:</b> UP 83/21, SDA 83/12 and Neg Dec 83/19		
<b>APPLICANT:</b> Western Realco, Vance C. Mape, Principal		
<b>PROPERTY OWNER:</b> PSIP WR Boysenberry LLC , Vance C. Mape, Principal		
<b>LOCATION:</b> 200 Boysenberry Lane, Placentia		
<b>CEQA DETERMINATION:</b> Categorically Exempt: Class 5, Section 15305		
<b>ZONING:</b> Manufacturing	<b>APN(S):</b> 339-091-24	
<b>GENERAL PLAN:</b> Industrial	<b>CITY COUNCIL ACTION REQUIRED:</b> No	
<b>PREPARED BY:</b> Kenneth A. Domer, Assistant City Administrator		
<b>REVIEWED BY:</b> Monique B. Schwartz, Associate Planner		

## **REQUEST:**

The applicant is requesting a use permit to permit the operation of various industrial-related uses within an existing  $\pm$  198,275 square foot industrial building located on a 11.6 acre site at 200 Boysenberry Lane in the Manufacturing (M) District. All uses are within Placentia Municipal Code Section 23.47.020 *Permitted Uses*.

## **INTRODUCTION:**

Chapter 23.47 of the Placentia Municipal Code (PMC) sets forth the purpose and permitted uses for manufacturing districts within the City of Placentia. The proposed manufacturing facility was initially approved for a Use Permit (UP 83/21) on September 27, 1983 and at the time a Negative Declaration (83/19) was approved. The facility has sat vacant for a time period over one year. As such, the original use as permitted is considered abandoned and the use permit considered expired by PMC 23.87.080 (f).

The need for a use permit is required by PMC 23.47.040 (10) which states a use permit is required for: *Any "M" use, when the property upon which it is to be located is within one hundred (100) feet of the exterior boundaries of any residentially zoned property or public educational institution.*

The property for the existing facility is adjacent to an existing mobile home park. During the original use permit and site development plan process, the developer of the project conducted an Initial Study which led to a Negative Declaration being adopted. Part of the Initial Study included a detailed noise analysis and required mitigation measures identified by the study were included as conditions of approval for the original project. The mobile home park situated to the immediate south of the applicant's property is

approximately ten (10) feet lower in elevation and is currently separated from the applicant's property by a twenty (20) foot landscaped buffer zone and a ten (10) foot high sound wall.

### **RECOMMENDATION:**

City Planning Division is recommending approval of Use Permit (UP) 2010-13, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

### **DISCUSSION:**

The property located at 200 Boysenberry Lane is the site of an existing ± 198,275 square foot industrial building on 11.6 acres. The former manufacturing facility was a Knott's Berry Farm and ConAgra processing facility for jellies, jams and similar products. The facility has sat vacant for over a year and was recently sold. The new owners are conducting tenant improvements to update the building and increase its appeal to manufacturers through the removal of a mezzanine level which assisted in the former users gravity-fed system of manufacturing. Had there not been any lapse of use over a one year period, the new owner would not be required to obtain a new use permit.

The new use permit is required by PMC 23.47.040 (10) which states a use permit is required for: *Any "M" use, when the property upon which it is to be located is within one hundred (100) feet of the exterior boundaries of any residentially zoned property or public educational institution.*

This requirement is consistent with the intent of the Manufacturing Zone to provide for industrial uses while maintaining an environment free from objectionable noise, odor, dust and other nuisances and is triggered by an existing mobile home park immediately adjacent to the southerly property line of the manufacturing facility.

Staff reviewed the original use permit, site development agreement, negative declaration and noise study. Required mitigation measures were implemented as part of the original use permit and included reasonable restrictions on truck loading hours and situating the building over 150 feet from the nearest mobile homes. A landscaped twenty (20) foot barrier is within the applicant's property and the landscaping slopes up ten (10) feet from the level of the mobile home park. Finally, a ten (10) foot high sound wall was constructed and is still in place on the applicant's property. The applicant remains responsible for maintenance of the wall and landscape buffer zone.

The applicant, who is the new owner, began working with City staff prior to finalizing the purchase of the property. City staff reviewed applicable documents and worked with the applicant/owner to determine that a new use permit was required and should be applied for once the purchase of the property was finalized. The applicant/owner is pursuing the use permit in order to prepare the site for quick utilization by a prospective business. This relieves one hurdle in gaining a tenant as the building will be "operational ready" for any manufacturing tenant under the requirements of PMC 23.47.020. It is important to

note again that the requirement for a use permit is dictated by PMC 23.47.040 (10) which is directly related to the proximity to a residential area and not restricted by the actual manufacturing use. As such, the current use permit application could be considered a “blanket” use permit – that is, it does not stipulate a specific use, but is providing for the ability to operate any manufacturing use as allowed under “permitted uses” while satisfying the use permit requirement of PMC 23.47.040 (10). If a use is proposed that is not within the parameters of one allowed under PMC 23.47.020 *permitted uses*, then at that time a specific use permit for the proposed activity would be required. Generally, the allowances under PMC 23.47.020 are general to most manufacturing processes and the both the building design and expected marketing of uses is geared towards uses compliant with PMC 23.47.020. Accordingly, staff does not expect a future tenant to require a use permit other than the one currently being under this application.

In conducting a site review of the property, staff is satisfied with the noise mitigation measures put in place as a result of the original use permit. Further, there are no recorded complaints to the City regarding past operations of the facility since its development. The continuation of the reasonable conditions of approval as set forth in the original use permit (as determined by the noise analysis) are deemed to be satisfactory to continuation of manufacturing uses at the property.

**ENVIRONMENTAL ANALYSIS:**

The proposed use is not expected to create a negative impact on the physical environment. It is City Staff’s opinion that the use is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15305 and City Environmental Guidelines.

Section 15305 of the CEQA Guidelines exempts projects consisting of minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density.

**ACTION:**

That the Planning Commission approve the review of Use Permit 2010-13 and adopt Resolution PC-2011-02 adding one condition regarding five (5) year reviews by the Director of Development Services and continuing all original conditions of approval.

Prepared and submitted by:

Reviewed by:

---

Kenneth A. Domer  
Assistant City Administrator

---

Monique B. Schwartz  
Associate Planner, Development Services

**Attachments:**

Attachment A: Resolution No. PC-2011-02  
Attachment B: Special Conditions of Approval and Standard Development Requirements for Use Permit (UP) 2010-13  
Attachment C: Police Department Standard Development Requirements  
Attachment D: Orange County Fire Authority (OCFA) Site Development Requirements

**Exhibits:**

Exhibit 1: Vicinity Map  
Exhibit 2: Site Plan  
Exhibit 3: Floor Plan  
Exhibit 4: Statement of Use

**RESOLUTION NO. PC-2011-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2010-13 PERTAINING TO PROPERTY LOCATED AT 200 BOYSENBERRY LANE, AND MAKING FINDINGS IN SUPPORT THEREOF.**

**A. Recitals.**

(i) Mr. Vance C. Mape, Western Realco LLC dba PSIP WR Boysenberry LLC, as applicant and owner of the property located at 200 Boysenberry Lane ("Applicant" hereinafter), heretofore filed an application for approval of Use Permit No. 2010-13, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On January 11, 2011 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, C and D"), this use complies with all applicable code requirements and development standards of the "M" Manufacturing District and it is not anticipated proposed manufacturing uses as allowed under Placentia Municipal Code Section 23.47.020 will generate any negative impacts in the vicinity and specifically to the residentially-zone neighborhood

to the south. All manufacturing operations shall be conducted within enclosed buildings, 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. All loading and unloading operations shall be conducted per the attached Special Conditions and noises controlled under the mitigation measures consistent with the approval of Use Permit 83/21 and Negative Declaration 83/19 to include maintenance of the existing ten (10) foot sound wall along the southerly property line.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Industrial", which provides for a variety of manufacturing uses. Proposed uses included those as permitted by PMC section 23.47.020.

c. The proposed uses, activities or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachments B, C and D), are consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed uses include uses that meet the general purpose of the "M" Manufacturing District in the City of Placentia. Approval of the Use Permit is consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been permitted within the "M" 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, C and D" contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2010-13 to ensure compliance with the Placentia Municipal Code.

3. Section 15305 of the CEQA Guidelines exempts minor alternations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor setback variances. The relevant area has an average slope of less than 20%, which will not result in any changes in land use or density. The Planning Commission specifically finds that the Application is Categorically Exempt under the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated there under (14 CCR § 15305) and Placentia Environmental Guidelines.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2010-13, 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 2010-13 as modified herein, and specifically subject to the conditions set forth in Attachments "B, C and D" 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 11th day of January, 2011.

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Chairman

I, Kenneth A. Domer, 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 11<sup>th</sup> day of January, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11<sup>th</sup> day of January, 2011, by the following vote:

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

ATTEST:

---

Secretary to the Planning Commission

**Attachment “B”**  
**Special Conditions of Approval and Standard Development Requirements for**  
**Use Permit (UP) 2010-13**

**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) 2010-13 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, unless an extension is applied for and approved by the Director of Development Services.
2. Use Permit (UP) 2010-13 shall expire and be of no further force or effect if the manufacturing use of the building, as a primary use, is discontinued or abandoned for a period of one (1) year unless an extension of up to one (1) year is requested and approved by the Director of Development Services.
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. Deliveries to or from the premises before 6:00 a.m. or after 10:00 p.m. Monday through Friday, Saturdays from 8:00 a.m. to 10:00 p.m. shall be limited to the north side of the property with no deliveries on Sundays allowed on the south side.
6. 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 regular basis, to control debris.
7. 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 scheduled at regular intervals to prevent trash overflow.
8. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control. Applicant and/or business tenant shall provide adjacent mobile home park manager/office with applicable numbers for noise/other complaints. Property owner shall maintain ten (10) foot high sound wall and landscape buffer zone on southern property setback.
9. 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. All portable signs are prohibited and shall be removed from the site.

10. This site shall operate as a manufacturing facility as allowed under PMC sections 23.47.020 and 23.47.030. All activities shall be conducted within the enclosed tenant space, or as otherwise allowed, while maintaining an environment free from objectionable noise, odor or other nuisances.
11. The applicant/property owner/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.
12. All tenants shall obtain approval of a Building and Zoning Compliance Application and shall obtain a valid City Business License prior to operating.
13. There shall be no special promotional events held on the property, unless a written request for such is received and approved by the City of Placentia

Development Services Director and the Police Department's Administrative Lieutenant at least 14 days in advance.

14. Any changes or modifications to the approved uses shall be subject to review and approval by the Director of Development Services. The Director may determine if such change or modification requires approval by the Planning Commission.
15. 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.

**CITY BUILDING DIVISION:**

16. The applicant shall obtain all necessary approvals from the City prior to constructing any tenant improvements. The plans for the tenant improvement shall be prepared by a California-licensed architect or engineer.
17. Applicant/property owner shall obtain demolition permits for removal of any existing interior tenant improvements.
18. All contractors and sub-contractors shall obtain a city business license. Applicant and/or contractor shall request a standard sub-contractor form from the City Building Division prior to issuance of a building permit. This standard form shall be completed and submitted to the City Business License Division prior to the issuance of any building permits.
19. Applicant shall provide exit signs with an illumination system. Labels reading "Door shall remain open from inside during business hours" shall be installed on top of all required exit doors.
20. Existing rest rooms (male and female) shall be in compliance with Title 24 Access Regulations. If tenant improvements includes rest rooms, urinals are encouraged to be extreme low flow or waterless where practical.

**CITY POLICE DEPARTMENT:**

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

**ORANGE COUNTY FIRE AUTHORITY:**

22. Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) (See Attachment D).

**Attachment "C"**  
**Placentia Police Department Standard Development Requirements**

# POLICE DEPARTMENT

APPLICATION

UP 2010-13

## STANDARD DEVELOPMENT REQUIREMENTS

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

## COMMERCIAL/INDUSTRIAL SECURITY

### 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.

EXTERIOR DOORS

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**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."

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 (1-1/2) 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 constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude 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 nonremovable 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.

COMMERCIAL/INDUSTRIAL SECURITY, Con't.

DOORS

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 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 side.

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 nonremovable 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 nonremovable bolt.

The protective bars or grills shall be of the openable type if such windows are required to be openable 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 nonremovable hinge pins.

COMMERCIAL/INDUSTRIAL SECURITY, Con't.

LADDERS

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

\*MISC

**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 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. Designated building (if a complex).

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 maintained during hours of darkness.

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 maintained from dusk until one-half (1/2) hour after the termination of business.

police.doc #M-6 disk

**Attachment "D"**  
**Orange County Fire Authority (OCFA) Special Conditions of Approval**



# ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services • [www.ocfa.org](http://www.ocfa.org) • (714) 573-6100 / Fax (714) 368-8843

Date: November 30, 2010

To: City of Placentia Planning Division  
Attention: Monique Schwartz, Project Manager

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: OCFA Service Request SR #156152, City Reference #UP 2010-13  
200 Boysenberry Lane, Placentia  
Service Code: PR105 Site Development Review/CUP

The OCFA has reviewed the proposed project and there do not appear to be any significant issues associated with this proposal that would prevent further submittals to the OCFA should the city approve the CUP. However, there is not enough information provided to determine exactly, if any, OCFA plan submittals will be required. Listed below are some conditions that may apply to the project depending on the exact use of the building.

The applicant or responsible party shall submit, if applicable, 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 any permits or approvals:***

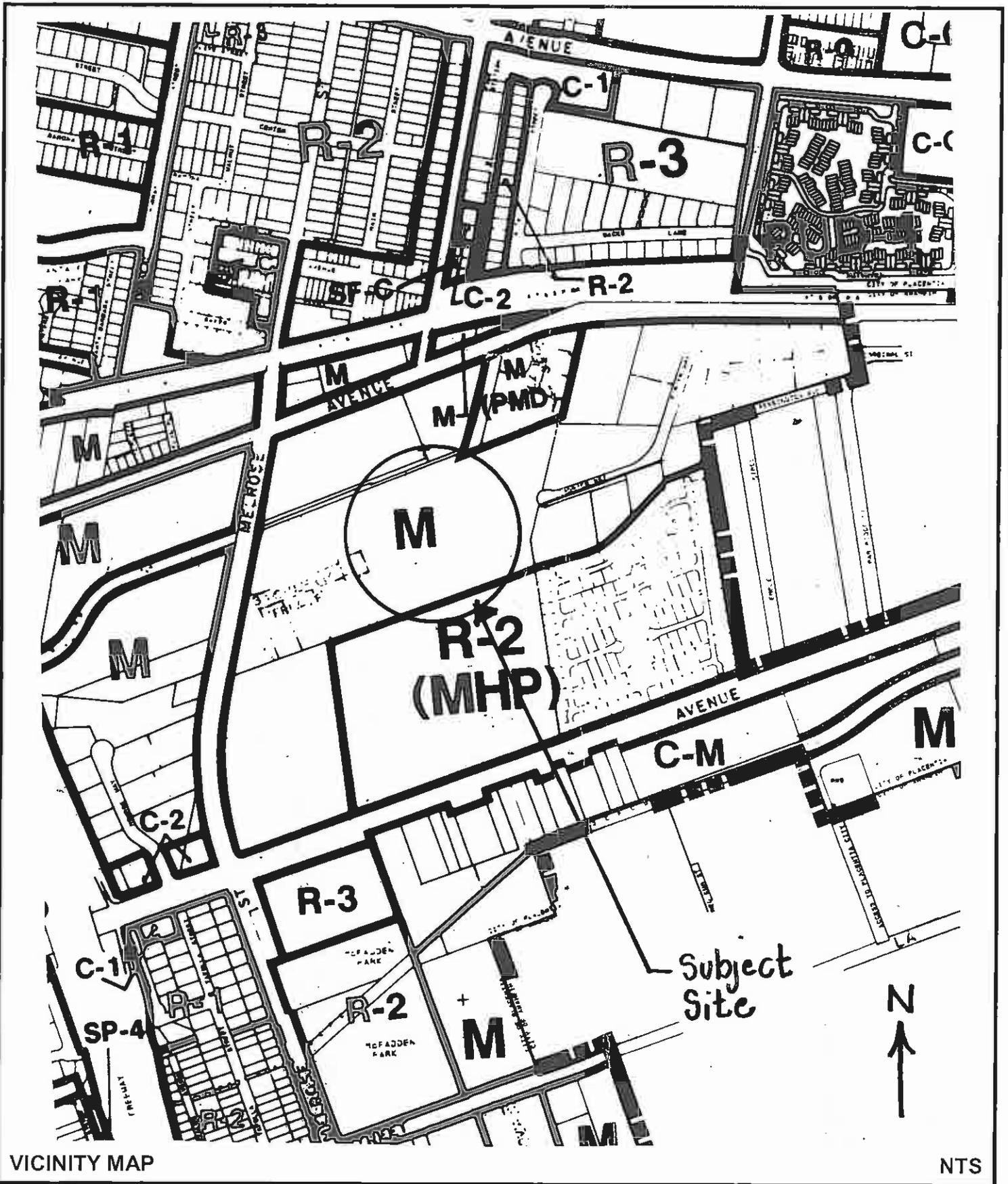
- Architectural (service codes PR200-PR285), when required by the OCFA "Plan Submittal Criteria Form" (can be obtained on OCFA website [www.ocfa.org](http://www.ocfa.org))
- Hazardous materials compliance and chemical classification (service codes PR315-PR328)
- Hazardous equipment, processes, or operations (service codes PR345-PR360)
- High-piled storage (service code PR330)
- Refrigeration and vapor detection/alarm system (service codes PR340 and PR500-PR520), if required by the Refrigeration Disclosure worksheet in OCFA guideline G-02 or the California Fire or Mechanical Codes
- Fire alarm system (service code PR500-PR520), if modified, provided voluntarily, or required by code.
- Fire sprinkler system (service codes PR430-PR455), if the existing sprinkler system requires modification.

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting [www.ocfa.org](http://www.ocfa.org) and clicking on "Fire Prevention" and then "Planning & Development Services."

If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: [lynnepivaroff@ocfa.org](mailto:lynnepivaroff@ocfa.org).

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Seal Beach • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

**RESIDENTIAL SPRINKLERS AND SMOKE DETECTORS SAVE LIVES**



PLANNING DIVISION REPORT  
 UP 2010-13  
 Exhibit 1

**SITE SUMMARY**

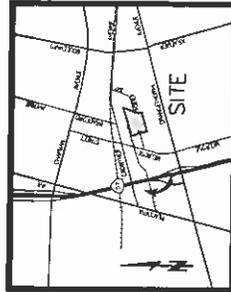
Site Area	11,622 Acres	506,491 s.f.
Building Area	12,500 s.f.	194,775 s.f.
Office Area	12,500 s.f.	
Warehouse Area	185,775 s.f.	
Site Coverage		24.15%

**PARKING SUMMARY**

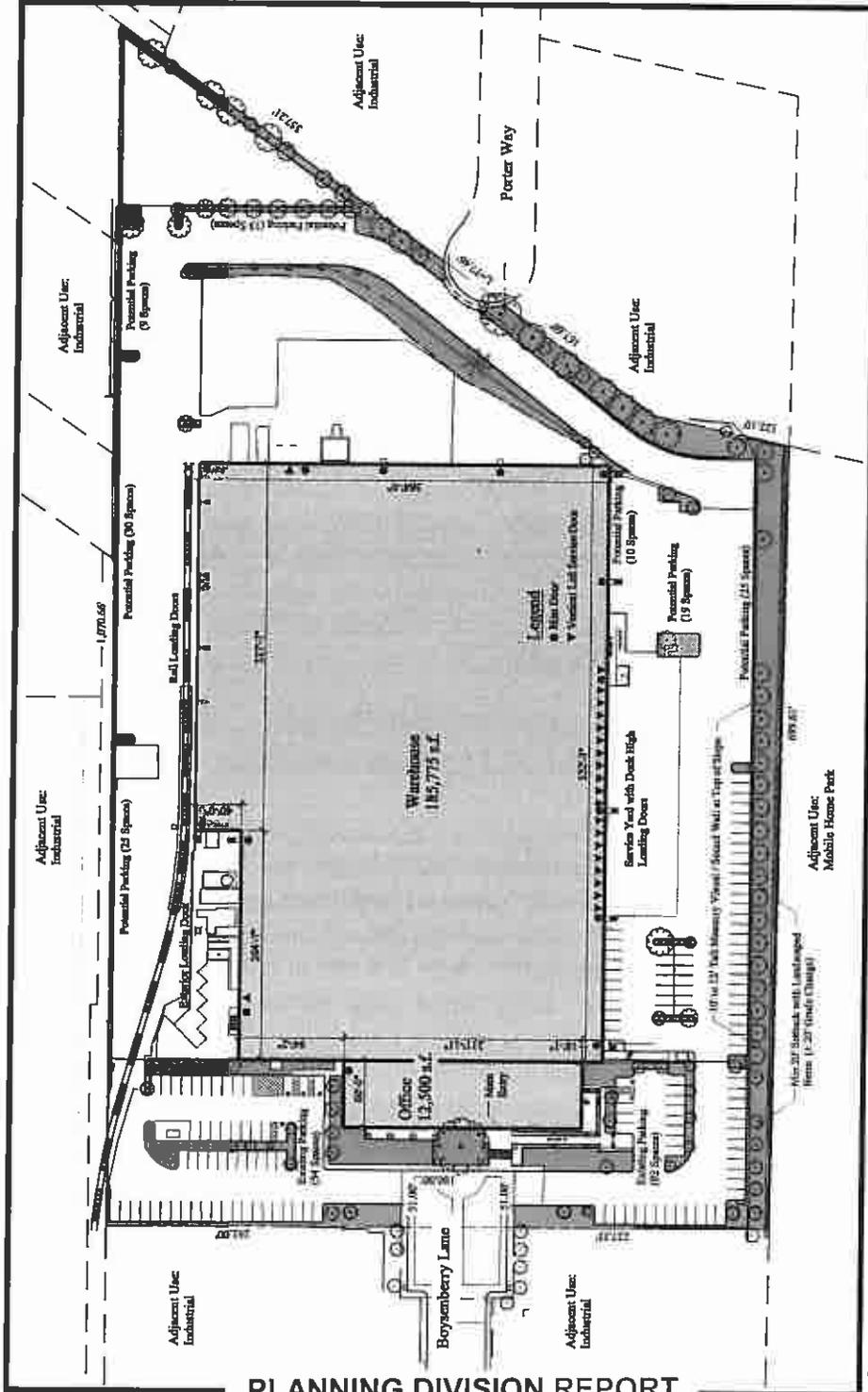
Parking Required	20,000 / 2,000	40 Spaces	218 Spaces
	178,275 / 1,000	178 Spaces	
Parking Provided		146 Spaces	277 Spaces
Existing		146 Spaces	
Proposed (non-adjacent)		131 Spaces	

**APPLICANT INFORMATION**

Western Realty, LLC  
 500 American Center  
 Newport Beach, California 92660  
 Telephone: 949 720 7387  
 Contact: Vance C. Mays, Principal



Vicinity Map (N.T.S.)



SITE AND BUILDING PLAN



**200 BOYSENBERRY LANE  
 PLACENTIA, CA**

**A1**

30 October 2010



WESTERN REALTY

**BASTIER AND ASSOCIATES, INC.**  
 ARCHITECTURE AND PLANNING  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 Phone: (310) 276-1111  
 Fax: (310) 276-1112

**PLANNING DIVISION REPORT**  
 APPLICATION: UP 2010-13  
 EXHIBIT: 2  
 PAGE 1 OF 1  
 DATE: Jan. 11, 2011



WESTERN REALCO

October 27, 2010

City of Placentia  
Planning Commission  
401 E Chapman Avenue  
Placentia, CA 92870

RE: STATEMENT OF USE – 200 Boysenberry Lane, Placentia, CA (the “Property”)

To Whom It May Concern,

The reason for our application of a “blanket” Use Permit is to ensure that we don’t lose a potential tenant due to the timing associated with obtaining a Use Permit. In selecting a property, a tenant wants to know with absolute certainty that their use is allowed per the zoning code. Any delay to this process can cause a tenant to look elsewhere, and potentially lose much needed jobs for the city of Placentia.

As owners of the Property, we intend to lease or sell the Property to a tenant whose use would conform to the Permitted Uses of Section 23.47.020 (Manufacturing District) of the Placentia Municipal Code.

Per the city zoning, the Property is designated “M” zoning, and has been for over 25 years. Until 2009 the Property served as the Knott’s Berry Farm manufacturing and distribution plant for their jams and preserves. The original construction of the facility (circa 1985) took into consideration the neighboring residential properties. To obtain a use permit certain mitigations were agreed to with the Planning Department and Planning Commission, and were incorporated into the design and construction. Most notably as follows:

- a 10 to 12 foot masonry sound/visual wall along the southern property line,
- a minimum 20 foot landscaped setback (maintained by Knotts),
- and constructed at a different grade (+/- 20 feet) above the residential.

In the course of twenty-five years, Knott’s is not aware of one complaint from the residential neighborhood. The previous mitigation efforts are sufficient for all the allowed uses in the Manufacturing District defined by the City Code.

PLANNING DIVISION REPORT

500 Newport C  
F

APPLICATION: UP 2010-13 sh, California 92660  
EXHIBIT: 3 i790  
PAGE 1 OF 2  
DATE: JAN 11, 2011

City of Placentia  
Planning Commission  
401 E Chapman  
Placentia, CA 92870

As one of Placentia's largest buildings, a new user will bring several jobs to the city. This is a very well maintained building that will attract a long-term user committed to the city of Placentia.

Very truly yours,



Vance C. Mape  
Principal  
**WESTERN REALCO LLC**  
DBA PSIP WR BOYSENBERRY LLC

**PLANNING DIVISION REPORT**  
APPLICATION: UP 2010-13  
EXHIBIT: 3  
PAGE 2 OF 2  
DATE: Jan. 11, 2011