



Placentia Planning Commission Agenda

Regular Meeting
December 12, 2017

6:30 p.m.

City Council Chambers
401 E. Chapman Avenue

Christine J. Schaefer
Chair

Frank Perez
Vice Chair

Heather Francine
Commissioner

Dennis Lee
Commissioner

James Schenck
Commissioner

Vic Tomazic
Commissioner

Claudia Keller
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

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

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

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

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

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

ORAL COMMUNICATIONS:

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

CONSENT CALENDAR:

- 1. Minutes
 - a. Planning Commission Meeting – October 10, 2017
Recommended Actions: Approve

PUBLIC HEARINGS:

- 1. **Applicant:** CP Logistics Van Buren, LLC
Project Location: West of Van Buren Street, North of Miraloma Avenue
APN 346-164-29

Development Plan Review (DPR) No. 2017-02 & Tentative Parcel Map (TPM) No. 2017-101 (PANATTONI INDUSTRIAL DEVELOPMENT)
DPR: To permit the development of an unimproved approximately 5.0-acre lot for the construction of two industrial buildings measuring approximately 48,160 square feet (Building 1) and 70,250 square feet (Building 2) in conjunction with various onsite hardscape and landscape improvements. **TPM:** To permit the subdivision of one lot into two lots measuring approximately 2.07 acres (Parcel 1) and 2.93 acres (Parcel 2) for property within the M(O) (Manufacturing – Oil Combining Districts) Zoning District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open Public Hearing, concerning Development Plan Review (DPR) No. 2017-02 and Tentative Parcel Map (TPM) No. 2017-101, receive the Staff Report and consider all Public Testimony, close the Public Hearing; and
- b. Adopt Resolution No. PC-2017-22, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2017-02 and making findings to permit the development of an unimproved approximately 5.0-acre lot for the construction of two industrial buildings on vacant, unimproved property located within the M(O) (Manufacturing – Oil Combining Districts) Zoning District on property located west of Van Buren Street, north of Miraloma Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
- c. Adopt Resolution No. PC-2017-23, a Resolution of the Planning Commission of the City of Placentia, California, recommending to the City Council of the City of Placentia, approval of TPM 2017-101 for the subdivision of one lot into two lots measuring approximately 2.07 acres (Parcel 1) and 2.93 acres (Parcel 2) subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

2. **Applicant:** How Chin (Andy) Te
Project Location: 1633 La Paloma
APN: 346-172-07

Tentative Parcel Map 2013-147

To permit the subdivision of an approximately 0.42 acre (18,400 square feet) lot into three (3) parcels and a remainder parcel located on the south side of Vincente Ave between Van Buren and Maria Avenue located in the R-1 (O) (Single-Family Residential – Oil Combining Districts) Zoning District.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing concerning Tentative Parcel Map (TPM) 2013-147;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing;
- d. Adopt Resolution PC-2017-21, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2013-147 to permit the subdivision of an approximately 0.42

acre (18,400 square feet) lot into three (3) lots and a remainder parcel for a property within the R-1 (O) (Single-Family Residential - Combining Oil District) that is located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (Assessor's Parcel Number 346-172-07) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

OLD BUSINESS: **None**

NEW BUSINESS: **None**

DEVELOPMENT REPORT:

DIRECTOR'S REPORT:

PLANNING COMMISSION REQUESTS

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

ADJOURNMENT

The Planning Commissioners ADJOURN to the next regular meeting on January 9, 2017 at 6:30 p.m. in the City Council Chambers located at 401 East Chapman Avenue, Placentia CA, 92870.

CERTIFICATION OF POSTING

I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the December 12, 2017 Regular Meeting of the Planning Commission of the City of Placentia was posted on December 7, 2017.



Joseph M. Lambert, Secretary

PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

October 10, 2017

The regular meeting of the Placentia Planning Commission on October 10, 2017 was called to order at 6:32 p.m. in the Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

ROLL CALL:

PRESENT: Commissioner Schaefer, Perez, Francine, Lee, Schenck, Tomazic, Keller

ABSENT: None

OTHERS PRESENT: Yolanda Summerhill, Assistant City Attorney
Joseph M. Lambert, Director of Development Services
Andrew Gonzales, Senior Planner
Elsa Villagrana, Management Analyst
Alana Spector, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Tomazic

ORAL COMMUNICATIONS: None

CONSENT CALENDAR: None

PUBLIC HEARING:

1. **Applicant:** Masoud Mian, representing The Design Team dba F45 Training
Project Location: 1135-1141 E. Imperial Highway
APN: 322-091-06

Use Permit (UP) 2017-08

To permit the establishment and operation of an approximately 2,315-square foot personal fitness studio located at a multi-tenant commercial shopping center, within the (Community Commercial) C-2 Zoning District. The proposed use is not expected to create a negative impact on the physical environment and, therefore, staff is recommending a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guideline § 15301 (Class 1 – Existing Facilities) and City Environmental Guidelines.

Recommended Actions: It is recommended that the Planning Commission:

- a. Open the public hearing concerning Use Permit 2017-08;
- b. Receive the staff report and consider all public testimony;
- c. Close the public hearing; and
- d. Adopt Resolution PC-2017-19, a resolution of the Planning Commission of the City of Placentia, approving Use Permit No. 2017-08 and making findings to permit the establishment and operation of an approximately 2,315-square foot personal fitness facility, within the C-2 (Community Commercial) Zoning District on property located at 1135-1141 E. Imperial Highway; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15301 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the Public Hearing at 6:32 p.m.

Senior Planner Gonzales provided a staff report and presentation regarding UP 2017-08. He explained the operational characteristics of the fitness center, including hours of operation and specifics regarding the training classes to be offered.

The Applicant, Masood Mian, of The Design Team, then provided testimony to the Commission. He explained that the location would not be undergoing major improvements and stated that he had read the Conditions of Approval.

Commissioner Lee asked the Applicant if the space will be used as an open gym during the period of time between morning and evening training sessions.

Ray Malik, Secretary and Vice President of Construction, and George Chmiel, Vice President of Marketing, both of F45 Training, addressed the Commission. Mr. Malik explained that the facility is only used for training in a class setting with an instructor, and at no time is it used as an open gym for individual exercise. He stated that when classes are not being held the facility is to be used to train new personal training staff.

Chair Schaefer asked Mr. Mian what the cost of each personal training session would be.

Mr. Malik stated that the classes will cost approximately \$45 to \$50 per week, which would include unlimited training sessions. He noted that most individuals will not use the facility for more than two classes per week.

Commissioner Schenck noted that classes have a maximum capacity of 15 attendees per class, but that there are only two available showers on the premises. Commissioner Schenck inquired if there is a City requirement regarding the number of showers necessary for a health club establishment.

Director Lambert stated that there is no requirement in place regarding the number of showers needed for this type of establishment.

Chair Schaefer asked the applicant if he is willing to comply with all of the draft Conditions of Approval.

The Applicant responded that he is willing to comply with all of the Conditions of Approval.

Chair Schaefer closed the Public Hearing at 6:46 p.m.

Motion by Perez, seconded by Tomazic carried on a (7-0) vote to approve the recommended actions.

Ayes: Francine, Tomazic, Perez, Schaefer, Lee, Schenck, Perez, Keller

Noes:

Abstain:

Absent:

OLD BUSINESS: None

NEW BUSINESS: None

DEVELOPMENT REPORT: None

DIRECTOR'S REPORT:

Director Lambert informed the Commission that the City has hired Alana Spector, a new Office Assistant for Development Services. Director Lambert stated that Elsa Villagrana was training Alana subsequent to her promotion to Management Analyst for Public Works.

Director Lambert also noted that he and staff members Jeannette Ortega, Elsa Villagrana, Luis Estevez, and City Councilmember Rhonda Shader attended the International Council of Shopping Centers (ICSC) conference in Los Angeles the week prior. Director Lambert noted that the staff members were specifically marketing the property at 380 S. Placentia Avenue for hotel use. He also noted that the staff were marketing Transit-Oriented Development (TOD) sites, Old Town Placentia sites, and all shopping centers with vacancies.

PLANNING COMMISSION REQUESTS: None

ADJOURNMENT

Chair Schaefer adjourned the Planning Commission Regular Meeting at 6:54 p.m. to the regular meeting Tuesday, November 14, 2017 at 6:30 p.m. in the Placentia City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Submitted by,

Joseph M. Lambert,
Secretary to the Planning Commission



Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW GONZALES, SENIOR PLANNER

DATE: DECEMBER 12, 2017

SUBJECT: **DEVELOPMENT PLAN REVIEW (DPR) 2017-02 AND TENTATIVE PARCEL MAP (TPM) 2017-101 FOR PROPERTY LOCATED WEST OF VAN BUREN STREET, NORTH OF MIRALOMA AVENUE (PANATTONI INDUSTRIAL DEVELOPMENT)**

RECOMMENDATION

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

- 1) Open Public Hearing, concerning Development Plan Review (DPR) No. 2017-02 and Tentative Parcel Map (TPM) No. 2017-101, receive the Staff Report and consider all Public Testimony, close the Public Hearing; and
- 2) Adopt Resolution No. PC-2017-22, a Resolution of the Planning Commission of the City of Placentia, approving DPR 2017-02 and making findings to permit the development of an unimproved approximately 5.0-acre lot for the construction of two industrial buildings on vacant, unimproved property located within the M(O) (Manufacturing – Oil Combining Districts) Zoning District on property located west of Van Buren Street, north of Miraloma Avenue; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15332 (Class 32 – In-Fill Development Projects) and the City of Placentia Environmental Guidelines; and
- 3) Adopt Resolution No. PC-2017-23, a Resolution of the Planning Commission of the City of Placentia, California, recommending to the City Council of the City of Placentia, approval of TPM 2017-101 for the subdivision of one lot into two lots measuring approximately 2.07 acres (Parcel 1) and 2.93 acres (Parcel 2) subject to the Conditions of Approval and Standard Development Requirements; and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, CP Logistics Van Buren, LLC, requests approval of a Development Plan Review (DPR) and Tentative Parcel Map (TPM) to allow for the development of unimproved, vacant land previously utilized as farmland on an approximately 5.0-acre site. The DPR will allow for the construction of two new industrial buildings measuring approximately 48,160 square feet (Building 1) and 70,250 square feet (Building 2) in conjunction with various onsite hardscape and landscape improvements, including a TPM that will subdivide one lot into two lots measuring approximately 2.07 acres (Parcel 1) and 2.93 acres (Parcel 2). The project will be a part of a larger industrial complex that will include two additional industrial buildings located within the Anaheim city limits. The subject property is located on property west of Van Buren Street, north of Miraloma Avenue.

PROJECT BACKGROUND AND DESCRIPTION:

The subject site is unimproved, vacant property that straddles the jurisdictions of Placentia and Anaheim. The property has historically been utilized as farmland and is categorized as “Prime Farmland” according to the California Department of Conservation’s Division of Land Resource Projection. The entire property encompasses an approximately 10-acre area. The site frontages are unimproved and lack curbs, gutters, sidewalks, and driveway(s). The site has been utilized for agricultural purposes as recently as 2014. Since that time, no agricultural uses have operated on the subject site.

The applicant intends to improve the entire property with a total of four industrial buildings, two within the City of Placentia and the remaining within the City of Anaheim. The two buildings sited within the City of Placentia will be approximately 48,160 square feet (Building 1) and 70,250 square feet (Building 2). Building 1 will be setback approximately 18 feet from Van Buren Street with Building 2 to be located along the rear half of the site. The buildings will be setback approximately 1 foot 6 inches from from the side (north) property line.

Access onto the site will be served by a 40-foot wide common driveway and 40-foot common wide drive aisle that will bisect the site from Van Buren Street to the rear portion of the property. The drive aisle will serve as a fire access lane and will be located within both jurisdictions. A secondary access point will be located to the south of the project site along Van Buren Street, within the Anaheim portion of the industrial complex. Reciprocal access is required to be maintained for the proposed parcels to ensure safe and adequate onsite vehicular circulation. Onsite parking will be distributed throughout the site around the buildings, excluding the front of Building 1 and along the north property line. Approximately 10,500 square feet of decorative landscaping will be distributed throughout the project site along the property frontage and within the parking lot areas. The parking lot has been designed to accommodate oversized shipping trucks and will have unobstructed access to shipping docks located at the rear of each respective building. The loading docks will be adequately screened from street view by either the proposed buildings, landscaping, or an 8-foot high metal fence.

The interior of each building will be comprised of a small office area and warehouse/storage area. The office area will not occupy more than 25% of the interior floor area of the building in accordance with the M(O) district standards. Occupants for each building have not been determined, but in accordance with the Zoning Code, uses such as manufacturing, warehousing, storage, distribution or wholesale, and research and testing facilities would be permitted to occupy the buildings.

Each building is proposed to be sited on its own respective parcel. Each parcel will measure between 89,331 square feet (Parcel 1) and 127,730 (Parcel 2). TPM 2017-101 will allow for the sale, lease, and financing of each individual parcel.

Applicable Code Section – Placentia Municipal Code

The subject property is currently M(O). The project will be required to comply with the development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the M(O) Zoning Districts. Pursuant to PMC Section 23.75.010(a), construction of new buildings shall require a DPR to be reviewed and approved at a noticed public hearing before the Planning Commission. Furthermore, in accordance with PMC Section 22.80.010, subdivisions consisting of four or less parcels shall require Planning Commission review at a noticed public hearing, to review and solicit a recommendation for final action on the proposed TPM by the City of Placentia City Council.

PROJECT CHARACTERISTICS

Subject Site and Surrounding Land Uses

The table below illustrates the site and surrounding existing land uses, General Plan Land Use designation and zoning:

	Existing Land Use	Land Use Element General Plan Designation	Zoning Map Designation
Existing	Unimproved Vacant Land	Industrial	M(O) (Manufacturing – Oil Combining Districts)
Proposed	Two Industrial Buildings – 48,160 sq. ft. (Building 1) & 70,250 sq. ft. (Building 2); 160 parking spaces	Industrial	M(O)
North	Building Supply Business	Industrial	M(O)
South (City of Anaheim)	Unimproved Vacant Land	Industrial	Anaheim Canyon Specific Plan

East (Across Van Buren Street)	Industrial Business Park	Industrial	M(O)
West	Industrial Business Park	Industrial	M(O)

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project is located within the M(O) Zoning District. Based on staff’s analysis, the project meets all the minimum and maximum development standards of the PMC, including minimum setbacks, maximum building height, and minimum off-street parking requirements. The following matrix provides a summary of development’s compliance with the identified development standards:

Standard	Project
Height 54 ft. maximum	Between 34 ft. and 40 ft. Both buildings have a primary building height of 34 ft., with a variation in overall height attributed to varying parapet heights that are intended to break up each building’s mass and assist in the screening of rooftop mechanical equipment.
Setbacks Front Yard Setback – 17 ft. minimum Side Yard Setback - 0 feet min. Rear Yard Setback - 10 ft. min.	Front: 18 ft. North Side Yard: 1 ft. 9 in. (Building 1) and 1 ft. 6 in. (Building 2); South Side Yard: Approx. 45 ft. 6 in. (Building 1) and Approx. 27 ft. 1 in. (Building 2) Rear Yard: 132 ft.
Parking Two spaces per 1,000 sq. ft. up to 20,000 sq. ft. plus one space per 1,000 sq. ft. of area over 20,000 sq. ft. 138 spaces minimum Building 1 @ 48,160 sq. ft. – 68 spaces min. Building 2 @ 70,250 sq. ft. – 70 spaces min.	160 spaces

Four spaces per 1,000 sq. ft. of office area in excess of 25% of total sq. ft. of the unit.	Office area for Buildings 1 and 2 are less than 25% of the unit area.
Lot Area and Dimensions Minimum Lot Area: 20,000 sq. ft. Minimum Lot Width: 100 ft.	89,331 sq. ft. (Parcel 1) and 127,730 sq. ft. (Parcel 2) Approx. 256 ft. (Parcels 1 and 2)
Loading Spaces Unit Size (sq. ft.) 15,001-50,000 – 2 Type B (Building 1) 50,001-and over – 3 Type B (Building 2)	5 Type B spaces (Building 1) 7 Type B spaces (Building 2)

Other Departments Concerns and Requirements

The Divisions of Planning and Building, Public Works Department, Community Services Department, Police Department, as well as the Orange County Fire Authority have reviewed the application and submitted comments, but had no major concerns with the proposal. All applicable code requirements and conditions of approval have been incorporated into draft resolutions for consideration and recommendation by the Planning Commission.

ISSUES ANALYSIS:

General Plan Consistency

The General Plan features policies that promotes the reinvestment of underutilized properties while being sensitive to the suburban atmosphere and requires new developments to provide adequate improvements, dedication of land, and pay impact fees to offset the demand costs on city services and facilities. The proposed development and subdivision is consistent with the following Land Use policies of the General Plan:

Policy 1.1 – Large, contiguous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City suburban atmosphere.

Policy 2.1 – The distribution of land uses within the general plan shall be such as to achieve an economical community which will not require added public expenditures per household, per commercial establishment, or per employee to finance new development or to update existing development.

Policy 2.5 – Ensure new developments provide adequate improvements, dedications, and fees to the City to fully cover the project’s demand costs on City services and facilities.

Development of a large vacant property will promote further compatibility with newer development in the surrounding area and stimulate investment and business activity which will strengthen the economic vitality of the City. The development will provide necessary improvements within the public right-of-way including street dedication and installation of new sidewalks, gutters, and driveway approaches. Impact fees will be required to be paid by the developer in an effort to offset any associated impacts on City services and facilities. Overall, the proposed development and subdivision will be consistent with the General Plan and will result in a compatible continuation to existing land uses and development within the surrounding area.

PMC Consistency

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the M(O) zoning district. The proposed project, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the M(O) zoning district and other applicable provisions of the PMC, including minimum parking requirements, minimum setbacks, and maximum building height.

Land Use Compatibility

The project will be compatible with the surrounding area as the development will revitalize an underutilized property, historically utilized for agricultural purposes, with an industrial complex comprised of four industrial buildings sited within the jurisdictions of Anaheim and Placentia. Two industrial buildings will be located within Placentia's city limits and will have a symbiotic relationship with the southerly industrial buildings in terms of common vehicular access and unifying architectural design theme. All business activities will be fully contained within each building's interior, with all exterior activity areas (e.g., truck loading/unloading) to be screened from public view by either the building or decorative landscaping and screen walls. The project design will resemble other modern industrial buildings within the surrounding area and will assist in facilitating further development within the greater Atwood area. Based upon the use, overall site layout, and building design, the proposed development is not anticipated to result in any adverse impacts to the surrounding area.

Landscaping

Proposed landscaping for the project will include a mix of native and ornamental varieties along much of the site perimeter and within the parking lot area of the development. Tree plantings along the site perimeter and interior, and would include varieties such as Africa sumacs, desert willows, junipers, and Brisbane boxes. Other native/ornamental species will serve as ground cover throughout the development. The landscaping plan will meet the requirements of the MWELO (Model Water Efficient Landscape Ordinance) as required by the City's code.

Architecture, Materials and Color Palette

The applicant has defined the architectural design theme of the project as follows: “to create an ideal building proportion with a seamless continuous rhythm throughout the entire business park, resulting in a contemporary and timeless design for each building.” The project exhibits a high quality design that is well-articulated with aesthetically pleasing exterior building finishes and ornamental native landscaping. The design of the buildings are modern with emphasis on geometric form and a strong focus on horizontal and vertical lines. Along the building facades, building breaks are achieved by wall offsets, reveals, score lines, contrasting building materials, paint colors, punched out windows, and metal canopies, creating multiple building volumes that minimize the visual mass of the structure. The undulating roof height assists in reducing the visual perception of the structures as monolithic. “The building glazing areas are designed for both an aesthetic and functional purposes. The majority of the glazing areas are situated at the proposed office locations and the remainder of the elevations consist of clerestory glazing, each of these features providing for a uniform distribution of daylight throughout the building interior. The horizontality of both the main building entry canopies and the painted horizontal elements provide a unifying feature for each building, creating a uniform business park.”

CEQA

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgement and find that DPR 2017-02 is exempt from CEQA pursuant to State CEQA Guidelines § 15332 (Class 32 – Infill Development Projects) as the entitlement is to approve an infill development project; and that the Planning Commission make the finding to recommend to the City Council of the City of Placentia: that TPM 2017-101 is exempt from CEQA pursuant to State CEQA Guidelines § 15315 (Class 15 – Minor Land Divisions) as the project is located within an urbanized area zoned for industrial use resulting in the subdivision into four or fewer parcels. Since two entitlements are requested, two independent CEQA determinations are proposed.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on December 1, 2017, and notices were sent to property owners of record within a 300-foot radius of the subject property on November 30, 2017. As of December 7, 2017, staff has received no comments in support or opposition of the request.

CONCLUSION

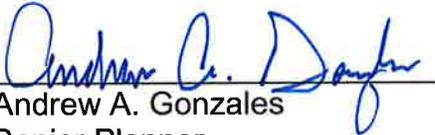
The proposed project is consistent with the City’s General Plan and meets the minimum development standards of the PMC. With the recommended conditions of approval, the

proposed development and subdivision will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

RECOMMENDATION

Staff recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2017-22 recommending approval of DPR 2017-02, and that the Planning Commission recommend to the City Council of the City of Placentia adoption of Resolution PC-2017-23 recommending approval of TPM 2017-101.

Prepared and submitted by:


Andrew A. Gonzales
Senior Planner

Review and approved by:


Joseph M. Lambert
Director of Development Services

ATTACHMENTS:

1. Resolution No. PC-2017-22 approving DPR 2017-02
2. Resolution No. PC-2017-23 recommending City Council approval of TPM 2017-101
3. Project Plans Dated and Received June 29, 2017
4. Tentative Parcel Map No. 2017-101 Dated and Received June 29, 2017
5. Colors and Materials Board Dated and Received June 29, 2017
6. Site Photographs

ATTACHMENT 1
DRAFT RESOLUTION NO. PC-2017-22



Attachment A
Special Conditions of Approval and Standard Development Requirements for
Development Plan Review No. 2017-02
Westside of Van Buren Street, approximately 450 feet north of Miraloma Avenue
APN: 346-164-29

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 TO CONTINUE IN GOOD STANDING FOR THE DEVELOPMENT PLAN REVIEW TO PERMIT THE DEVELOPMENT OF AN UNIMPROVED 4.98-ACRE LOT FOR THE CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS MEASURING APPROXIMATELY 48,160 SQUARE FEET (BUILDING 1) AND 70,250 SQUARE FEET (BUILDING 2) IN CONJUNCTION WITH WITH VARIOUS ONSITE HARDSCAPE AND LANDSCAPE IMPROVEMENTS.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Development Plan Review (DPR) 2017-02 is valid for a period of two (2) years from the date of final determination. If construction of the approved industrial buildings have not commenced 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. 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.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant

shall further pay any adverse financial award which may be issued 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.

4. Any modifications to the approved floor plan/site plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
5. Prior to the issuance of building permits, the following shall be completed:
 - a. One set of project plans, revised pursuant to Conditional of Approval No. 14, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Division.
 - b. Reductions of the approved resolution and conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - c. Prior to the issuance of building permits, the developer shall submit for City approval a construction staging plan that indicates how safe vehicular and pedestrian access to the site will be maintained for the duration of the construction period. The construction staging plan shall include measures such as, but not limited to the following:
 - i. A telephone number and a name of a contact person for registering complaints or comments shall be posted in a clearly visible manner along the perimeter of the site.
 - ii. A flag person shall be employed to direct traffic when construction vehicles access the project site and the construction staging area.
 - iii. Alternate pedestrian routes to the site shall be clearly delineated with safe access to and the site.
 - iv. If any sidewalk is blocked during construction, alternate routes for pedestrians and bicycles shall be clearly marked with signs approved by the City.
 - v. All access points shall be clearly marked during construction, and if an access point is blocked during construction, a detour sign to an alternate access point shall be clearly posted.

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, current business owner, and/or property owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant, current business owner, and/or property 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. The applicant, current business owner, and/or property 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, current business owner, and/or property owner within 72 hours of defacement and/or upon notification by the City. The paint utilized to cover the graffiti must substantially match the existing structure. In the event that the paint finish of the abated area is noticeably distinguishable from the rest of the structure, the property owner shall paint additional portions of the building to minimize the disparity, subject to the approval of the Director of Development Services.
8. All trash bins shall be kept inside trash enclosures, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
9. All mechanical equipment shall be screened from public view to the satisfaction of the Development Services Director.
10. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.
11. The applicant, prospective business owner(s), and/or property owner(s) shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. The applicant, prospective business owner(s), and/or property owner(s) shall maintain a valid City Business License at all times during operation of any business conducted within the two industrial buildings.
12. This Development Plan Review may be reviewed at the discretion of the Director of Development Services in order to determine if a respective business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
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. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:

- a. The street facing doors for "Building 1" shall be decorative and shall match the door style utilized for the primary entry doors located along the southeasterly portion of the building.
- b. All colors and materials reflected on the submitted colors and materials board dated received on June 29, 2017, shall be reflected on the elevation drawings. The colors, materials, and any associated exterior finishes, shall be clearly depicted and specified within a legend key (e.g., 1,2,3) on the elevation plans as to the location(s) of the aforementioned doors, windows, light fixtures, architectural canopy, and all other exterior improvements. A copy of the manufacturer's brochure copied on the project plans may be provided in lieu of an illustrative detail of the exterior improvement. The brochure should identify the manufacturer's name, item serial number, item name, common name, and texture.
- c. Energy saving lamps shall be used for all outdoor lighting. All outside lighting shall be directed to prevent spillage onto adjacent properties. The type and location of all exterior lighting shall be on the site plan and elevations. Parking lot light standards shall not exceed a height of 20 feet. If any light standards are to be located within the parking lot area, the final design and location are to be approved by the Planning Division. If necessary, a detailed lighting plan with photometric information shall be required if the Planning Division determines that the proposed onsite lighting may result in the spillage of light onto nearby properties.
- d. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all walls and fences) shall be submitted to and approved by the Planning Division. Double walls shall be avoided to the greatest extent feasible. The applicant, current business owner, and/or property owner shall coordinate with the adjacent property owner(s) and make reasonable attempts to construct one common property line wall. If coordination with the property owner(s) cannot be accomplished, the applicant shall construction up to an eight (8) foot high decorative wall (e.g., slump stone or split face) entirely within the subject property. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private property and construction of a new common wall shall include approval by the the adjacent property owner(s). The plan shall identify materials, seep holes, and drainage.
- e. All bollards shall be constructed of durable material. Any metal bollards shall wrapped with a durable slipcover rather than a painted bollard.
- f. All vehicular driveway entry areas shall be enhanced with decorative paving. The paving band material shall extend from the street to the first cross aisle. Paving materials shall complement the building's architectural design. Appropriate paving materials shall include brick, pavers, exposed aggregate, or colored concrete with saw cut line patterns.
- g. Provide a green screen or other decorative concealing device that adequately screens at-grade mechanical equipment easily discernable from public view.

15. Prior to the issuance of building permits, landscape and irrigation plans shall be prepared by a licensed landscape architect and presented to the Planning Division for review and approval. Landscaping to include a variation of trees, shrubs, vines, and ground cover, shall be installed and permanently maintained in all common areas of the project site. The plans shall conform to the State Model Water Efficient Landscaping Ordinance per AB 1881, Section 23.78.130-Landscaping of the Placentia Municipal Code (PMC), and City of Placentia Policy No. 720 – Xeriscape and Landscape Water Conservation Standards.
16. DPR 2017-02 shall comply with all federal, State, and local laws, regulations, and ordinances applicable to all onsite development and operational activities applicable to the industrial development project.
17. The structure cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the property owner(s) for the industrial development until the following is completed:
 - a. The property owner(s) and/or their successor(s) willfully agree to enter into any established Community Facility District(s) (CFD), Landscape Maintenance District(s) (LMD), and Street Lighting Maintenance District(s) (SLMD) or participate in the annexation into said district(s) for the project area. If any of the subject property(ies) are sold prior to annexation into the three districts, the future property owner(s) must complete the annexation process and no Certificates of Occupancy shall be issued prior to completion of annexation.
 - b. The property owner(s) shall pay in full all applicable impact fees associated with the development project.

DEVELOPMENT SERVICES DEPARTMENT – BUILDING AND SAFETY DIVISION:

18. Prior to the submittal of building permits, the following shall be completed:
 - a. The applicant shall obtain approval from the South Coast Air Quality Management District (SCAQMD) prior to the demolition of any onsite structures. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.
 - b. Building plans (new store and steel frame canopy structure) shall be prepared and designed by a licensed California architect or civil/structural engineer.
 - c. Landscape plans for approval for the overall site. Landscape plans shall be prepared and designed by a licensed California landscape architect.
19. Prior to the issuance of demolition permits, the following shall be completed:

- a. Obtain a building permit for the demolition of the existing 984-square foot convenience market building, gas pump canopy, and all associated gas station appurtenances.
20. Prior to the issuance of grading permits, the following shall be completed:
- a. The installation and removal of any underground storage tanks (UST) shall require the consultation and approval from Orange County Fire Authority (OCFA), Health Agencies, and Dig Alert.
 - b. New grading plans shall be prepared and designed by a licensed California Civil Engineer. Soil remediation plans, if need, shall be approved by the Orange County Health Agency.
 - c. Grading plans shall provide property line section details throughout the entire site to address if property line walls (south and east) require to be replaced with new 6 feet high concrete masonry walls.
21. Prior to issuance of building permits, the following shall be completed:
- a. Building plans shall be approved by both OCFA and Orange County Health Agency.
22. The structure cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
- a. A grease trap or interceptor shall be provided.

PUBLIC WORKS DEPARTMENT:

23. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by a registered civil engineer or other registered/licensed professional as required.
24. Prior to issuance of Certificate of Occupancy or building final, all existing and new utilities including electric power, telephone, telecommunication fiber and/or cable TV in the street adjacent to and on-site shall be placed underground in accordance with the City of Placentia standards and ordinances. This includes, taking down the three existing utility poles currently located in the sidewalk adjacent to the Crowther parking lot and directly across the street from the project site
25. Prior to issuance of a Certificate of Occupancy, the engineer of record shall submit all approved project plans on an AutoCAD DWG and DFX formatted Compact Disc (CD) to the Public Works Department. If the required files are unavailable, the applicant shall pay a scanning fee to cover the cost of scanning the as-built plans.

Grading

26. Prior to the issuance of a grading permit, the applicant shall prepare a Low Impact Development (LID) specifically identifying the Best Management Practices (BMP's)

that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and/or non-structural measures to be used. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP) and Local Implementation Plan (LIP) Guideline. Website available at (<http://ocwatersheds.com/publiced/residents/glltd>) Particular attention should be addressed to the appendix section "Best Management Practices for priority redevelopment." The LID shall clearly show the locations of structural or Nonstructural BMP's, and assignment of long term maintenance responsibilities. The plan shall be prepared to the general form and content and submitted to the Director of Public Works/City Engineer for review and approval.

27. Prior to the issuance of a grading permit, the applicant shall prepare a Water Quality Management Plan (WQMP) specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall comply with the Orange County Drainage Area Management Plan (DAMP). Particular attention should be addressed to the appendix section "Best Management Practices for Development." The WQMP shall clearly show the locations of structural BMP's, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and content shown in the City of Placentia's WQMP Template and shall be submitted to the City Engineer for review and approval. Website available at (<http://www.placentia.org/index.aspx?nid=262>).
28. The applicant shall provide proof in the form of stamped plans or a letter from the City of Anaheim showing that they have reviewed and approved Water Quality Management Plan (WQMP) including Local Implementation Plan (LIP) for that portion of the project that is within the City of Anaheim prior to the first issuance of occupancy permit.
29. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City Engineer that coverage has been obtained under the California's General Permit for Discharge of Storm Water Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number to the City Engineer. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. Prior to the issuance of a grading permit, the applicant shall submit to the City Engineer for review a Stormwater Pollution Prevention Plan (SWPPP). A copy of the approved SWPPP shall be kept at the project site and available for review upon request.
30. Prior to the issuance of grading permits, the applicant shall prepare and submit a precise grading plan prepared by a licensed civil engineer to the Engineering Division of the Public Works Department showing building footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion control, slope easements, structural best management practices (BMPs)

conforming to the approved water quality management plan, and other pertinent information. The project development shall accept and make provisions for the existing surface water that are the natural flows from the adjacent properties immediately abutting to the development site.

31. Prior to approval of the final design plans and issuance of a grading permit, the applicant shall conduct a site-specific geotechnical investigation for the entire site and prepare a report that fully assesses the geologic and soil conditions of the site. As part of the report preparation, soil sampling and any geotechnical testing will be completed at each location where structures are to be erected. The report shall provide grading and structural design recommendations for avoiding liquefaction, subsidence or collapse for each of the proposed structures. The recommendations shall be implemented by the Applicant.
32. Prior to the issuance of a grading permit, erosion control plans and notes shall be submitted and approved by the Engineering Division of Public Works Department.
33. All private slopes of 4 feet or more in vertical height and of 4:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
34. Surety and agreement guaranteeing completion of all on-site grading improvements including drainage, structural BMPs, erosion control, grading operations shall be posted and executed to the satisfaction of the City Engineer prior to the issuance of grading permits.
35. The final grading plan for the parcels shall be substantially the same, specifically with regard to pad elevations, size, and configuration; as the proposed grading illustrated on the approved site plan. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Community Development Director and the City Engineer may refer the matter to the Planning Commission for an opinion before making a decision. Failure to achieve such a finding will require processing a revised site plan.
36. Prior to issuance of grading permit, the applicant shall submit a preliminary title report no older than 90 days.
37. Prior to issuance of any permits (such as grading, tree removal, encroachment, or building), the site grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia and/or City of Anaheim.

38. The applicant shall provide a quitclaim or relocation of easement as applicable in plan review process prior to issuance of grading permit.
39. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Placentia and/or City of Anaheim; prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.), or approved use has commenced, whichever comes first.

Public Improvements and Construction

40. Existing pavement and sidewalk conditions of Van Buren Street are determined unsuitable due to cracking, irregular surface, age, water damage, and/or failure to meet structural section to support the new industrial development. The applicant shall provide street resurfacing of the full street width of pavement along the full length of property frontage (grind to a depth of 2-inch and 2-inch overlay). All public improvements shown on the plans and/or tentative map shall be constructed to City of Placentia standards, ordinances, policies and/or reasonably determined by the City Engineer to be applicable to the project.
41. Prior to issuance of a building permit, the applicant shall obtain a right of way use agreement approved by City of Placentia for that portion of the City of Anaheim's water main extension to be installed in Van Buren Street to serve the water for a parcel to the south in City of Anaheim.
42. The developer shall dedicate additional right-of-way (2.5 feet in width) for public improvements, sewer, water, storm drain and public utility purposes to meet City standards conveying 52-foot curb to curb and 64-foot right-of-way to right-of-way. As part of the land dedication for the street improvements the developer shall prepare a Grant Deed for Street and Public Utility Purposes with associated legal description and plat map for the City to record.
43. Prior to issuance of a Certificate of Occupancy, Van Buren Street shall be improved with concrete curb and gutter located 26 feet from the centerline and shall tie into the existing asphalt pavement, curb, gutter and sidewalk. The improvement includes resurfacing of existing pavement across a westerly half-width of Van Buren Street.
44. All parking, common, and storage areas shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo censored cell.
45. All of the street improvement shall follow and comply with the following design standards throughout this project including but not limited to tree well and grates, in addition to the following requirements:
 - a. Driveways shall conform to the applicable City of Placentia standards and shall be shown on the street improvement plans.

- b. Driveways shall be located at a minimum of two (2) feet from the property line prolongation at the curb.
 - c. Concrete sidewalks shall be constructed along all public street frontages in accordance with City Standards.
 - d. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer.
 - e. Street lights shall be provided along streets adjoining and within the subject site in accordance with City Standards or as approved by the City Engineer.
46. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer.
47. Prior to the issuance of building permit, the applicant shall enter into an agreement and post security bond, in a form and amount acceptable to the City Engineer, guaranteeing the construction of public improvements in conformance with applicable City standards and the City Code, including, but not limited to the following:
- a. Street improvement including, but not limited to: pavement, curb and gutter, sidewalks, driveway approaches, street lights, signing, striping, traffic signal systems and other traffic control devices as appropriate.
 - b. Storm drain facilities
 - c. Landscaping
 - d. Sewer systems
 - e. Street lighting
48. All utilities to the project site will be undergrounded. All existing overhead utilities and utility poles currently located on the project site must be removed and undergrounded. In addition, the project applicant shall remove three existing utility poles located along the project property frontage and directly across the street along Van Buren Street. The utilities connected to those poles will need to be placed underground as well.

Storm Drain Improvements and Construction

49. The development site shall be graded to drain surface water to the existing City storm drain system in Van Buren Street with no cross lot drainage permitted. If a drainage crossing a property line is altered and involves the use of drainage pipes, culverts, and V-gutters to conduct the storm water to an approved city system, a drainage easement shall be established by the recordation of Covenants Agreements and Restrictions for the benefit of each parcel. Drainage shall be indicated on the precise grading plans.

50. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the Public Works Director.
51. Drainage easements, when required, shall be shown on the grading plans and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed."
52. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval by City Engineer. The hydraulics and hydrology report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, BMP treatment and LID, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood per the Orange County Hydrology Manual. The project development shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer.
53. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed. All analysis shall comply with the Orange County Hydrology Manual and County Local Drainage Manual.
54. The post development peak flow rate generated from the project site shall be less than or equal to the pre development peak flow rate from the site for all frequency storms up to and including 100-year return.
55. Drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency flow bypass shall also be provided as approved by City Engineer.
56. This project site falls within the flood hazard area AE with base flood elevation as defined by the Federal Emergency Management Agency (FEMA), as part of the National Flood Insurance Program. Prior to the approval of any improvement or grading plan, the applicant shall comply with the rules and regulations of FEMA and City Ordinance for development within a flood hazard area designated as Zone AE per the latest FIRM. Compliance may include obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA prior to development and a Letter of Map Revision (LOMR) from FEMA after completion of development.

57. Prior to issuance of grading permit, the flood plain boundaries on the property shall be delineated on an environmental constraint sheet to accompany the grading plan. Calculations and the applicable data used to determine these boundaries shall be submitted to the Public Works Director for review. The area within the delineated flood plain shall be labeled "Flood Plain" and shall be kept free of all buildings and obstructions unless the applicant obtains a CLOMA from FEMA.
58. The applicant shall provide evidence that the cumulative effect of the proposed development, along with the existing and anticipated development, will not increase the base elevation at any point within Flood Plain.

Sewer Line Improvements and Construction

59. Sewer flow calculations justifying force main design and pump capacity to the main shall be prepared by a registered civil engineer and submitted as a part of an improvement plan for approval by the City Engineer.
60. Prior to issuance of building permit, the developer's engineer shall analyze and mitigate any sewer system deficiencies for all phases of the proposed development. Results of the system analysis may require special construction such as booster pumps, upsizing the downstream pipes and backwater valves. The engineering analysis and special construction requirements shall be subject to review and approval of City Engineer.
61. Onsite water improvement and fire protection plans shall be approved by the Fire Marshal, the local water district, and City Engineer. The water distribution lines and appurtenances shall conform to the applicable laws and adopted regulations enforced by the Golden State Water Company.
62. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Orange County Fire Authority and satisfaction to the City Engineer.
63. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.
64. Prior to the issuance of a building permit, the applicant shall dedicate ingress and egress of the access route within the project site and improve it fully operational as required by the Orange County Fire Authority and satisfaction to the City Engineer.
65. The applicant shall submit a Will Serve Letter from Orange County Sanitation District and Golden State Water Company.
66. Install new sanitary sewer manholes at the proposed connection to the existing City sewer line.

POLICE DEPARTMENT:

67. Install a monument sign on the northeast corner of the access driveway and Van Buren Street which indicates the address number of the two buildings, the name of the street (Van Buren St.), and the City (Placentia). Numbers and letters should be a minimum of six inches in height.
68. On each building have address numbers with the street name and city displayed in a prominent location so as to be highly visible to approaching vehicular traffic. Numbers and letter should be a minimum six inches in height.
69. Comply with the Placentia Police Department Building Security Requirements for non-residential structures (see attached).

ORANGE COUNTY FIRE AUTHORITY (OCFA)

70. Prior to issuance of a grading permit or building permit, if a grading permit is not required, the following items shall be submitted to OCFA:
 - a. Fire master plan (service code PR145).
 - b. Methane investigation/mitigation (service codes PR172-PR176). It will need to be determined if the address is in an "Administrative Boundary" or not. If the property is in an "Administrative Boundary", it will be necessary to conduct soil testing.
71. Prior to the issuance of a building permit, the following shall be submitted and approved by OCFA:
 - a. Hazardous equipment, processes, or operations (service codes PR345-PR360);
 - b. High-piled storage (service code PR330);
 - c. Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475).
 - d. Underground piping (service code PR470-PR475), if private hydrants are installed/modified or a fire; and
 - e. Fire sprinkler system (service codes PR400-PR465).

ATTACHMENT B
PLACENTIA POLICE DEPARTMENT
STANDARD DEVELOPMENT REQUIREMENTS
NON-RESIDENTIAL

The following standards shall be required for all non-residential developments. No modifications shall be made without the approval of the Chief of Police.

Doors-Exterior Swinging

Swinging exterior glass doors, wood or metal doors with glass panels, solid wood or metal doors shall be constructed or protected as follows:

1. All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches.
2. Hollow steel doors shall be of a minimum 16 U.S. gauge and have sufficient reinforcement to maintain the designated thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device.
3. A single or double door shall be equipped with a double or single cylinder deadbolt lock. The bolt shall have a minimum projection of one (1) inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth (1/4) inch in diameter.
4. 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.
5. Aluminum frame swinging doors shall be equipped as follows:
 - a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1,600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.
 - b. A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one inch or a hook-shaped or expanding deadbolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five-pin tumblers and a cylinder guard.

6. All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the interior.

7. Double doors shall be equipped as follows:

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

b. Double doors shall have an astragal constructed of steel a minimum of 0.125 inch thick, which will cover the opening between the doors. The astragal shall be a minimum of two inches wide, and extend a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced apart on not more than ten inches centers. (The door to which such an astragal is attached must be determined by the fire safety codes.)

8. Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb.

9. Panic hardware, whenever required by the Uniform Building Code or Title 24, California Code of Regulations, shall be installed as follows:

a. Panic hardware shall contain a minimum of two locking points on each door; or

b. 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 doorframe. The door shall have an astragal constructed of steel 0.125 inch thick, which shall be attached with nonremovable bolts to the outside of the door. The astragal shall extend a minimum of six inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two inches wide and extend a minimum of one inch beyond the edge of the door to which it is attached.

c. 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.

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

11. In office buildings (multiple occupancy), all entrance doors to individual

office suites shall meet the construction and locking requirements for exterior doors.

Windows

1. Except when double cylinder deadbolts are utilized, any glazing utilized within 40 inches of any door locking mechanism shall be constructed or protected as follows:

- a. Fully tempered glass or rated burglary resistant glazing; or
- b. Iron or steel grills of at least 1/8-inch material with a minimum two-inch mesh secured on the inside of the glazing may be utilized; or
- c. The glazing shall be covered with iron bars of at least 1/2 inch round or one-inch by 1/4-inch flat steel material, spaced not more than five inches apart, secured on the inside of the glazing.
- d. Items b. and c., above, shall not interfere with the operation of opening windows if such windows are required to be openable by the Uniform Building Code.

2. No louvered windows shall be used.

3. Sliding windows shall incorporate an anti-lift device.

Roof Openings

Roof openings shall be protected as follows if the roof is accessible via an exterior ladder or the roof is less than 20 feet from ground level or if any portion of it is within 12 feet vertically or six feet horizontally from any exterior accessible surface or any adjoining roof, balcony, landing, stair tread or similar structure:

1. All skylights on the roof of any building used for business purposes shall be provided with:

- a. Rated burglary-resistant glazing; or
- b. Iron bars of at least one-half inch round or one by 1/4 inch flat steel material under the skylight and securely fastened; or
- c. A steel grill of at least 1/8 inch material with a maximum two-inch mesh under the skylight and securely fastened.

2. All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

- a. If the hatchway is of wooden material, it shall be covered on the inside with at least 16 U.S. gauge sheet metal, or its equivalent, attached with

screws.

b. The hatchway shall be secured from the inside with a slide bar or slide bolts.

c. Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.

3. 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.

Ladders

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

Phone Panels

There shall be no exterior phone panels.

Lighting-Parking Lots, Walkways, Buildings

Buildings, open parking lots, walkways, and accesses thereto shall conform to the following light standards:

1. All types of exterior doors shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level. The light source shall be controlled by a photocell device or a timeclock with an astronomic clock feature and capable of operating during a power outage.

2. Recessed areas of buildings or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, shall be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

3. Stairways shall be illuminated with a minimum maintained one foot-candle of light on all landings and stair treads, during the hours of operation, including one hour thereafter.

4. All interior or exterior corridors, passageways and walkways in any hotel, motel or inn shall be illuminated at all times with a minimum maintained one

foot-candle of light on the walking surface.

5. All exterior pedestrian walkways, interior common corridors, and open parking lots shall be illuminated with a minimum maintained one foot-candle of light on the walking or driving surface during the hours of operation and one hour thereafter.

6. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 15,000 hours.

7. Light fixtures for parking, driveways, and walkways shall be Dark-Sky compliant per the International Dark-Sky Association standards for casting light downward

8. Accessible luminaires utilized to meet the requirements of this section have vandal resistant light fixtures and be not less than three feet in height from ground level when used to illuminate walkways and a minimum of eight feet in height from ground level when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within fifteen feet vertically or six feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform or similar structure.

9. A site plan shall be provided showing buildings, parking area, walkways, detailed landscaping and a point-by-point photometric calculation of the required light levels. Foot-candles shall be measured on a horizontal plane and conform to a uniformity ratio of 6:1 average/minimum. Landscaping shall not be planted so as to obscure required light levels.

Addressing

Addressing for nonresidential buildings shall conform to the following specifications:

1. Numerals shall be mounted on the wall, be no higher than 30 feet, and face the street on which the building is addressed. Numerals are to be clearly visible from this same street and not obscured by building landscaping at full maturity. Addressing shall be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.

2. Where distance or intervening obstructions impair visibility from the street, addressing shall be mounted on all buildings so as to be visible from drive aisles and walkways internal to the site, and each such address, or an encompassing range of addresses, shall be displayed on monument signs visible from each site entrance from all approaching directions. In such cases, directional wayfinding signs shall be provided per No. 5 below.

3. Numerals shall be no less than six inches in height, if located less than 100 feet from the center line of the addressed street or 12 inches in height if

placed further than 100 feet from the center line of the addressed street. The numerals shall be in a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible, and illuminated during the hours of darkness using a light source provided with an uninterruptible A.C. power source or controlled only by a photoelectric device, which may be the common area site lighting.

4. The rear doors of all buildings shall have address numbers not less than six inches in height, using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible, and be of a color contrasting to the background to which they are affixed. Method of attachment shall not include the use of two-sided tape or any material not resistant to weather conditions.

5. For sites having multiple buildings for which addressing mounted on the building is not clearly visible from the street, or for which drive aisles diverge from a site entrance in a manner such that the direct route to each building is not obvious, vehicle directional signs shall be provided. Vehicle direction signage from the point of site entry to each building entrance shall display building addresses or unit number range, and be located at all turning points along the route to a building entrance. Signs shall be no less than 2 feet from ground level and not obstructed by landscaping at full maturity or parked cars. Numerals shall be at least 3 inches in height using a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.

6. Buildings with a total square footage of at least 30,000 square feet shall have rooftop numbers placed parallel to the addressed street, screened from public view and only visible from the air. The numerals are to be white, block lettered, constructed of weather resistant material, and placed against a black background. Address numbers are to be a minimum of 4 feet in height and 18 inches wide. When more than one street address is assigned to a building, the beginning and ending address numbers are to be placed on the rooftop at opposite ends of the building, reflecting the approximate location of these addresses.

Exceptions:

1. For buildings having white roofing, black lettering shall be used in lieu of white lettering.
2. Buildings providing addressing for a helipad as specified in the California Building Code.

Emergency Access

Private roads and parking areas or parking facilities when controlled by unmanned automated parking gates shall provide for police emergency access utilizing Click2Enter

radio controlled entry system and Knox key switch device to be installed and designed as follows:

1. The key switch control shall be installed at a height of 42 inches from finished driveway grade and a minimum of 15 feet from the entry/exit gate, and be located on the driver's side of the road or driveway. The key switch is to be accessible in such a manner as to not require a person to exit their vehicle to reach it; nor to require any back-up movements in order to enter/exit the gate. The key switch may be installed within a visitor telephone/intercom call box if meeting the above criteria. The control housing shall consist of heavy gauge metal, and be vandal- and weather-resistant and be mounted on a substantial structure such as a steel post, concrete, or masonry pedestal.
2. Key switches shall be secured to the control housing or telephone/intercom call box utilizing tamper resistant screws.
3. Except for an open surface parking lot with less than 100 parking spaces, a radio controlled entry system shall be installed per City specifications.
4. Vehicle gates shall be designed to open in a power failure.
5. All lockable pedestrian gates or doors to common area walkways shall provide for police emergency access utilizing Click2Enter and Knox key switch device which shall be installed as follows:
 - a. Pedestrian gates/doors using an electrically automated type lock shall be provided with Click2Enter and a Knox key switch within a telephone/intercom console, or installed adjacent to the door inside a wall/door frame, or in a control housing as described in No. 1 above or in a method approved by the police department. Key switches shall be secured utilizing tamper resistant screws. The Click2Enter main unit or a remote receiver shall be visible in order to determine, when activated, if the signal was received by illuminating a light. More than one gate or door which is in close proximity to another may be operated by Click2Enter if approved by the police department.
 - b. Pedestrian gates or doors utilizing mechanical locks shall be provided with a Knox key vault adjacent to each gate or door, securely attaching it to a fence or wall, mounted 4 feet above finished grade and within 2 feet of the locking device.
 - c. Elevators with access control systems shall be provided with a key switch adjacent to the access control reader utilizing tamper resistant screws.
6. Emergency vehicle access gates shall be designed so as to provide access to the padlock from either side of the gate. A key vault shall be installed on each side of the gate. Owner's padlock shall be used to secure the gate.

7. All key switches, key vaults, and padlocks shall be sub-mastered to an Orange County Fire Authority key for access by the police department. The radio controlled entry system shall be programmed to frequencies approved by the police department and Orange County Fire Authority.

8. Key switches, key vaults, padlocks, and radio controlled entry system installations shall be identifiable to approaching police personnel in a manner as approved by the police department.

9. An Emergency Access Plan shall be required when a radio controlled entry system, key switch, or key vault is required to be installed. The plan is to identify the location of each device on a site plan.

Construction Site Security

The number of access points onto the site shall be minimized and, where feasible, situated in locations that are highly visible from an adjacent street, and conform to the following:

1. Perimeter construction site fencing shall be installed adjacent to streets and designed as follows:

a. Chain link or other metal fencing and gates, at least six feet in height, and

(1) Vehicle and pedestrian access gates shall not be covered with any fabric. Fencing with fabric shall not be covered for the first 50 feet in lineal length, or greater where necessary for sight distance control, on each side of a gate.

b. All vehicle and pedestrian openings shall have gates secured after hours of operation by a padlock(s) designed to prohibit cutting of the shackle; and

(1) Coil chain, minimum 30 grade, at least 3/8-inch thick, if used to secure a gate, or

(2) Cable at least 5/16-inch thick, if used to secure a gate.

c. Perimeter fencing may be removed when there is no longer outside storage of building materials or building fixtures and when there are no remaining exterior construction activities requiring separation of non-construction related personnel and public from exterior construction activity.

d. Alternative fencing and protection may be approved by the police department.

2. Office trailers and temporary buildings shall be secured as follows:

a. At a minimum, doors shall have a deadbolt lock and an auxiliary locking

device using a hasp or slide bolt with a protective device to prohibit cutting of a padlock, attached with non-removable bolts from the exterior, and locked with a padlock having a minimum ½-inch thick shackle with heel and toe locking; or secured in a manner as approved by the police department.

b. All windows shall be secured from entry using either:

(1) Steel bars of at least ½-inch round or one-inch by ¼-inch flat steel material, spaced not more than five inches apart, securely attached on the inside of the trailer using bolts that are nonremovable from the exterior; or

(2) Steel grate mesh of at least 1/8-thick material, securely attached on the interior or exterior of the trailer using means that are resistant to removal from the exterior.

3. Storage containers with at least 64 square feet of storage area shall be secured as follows:

a. Doors shall be secured using a hasp or slide bolt with a protective device to prohibit cutting of the padlock, attached with nonremovable bolts from the exterior, and locked with a padlock having a minimum ½-inch thick shackle with heel and toe locking; or secured in a manner as approved by the police department.

b. Exterior hinge pins shall be rendered nonremovable by design or welding.

4. Site lighting shall be installed and designed as follows:

a. Where lighting required would impinge on occupied residential properties:

(1) Motion sensors may be used to control light fixtures.

(2) Elements of the lighting provisions below may be modified or not required when approved by the police department.

b. All vehicle gate locations shall be illuminated, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground, within and on all sides of the gated opening for a distance of 15 feet beyond the opening. Outdoor lighting shall be maintained and installed so that direct rays are confined to the site and adjacent properties and streets open to the public are protected from glare.

c. All open centralized storage areas for building materials or building fixtures shall be illuminated, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground, within and on all sides of the stored items for a distance of 15 feet beyond the materials or fixtures.

- d. All trailers, temporary buildings, or containers used as an office or for storage of building materials, or fixtures for buildings, or construction equipment shall be illuminated on all sides with openings, during the hours of darkness, with an approximate minimum maintained one foot-candle of light on the ground for a distance of 15 feet beyond the exterior walls.
 - e. Luminaries utilized to meet this section shall be installed at least 18 feet from the ground, have tempered or polycarbonate lenses, and meet or exceed U.L. Bulletin 1572 for wet locations.
5. Forklifts shall be rendered inoperable, when hours of operation are ceased, by removing the key and adding a device to either disable the engine or other measure to prohibit moving it.
 6. A record shall be developed and maintained of on-site motorized construction vehicle equipment, which have wheels a minimum of 15 inches in diameter, listing the manufacturer, model, license plate number, vehicle identification number (VIN), and product identification number (PIN).
 7. An address sign shall be installed at all perimeter vehicle access points and include the street name and number, using minimum six-inch high letters and numbers, and shall be posted at the top of the perimeter fence or at least five feet from the ground.
 8. A "No Trespassing" sign, conforming to the requirements of California Penal Code, Section 602, shall be installed at all perimeter access points, posted at the top of the perimeter fence or at least five feet from the ground.
 9. A 24-hour emergency phone number, for management of the site, shall be posted at the main gated entrance and on the exterior of an on-site office trailer or building near the main vehicle entrance.
 10. The following additional security measures shall be required if the residential construction site has 25 or more dwelling units:
 - a. Institute at least one of the following additional security measures:
 - (1) Provide color cameras that view all vehicle access points and record vehicle license plates when the hours of operation cease, saving recorded activity for at least 60 days; or
 - (2) Utilize a California State Licensed Security Guard for every contiguous 20 acres or portion thereof, to monitor the site when hours of operation cease, recording persons and vehicles entering and leaving it, saving recorded activity for at least 60 days; or
 - (3) Other alternate measure(s) approved by the police department that are found to provide at least the equivalent security of providing one of measures (1) or (2) above.

- b. Develop a written procedure and implement a property identification program approved by the police department that is designed to readily identify ownership of heavy equipment, building materials where feasible, and building equipment.

Definitions

Astragal is a device, either fixed or movable, which eliminates the vertical opening between a pair of doors when in the closed position.

Burglary resistant glazing means those materials as defined in Underwriters' Laboratories Bulletin 972.

Fully tempered glass means those materials meeting or exceeding UCB Standard 24-2 for Safety Glazing.

Glazing is all glass, plastics, and fiberglass utilized as an exterior window, vision panel, light, or pane within any type of door.

Hours of operation shall mean the time period when any activity requires the presence of employees or workers within or about the affected business.

Hours of darkness shall mean any time from one-half hour before sunset and one-half hour after sunrise and any other time when the illumination level is less than the required lighting for uses as designated in this chapter.

Luminaire is a complete lighting device consisting of a light source together with its direct appurtenances, such as globe, reflector refractor, housing and such support as is integral with the housing. The pole, post or bracket is not considered a part of the luminaire.

Minimum maintained foot-candles of light is the amount of light falling on that point of a surface with the least illumination, calculated through application of a maintenance factor, which is a multiplier applied to account for aging of the lamp and for dirt build-up on the luminaire during the period for which a lamp is in place.

Vandal resistant light fixture has a lens constructed of materials meeting or exceeding U.L. Bulletin 972 (Burglary Resistant Glazing) and a housing meeting or exceeding U.L. Bulletin 1572 (Wet Locations.)

ATTACHMENT 2
DRAFT RESOLUTION NO. PC-2017-23

RESOLUTION NO. PC-2017-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVAL OF TENTATIVE PARCEL MAP (TPM) 2017-101 FOR THE SUBDIVISION OF ONE LOT INTO TWO LOTS FOR A 5.0-ACRE LOT LOCATED WEST OF VAN BUREN STREET, NORTH OF MIRALOMA AVENUE (APN 346-164-29).

A. Recitals.

WHEREAS, On December 12, 2017, the Planning Commission of the City of Placentia conducted, and concluded, a duly noticed public hearing, as required by law, to recommending to the City Council of the City of Placentia, approval of Tentative Parcel Map (TPM) 2017-101 for the project located west of Van Buren Street, north of Miraloma Avenue.

WHEREAS, The Planning Commission heard testimony, received a report and other relevant information from City staff and members of the public regarding The CP Logistics Van Buren, LLC, C/O Jay Tanjuan, application for a Tentative Parcel Map application.

WHEREAS, All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia recommends to the City Council the following:

Section 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.

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

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Conditions of Approval set forth in Attachment "2" of the staff report and by this reference incorporated herein and Standard Development Requirements, the project complies with all applicable code requirements and development standards of the M(O)

(Manufacturing – Oil Combining Districts) Zoning District and Title 22, and with other applicable regulations of the Placentia Municipal Code (PMC).

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "M(O)", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the development of two industrial buildings.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.47, "M"-Manufacturing District, of the PMC. City Staff carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance), and determined it to be in substantial compliance. The proposed Development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachments "2.A" contain Conditions of Approval and Standard Development requirements specific to this development application in order to provide assurances that the proposed construction of the two industrial buildings and related on and off-site improvements are in compliance with applicable requirements of the PMC.

e. That the proposed map is consistent with the General Plan. The proposed Tentative Parcel Map is to support the construction of two industrial buildings on the site. The proposed industrial development is consistent with all the policies, programs, and goals of the General Plan.

f. That the site is physically suitable for the type of development. The subject site is a 5-acre parcel, which has been designed to accommodate the development, as well as sufficient parking and landscaping. Based on this, the subject site is adequate to accommodate the proposed industrial development.

g. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a two parcels that will accommodate two industrial buildings.

h. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. Although several easements have been found, they are mostly for utility access only. All of the easements will be protected in place and will not be altered by the construction of the project.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat. The subject site is an underutilized property that only has limited vegetation. There are no known areas within the City that host wildlife or their habitat, most particularly species.

j. The intent of the M(O) zone is to stabilize and retain the industrial character and integrity of the district. The proposed project will create a new industrial complex. The applicant has designed the industrial development in a manner that accomplishes all of the goals of the General Plan and Zoning Code, while avoiding significant impacts to the neighboring properties by utilizing proper site design, good architecture, and providing active community open spaces. Furthermore, the proposed design will enhance the streetscape, thus providing a pleasing aspect to those driving on Van Buren Street.

k. The proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously with and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City. Currently the site is underutilized undeveloped site.

Section 3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that Notice Of Exemption, adopted with respect to the project was prepared in compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, §§ 15315, Minor Land Divisions, *et seq.*, and the Environmental Guidelines of the City of Placentia and that the Council review and consider the information contained in said Notice Of Exemption with respect to the Application;

(a). The Planning Commission find and determine that, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

(b). The City Council find that facts supporting the above-specified findings are contained in the staff report and exhibits, and the information provided during the public hearing conducted with respect to the Application.

Section 4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends that City Council approve Tentative Parcel Map 2017-101, as modified herein, and specifically subject to the conditions set forth in Attachments "2.A" attached hereto and by this reference incorporated herein.

Section 5. 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 12th day of December 2017.

CHRISTINE J. SCHAEFER, CHAIR

I, Joseph M. Lambert, 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 12th day of December, 2017, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of December, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

ATTEST:

Joseph M. Lambert,
Secretary to the Planning Commission

APPROVED AS TO FORM:

YOLANDA M. SUMMERHILL,
ASSISTANT CITY ATTORNEY

ATTACHMENT "A"



Attachment A
Special Conditions of Approval and Standard Development Requirements for
Tentative Parcel Map NO. 2017-101
Westside of Van Buren Street, approximately 450 feet north of Miraloma Avenue
APN: 346-164-29

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.

TO PERMIT THE SUBDIVISION OF ONE LOT INTO TWO LOTS MEASURING APPROXIMATELY 2.07 ACRES (PARCEL 1) AND 2.93 ACRES (PARCEL 2) FOR PROPERTY WITHIN THE M(O) (MANUFACTURING – OIL COMBINING DISTRICTS) ZONING DISTRICT.

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. 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.
3. Approval of Tentative Parcel Map (TPM) 2017-101 and the final map is contingent upon City Council Approval.

4. TPM 2017-101 shall expire twenty-four (24) months after approval or conditional approval if a final map is not recorded. Upon written request, by the developer, the time limit may be extended an additional twelve (12) months by City Council. The final map shall be recorded concurrently with the bifurcated portion of the map processed through the City of Anaheim. Evidence of the recording shall be submitted to the City of Placentia within 48 hours of the maps recordation.
5. A final map shall be prepared by or under the direction of a registered Civil engineer or licensed land surveyor in the State, as provided for in the Business and Professions Code.
6. TPM 2017-101 shall comply with the applicable requirements of Title 22 Subdivisions of the Placentia Municipal Code.
7. Any modifications to the approved floor plan/site plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director of Development Services or his or her designee may determine if such modifications require approval by the Placentia Planning Commission or may be approved administratively by City staff.
8. Prior to final release of the buildings for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
9. Applicant/builder is responsible, at its sole cost and expense, to cause all cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, Applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility services serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior to issuance of a certificate of occupancy. Applicant/builder shall provide the City with "as built" plans showing the precise locations where all cable, telephone, electrical, and other utility services serving the property were placed underground within the subject site, as well as the points of connection at the building or buildings on the site and the public right-of-way.

PUBLIC WORKS DEPARTMENT:

10. Prior to issuance of grading permit, the applicant shall simultaneously process a Conditional Certificate of Compliance with final map to certify that a parcel (APN 346-164-29) complies with Subdivision Map Act in accordance with the provisions of Section 664989.35 of Subdivision Map Act. This document is to state City of Placentia accepts the fact that parcel has been legally created.
11. Applicant shall provide a quitclaim or relocation of easement that affects the proposed development.
12. Prior to approval of the Final Parcel Map, pursuant to the Subdivision Improvement Agreement for Public Improvements and survey Monumentation, the developer shall provide security in an amount specified in writing by the Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement providing for the necessary right-of-way, design and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.
13. Prior to the exoneration of any security, the applicant shall submit one (1) duplicate Mylar of the final map and all as built public improvement plans, in a manner acceptable to the City Engineer. The computer analysis may be submitted on a CD with a proper labeled.
14. The applicant shall record a 40 foot wide ingress and egress easement and driveway opening over the parcels between north (APN 346-164-29) and south (APN 346-164-3) parcels for emergency vehicle access.
15. The applicant shall establish a property owner's association (POA) for the purpose of maintaining all private access, common lots, onsite fire hydrant, common sewer line, WQMP, LIP, open space, storm drainage and emergency opening of security gate. The association is subject to the review and approval of the Director of Public Works and City Attorney and shall be recorded concurrently with the final map.

**ATTACHMENT 3
PROJECT PLANS DATED
&
RECEIVED JUNE 29, 2017**

Owner:

PANATTONI

20411 SW Birch St #200
Newport Beach, CA 92660
Tel: 949-235-2910
Fax: 949-466-6125

Project:

Van Buren Street

5 Van Buren St and Sierra Madre Ct
Placentia, CA 92670

Consultants:

Thorne Engineering

Civil
Structural
Mechanical
Plumbing
Electrical
Landscape
Fire Protection
Soils Engineer

Hunter Landscape
Occall One

Title: Overall Floor Plan

Project Number: 10510

Drawn by: ML

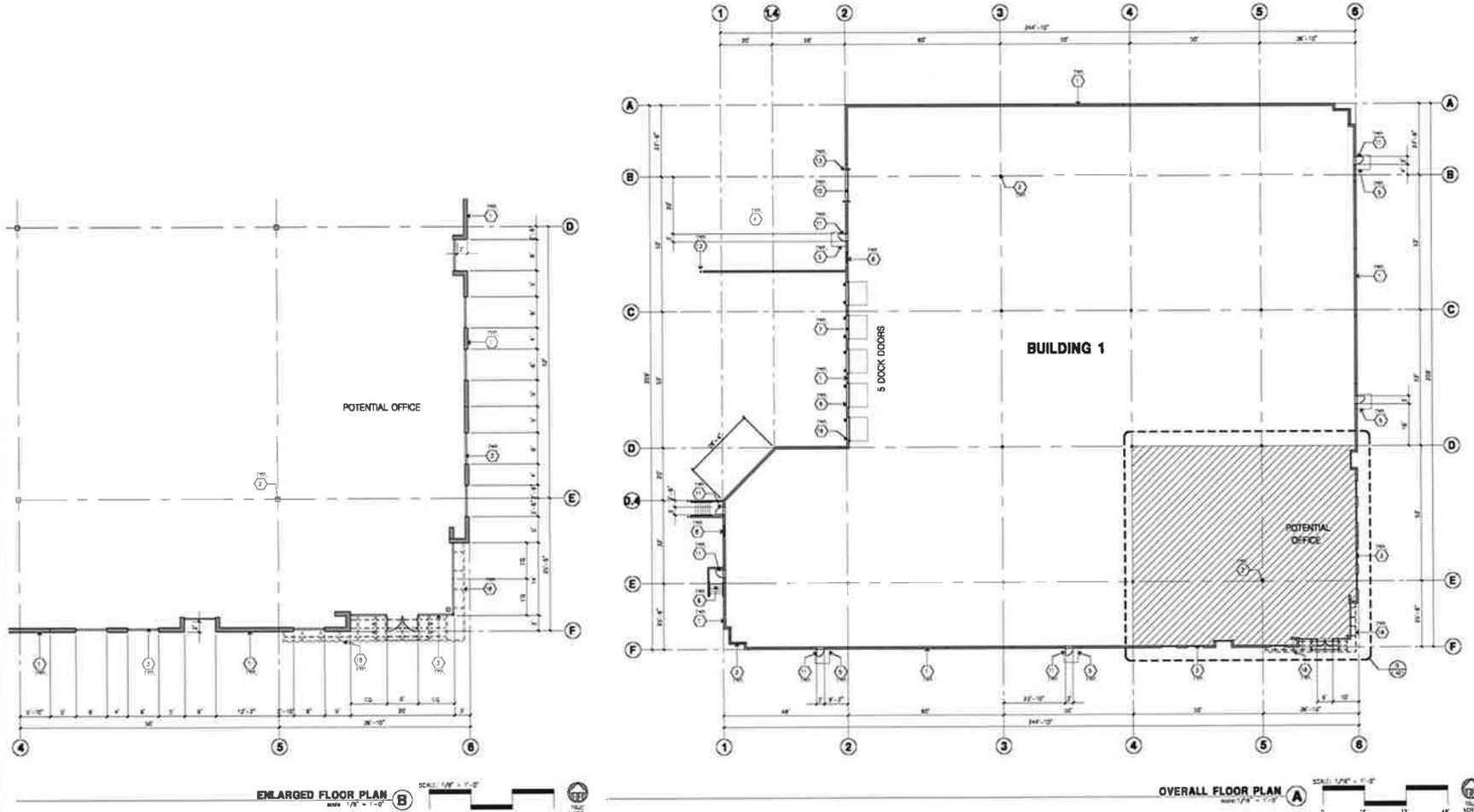
Date: 09/29/17

Revisions:

Sheet:

1-A2.1

CAUTION: IF THIS SHEET IS NOT A 36" X 48" IT IS A REDUCED PRINT.



FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL
- 2 STRUCTURAL STEEL COLUMN
- 3 TYPICAL ELEVATION SYSTEM WITH GLAZING, SET OFFICE BLD-UP AND ELEVATIONS FOR SIDE, GOLF AND LOCATIONS
- 4 CONCRETE RAMP W/ 4" THICK CONCRETE TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
- 5 3" x 3" x 8" THICK CONCRETE EXTERIOR LANDING PAD 1"PS AT ALL EXTERIOR MAN DOORS TO UNASSIGNED AREAS - 1"PS TO BE MEDIUM BROWN FINISH PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR
- 6 EXTERIOR CONCRETE STAIR W/ 4" THICK CONCRETE TILT-UP GUARD WALL ON SIDING WALL ON BOTH SIDE OF RAMP
- 7 6" x 8" 1" THICK DOOR, SECTIONAL, CH, STANDARD CHAIR
- 8 4" x 8" COVERED OPENING FOR VENTILATION
- 9 DOOR DOOR BUMPER TYPICAL
- 10 12" x 14" DRIVE THRU SECTIONAL, CH, STANDARD CHAIR
- 11 SPLIT LINE MARK
- 12 CONCRETE FILLED GUARD POST 4" DIA. UN-D: 42"
- 13 EMPLOYEE BREAK/SMOKING AREA
- 14 PRE-CAST CONCRETE WELL STOP
- 15 2' GUARD
- 16 APPROXIMATE LOCATION OF ELECTRICAL ROOM
- 17 METAL CANOPY ABOVE
- 18 INTERIOR DRK RADIX TYPICAL

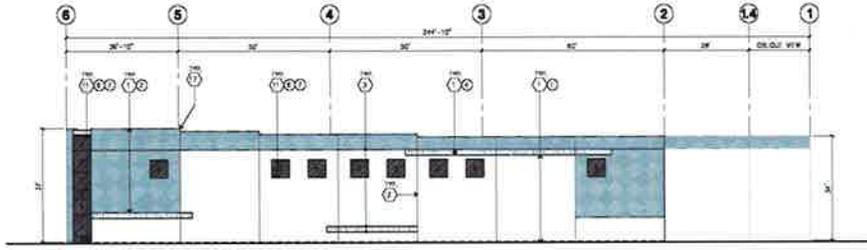
FLOOR PLAN GENERAL NOTES

- A THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX 100 VARNUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PACKING/CONVEYER SYSTEMS.
- B FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNASSIGNED AREAS TO RECEIVE PARKING ONLY. ALL CONCRETE WALLS IN WAREHOUSE TO RECEIVE 1" COAT OF WHITE TO COVER FLOOR POUR STOP 1/2" TO EXTEND AT ALL WAREHOUSE WALLS. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, COLUMN OR FACE OF GRID BAND.
- E SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OPT-SITE UTILITIES CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS, PLUMBING/ELECTRICAL COORDINATION.
- F FOR FINISH TYPES AND SIZES, SEE DETAIL SHEET AS A NOTE. ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- G CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DAMAGED INCLUDING CARS AND TRUCKS SHALL BE DAMAGED IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN, HARDWARE.
- H HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE STORED OR STORED IN THIS BUILDING.
- I ALL EXTERIOR MAN DOORS SHALL BE IDENTIFIED BY A TACTILE THE SIGNING (SEE PER SIGN). SIGN SHALL BE 8" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- J NON-ACCESSIBLE DOOR, PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE, PER IRC 113.38.1.11.
- K ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

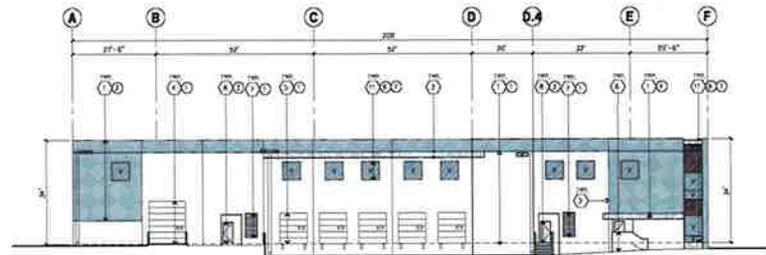
FLOOR SLAB & POUR STRIPS REQ.

- 1 FLOOR COMPACTION - SEE
- 2 FINISH CONTRACTOR - SEE
- 3 BUILDING FLOOR SLAB - SEE STRUCTURAL DRAWINGS
- 4 CONTRACTOR TO BUILD FOR CLASS 4 FLOOR PER A.C.I. 308.2-R-99
- 5 CONCRETE SLAB TO HAVE STEEL FLOUT HARD TROUBLE BURNISHED FINISH
- 6 CONTRACTOR TO GIVE SLAB TO BE SET DURING POURING SURFACE FOR 7 DAYS MIN.
- 7 ALL EQUIPMENT & WORKING VEHICLES SHALL BE DAMAGED.
- 8 NO GAMES, CONCRETE BRICKS OR ANYTHING HEAVY WILL BE PLACED ON THE SLAB.
- 9 SLAB TO BE FINISHED IN 48 HOURS WITHIN 24 HOURS.
- 10 NO FLY ASH IN THE CONCRETE.
- 11 WHERE (OR EQUAL) UNDER THE CONCRETE SLAB, PROVIDE SAND PER SEES ENGINEER OR MANUFACTURERS RECOMMENDATION.
- 12 CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER WHELEN ARE REQUIRED, SHALL BE NATURALLY TROPICATED WITHOUT USE OF BUREAU CURING COMPOUND OR RELEASE AGENT.
- 13 CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH M-80 JOINT FILLER IN FUTURE OFFICE AREAS.
- 14 SEAL CONCRETE SLAB W/ 1/4" DOWTH SEALER

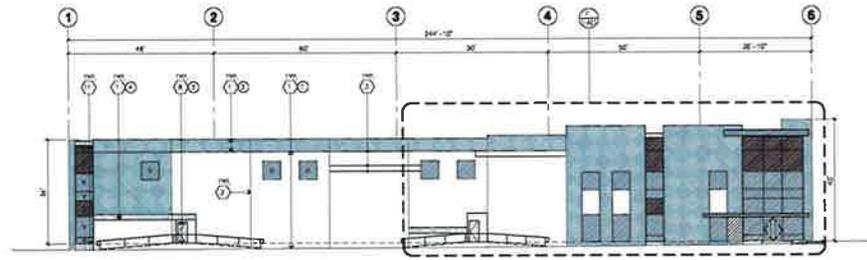
NOTE: NOTES ARE VERY IMPORTANT. SEE "D" GRID FOR ADDITIONAL REQUIREMENTS.



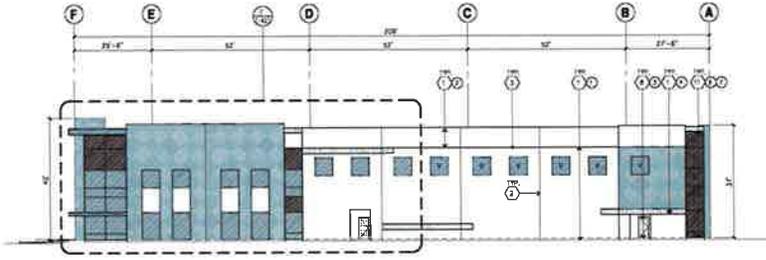
NORTH ELEVATION
Scale: 1/8" = 1'-0"



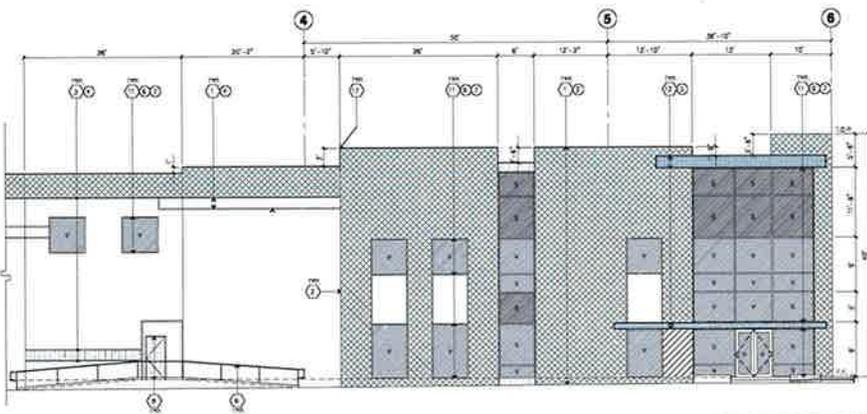
WEST ELEVATION
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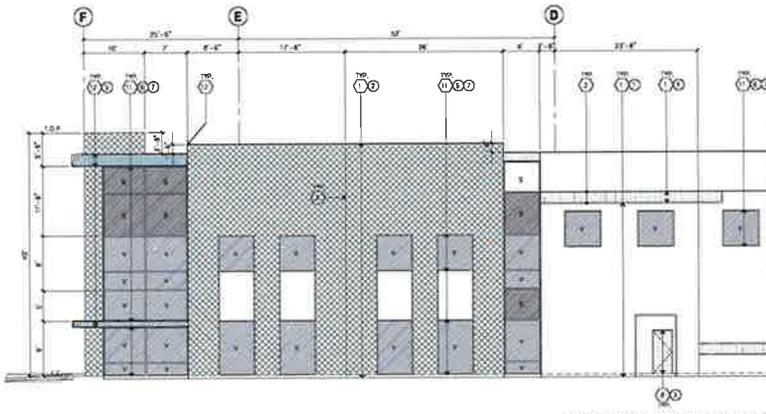
SOUTH ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION
Scale: 1/8" = 1'-0"



ENLARGED SOUTH ELEVATION
Scale: 1/8" = 1'-0"



ENLARGED EAST ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONCRETE SLIT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL - ALL REVEALS TO HAVE A MAX. OF 1/4" CHAMFER
4. METAL FLOOR TO MATCH ADJACENT BUILDING FLOOR COLOR AND 1/2" STAINLESS STEEL DOOR & WINDOW PROFILES COMPLETE
5. 1/2" STAINLESS STEEL DOOR & WINDOW PROFILES COMPLETE
6. METAL FINISHING PROTECTION ALL AROUND
7. EXTERIOR BEAM BRACING AND GUARDRAIL BY METAL AND HANDRAIL BRACING - NON-SLIP SURFACING TO MEET ADA REQUIREMENTS. PROVIDE DIMENSIONED DETAILS OF NON-SLIP SURFACING TO CONCRETE
8. TOP LANDING AND SECTION REAR PER ADA REQUIREMENTS
9. METAL FLOOR FINISH TO MATCH EXISTING FLOOR TO MATCH
10. BUILDING COLOR
11. EXTERIOR METAL DOORS FINISH COMPLETE WEATHER STRIPING ALL AROUND DOOR
12. EXTERIOR DOOR FINISH TO 2 SHIFTLAND REQUIREMENTS
13. DOOR DOOR NUMBER FINISH
14. ALUMINUM EXTERIOR FINISHING WITH SHIMMED GLAZING AT ALL DOORS. SHIMMED GLAZING TO DOORS AND GLAZING WITH METERS (SEE TAB 18) AROUND FINISH FLOOR ELEVATION
15. METAL SANDPAPER
16. FINISH (SEE PANEL)
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ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT NODE CORNERS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. EXTERIOR TOP OF PARAPET ELEVATION
4. F.F. - FINISH FLOOR ELEVATION
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO MEET - 80% EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL BY SELECTED COLOR. INSPECTOR AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT
8. FOR SPANDREL GLAZING ALLOW SPRADE BEHIND SPANDREL TO BEHIND
9. USE ADHESIVE BACK NODE STRIPS FOR ALL REVEAL FORMS
10. THE FIRST COAT OF PAINT TO BE ROLLED ON AND THE SECOND COAT TO BE BRUSHED ON

ELEVATION COLOR LEGEND/SCHEDULE

1. PAINT COLOR - SWISS GRAY SCREEN
2. PAINT COLOR - SWISS NETWORK GRAY
3. PAINT COLOR - SWISS PURE WHITE
4. PAINT COLOR - SWISS WET GRAY
5. PAINT COLOR - SWISS WET GRAY
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100. PAINT COLOR - SWISS WET GRAY

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE THERMALLY BROKEN.
- GLAZING: 1/4" CLEAR GLASS ON CLEAR LOW-E #3
 1/2" CLEAR GLASS ON CLEAR LOW-E #3
 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES
- SPANDREL: 1/4" CLEAR GLASS BY GRAY OPAC-COAT PAINTED.
 WALLING: BRICK AND/OR STONE



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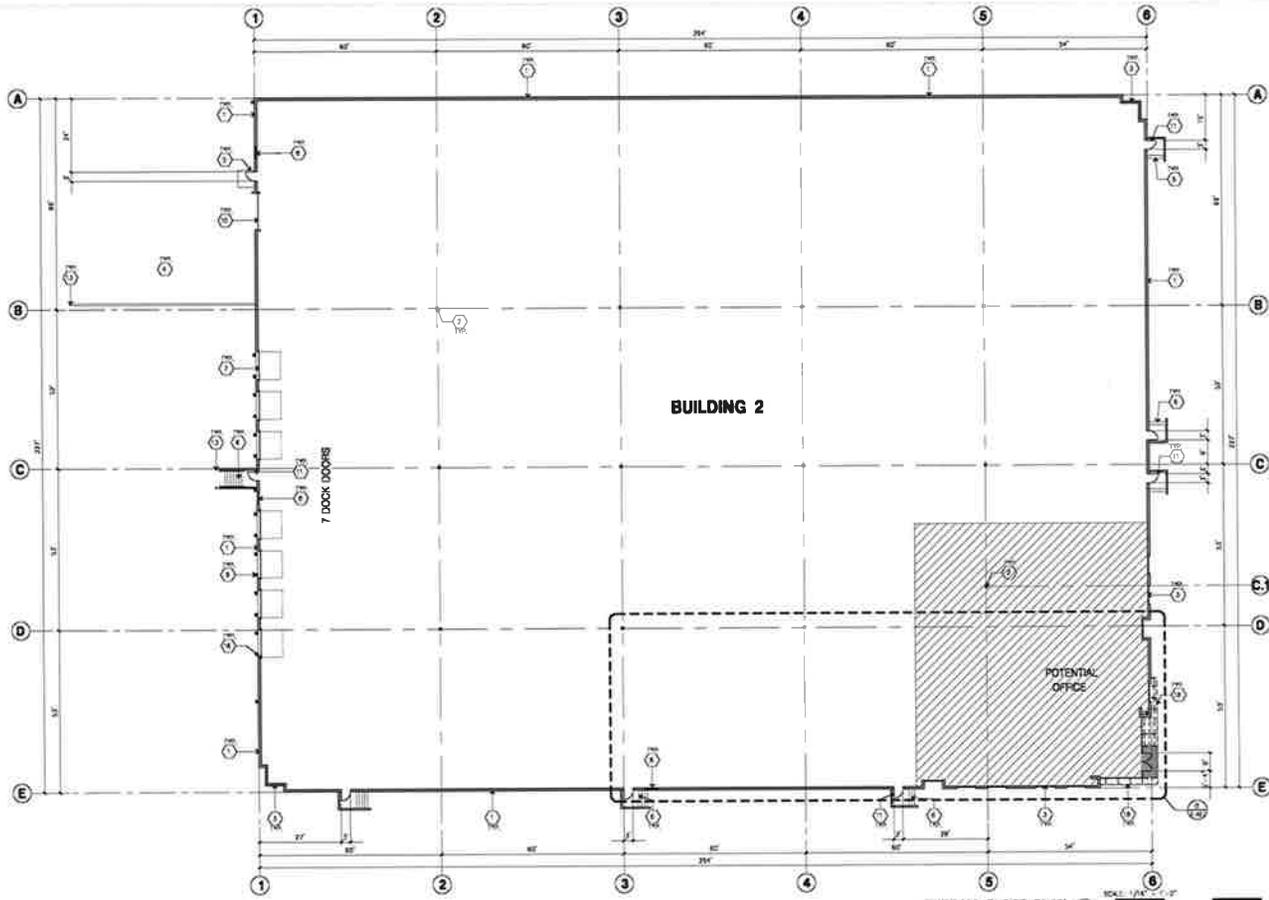
Consultants:
 Thomas Engineering
 Structural
 Mechanical
 Plumbing
 Electrical
 Landscape: Hunter Landscape
 Fire Protection:
 Soil Engineer: Escal Geo

Title:
 Designer:

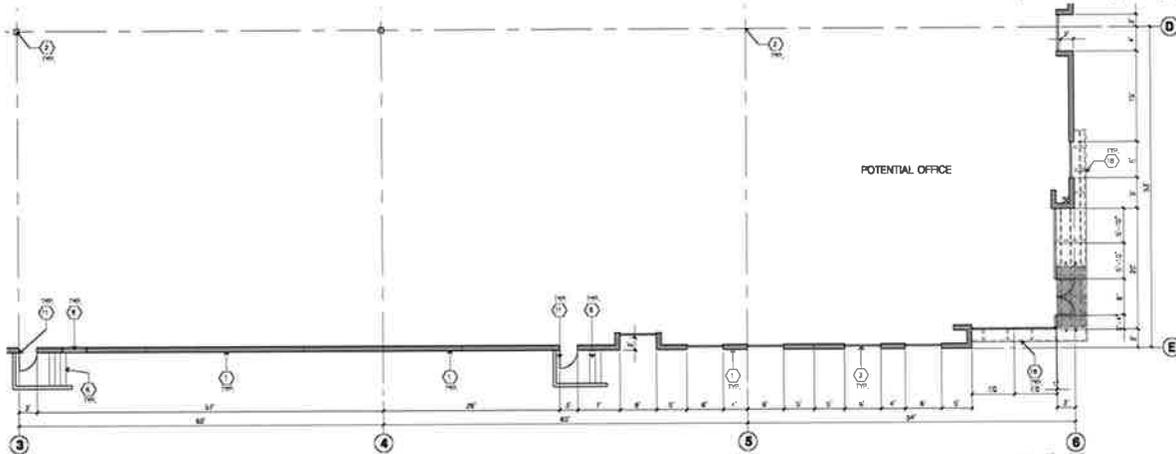
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 Drawn by: ML
 Date: 06/29/17
 Revision:

Sheet:
 1-A3.1

CAUTION: IF THIS SHEET IS NOT A 36" X 48" IT IS A REDUCED PRINT.



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"



ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL
- 2 STRUCTURAL STEEL COLUMN
- 3 FINISH STRENGTH SYSTEM WITH SLABING SEE OFFICE BLOW-UP AND ALUMINUM VINYL SILL GASKET AND LOCATION
- 4 CONCRETE SLAB ON GRADE TILT-UP GUARD WALL OR BUILDING
- 5 8'-0" x 8'-0" TYPICAL CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR LANDING AREAS TO ADJACENT AREAS FINISH TO BE METAL BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTION
- 6 EXTERIOR CONCRETE STAIR W/ 4" TYPICAL CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF STAIR
- 7 8' x 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE
- 8 4' x 8' LOANED OPENING FOR VENTILATION
- 9 DOCK DOOR BLUMPER TYPICAL
- 10 12' x 14' DRIVE TRAIL, SECTIONAL O.H., STANDARD GRADE
- 11 8' x 7' HOLLOW METAL EXTERIOR MAIN DOOR
- 12 ROFFIT LINE ABOVE
- 13 CONC. FILLED GUARD POST, 6" DIA. U.N.C., 4FT.
- 14 EMPLOYEE BREAK/STORAGE AREA
- 15 PRE-CAST CONCRETE WHEEL STOP
- 16 3' GUARD
- 17 APPROXIMATE LOCATION OF ELECTRICAL ROOM
- 18 METAL CANOPY ABOVE
- 19 INTERIOR BIKE RACK TYPICAL

FLOOR PLAN GENERAL NOTES

- A THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAIN DOORS APPROX. 100' MAXIMUM. A SEPARATE POINT WILL BE REQUIRED FOR ANY RADIANT/CONCRETE SYSTEMS.
- B FIRE HOLE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D PROVIDE 1/4" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- E WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLLARS ARE TO RECEIVE FINISH ONLY. ALL CON. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F SLOPE FOUR STRIP 1/2" TO EXTEND AT ALL MANHOLE LETS
- G ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, DRIVING OR FACE OF SLUG W/D
- H SEE CIVIL DRAWINGS FOR POINTS OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD-4. NOTE: ALL DOORS FOR DOCK BOLLARDS ARE FINISH DRIVING.
- J CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE SHIPPED INCLUDING CARDS AND TRUCKS. K ALL EXIT MAIN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HANDMADE
- L HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE LOADED OR STORED IN THIS BUILDING.
- M EXIST EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N NON-ACCESSIBLE DOOR, PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SPACE PER DDC 113.8.1.1.1
- O ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SLOTTED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENTS. SEE "C" DINGS FOR ADDITIONAL REQUIREMENTS.
1. FLOOR COMPACTION - 359
 2. TYPICAL COMPACTION - 358
 3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS
 4. CONTRACTOR TO SUEE FOR SLAB V FLOOR PER A.C.I. 403.1.08
 5. CONCRETE SLAB TO HAVE SETTLING TOLERANCE BOUNDED TANGS
 6. CONTRACTOR TO CURE SLAB TO BE MET CURING USING BUREL FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE BARFIED.
 8. NO CRANES, CONCRETE TRUCKS OR ANYTHING HEAVY WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE 1750 P.S.F. MEASURED WITHIN 24 HOURS.
 10. NO HOT ASH IN THE CONCRETE.
 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (TOML 31000 OR DOW) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 - CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VOLETEN ARE REQUIRED, SHALL BE NATURALLY OCCURING WITHOUT USE OF BUREL, COARSE COMPOUND, OR RELEASE AGENTS
 - CONCRETE/ROOF/STAIRWAYS SHALL NOT BE FILLED WITH MW-30 JOINT FILLER IN FUTURE OFFICE AREAS
 12. SEAL CONCRETE SLAB W/ "LAPRODUM" SEALER



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Project:
Van Buren Street

5 Van Buren St and Sierra Madre Ct
Placentia, CA 92678

Consultants:
Thames Engineering

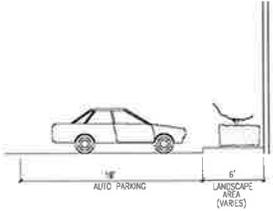
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Structural: Mechanical
Plumbing: Electrical
Landscape: Hunter Landscape
Fire Protection: Fire Protection
Soils Engineer: Soils One

Title: Overall Floor Plan

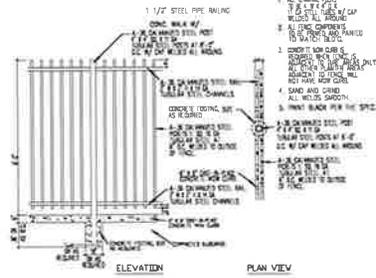
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Drawn by: ML
Date: 05/29/17
Revision:

Sheet:
2-A2.1

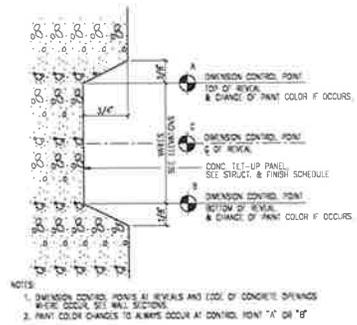
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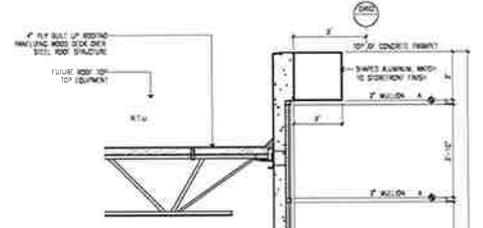
TYPICAL PARKING SECTION
SCALE: 1/8" = 1'-0"



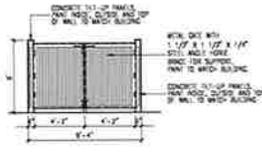
METAL FENCE DETAIL
SCALE: 1/4" = 1'-0"



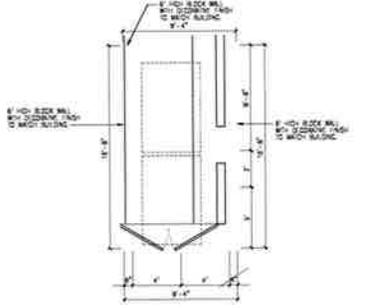
TYP. CONCRETE REVEAL
SCALE: 1/4" = 1'-0"



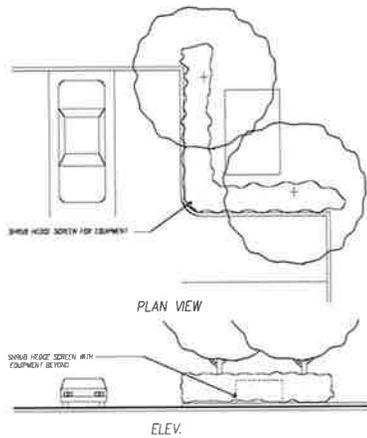
TYP. STOREFRONT ELEVATION
SCALE: 1/8" = 1'-0"



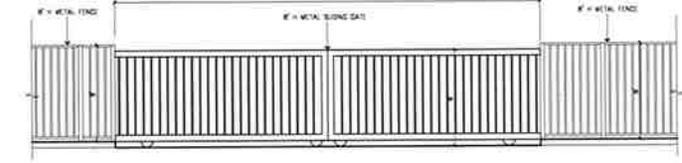
TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



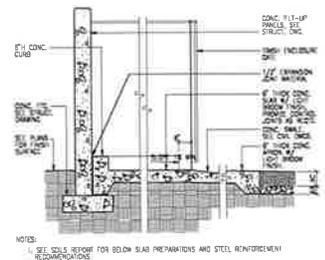
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



GROUND MOUNTED EQUIPMENT SCREENING, TYP.
SCALE: 1/4" = 1'-0"



ENLARGED METAL FENCE AND GATE ELEVATION
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



TEL. INC.
18031 bardone avenue - ste.
#100 Irvine, ca
92612
tel: 949-453-1770
fax: 949-453-2951
www.hparch.com

Owner:
PANATTONI

20411 SW Birch St #200
Newport Beach, CA 92660
Tel: 949-230-2919
Fax: 949-488-9125

Project:
Van Buren Street

5 Van Buren St and Sierra Madre Ct
Pleasanton, CA 94570

Consultants:
Civil: Tithonus Engineering
Structural: ML
Mechanical: PL
Plumbing: PL
Electrical: PL
Landscape: Hunter Landscape
Fire Protection: PL
Soils Engineer: Local Geo

Title: section

Project Number: 18312
Drawn by: ML
Date: 06/29/17
Revision:

Scale:

A4.1

**ATTACHMENT 4
TENTATIVE PARCEL MAP NO. 2017-101
DATED & RECEIVED JUNE 29, 2017**

TENTATIVE PARCEL MAP NO. 2017-101

IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THAT PORTION OF THE NORTH HALF OF LOT 40 OF HAZARD'S SUBDIVISION LINED BY THE CITY OF PLACENTIA AS PER MAP RECORDED IN BOOK 1, PAGE 384 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTOUR LEGEND:
--- PROPOSED PROPOSED CONTOUR
--- EXISTING EXISTING CONTOUR



LEGAL DESCRIPTION:

OFFICE OF COMPLIANCE CURRENTLY BEING PROCEEDED FOR RECORDATION

APR. 24TH 194-25

THE LAND DESCRIBED IN CERTIFICATE OF COMPLIANCE NO. 101 IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER RECORDATION NO. 2017-101 AS SUBDIVISION AS PER MAP RECORDED IN BOOK 1, PAGE 384 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEING THAT PORTION OF THE NORTH HALF OF LOT 40 OF HAZARD'S SUBDIVISION LINED BY THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER RECORDATION NO. 2017-101 AS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

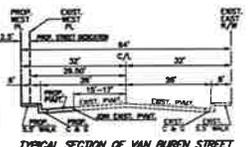
EXISTING EASEMENTS:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 123-10000-001 DATED MAY 10, 2017 SCHEDULE "A" DOES NOT SET EXISTING EASEMENTS OVER THE SUBJECT PROPERTY.

PROPOSED EASEMENTS:

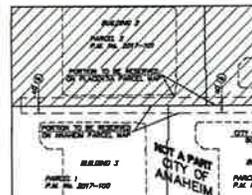
1. 5'-0" WIDE EASEMENT FOR STREET PURPOSES TO BE DEDICATED TO THE CITY OF PLACENTIA ON PARCEL MAP NO. 2017-101.
2. 4' WIDE EASEMENT FOR UTILITY PURPOSES ACROSS THE PROPOSED EASEMENT TO BE DEDICATED TO THE CITY OF PLACENTIA ON PARCEL MAP NO. 2017-101.
3. 5' WIDE WALKWAY EASEMENT FOR THE BENEFIT OF BUILDING 3 PROPERTY TO BE RESERVED ON PARCEL MAP NO. 2017-101.
4. CA 4' WIDE ADA ACCESS EASEMENT FOR THE BENEFIT OF BUILDING 3 PROPERTY TO BE RESERVED ON PARCEL MAP NO. 2017-101.
5. 10' WIDE FIRE LINE EASEMENT FOR THE BENEFIT OF BUILDING 3 PROPERTY TO BE RESERVED ON PARCEL MAP NO. 2017-101.
6. 4' WIDE RECREATION, VEHICULAR AND PEDESTRIAN ACCESS, UTILITY AND SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF BUILDINGS 1, 2, 3 AND 4 PROPERTY.
7. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
8. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
9. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
10. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
11. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
12. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
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15. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
16. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
17. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
18. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
19. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.
20. 10' WIDE EASEMENT TO ANAHEIM TO BE RESERVED ON PARCEL MAP NO. 2017-101.

NOTE: NEITHER CALIFORNIA ZONING NOR ANY APPLICABLE EASEMENT TO PROVIDE ELECTRIC SERVICE TO PARCEL 2



PARCEL MAP DETAIL:

- BUILDING 1 - PARCEL 1 OF PARCEL MAP NO. 2017-101 (CITY OF PLACENTIA)
- BUILDING 2 - PARCEL 2 OF PARCEL MAP NO. 2017-101 (CITY OF PLACENTIA)
- BUILDING 3 - PARCEL 3 OF PARCEL MAP NO. 2017-101 (CITY OF ANAHEIM)
- BUILDING 4 - PARCEL 4 OF PARCEL MAP NO. 2017-101 (CITY OF ANAHEIM)



TABULATION:

PARCEL NO.	AREA (SQ. FT.)	AREA (ACRES)	LEGAL DESCRIPTION
1	15,770 S.F.	0.360 AC.	0.360 AC. (NET)
2	15,770 S.F.	0.360 AC.	0.360 AC. (NET)
3	15,770 S.F.	0.360 AC.	0.360 AC. (NET)
4	15,770 S.F.	0.360 AC.	0.360 AC. (NET)

SURVEYOR'S NOTES:

1. THIS IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN THE INTENTED PURPOSE.
2. THE PROPERTY BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.
3. THE BOUNDARIES OF THE SUBJECT PROPERTY ARE SHOWN ON THIS MAP AS BASED ON THE RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.
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SURVEYOR'S NOTES (CONTINUED):

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SURVEYOR'S NOTES (CONTINUED):

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UTILITY PROVIDER'S:

- SEWER:** CITY OF PLACENTIA
- WATER:** CITY OF PLACENTIA
- TELEPHONE:** AT&T
- POWER:** CALIFORNIA ELECTRIC
- TRASH:** CITY OF PLACENTIA
- STORM DRAINAGE:** CITY OF PLACENTIA

OWNER:

OF LINDSEY HAN BROS. LLC
14500 VAN BUREN STREET
PLACENTIA, CA 92669
TEL: (714) 992-1000
FAX: (714) 992-1001

DEVELOPER:

CONSTRUCTION - LAND SURVEYING
14500 VAN BUREN STREET
PLACENTIA, CA 92669
TEL: (714) 992-1000
FAX: (714) 992-1001

ARCHITECT:

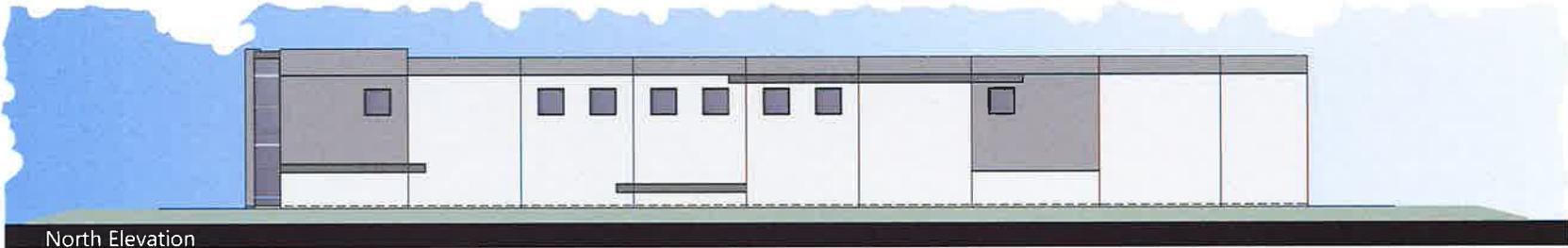
10841 BARRON AVE. STE. 100
PLACENTIA, CA 92669
TEL: (714) 992-1000
FAX: (714) 992-1001

APPLICANT / REPRESENTATIVE:

Thienes Engineering, Inc.
14500 VAN BUREN STREET
PLACENTIA, CA 92669
TEL: (714) 992-1000
FAX: (714) 992-1001



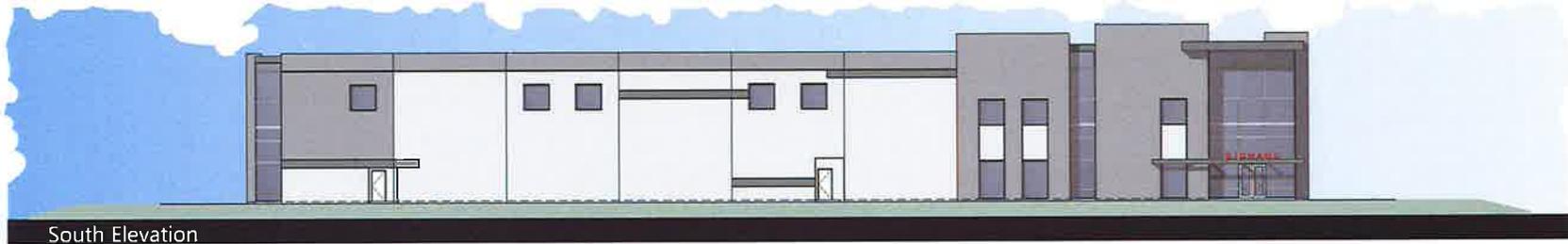
**ATTACHMENT 5
COLORS & MATERIALS BOARD
DATED & RECEIVED JUNE 29, 2017**



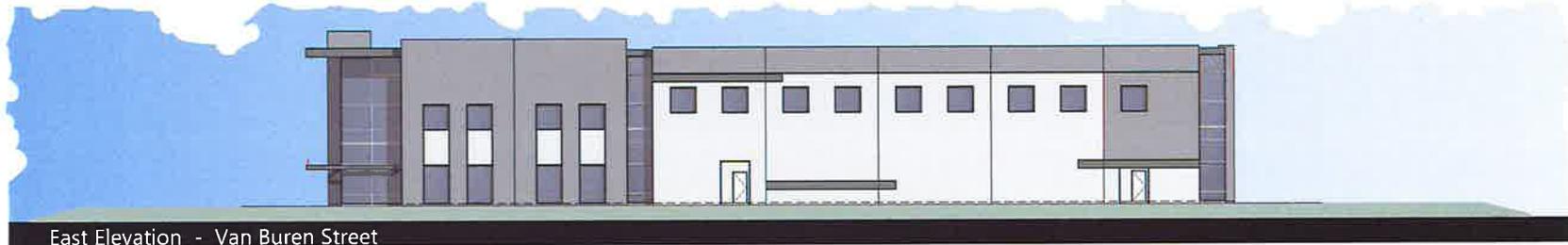
North Elevation



West Elevation



South Elevation



East Elevation - Van Buren Street



VAN BUREN STREET

ANAHEIM & PLACENTIA, CA.

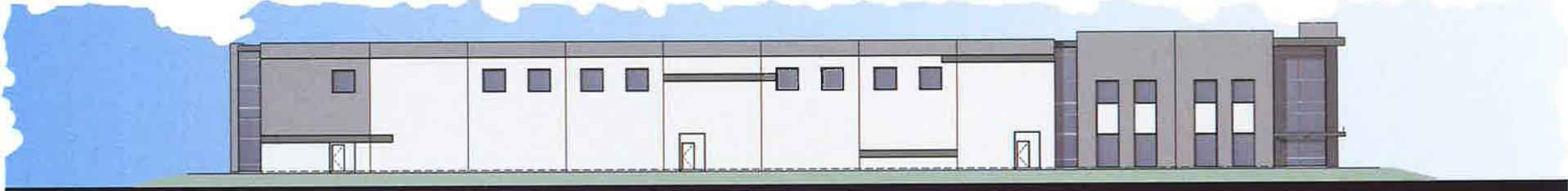




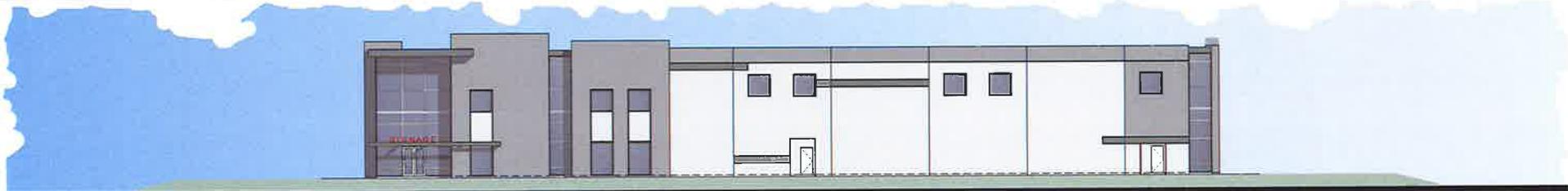
North Elevation



West Elevation



South Elevation

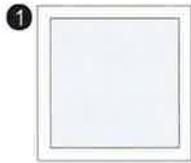


East Elevation

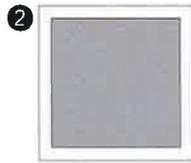


VAN BUREN STREET
ANAHEIM & PLACENTIA, CA.

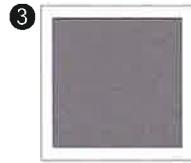




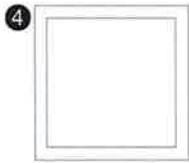
1
Sherwin Williams
SW 7071
Gray Screen



2
Sherwin Williams
SW 7073
Network Gray



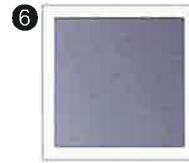
3
Sherwin Williams
SW 7075
Web Gray



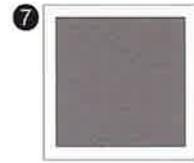
4
Sherwin Williams
SW 7005
Pure White



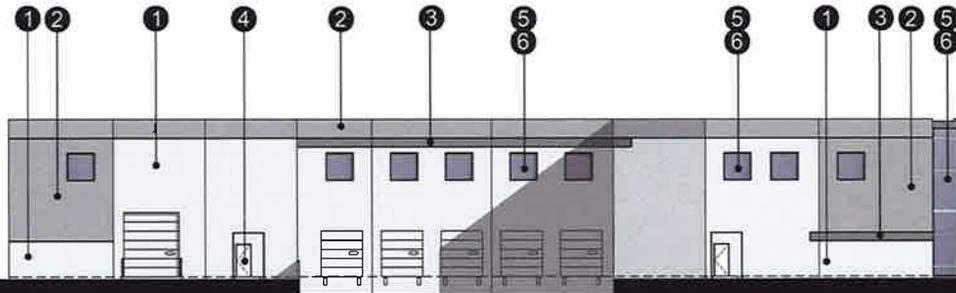
5
Clear Anodized
MULLIONS



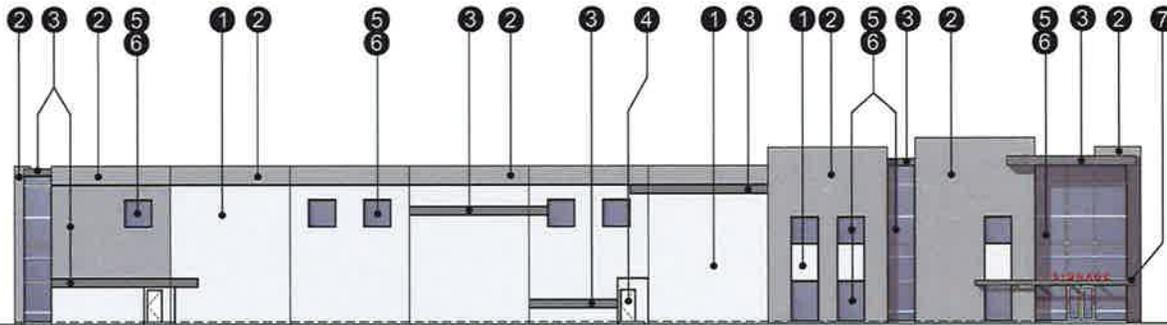
6
Blue Reflective
GLAZING



7
Sherwin Williams
Acrylic Latex Systems
High Gloss/High performance
in color: SW 7075 Web Gray
@ Metal CANOPY



West Elevation



South Elevation



VAN BUREN STREET

ANAHEIM & PLACENTIA, CA.





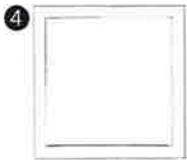
1 Sherwin Williams SW 7071 Gray Screen



2 Sherwin Williams SW 7073 Network Gray



3 Sherwin Williams SW 7075 Web Gray



4 Sherwin Williams SW 7005 Pure White



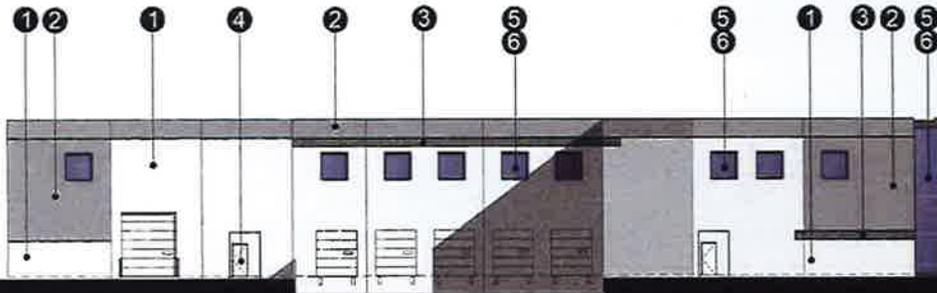
5 Clear Anodized MULLIONS



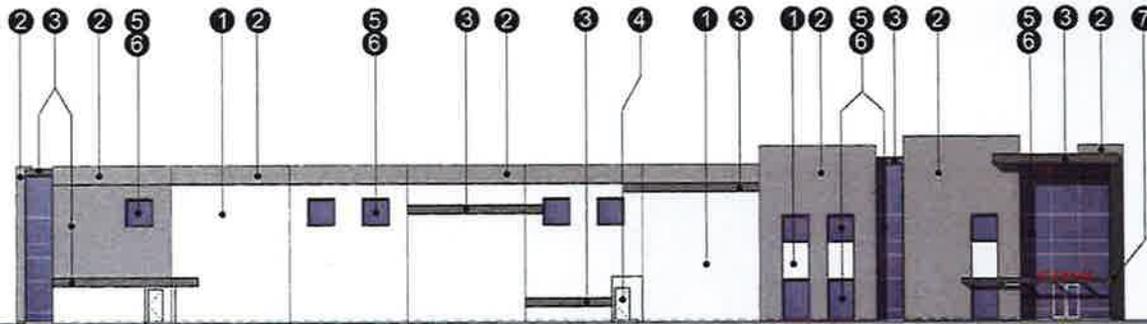
6 Blue Reflective GLAZING



7 Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7075 Web Gray @ Metal CANOPY



West Elevation



South Elevation

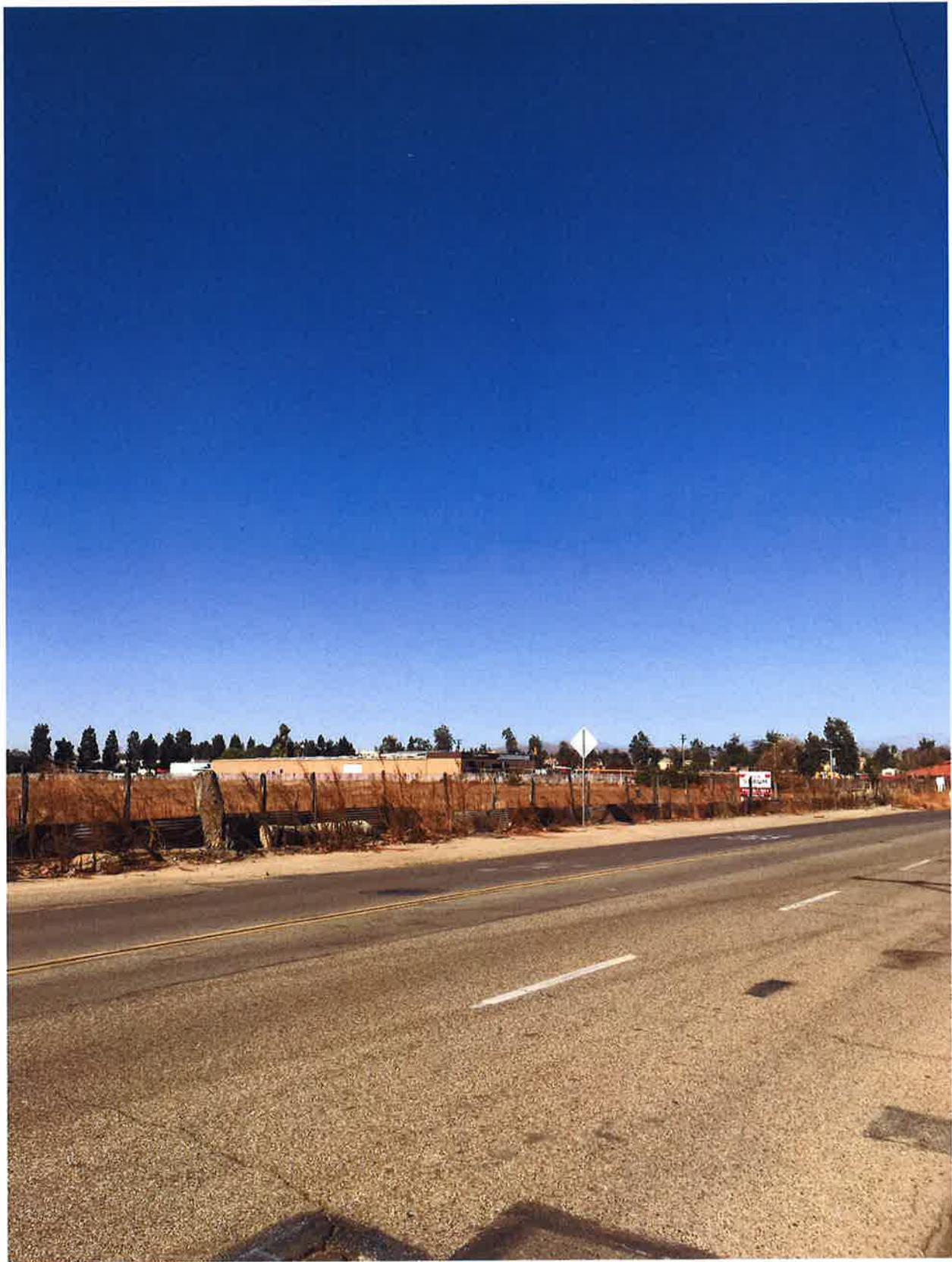


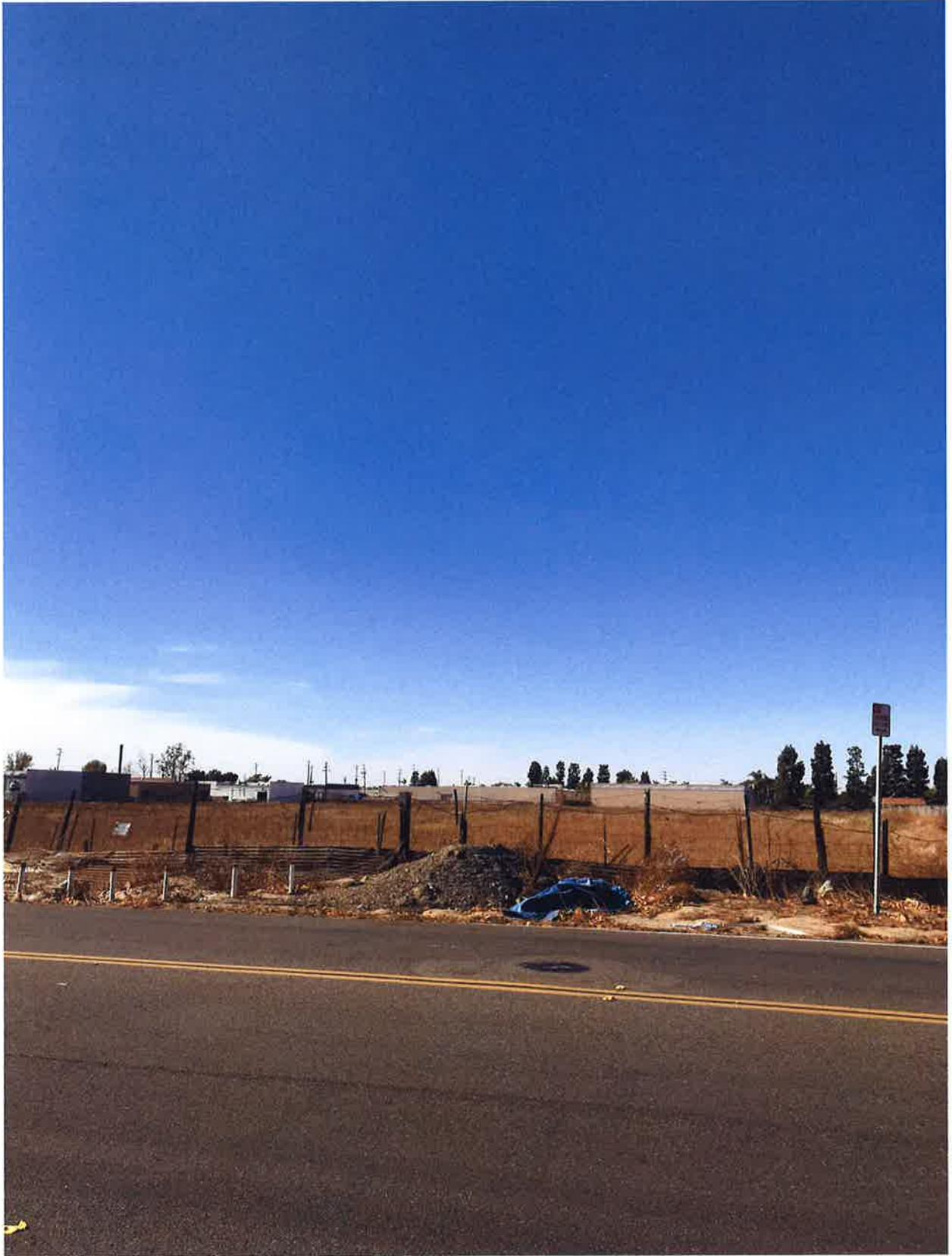
VAN BUREN STREET

ANAHEIM & PLACENTIA, CA.

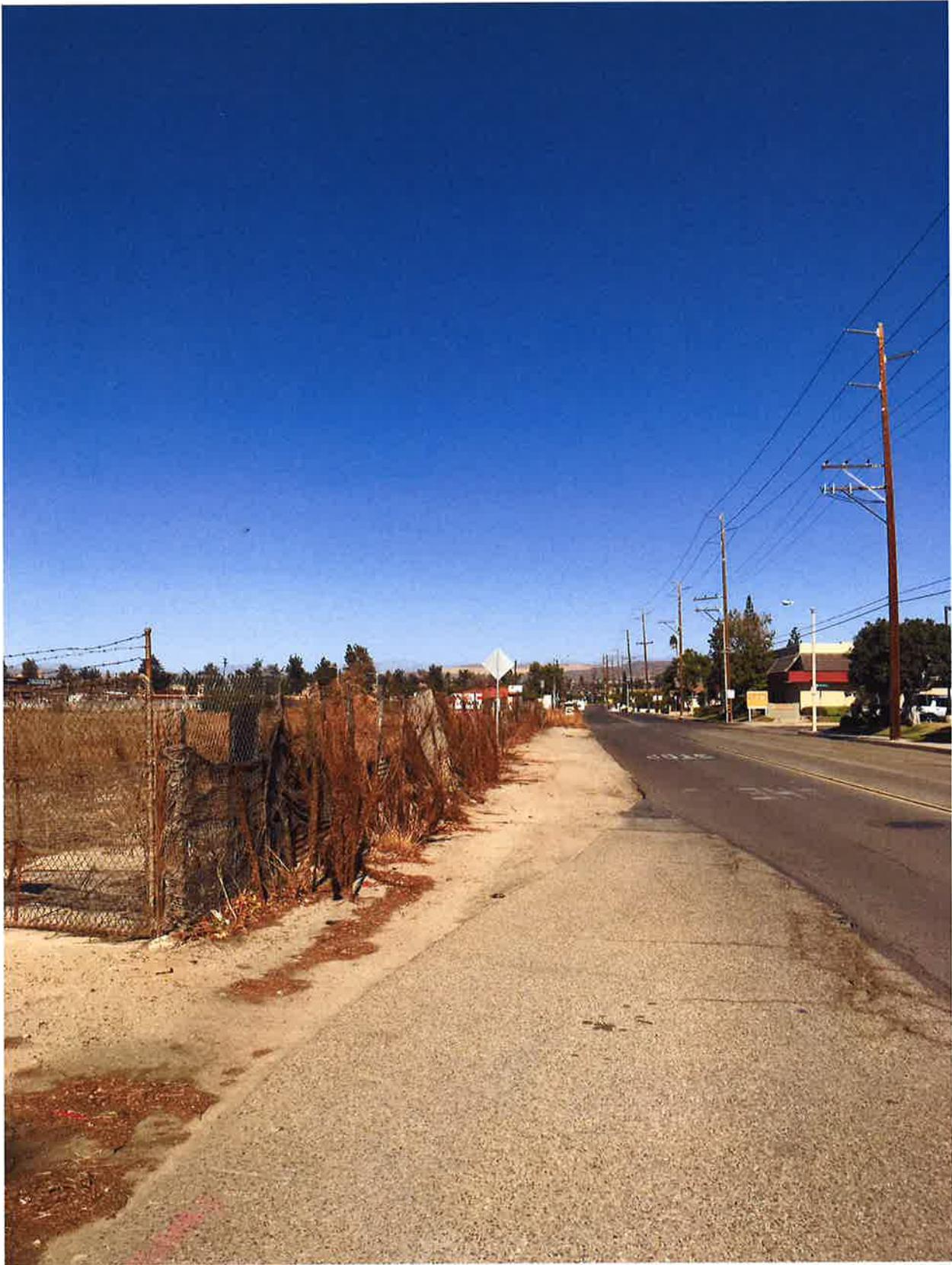


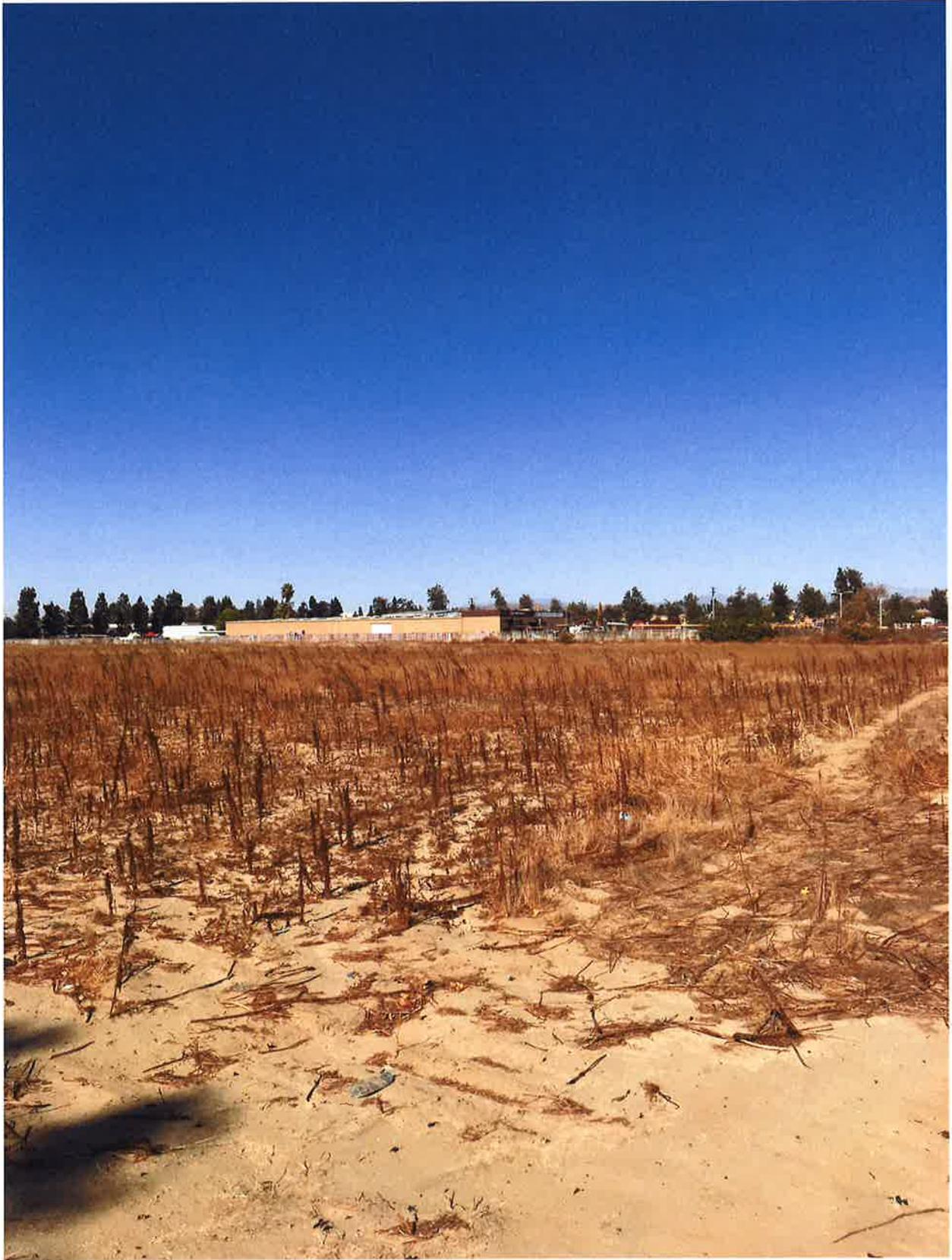
**ATTACHMENT 6
SITE PHOTOGRAPHS**

















Placentia Planning Commission

AGENDA STAFF REPORT

TO: PLANNING COMMISSION
FROM: ARLEN BECK, PLANNING TECHNICIAN
DATE: DECEMBER 12, 2017
SUBJECT: **TENATIVE PARCEL MAP 2013-147**

RECOMMENDATION:

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

1. Open the public hearing concerning Tentative Parcel Map (TPM) 2013-147;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2017-21, a Resolution of the Planning Commission of the City of Placentia, recommending to the City of Placentia City Council approval of TPM 2013-147 to permit the subdivision of an approximately 0.42 acre (18,400 square feet) lot into three (3) lots and a remainder parcel for a property within the R-1 (O) (Single-Family Residential - Combining Oil District) that is located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (Assessor's Parcel Number 346-172-07) and to make findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15315 (Class 15 – Minor Land Divisions) and the City of Placentia Environmental Guidelines.

REQUEST:

The applicant, How Chin (Andy) Te, dba Te Family Investment LLC, is requesting the subdivision of an approximately 0.47 acre (18,400 square feet) lot into three (3) parcels and a remainder parcel located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (APN 346-172-07). The requested subdivision will allow for future sales and conveyance. Placentia Municipal Code (PMC) Section 22.80.010(a) requires a parcel map for all subdivisions of four or fewer parcels and Section 22.80.060 (c) requires that the Planning Commission take action to recommend to the City Council conditional approval or denial of the map.

DISCUSSION:

The subject site is currently vacant with the exception of an oil well facility and related oil extraction equipment. The following table outlines the size of the individual subdivided parcels and remainder lot.

allows for the minimum lot size and width to be compatible with the average size and width of the lots in the neighborhood, if approved by the Planning Commission. The subdivision proposes two lots each at 3,818 square feet with a street frontage of 41.5 feet, one lot at 4,728 square feet with a street frontage of 46.5 feet, and a remainder lot of 6,486 square feet with a street frontage of 70.5 feet. The lots along Vincente Avenue are approximately 3,680 square feet with 40 feet of street frontage and the lots along La Paloma Avenue are approximately 3,840 square feet with 40 feet of street frontage. Therefore, the proposed lots are of a similar lot size to the lots surrounding the subject site.

CEQA:

The proposed application was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia. Staff recommends that the Planning Commission exercise its independent judgment and find that TPM 2013-147 is exempt from CEQA pursuant to State CEQA Guidelines §15315, Class 15 - Minor Land Divisions, as it applies to the division of property in urbanized areas zoned for residential use into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC NOTIFICATION:

Legal notice was published in the Placentia News Times on December 1, 2017, and notices were sent to property owners of record within a 300-foot radius of the subject property on November 30, 2017. As of December 7, 2017, staff has received no comments in support or in opposition to the request.

CONCLUSION:

The proposed project is consistent with the City's General Plan and meets the minimum modified development standards of the PMC. With the recommended conditions of approval, the proposed subdivision located within the existing R-1 (O) Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts to the surrounding area.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution PC 2017-21, recommending approval of TPM 2013-147 to the City of Placentia City Council and making the findings to permit the subdivision as contained in said Resolution.

ATTACHMENT 1
RESOLUTION NO. PC-2017-21

RESOLUTION NO. PC-2017-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING TENTATIVE PARCEL MAP (TPM) 2013-147 PERTAINING TO THE SUBDIVISION OF PROPERTY LOCATED ON THE SOUTH SIDE OF VINCENTE AVENUE BETWEEN VAN BUREN STREET AND MARIA AVENUE (APN NO. 346-172-07) AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Te Family Investment, as owners of the property located on the south side of Vicente Avenue between Van Buren Street and Maria Avenue (APN NO. 346-172-07) ("Applicant" hereinafter) heretofore filed an application for approval of Tentative Parcel Map(TPM) 2013-147, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Tentative Parcel Map request is referred to as the "Application".

(ii) On December 12, 2017, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

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

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

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachments "A and B), this development complies with all applicable code requirements and development standards for Zoning of Title 23 Placentia Municipal Code Plan District and Title 22, Building Codes and Regulations of the Placentia Municipal Code.

b. Accepting that the Planning Commission recommends approval of Tentative Parcel Map 2013-147, the proposed use will be consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "R-1 Single-Family", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the subdivision of a +/-0.42 acre (18,400 square feet) lot into 3 lots and a remainder parcel located on the south side of Vincente Avenue between Van Buren Street and Maria Avenue (APN No. 346-172-07) in the R-1 (O) (Single – Family Residential - Oil Combining Districts) which is a development type that is consistent with this designation.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 22.80 Subdivision of four or less parcels. The proposed Development includes Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachment "B" contains Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed subdivision and related on and off-site improvements are in compliance with applicable requirements of the Placentia Municipal Code.

e. That the proposed map is consistent with the General Plan. The proposed Tentative Parcel Map is to support the construction of 3 units on the site. In an overall review of the General Plan, the proposed 3 unit development is consistent with all of the policies, programs, and goals. More specifically, it is a goal of the General Plan under policy 1.1 that, "continuous vacant or underutilized parcels should be comprehensively planned for development to minimize effects on the City's suburban atmosphere." The subject site is an underdeveloped 0.42 acre site that is improved with three single-family homes. Furthermore, it is an objective of the City's Housing Element to increase the overall housing stock within the City. This includes providing sufficient housing to meet the City's share of the Regional Housing Needs Assessment (RHNA). By allowing the proposed project to be constructed there will be an increase in the housing inventory by 3 units. For these reasons, approval of the Tentative Parcel Map is consistent with all other goals, policies, programs, and land uses of applicable elements of the General Plan.

f. That the site is physically suitable for the type and density of development. The subject site is a 0.42 acre parcel, which has been designed to accommodate the units, as well as sufficient parking, landscaping, and open space. Based on this, the subject site is adequate to accommodate the R-1 Zoning Designation.

g. That the design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision is to allow a 3 unit housing development.

h. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. As part of the review of the application, an extensive record research was completed. Additionally, the application submitted a preliminary title report with their application. Although easements have been found, they are for utility access only. All of the easements will be protected in place and will not be altered by the construction of the project.

i. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure wildlife or their habitat. The subject site is an underutilized single family use. There are no known areas within the City that host wildlife or their habitat, most particularly species.

3. The Planning Commission hereby recommends: (a). The City Council of the City of Placentia find that Notice Of Exemption, adopted with respect to the project was prepared in compliance with the California Environmental Quality Act ("CEQA"), California Public Resources Code §§ 21000, *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia and that the Council review and consider the information contained in said Notice of Exemption with respect to the Application;

(b). The Planning Commission find and determine that, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur; and

4. Based upon the findings and conclusions set forth herein, this Planning Commission hereby recommends approval of Tentative Parcel Map 2013-147 to the City of Placentia City Council, as modified herein, and specifically subject to the conditions set forth in Attachment "B" attached hereto and by this reference incorporated herein.

5. 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 5th day of December 2017.

CHRISTINE SCHAEFER, CHAIRMAN

I, Joseph Lambert, 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 12th day of December 2017, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 12th day of December 2017, by the following vote:

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

ATTEST:

JOE LAMBERT
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

YOLANDA M. SUMMERHILL
ASSISTANT CITY ATTORNEY

Attachment "A"
Conditions of Approval of Tentative Parcel Map (TPM) 2013-147

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 CONDITIONS OF APPROVAL SHALL BE FULLY COMPLIED WITH PRIOR TO THE FINAL INSPECTION FOR USE AND OCCUPANCY OF THE PREMISES.

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said actions by the City of Placentia Planning Commission.
2. 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. To the extent such claim, action or proceeding addresses the applicant's map, this condition shall be construed in accordance with Government Code Section 66474.9.
3. Approval of Tentative Parcel Map 2013-147 and the final map is contingent upon City Council Approval.
4. TPM 2013-147 shall expire twenty-four (24) months after approval or conditional approval if a final map is not recorded. Upon written request by the subdivider, the time limit may be extended a total of twelve (12) months by City Council.
5. A final map shall be prepared by or under the direction of a registered Civil engineer or licensed land surveyor in the State, as provided for in the Business and professions Code.
6. TPM 2013-147 shall comply with all applicable requirements of Chapter 22.80, Subdivisions of Four or Less Parcels of the Placentia Municipal Code.

7. Property 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 property owner within 72 hours of defacement and/or upon notification by the City.
8. Any changes or modifications to the approved use 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.
9. Applicant/builder is responsible, at its sole cost and expense, to cause all cable, telephone, electrical, and other utility services serving the property to be placed underground within the subject site. Prior to the issuance of building permits, Applicant/builder shall submit a separate utility plan for each such utility service. The utility plan shall indicate the precise location of where all cable, telephone, electrical, and other utility series serving the property will be placed underground within the subject site, as well as the points of connection at the proposed building or buildings on the site and the public right-of-way. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the respective utility company. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter. If the precise locations of future utility services cannot be reasonably ascertained prior to the issuance of building permits, upon prior written approval of the Director of Development Services, prior issuance of a certificate of occupancy. Applicant/builder shall provide the City with "as built" plans.
10. Applicant/builder shall establish a rodent abatement program prior to the demolition of existing structures on the property, or before any other on or off-site work. A detailed description of how this program will work shall be submitted to the City Planning Division for approval prior to obtaining building permits.
11. During grading and construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Compliance shall be required with the permitted working hours as specified in Section 23.81.170, Grading, construction and maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.
12. A solid block wall, at a minimum of 6'-0" high shall be installed around the perimeter boundaries of the site along the rear and side yard property lines prior to issuance of a certificate of occupancy.
13. Prior to the issuance of building permits, landscape and irrigation plans shall be prepared by a licensed landscape architect and presented to the Planning Division for review and approval. Landscaping to include a variation of trees, shrubs, vines, and ground cover, shall be installed and permanently maintained in all common

areas of the project site. The plans shall conform to the State Model Water Efficient Landscaping Ordinance per AB 1881, Section 23.78.130-Landscaping of the Placentia Municipal Code (PMC), and City of Placentia Policy No. 720 – Xeriscape and Landscape Water Conservation Standards.

14. The property owner(s) and/or their successor(s) willfully agree to enter into any established Community Facility District(s) (CFD), Landscape Maintenance District(s) (LMD), and Street Lighting Maintenance District(s) (SLMD) or participate in the annexation into said district(s) for the project area. If any of the subject property(ies) are sold prior to annexation into the three districts, the future property owner(s) must complete the annexation process and no Certificates of Occupancy shall be issued prior to completion of annexation.
15. The property owner(s) shall pay in full all applicable impact fees associated with the development project.

DEVELOPMENT SERVICES DEPARTMENT - BUILDING DIVISION:

16. The south side of the new lot #1 and lot #2 has a 5' existing utility easement, by subdividing the existing lot into four (4) parcels, please identify where the new egress way is for the existing 5' utility easement is to be located prior to issuance of building permits.
17. Prior to issuance of building permits, provide Orange County Fire Authority (OCFA) final approval for existing oil well on proposed lot #4. Clearance of minimum radius from oil well on lot #4 requires OCFA approval before any construction for lot #3.
18. Final tract map shall be approved and recorded by the Orange County Clerk-Recorder prior to issuance of building and grading permits.
19. Any existing overhead electrical poles shall be placed underground. Provide detailed plans and obtain S.C. Edison approval prior to issuance of building and grading permits.

PUBLIC WORKS DEPARTMENT:

20. A preliminary street improvement, grading, and drainage plan shall be submitted and approved by the City Engineering Division prior to issuance of any grading or building permits. Please show the building footprints and locations of proposed drive approaches.
21. A sewer capacity analysis shall be submitted and approved by the City Engineering Division prior to issuance of any grading or building permits.

22. Will-serve letter from water and sewer providers shall be submitted to the City Engineering Division prior to issuance of any grading or building permits.
23. A preliminary geotechnical report shall be submitted to the City Engineering Division prior to issuance of any grading or building permits.
24. A preliminary soils report with recommendations shall be submitted to the satisfaction of the City Engineer prior to issuance of any grading or building permits.
25. Final grading, drainage, and erosion control plans shall be required prior to issuance of any grading or building permits.
26. A final geotechnical report and a hydrology/drainage report will be required at the time of submittal of the final grading plan for plan check.
27. Existing curb and gutter and/or sidewalk which is damaged shall be removed and replaced to the satisfaction of the City Engineer. Pavement rehabilitation of the existing pavement on Vincente Avenue will be required across the entire property frontage to the centerline of the street to the satisfaction of the City Engineer. These items of work as well as drive approaches shall be shown on the grading plan.
28. Frontage improvements along Vincente Ave shall comply with all of the latest ADA requirements. All ADA improvements must be certified by a licensed engineer, in both the design and construction phases.
29. All utilities serving the project site shall be underground prior to issuance of any building or grading permits.
30. The northerly 4.02 feet of said land has an easement for street and highway purposes in favor of the County of Orange. This easement shall be abandoned prior to issuance of grading or building permits, whichever comes first.
31. Any work performed in the public right of way requires a City encroachment permit.
32. A parcel map acceptable to all the conditions of the County Surveyor for recordation is required
33. Fees, charges, and deposits shall be paid prior to recordation of parcel map.

ORANGE COUNTY FIRE AUTHORITY:

34. Prior to issuance of a building permit, a Methane Investigation/Mitigation Plan (service codes PR 172 and PR 174) shall be submitted to Orange County Fire Authority for review.
35. Prior to issuance of a building permit, a Fire Master Plan (service code PR 160) shall be submitted to Orange County Fire Authority for review.

36. Prior to issuance of Certificate of Occupancy, a Fire Sprinkler Plan (service code PR400) shall be submitted to Orange County Fire Authority for review.

**ATTACHMENT 2
APPLICANT STATEMENT OF USE
DATED & RECEIVED SEPTEMBER 28, 2017**

Te Family Investment, LLC
2580 Hibiscus St
Fullerton Ca 92835

Date : September 28 2017

City Of Placentia
Development Services Dept
401 E. Chapman Ave
Placentia Ca 92870

Re: APN 346 172 07

My name is Te How Chin (Andy) the owner of Te Family Investment LLC

The Company has been owning the vacant lot APN 346 172 07 for more than 5 years;
and now we would like to subdivide this 18,400 sf parcel into 4 parcels;

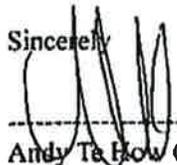
Lot 1 : 3818 sf,
Lot 2 : 3818 sf
Lot 3 : 4278 sf
Lot 4 : 6486 sf (Remainder Parcel)

On Lot 1,2 and 3 : We propose to build a single family home on each lot;

Please note that 90 % of the neighbor hood lot size estimated at 3800 sq ft; our proposal would be comparable, unity with the coexist neighbors and base on the fact that recently, on July 12 2016 the city had approved lot split for 1633 La Paloma Ave, which was behind our parcel; this approval allowed a subdivision of a 7800 sq ft parcel into 2 lots..

We believe that by splitting this big lot into smaller lots could build more affordable home, also these smaller lots only could make this project to move forward;

Thank You

Sincerely

Andy Te How Chin

RECEIVED
SEP 28 2017
PLANNING

TPM 2013-147
1633 La Paloma Ave.
APN: 346-172-07