



# Placentia Planning Commission Agenda

Regular Meeting  
March 9, 2021  
City Council Chambers  
401 E. Chapman Avenue, Placentia, CA 92870

## SPECIAL PROCEDURES NOTICE DURING COVID-19 EMERGENCY

On March 4, 2020, Governor Newsom proclaimed a State of Emergency as a result of the threat of the COVID-19 virus. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which temporarily suspends requirements of the Brown Act allowing Planning Commission Members to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the Planning Commission.

Given the health risks associated with COVID-19, please be advised that the City Council Chambers are closed to the public and some, or all, of the Placentia Planning Commission Members may attend this meeting telephonically. Those locations are not listed on the agenda and are not accessible to the public.

### **How to Observe the Meeting**

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/89140937324?pwd=TXZHdUtMWVZGendoRjdsdHJaL0R0UT09>

Meeting ID: 891 4093 7324 Passcode: 338308

or dial +16699006833, 89140937324#

### **How to Submit Public Comment**

Members of the public may provide public comment by sending comments for Planning Commission consideration by email to Sylvia Minjares at [sminjares@placentia.org](mailto:sminjares@placentia.org). Please limit to 200 words or less. Comments received before a Planning Commission meeting may be read into the public record, subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the Development Services Department for assistance at 714-993-8124 or [sminjares@placentia.org](mailto:sminjares@placentia.org). Verbal comments may be submitted during the meeting, see "How to Observe the Meeting".

### **Americans with Disabilities Act Accommodation**

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 [cityclerk@placentia.org](mailto:cityclerk@placentia.org) or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health in regards to social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus. The City will return to normal Planning Commission meeting procedures as soon as the emergency has ended.



# Placentia Planning Commission Agenda

Regular Meeting

March 9, 2021

City Council Chambers

401 E. Chapman Avenue, Placentia, CA 92870

**Christine J. Schaefer**  
Chair

**Frank Perez**  
Vice Chair

**Brandon Evans**  
Commissioner

**Claudia Keller**  
Commissioner

**Dennis Lee**  
Commissioner

**Nick Polichetti**  
Commissioner

**Matthew Rocke**  
Commissioner

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

**Phone: (714) 993-8124**  
**Fax: (714) 528-4640**  
**Website: [www.placentia.org](http://www.placentia.org)**

## Procedures for Addressing the Commission

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

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

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

## Special Accommodations

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

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

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

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

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

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**CALL TO ORDER:**

**ROLL CALL:** Commissioner Evans  
Commissioner Keller  
Commissioner Lee  
Commissioner Polichetti  
Commissioner Rocke  
Vice Chair Perez  
Chair Schaefer

**PLEDGE OF ALLEGIANCE:**

**ORAL COMMUNICATIONS: (PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES)**

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

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**CONSENT CALENDAR:**

1. **Joint Planning Commission and Streetscape and Transportation Advisory Commission Meeting Minutes – January 19, 2021**  
**Recommended Actions:** Approve
2. **Planning Commission Meeting Minutes – February 9, 2021**  
**Recommended Actions:** Approve
3. **Receive and File Staff Memorandum Regarding Use Permit (UP) 2020-02**  
**Recommended Actions:** Receive and file

**REGULAR AGENDA:**

1. **Applicant:** The Herald-Placentia Owner, LLC  
**Project Location:** 140 and 150 E. Crowther Avenue

**Sign Plan Review (SPR) 2021-01:** A request to permit five (5) Creative Signs consisting of two (2) building identification wall signs, one (1) building identification blade sign, one (1) raised letter canopy sign, and one (1) building address wall sign, located at 140 and 150 E. Crowther Avenue within the TOD (Transit-Oriented Development Packing House) Zoning District.

**Recommended Actions:** It is recommended that the Planning Commission take the following actions:

1. Receive the staff report; and
2. Review project proposal and consider staff input; and
3. Approve Sign Plan Review No. SPR 2021-01 for the proposed installation of two (2) building identification wall signs, one (1) building identification blade sign, one (1) raised letter canopy sign, and one (1) building address wall sign for the "The Herald" residential development project pursuant to Placentia (PMC) 23.111.050.

#### **PUBLIC HEARINGS:**

1. **Applicant:** Donna Mischner and Greg Malkin, dba Juniper and Morgan Brewing Company  
**Project Location:** 350 E. Orangethorpe Avenue, Unit #4

**Use Permit (UP) 2021-01:** A request to permit the establishment and operation of a microbrewery with a tasting room that sells specialty beers for both onsite and offsite consumption, in conjunction with a Type 23 ABC License. The project site is located within a 1,756 square-foot unit at 350 E. Orangethorpe Avenue, Unit #4, within the Commercial Manufacturing (C-M) Zoning District.

**Recommended Actions:** It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit (UP) No. 2021-01; and
2. Receive the staff report and consider all public testimony (**PLEASE SEE PAGE ONE FOR SPECIAL INSTRUCTIONS ON SUBMITTING PUBLIC COMMENT DURING THE COVID-19 CRISES**); and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-06, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit 2021-01 and making findings to permit the establishment and operation of a microbrewery with a tasting room that sells specialty beers, pursuant to a Type 23 ABC License, located within a 1,756 square-foot unit, at 350 E. Orangethorpe Avenue, Unit #4, in the Commercial Manufacturing (C-M) Zoning District; 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.

#### **OLD BUSINESS:**

**NEW BUSINESS:**

**DEVELOPMENT REPORT:**

**DIRECTOR'S REPORT:**

**PLANNING COMMISSION REQUESTS**

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

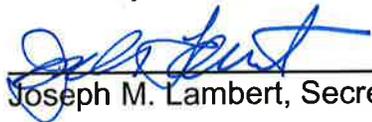
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**ADJOURNMENT**

The Planning Commissioners CLOSE to the regular Planning Commission meeting on April 13, 2021 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 March 9, 2021 Regular Meeting of the Planning Commission of the City of Placentia was posted on March 4, 2021.

  
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Joseph M. Lambert, Secretary

**JOINT MEETING OF THE PLACENTIA PLANNING COMMISSION AND  
STREETSCAPE AND TRANSPORTATION ADVISORY COMMISSION**

**MINUTES OF THE REGULAR MEETING**

January 19, 2021

The joint meeting of the Placentia Planning Commission and Streetscape and Transportation Advisory Commission of January 19, 2021 was called to order at 6:36 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer and Chairman Polichetti.

**ROLL CALL:**

**Planning Commission:**

PRESENT (VIDEO CONFERENCE): Commissioners Evans, Lee, Rocke, Perez,  
Schaefer

ABSENT: Commissioners Keller, Polichetti

**Streetscape and Transportation Advisory Commission:**

PRESENT (VIDEO CONFERENCE); Commissioners Polichetti, Chadha, Castillo,  
Ingalls

ABSENT: Commissioner Rocke

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney  
Joseph M. Lambert, Director of Development Services  
Luis Estevez, Deputy City Administrator  
Andrew Gonzales, Senior Planner  
Kyra Tao, Transportation Manager  
Elsa Robinson, Management Analyst  
Gilbert Merino, Office Assistant  
Sylvia Minjares, Office Assistant

**PLEDGE OF ALLEGIANCE:** Commissioner Rocke

**OATH OF OFFICE ADMINISTERED:**

Chair Schaefer and Chairman Polichetti administered the Oath of Office to newly appointed Commissioners Evans and Ingalls, respectively.

**ORAL COMMUNICATIONS:**

**CONSENT CALENDAR:**

## REGULAR AGENDA:

### 1. City of Placentia Traffic Impact Analysis (TIA) Guidelines

**Recommended Actions:** It is recommended that the Planning Commission take the following actions:

1. Receive and file the staff report and presentations; and
2. Ask any questions or provide comments to Staff; and
3. Make a recommendation to City Council regarding adoption of the City of Placentia Traffic Impact Analysis (TIA) Guidelines.

Director of Development Services Joseph Lambert introduced the topic and provided a brief overview.

Delia Votsch, City consultant from Fehr & Peers presented the Commission with an SB743 Traffic Study Guidelines Update slide presentation, noting that this item will also go to City Council for final approval.

Commissioner Chadha joined the meeting while in progress.

Ms. Votsch answered the Commissioner's questions regarding decisions made by other jurisdictions regarding this topic, and discussed possible impacts, tools available to calculate Vehicle Miles Travelled (VMT), how Transportation Demand Management (TDM) goals are being met, how small cities are compared to large cities, and VMT screening criteria as it relates to evaluating project based traffic impacts.

Director Lambert answered the Commissioner's questions and clarified points regarding state requirement recommendations for adopting VMT guidelines, the notification process from neighboring cities, any current projects subject to VMT analysis, mitigation impact fees, and whether VMT guidelines will positively or negatively affect development in Placentia.

No public comments were received by either Commission.

**Planning Commission: Motion by Rocke, second by Perez carried on a (5-0-2-0) vote to approve the recommended actions.**

Ayes: Evans, Lee, Perez, Rocke, Schaefer  
Noes: None  
Absent: Keller, Polichetti  
Abstain: None

**Streetscape and Transportation Advisory Commission: Motion by Castillo, second by Ingalls carried on a (4-0-1-0) vote to approve the recommended actions.**

Ayes: Castillo, Chadha, Ingalls, Polichetti  
Noes: None

Absent: Commissioner Rocke  
Abstain: None

**OLD BUSINESS:**

**NEW BUSINESS:**

**DEVELOPMENT REPORT:**

**DIRECTOR'S REPORT:**

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Schaefer closed the Planning Commission and Streetscape and Transportation Advisory Commission Joint Meeting at 7:45 p.m. to the regular meeting of Tuesday, February 9, 2021 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

Chairman Polichetti closed the Streetscape and Transportation Advisory Commission and Planning Commission Joint Meeting at 7:45 p.m. to the regular meeting of Monday, March 15, 2021 at 6:00 p.m. in the Front Community Meeting Room at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

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Joseph M. Lambert,  
Secretary to the Planning Commission

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

February 9, 2021

The regular meeting of the Placentia Planning Commission of February 9, 2021 was called to order at 6:36 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chair Schaefer.

**ROLL CALL:**

PRESENT (VIDEO CONFERENCE): Commissioners Evans, Keller, Lee, Polichetti, Rocke, Perez, Schaefer

ABSENT: None

OTHERS PRESENT: Kathya Firlik, Assistant City Attorney  
Joseph M. Lambert, Director of Development Services  
Andrew Gonzales, Senior Planner  
Lesley Whittaker, Associate Planner  
Arlen Beck, Assistant Planner  
Sylvia Minjares, Office Assistant

PLEDGE OF ALLEGIANCE: Commissioner Evans

**ORAL COMMUNICATIONS:**

**CONSENT CALENDAR:**

- 1. Amended Planning Commission Meeting Minutes – November 10, 2020**  
**Recommended Actions:** Approve

**Motion by Keller, second by Polichetti carried on a (7-0-0-0) vote to approve the recommended actions.**

Ayes: Evans, Keller, Lee, Polichetti, Rocke, Perez, Schaefer  
Noes: None  
Absent: None  
Abstain: None

- 2. Planning Commission Meeting Minutes – January 12, 2021**  
**Recommended Actions:** Approve

**Motion by Perez, second by Rocke carried on a (7-0-0-0) vote to approve the recommended actions.**

Ayes: Evans, Keller, Lee, Polichetti, Rocke, Perez, Schaefer  
Noes: None  
Absent: None

Abstain: None

**REGULAR AGENDA:**

**PUBLIC HEARINGS:**

The Planning Commission heard Public Hearing Agenda item #2 first, then item #3, and finally, item #1 was heard. The Commission re-arranged the agenda items pursuant to Staff's request.

1. **Applicant:** The Herald-Placentia Owner, LLC  
**Project Location:** 140 E. Crowther Avenue and 150 E. Crowther Avenue  
**Use Permit (UP) 20120-05:** A request to permit the onsite sale, dispensing and consumption of beer (ABC Type 40 License) at a 8,053 square foot rooftop deck and a 1,141 square foot leasing office of a 215-unit multi-family residential development located at 140 E. Crowther Avenue and 150 E. Crowther Avenue within the TOD (Transit-Oriented Development Packing House) Zoning District. All beer sales, dispensing, and consumption activities will be confined within the rooftop premise.

**Recommended Actions:** It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit (UP) No. 2020-05; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2020-12, a Resolution of the Planning Commission of the City of Placentia, approving UP 2020-05 and making findings to permit the onsite sale, dispensing, and consumption of beer (ABC Type 40 License – beer sales) within a 8,053 square foot rooftop deck and a 1,141-square foot leasing office of a new 215-unit multi-family residential development, in the Transit-Oriented Development Packing House (TOD) Zoning District and making findings that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) set forth in Title 14 CCR § 15331 (Class 1 – Existing Facilities) and the City of Placentia Environmental Guidelines.

Chair Schaefer opened the public hearing.

Assistant Planner Arlen Beck presented the staff report and provided an overview of the proposed project to the Commission.

Mr. Beck provided a project site plan, floor plan, elevations, site zoning standards, and existing ABC licenses within the surrounding area.

Mr. Beck also informed the Commissioners that the applicant requested that Staff amend certain Conditions to clarify language and to eliminate duplicated Conditions.

Mr. Beck answered the Commissioner's questions regarding whether there will be a pool lifeguard on duty, how beer and wine service will be monitored, how rooftop entry will be controlled, and how access by the public will be controlled.

No public comments were received for or against the proposed project.

The Applicant, Ashley Malone, representing Lyon Living provided an overview of the business operations, discussed ABC requirements, and described other similar developments her organization has managed with the same type of alcohol service.

The Applicant answered the Commissioner's questions regarding the general public's access to the rooftop deck, how payments will be processed for alcohol purchases, how access will be monitored by the leasing manager, leasing staff hours, pool deck access and safety, child safety, and residents bringing their own alcohol for consumption.

In response to questions from Chair Schaefer, the Applicant stated her understanding and acceptance of the Conditions of Approval for the Use Permit.

Chair Schaefer closed the public hearing.

**Motion by Rocke, second by Keller carried on a (7-0-0-0) vote to approve the recommended actions, with amendments to Conditions of Approval numbers 10, 13, 17, 18, 19, 20, 21, 23, 24, 27, 30, 32, 36, 39, and 42 to clarify language and eliminate duplicated Conditions.**

Ayes: Evans, Keller, Lee, Perez, Polichetti, Rocke, Schaefer  
Noes: None  
Absent: None  
Abstain: None

**2. Applicant: Avi Gandhi representing Fine Hospitality Investment Group, Inc.**

**Project Location: 380 S. Placentia Avenue**

**Use Permit Modification (MOD) 2018-06: A request to permit the sale of a full-line of alcoholic spirits, pursuant to a Type 70 ABC license, in conjunction with a 72,259 square-foot, 116 room Springhill Suites hotel, located at 380 S. Placentia Avenue, in the Community Commercial – Height Overlay (C-2-H65) Zoning District. All alcoholic spirits sales, dispensing, and consumption activities will be confined within the Springhill Suites premises.**

**Recommended Actions: It is recommended that the Planning Commission take the following actions:**

1. Open the public hearing concerning Use Permit Modification No. (UP) 2018-06; and
2. Receive the Staff Report and consider all public testimony; and

3. Close the public hearing; and
4. Adopt Resolution PC-2021-05, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit Modification No. 2018-06 and making findings to permit the sale of a full-line of alcoholic spirits, pursuant to a Type 70 ABC (Alcoholic Beverage Control) license, in conjunction with a 72,259 square-foot, 116 room Springhill Suites hotel, located at 380 S. Placentia Avenue, in the Community Commercial – Height Overlay (C-2-H65) Zoning District 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.

Associate Planner Lesley Whittaker presented the staff report and provided an overview of the proposed project to the Commission.

Ms. Whittaker provided a project site plan, floor plan, site zoning standards, hours of operation, number of employees, and existing ABC licenses within the surrounding area.

Ms. Whittaker noted that no comments had been received for or against the proposed project.

The Applicant, Avi Gandhi, provided a brief background regarding Fine Hospitality Investment's business operations.

No questions were asked by the Commission.

In response to questions from Chair Schaefer, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Use Permit Modification.

Chair Schaefer closed the public hearing.

**Motion by Perez, second by Rocke carried on a (7-0-0-0) vote to approve the recommended actions.**

Ayes: Evans, Keller, Lee, Perez, Polichetti, Rocke, Schaefer  
Noes: None  
Absent: None  
Abstain: None

3. **Applicant: Nicolas Oudinot, dba Agape Congregate Living**  
**Project Location: 302 Fairway Lane**  
**Use Permit (UP) 2020-08: A request to permit the expansion in operations of an existing residential care facility increasing the number of resident beds from six to nine, including a 457-square-foot building addition to accommodate another**

bedroom and expansion of a two-car garage into a three-car garage, at the facility located at 302 Fairway Lane, within the R-1 (Single-Family Residential) Zoning District.

**Recommended Actions:** It is recommended that the Planning Commission take the following actions:

1. Open the public hearing concerning Use Permit (UP) No. 2020-08; and
2. Receive the staff report and consider all public testimony; and
3. Close the public hearing; and
4. Adopt Resolution PC-2021-02, a resolution of the Planning Commission of the City of Placentia, approving UP 2020-08 and making findings to permit the expansion in the existing operations of a residential care facility operating with six beds to nine beds, including a 237-square-foot addition to the facility, within the R-1 (Single-Family Residential) Zoning District on property located at 302 Fairway Lane; 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.

Associate Planner Lesley Whittaker presented the staff report and provided an overview of the proposed project to the Commission. Ms. Whittaker also noted licensing requirements and provided a brief description of current business operations.

Development Services Director Joseph Lambert made clarifications regarding the California Health and Safety Code requirements.

Ms. Whittaker provided a project site plan, floor plan, site zoning standards, project photos, parking requirements, and the number of employees.

Ms. Whittaker summarized the public comments and concerns received via email regarding parking, street traffic, and deliveries made to the facility.

Mr. Lambert presented to the Commission draft amendments to the Conditions of Approval that may address the public's concerns.

Ms. Whittaker and Mr. Lambert answered the Commissioner's questions driveway parking, driveway paving for a proposed third car garage stall, parking inside garages, street weight limit, parking enforcement, deliveries, painted curb, and maximum lot coverage.

The Applicant, Nicolas Oudinot, provided a brief description of business operations and the type of patients that are treated at the facility.

The Applicant also addressed the public's concerns regarding parking, traffic, and

deliveries. Mr. Oudinot also expressed his willingness to do what is necessary to minimize any inconvenience to the neighboring residents.

The Applicants answered the Commissioner's questions regarding his other businesses, community outreach, and delivery of supplies.

In response to questions from Chair Schaefer, the Applicant stated his understanding and acceptance of the Conditions of Approval for the Use Permit.

Chair Schaefer closed the public hearing.

**Motion by Lee, second by Keller carried on a (6-1-0-0) vote to approve the recommended actions, with amendments to Conditions of Approval to address potential concerns from the neighborhood. The Commission added two additional Conditions of Approval, Conditions numbers 16 and 17.**

Ayes: Evans, Keller, Lee, Perez, Polichetti, Schaefer  
Noes: Rocke  
Absent: None  
Abstain: None

**OLD BUSINESS:**

**NEW BUSINESS:**

**DEVELOPMENT REPORT:**

Mr. Lambert provided updates regarding the Audi Dealership, JPI, Shea Homes, Brandywine Homes, and the Temple on Bradford Avenue.

**DIRECTOR'S REPORT:**

**PLANNING COMMISSION REQUESTS:**

**ADJOURNMENT:**

Chair Schaefer closed the Planning Commission Regular Meeting at 8:37 p.m. to the regular meeting of Tuesday, March 9, 2021 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia, CA.

**Submitted by,**

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Joseph M. Lambert,  
Secretary to the Planning Commission



# City of Placentia

Development Services Department

## MEMORANDUM

**TO:** PLANNING COMMISSION  
**FROM:** DEVELOPMENT SERVICES DEPARTMENT  
**VIA:** JOE LAMBERT, DIRECTOR OF DEVELOPMENT SERVICES  
**DATE:** MARCH 9, 2021  
**SUBJECT:** **EXTENSION OF APPROVAL NO. 2021-02 FOR USE PERMIT NO. UP 2020-02**

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Use Permit No. UP 2020-02, a request to permit the onsite sale and consumption of general alcohol (ABC Type 41 License) at a 2,203-square foot, 64-seat, PizzaRev restaurant located at 1474 N. Kraemer Boulevard, Suite A2, was approved by the City of Placentia Planning Commission on March 10, 2020. Pursuant to the Special Conditions of Approval No. 1 for Attachment A No. PC-2020-07, the approved use must be established within a period of one (1) year or the use is terminated and considered null and void, unless an extension is applied for and approved. UP 2020-02 will expire on March 10, 2021.

The City received your request to extend the approval of this application on February 23, 2021. The Development Services Department has reviewed your request and has granted an extension for a period of one (1) year pursuant to Placentia Municipal Code (PMC) Chapter 23.87.080 (a). The new expiration date for this application is **March 10, 2022**.

**Recommended Actions:** It is recommended that the Planning Commission take the following actions:

1. Receive and file Extension of Approval No. 2021-02 authorizing a one (1) extension for the approval of Use Permit No. UP 2020-02.

Attachment: Planning Commission Resolution No. PC 2020-07

**RESOLUTION NO. PC-2020-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2020-02 AND MAKING FINDINGS TO PERMIT THE ONSITE SALE AND CONSUMPTION OF GENERAL ALCOHOL (ABC TYPE 41 LICENSE) AT A PROPOSED 2,203 SQUARE FOOT, 64 SEAT, PIZZA REV RESTAURANT, LOCATED AT 1474 N. KRAEMER BOULEVARD, SUITE A2, WITHIN THE T-C (TOWN CENTER) ZONING DISTRICT.**

**A. Recitals.**

**WHEREAS**, Pie Squared LLC (“Applicant” hereinafter), located at 1474 N. Kraemer Boulevard., Suite A2, filed an application for approval of Use Permit (UP) No. 2020-02, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

**WHEREAS**, on March 10, 2020, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2020-02; and

**WHEREAS**, 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:

**SECTION NO. 1:** Based on the evidence presented and the findings set forth, UP 2020-02 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

**SECTION NO. 2:** Based upon the 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 request for the onsite sale and consumption of general alcohol at a proposed restaurant will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the City. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), this use complies with all applicable code requirements and development standards of the T-C zoning district and (3) it is not anticipated that the proposed Pizza Rev restaurant will generate any negative impacts onto adjacent properties and businesses. All primary activities shall be conducted within the enclosed building, while maintaining an

environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements.

b. The proposed request for the onsite sale and consumption of general alcohol at a proposed restaurant is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial.

c. The proposed request for the onsite sale and consumption of general alcohol at a proposed restaurant, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed request for the onsite sale and consumption of alcohol at a proposed restaurant is a conditionally permitted use in the T-C Zoning District in the City of Placentia. Approval of the Use Permit for the proposed request for the onsite sale and consumption of alcohol (beer and wine sale) at a proposed restaurant will be consistent with the zoning as the site can accommodate the use, and other similar uses have been conditionally permitted within other similar commercial districts.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" contains Conditions of Approval and Standard Development Requirements specific to UP 2020-02 to ensure compliance with the Placentia Municipal Code (PMC).

**SECTION NO. 3:** Based upon the environmental review of the project, the Planning Commission finds that UP 2020-02 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

**SECTION NO. 4:** The Planning Commission hereby directs that, upon approval of UP 2020-02, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

**SECTION NO. 5:** Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2020-02.

**SECTION NO. 6:** The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED THIS 10<sup>TH</sup> DAY OF MARCH, 2020

  
CHRISTINE J. SCHAEFER, CHAIR

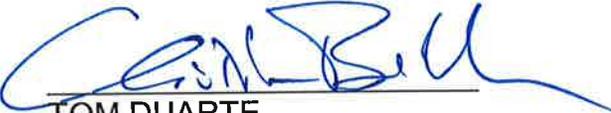
I, Joseph M. Lambert, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 10<sup>th</sup> day of March, 2020, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 10<sup>th</sup> day of March, 2020, by the following vote:

AYES:	COMMISSION MEMBERS: KELLER, POLICHETTI, ROCKE, SCHAEFER
NOES:	COMMISSION MEMBERS: NONE
ABSENT:	COMMISSION MEMBERS: LEE, PEREZ
ABSTAINED:	COMMISSION MEMBERS: NONE

ATTEST:

  
\_\_\_\_\_  
JOSEPH M. LAMBERT,  
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

  
\_\_\_\_\_  
TOM DUARTE,  
ASSISTANT CITY ATTORNEY

**Attachment A: Conditions of Approval for Use Permit No. 2020-02**

**Attachment A**  
**Special Conditions of Approval and Standard Development Requirements for**  
**Use Permit 2020-02**  
**1474 N. Kraemer Boulevard, Suite A2**

**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 USE PERMIT TO PERMIT THE ONSITE SALE AND CONSUMPTION OF BEER AND WINE.**

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:**

1. Use Permit (UP) 2020-02 is valid for a period of one (1) year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved by the Director of Development Services.
2. Use Permit (UP) 2020-02 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of 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.

5. Any changes or modifications to Use Permit (UP) 2020-02 shall be subject to review and approval by the Director of Development Services or designee, with substantial changes or modifications subject to Planning Commission review and approval.
6. There shall be no additional modifications to the approved plans with approval from the Director of Development Services or his/her designee. Any additional changes to the approved plans, which has the effect of expanding or intensifying the present use, shall require a new Use Permit.
7. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant, 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.
8. 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 48 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.
9. The applicant, current business owner, and/or property owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. The applicant, current business owner, and/or property owner shall maintain a valid City Business License at all times during operation of the business.
10. This Use Permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
11. 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.

12. Alcoholic beverages may not be sold between the hours of 10:00 PM and 10:00 AM.
13. Alcoholic beverages may not be consumed on outdoor patio.
14. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a closer visual inspection. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:
  - a. Valid driver's license
  - b. Valid State identification card
  - c. Valid passport
  - d. Current military identification
  - e. U.S. Government immigrant identification card
15. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
16. Persons serving alcoholic beverages are to attend a Responsible Beverage Service course such as the ABC LEADS or similar program and be able to provide certification of attendance when asked by the Placentia Police Department.
17. The use shall comply with the following:
  - a. Prior to any changes to the days and hours of operation, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Sunday through Saturday: 10:00 AM to 10:00 PM
  - b. No vending machines of any kind shall be installed outdoors within the project site.
  - c. There shall be no public pay phones installed within or upon any portion of the premises.
  - d. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
  - e. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

**FIRE AUTHORITY/ CITY OF PLACENTIA LIFE AND SAFETY DEPARTMENT:**

18. Prior to issuance of any building or grading permit, submit plans and obtain approvals to the satisfaction of the appropriate fire authority to either the Orange County Fire Authority or the City of Placentia Fire and Life Safety.



# Placentia Planning Commission

## AGENDA STAFF REPORT

TO: PLANNING COMMISSION

FROM: ANDREW GONZALES, SENIOR PLANNER

DATE: MARCH 9, 2021

SUBJECT: **SIGN PLAN REVIEW NO. SPR 2021-01 FOR THE INSTALLATION OF TWO (2) BUILDING IDENTIFICATION WALL SIGNS, ONE (1) BUILDING IDENTIFICATION BLADE SIGN, ONE (1) RAISED LETTER CANOPY SIGN, AND ONE (1) BUILDING ADDRESS WALL SIGN FOR A 215-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, THE "HERALD", LOCATED AT 140 & 150 E. CROWTHER AVENUE ON THE SOUTHEAST CORNER OF BRADFORD AND CROWTHER AVENUES WITHIN THE TRANSIT-ORIENTED DEVELOPMENT PACKING HOUSE (TOD) ZONING DISTRICT (HERALD CREATIVE SIGNS)**

### **RECOMMENDATION:**

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

1. Receive the staff report;
2. Review project proposal and consider staff input;
3. Approve Sign Plan Review No. SPR 2021-01 for the proposed installation of two (2) building identification wall signs, one (1) building identification blade sign, one (1) raised letter canopy sign, and one (1) building address wall sign for the "The Herald" residential development project pursuant to Placentia (PMC) 23.111.050.

### **REQUEST:**

The applicant, The Herald-Placentia Owner, LLC, is requesting to permit five (5) Creative Signs consisting of two (2) building identification wall signs, one (1) building identification blade sign, one (1) raised letter canopy sign, and one (1) building address wall sign, located at 140 and 150 E. Crowther Avenue within the TOD (Transit-Oriented Development Packing House) Zoning District.

### **PROJECT BACKGROUND AND DESCRIPTION:**

In accordance with the Placentia PMC 23.111.050 (Sign Regulations) of the TOD development standards, the proposed signage does not meet the standard sign types or standards of the district. However, relief to these standards is afforded in the code for a "Creative Sign", which is defined as those signs which are not listed or which exceed the provisions of the TOD sign code.

### **Applicable Code Section – Placentia Municipal Code**

The creative sign permit is intended for signs that meet the intent and standards of the sign code but may not necessarily meet the standards shown in Placentia Municipal Code (PMC) 23.111.050. Based upon the size of the signage (exceeding 50 sq. ft.), the Planning Commission is required to approve any creative signage located within the TOD district. City staff purposely wrote the TOD standards with this caveat because staff (and City Council) wanted to encourage creative signs, especially when they enhance the building architecture and are an asset to the TOD area.

Approval is based upon meeting the following findings:

1. Design Quality Criteria. The sign shall: (1) constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; (2) be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and (3) provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
2. Contextual Criteria. The sign shall contain at least one (1) of the following elements: (1) classic historic design style; (2) creative image reflecting current or historic character of the city; (3) symbols or imagery relating to the citrus packing industry; or (4) inventive representation of the use, name, or logo of the structure or business.
3. Architectural Criteria. The sign shall: (1) utilize or enhance the architectural elements of the building; and (2) be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.
4. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

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

The proposed signage is proposed to be affixed to the exterior of the Herald, a proposed 215-unit multi-family residence. It is located at the southeast corner of S. Melrose Street and E. Crowther Avenue. The following chart shows surrounding existing land uses, zoning designations, and General Plan Land Use Designations:

### **Surrounding Land Uses:**

<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Subject Site</b>	The Herald Residential Development	TOD – Transit Oriented Development	TOD – Transit Oriented Development Packing House District
<b>North (across Crowther Avenue)</b>	City Parking Lot	TOD	TOD
<b>South (across Boysenberry Lane)</b>	Industrial Offices	Industrial	“M” - Manufacturing
<b>East (along Cameron Street)</b>	Crowther Business Center (Elljay Acoustics)	Industrial	“M” (PMD) – Manufacturing (Planned Manufacturing District)
<b>West (adjacent)</b>	Industrial Warehouses	TOD	TOD

## **ZONING COMPLIANCE ANALYSIS**

### **Site Development Standards**

The project is located within the TOD Zoning District. No changes to the overall building envelope will occur as a result of this project.

### **ISSUES ANALYSIS:**

#### **General Plan Consistency**

The proposed exterior signage is consistent with General Plan Land Use Element under Policy LU - 5.7, to “Promote exterior signage and lighting that is subdued in character and non-intrusive upon neighboring uses.” The proposed signage has been designed in an appropriate scale to the building and is aesthetically compatible with the architectural design style of the building. The signage provides the appropriate level of branding necessary to advertise the development and hits the mark in meeting the criteria for design quality, contextual signage/lettering, architectural quality, and neighborhood impacts.

### **Land Use Compatibility**

The project will be compatible with the land uses of the surrounding area because it will be aesthetically compatible with architectural design of the Herald development and consistent with future signage anticipated for the project area. The nature of the use will not have adversely impact on adjacent business and properties as there are no significant lighting and safety concerns.

### **Planning, Community, Economic Development, and Housing Ad Hoc Committee**

All major development projects within the City of Placentia require review by the Planning, Community, Economic Development, and Housing Ad Hoc Committee. The Committee reviewed this project on March 2, 2021, and were fully supportive of the proposed request.

### **RECOMMENDATION:**

Staff recommends that the Planning Commission of the City of Placentia approve SPR 2021-01.

#### **Prepared and submitted by:**

#### **Review and approved by:**

AG

\_\_\_\_\_  
Andrew Gonzales  
Senior Planner

JL

\_\_\_\_\_  
Joseph M. Lambert  
Director of Development Services

#### **Attachment:**

1. Project Plans Dated and Received February 2, 2021

**NOTE: Reduce ADD-3 Address Numerals & Street Name Sign (Halo-Illuminated Rev-Pan CL & FCO Letters)**



# THE HERALD



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**Project Name:**  
The Herald

**Project Address:**  
150 E. Crowther Avenue  
Placentia, CA

**Representative:**  
Dave Terrack

**Customer Approval:**

\_\_\_\_\_  
\_\_\_\_\_

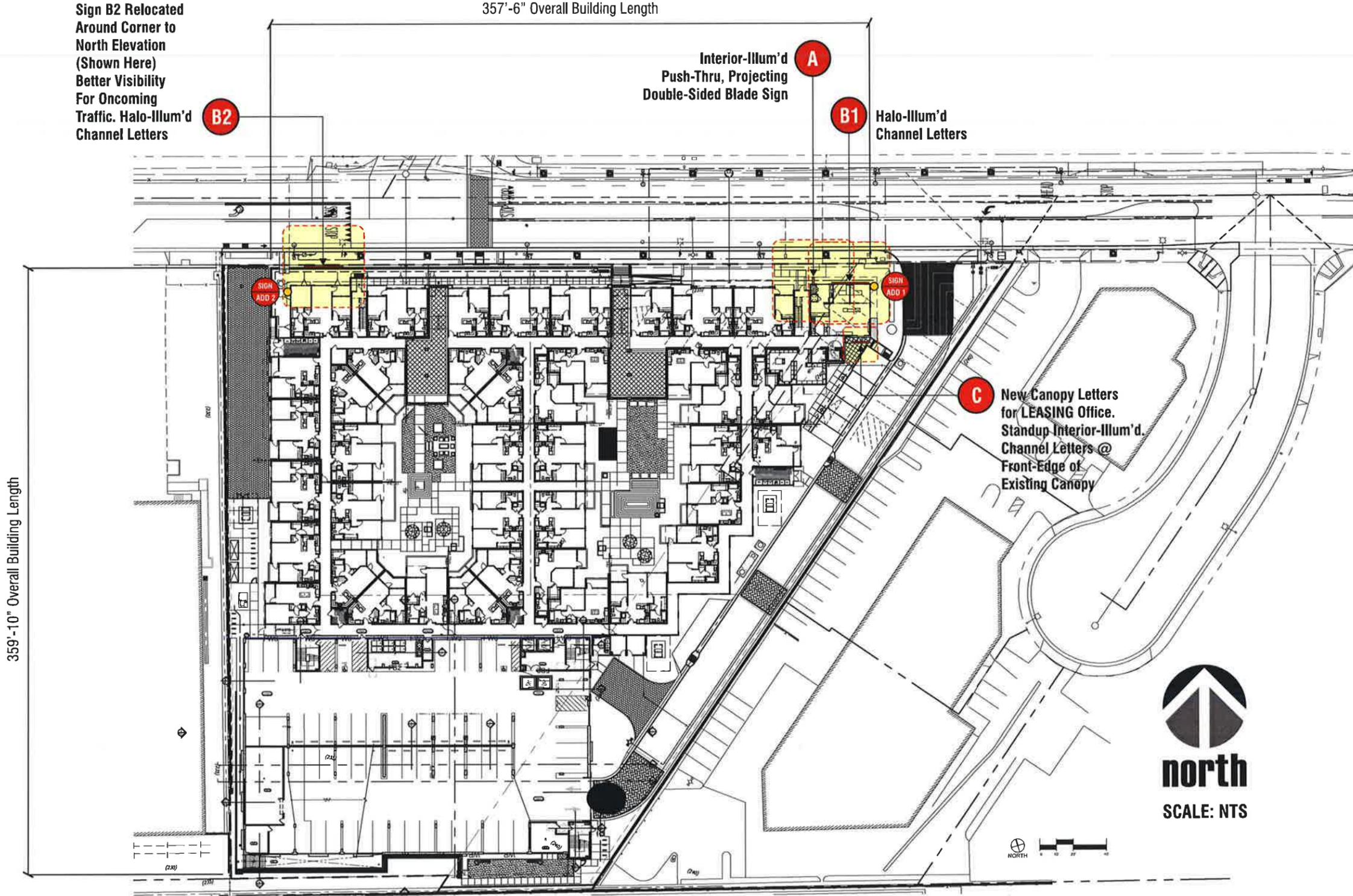
**Designer's Name:**  
Randy Scheffer

**Design Date:**  
08-09-2018

**Revision Date:**  
r6: 12-16-2020 KA  
r7: 01-11-2021 RS  
r8: 01-27-2021 RS  
r3 09-21-2020 RS  
r4 10-27-2020 RS

**Project No:** 18341 r8  
**Quote No:** 80000  
**Work Order No:** 17000.X

**Page:** 01



AERIAL PHOTO / AREA VICINITY MAP



CITY MAP / AREA VICINITY MAP

**S SITE PLAN / SIGN LOCATION MAP**

Architect's Color Rendering of Building  
With Wall Signs Added /  
LOCATION OPTION 2



Reverse-Pan Halo-Illuminated  
Channel Letter Wall Sign  
Spaced-Off Wooden Wall 2" (Typical)

**B1**

Reverse-Pan Halo-Illuminated  
Channel Letter Address Sign  
& FCO Letters

**ADD1**

Non-Illuminated  
FCO Letter Canopy-Sign  
Mounted @ Front-Edge of  
Leasing Office Canopy

**C**

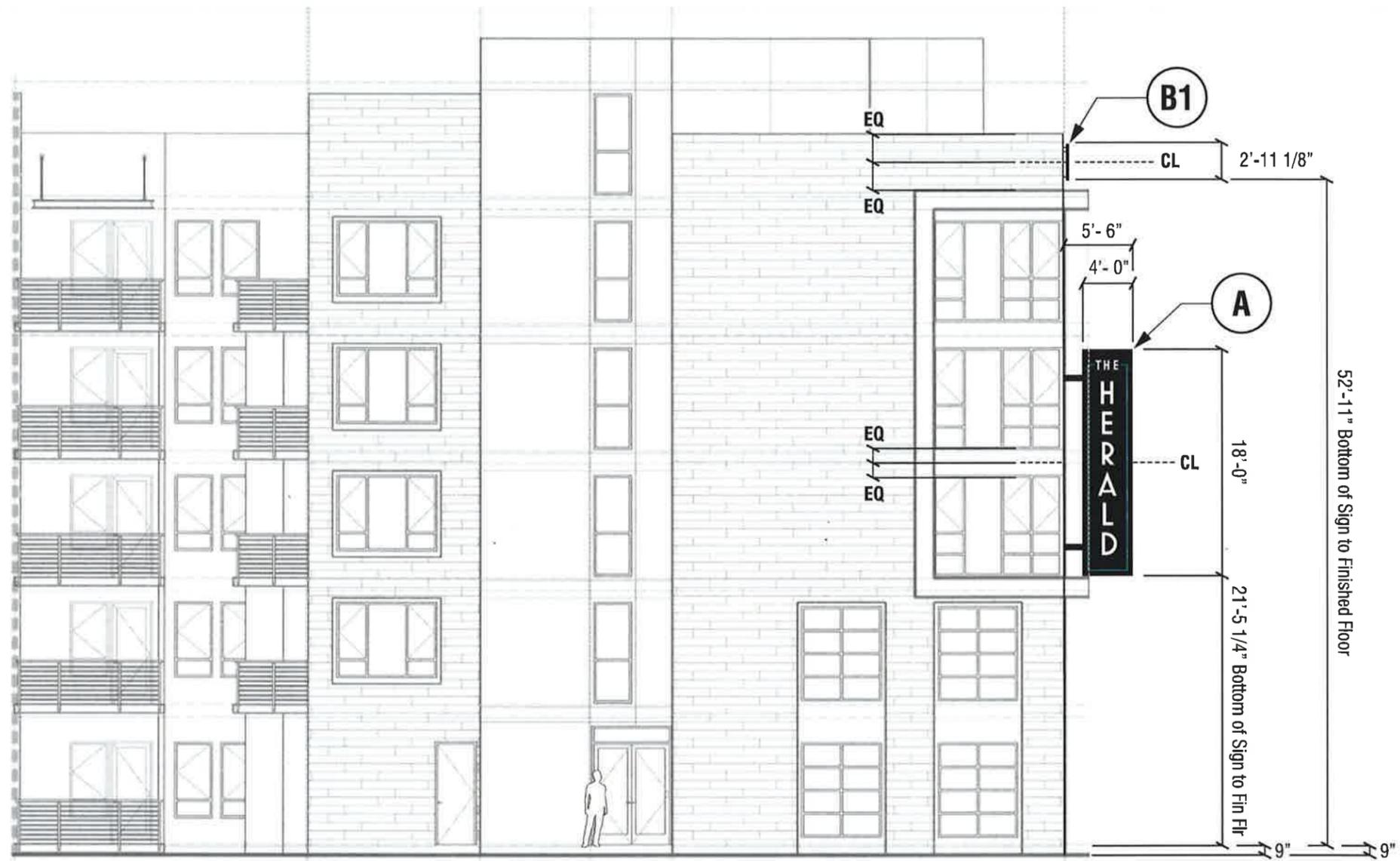
Reverse-Pan Halo-Illuminated  
Channel Letter Address Sign  
& FCO Letters  
(Around Corner)

**ADD2**

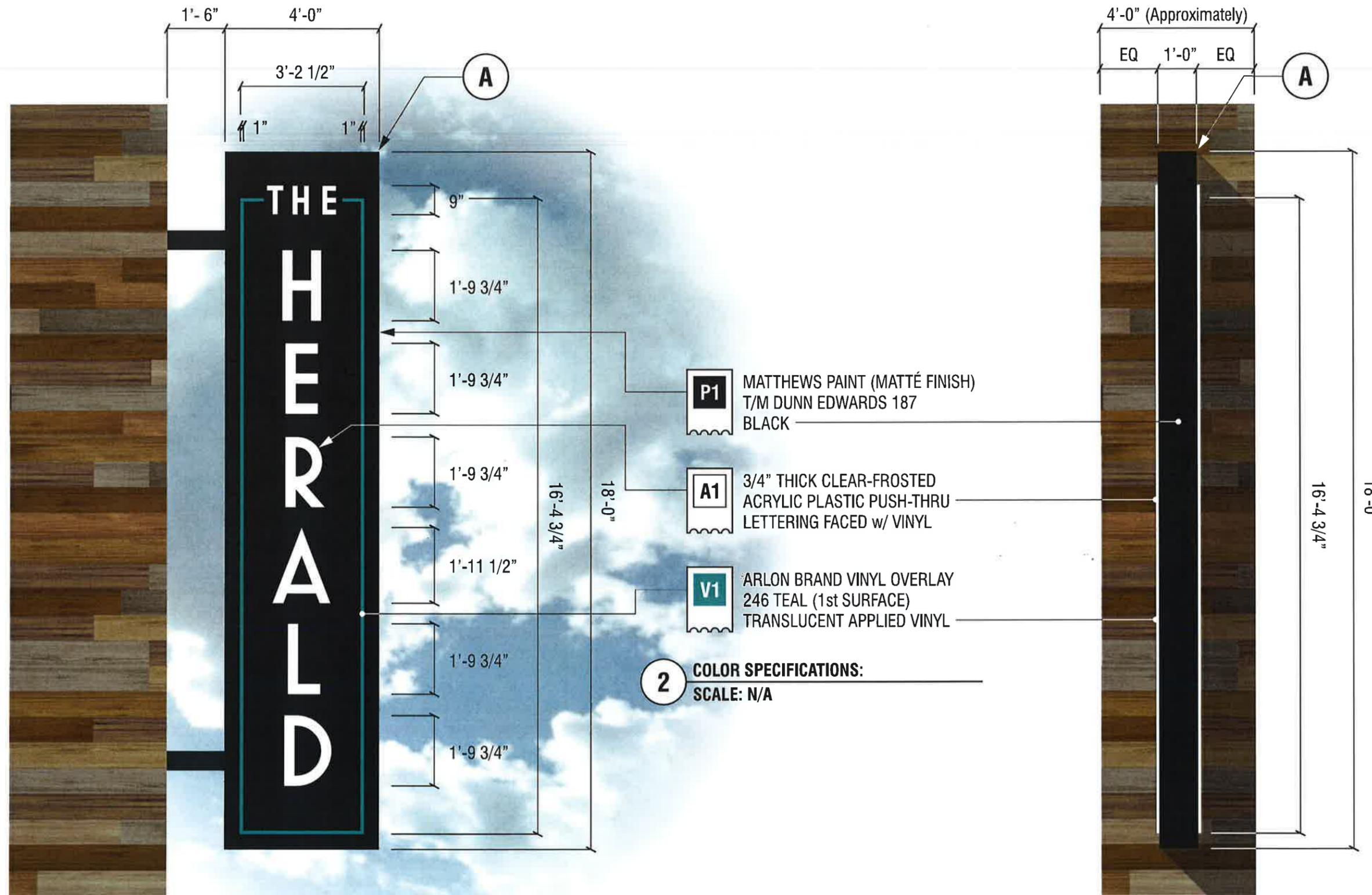
**A** Double-Sided Interior-Illuminated  
Projecting Blade Sign with  
Push-Thru Lettering & Inline

Reverse-Pan Halo-Illuminated  
Channel Letter Wall Sign  
Spaced-Off Wall Surface 2" (Typical)  
SIGN MOVED AROUND CORNER TO NORTH (FRONT) ELEVATION  
LOCATION OPTION 2

**B2**



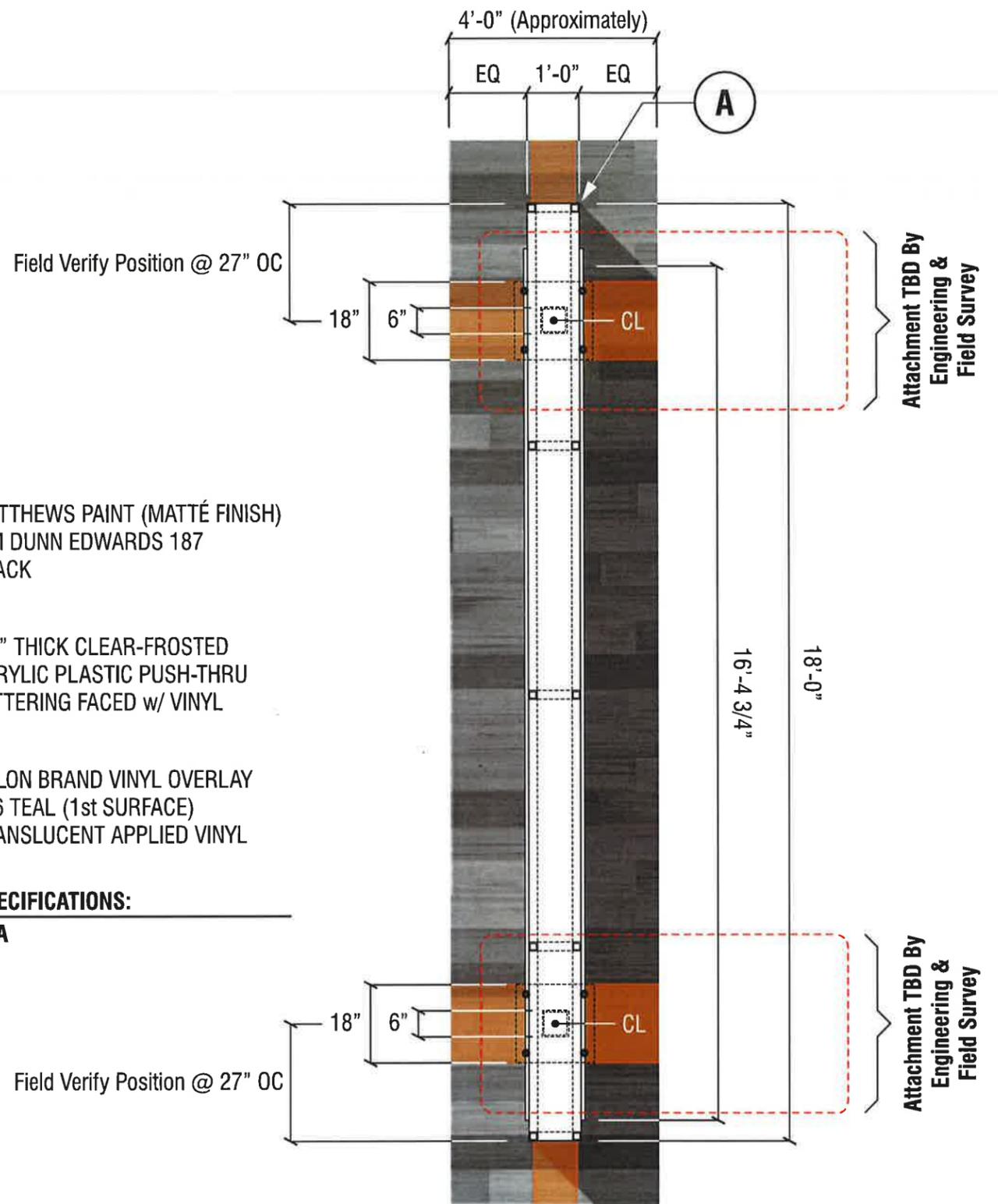
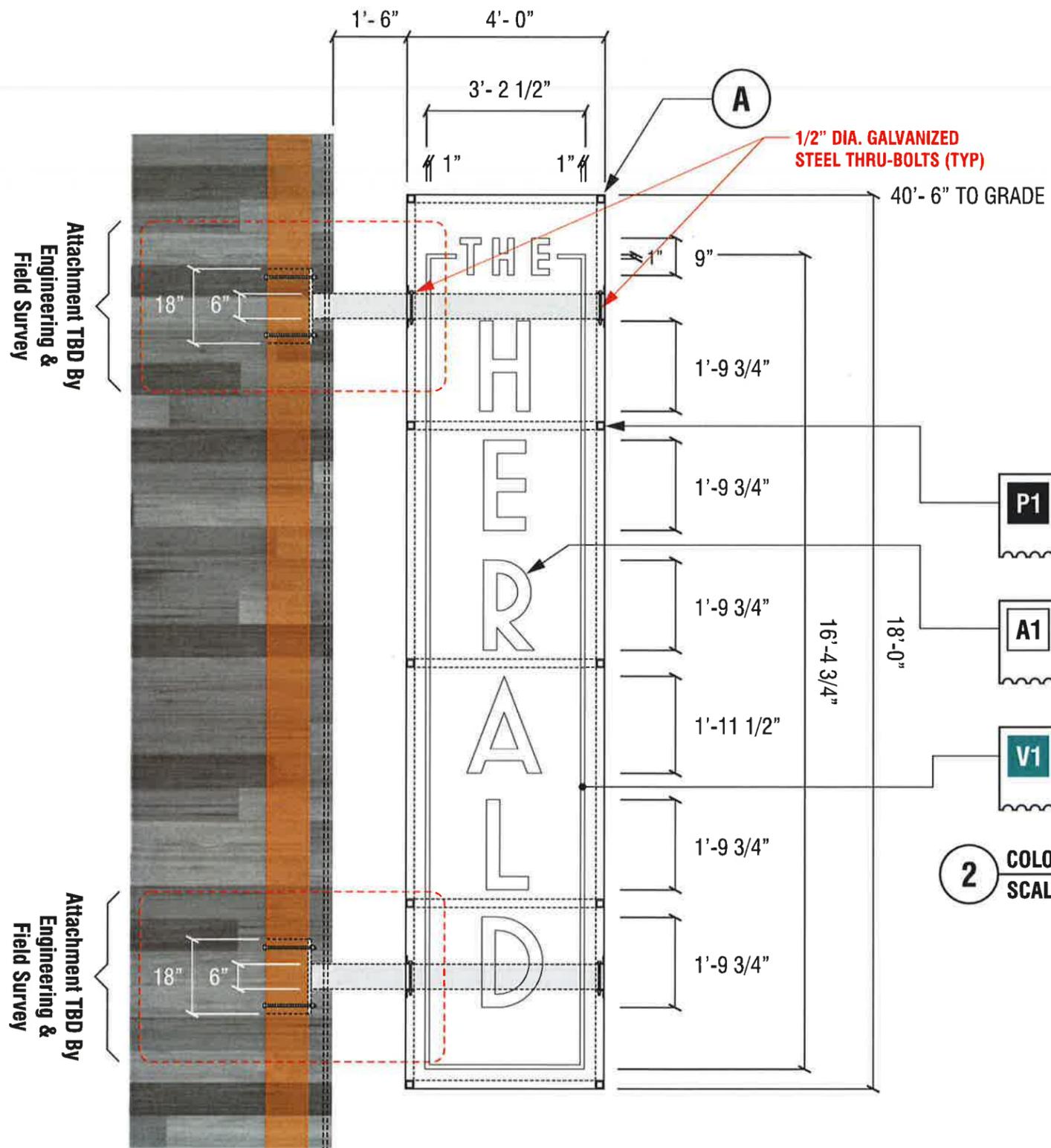
**1** BUILDING ELEVATION / SIGN A / PROJECTING D/F VERTICAL BLADE SIGN (END VIEW OF SIGN B1 / CHANNEL LETTERS) SQ. FTG: 72.0 SQ. FT.  
 SCALE: 3/32" = 1'-0" QUANTITY: ONE (1)



**1** FACE GRAPHICAL VIEW / SIGN A / PROJECTING D/F VERTICAL BLADE SIGN  
SCALE: 3/8" = 1'-0"

SQ. FTG: 72.0 SQ. FT.  
QUANTITY: ONE (1)

**3** GRAPHICAL END VIEW / SIGN A / PROJECTING D/F VERTICAL BLADE SIGN  
SCALE: 3/8" = 1'-0"



**1** FACE STRUCTURAL VIEW / SIGN A / PROJECTING D/F VERTICAL BLADE SIGN SQ. FTG: 72.0 SQ. FT. QUANTITY: ONE (1) SCALE: 3/8" = 1'-0"

**3** STRUCTURAL END VIEW / SIGN A / PROJECTING D/F VERTICAL BLADE SIGN SCALE: 3/8" = 1'-0"

Job # JTS\_186420  
 Project The Herald - Sign Type A  
 Job Location 150 East Crowther Avenue  
 Placentia, CA

**INPUT DATA**

Exposure category (B, C or D)	=	C
Risk Category	=	II
Ultimate Design Windspeed	$V_{ULT}$ =	95 MPH
Topographic factor	$K_{zt}$ =	1 Flat
Height of the sign	$h$ =	40.50 FT
Vertical dimension (for wall, $s = h$ )	$s$ =	18.00 FT
Average Horizontal dimension	$B$ =	4.08 FT
Dimension of return corner	$L_r$ =	1.00 FT

**ANALYSIS**

**Velocity pressure**

$q_z = 0.00256 K_z K_{zt} K_d V^2 K_e$	=	20.47 PSF
where:		
$q_z$ = velocity pressure at height $h$ . (Eq. 26.10-1 page. 268)		
$K_z$ = velocity pressure exposure coefficient	=	1.04
evaluated at height above gRnd. level, $h$ (Tab. 26.10-1, page 268)		
$K_d$ = wind directionality factor. (Tab. 26.6-1, page 266)	=	0.85
$K_e$ = ground elevation factor, see (Tab. 26.9-1, page 268)	=	1.00

**Wind Force Case A: resultant force through geometric center**

Max horizontal wind pressure $p = q_h G C_f$	=	31 PSF
where: $G$ = gust effect factor. (Sec. 26.11-1, page 269)	=	0.85
$C_f$ = net force coefficient. (Fig. 29.3-1, page 323)	=	1.81
$A_g = B s$ = the gross area	=	73.50 FT <sup>2</sup>
Estimated sign cabinet weight	=	442 LBS.

**DESIGN SUMMARY**

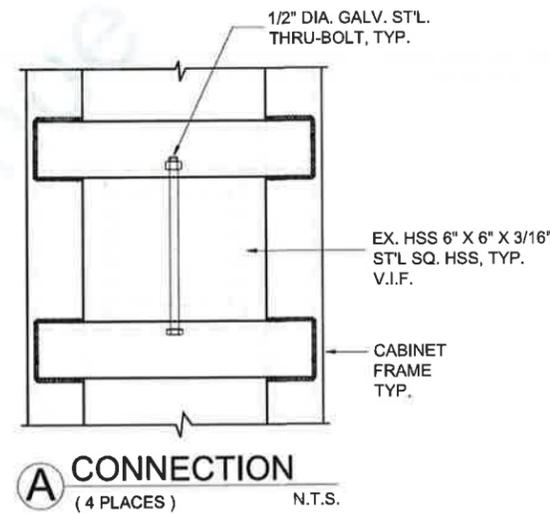
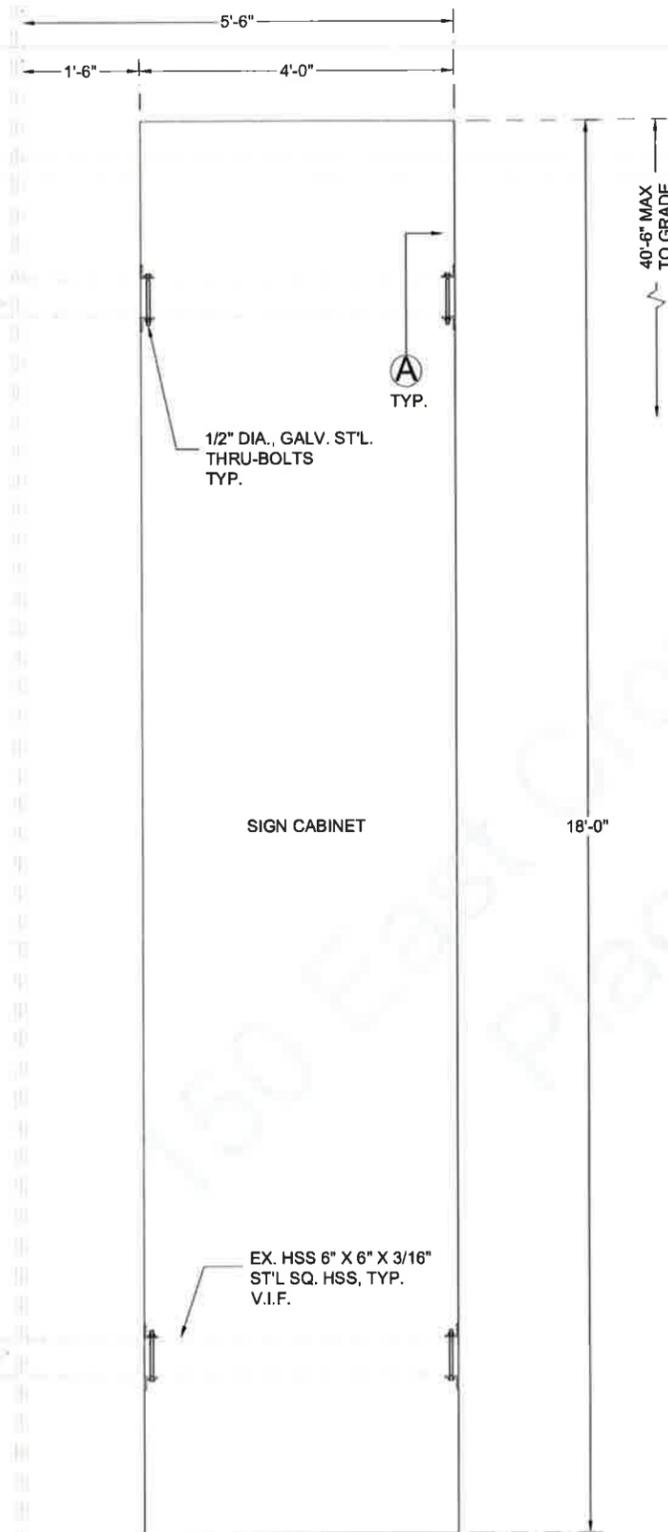
Allowable Stress Design Wind Factor =	0.60
Design Wind Pressure =	$0.6 \times p = 18.89$ PSF
Design Windforce, $F$ =	$18.89 \times A_s = 1.39$ KIPS
Moment Arm =	3.44 FT
Design Moment =	$F \times \text{Moment Arm} = 4.78$ KIP-FT

**EX. Outrigger Check**

Sec. Mod. Req'd.	STL. SQ. HSS	USE	A500 GR. B	V.I.F.
$S = 1.07$	HSS 6" x 6" x 3/16"			$S = 7.42$ (OK)

**Anchor Design**

Shear Req'd.	GALV. STL. THRU-BOLT	USE	A307	$V = 2350$
$V = 347$	1/2" DIA.			



**NOTES :**

**GENERAL :**

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-16.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

**ANCHORS :**

- BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

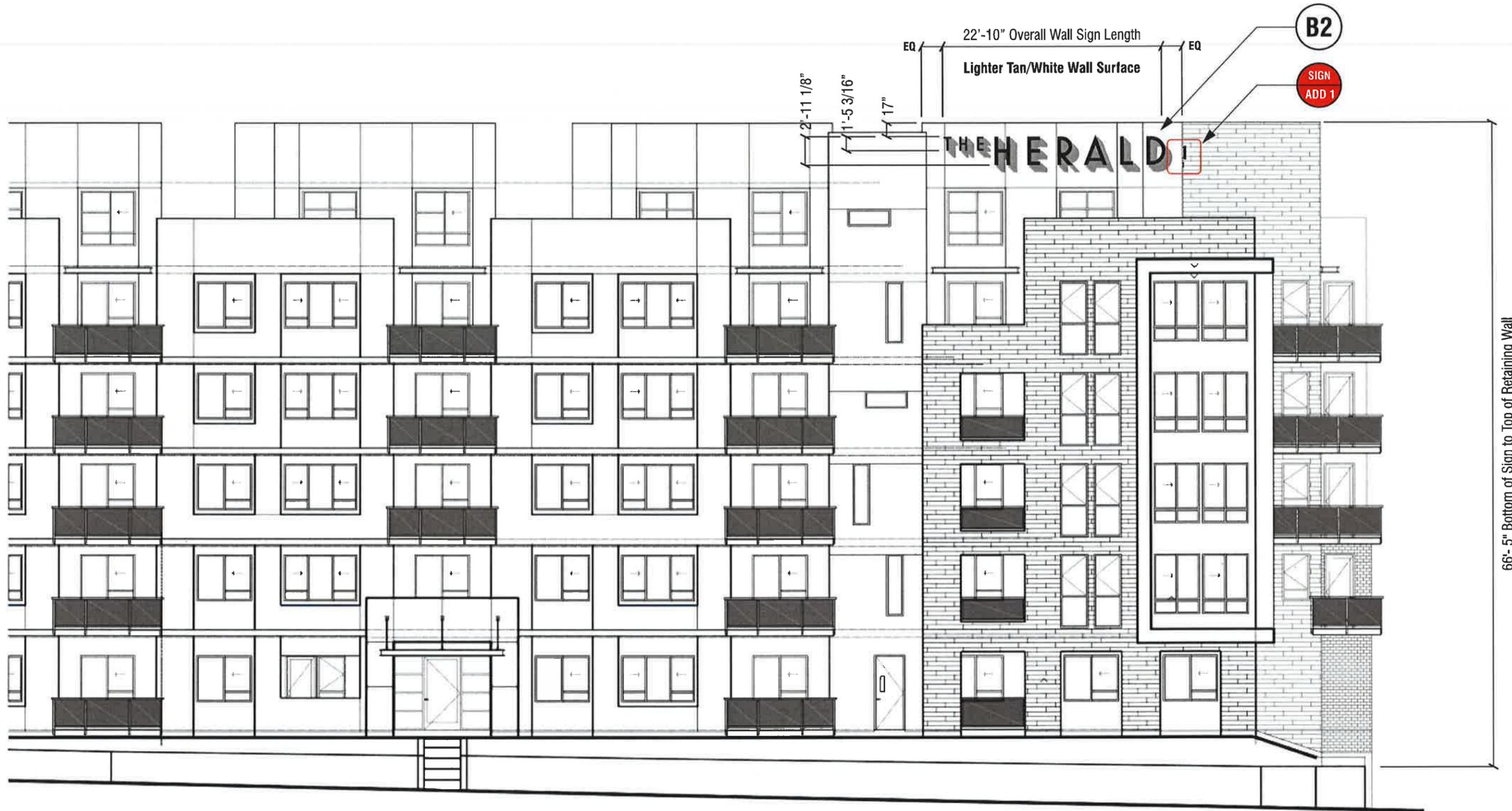
**STEEL :**

- DESIGN AND FABRICATION ACCORDING TO 2019 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- ALL ANCHORS BOLTS SHOULD BE: ASTM F1554
- ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307 OR ASTM A449
- ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM A276
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.
- ALUMINUM :**
- DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

**WELDING :**

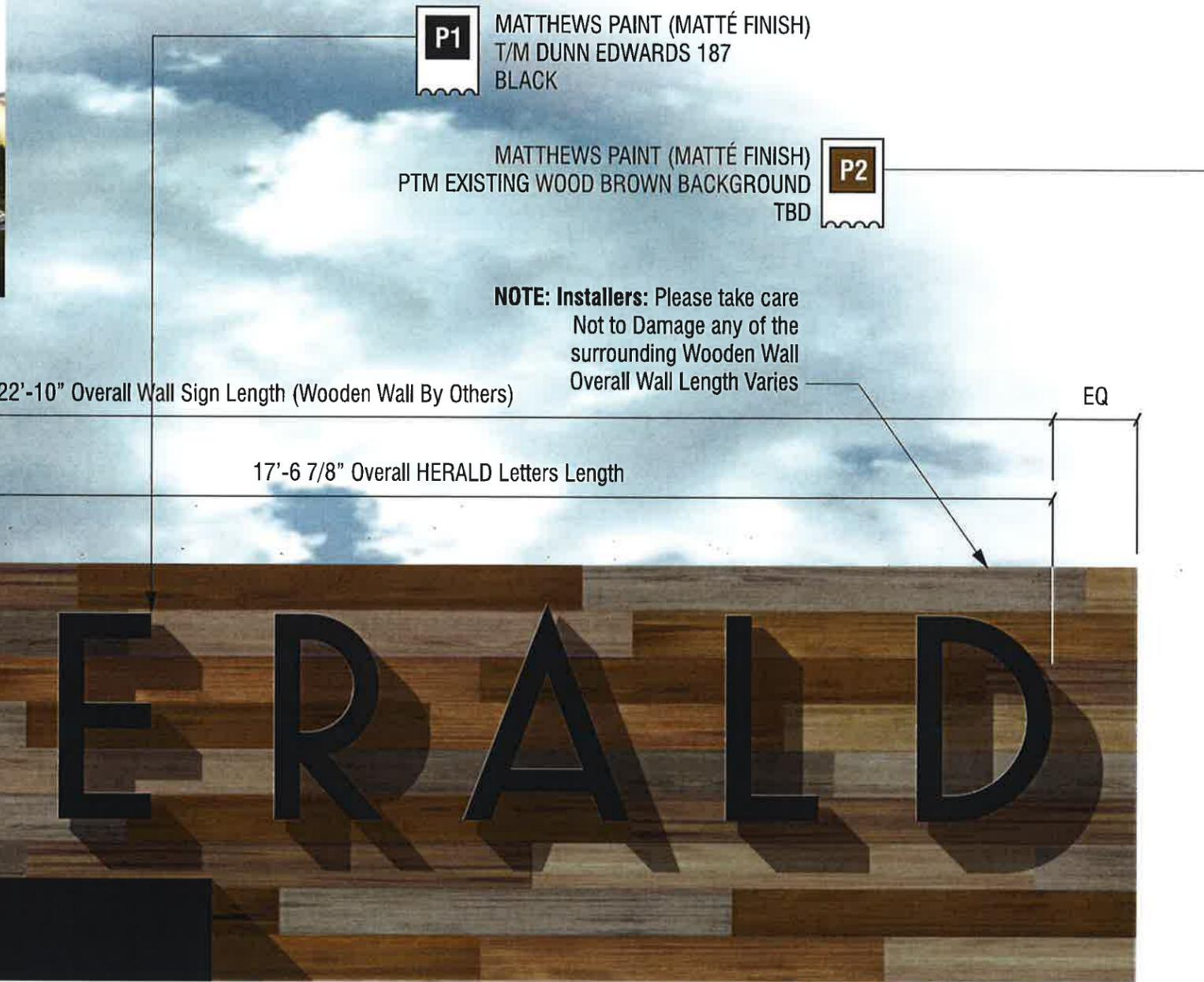
- STEEL**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARTPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.
- ALUMINUM**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10.
- FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2015 ALUMINUM DESIGN MANUA





**1** NORTH BUILDING ELEVATION / SIGN B2 / REVERSE-PAN HALO-ILLUMINATED CHANNEL LETTER WALL SIGN  
 SCALE: 3/32" = 1'-0"

SQ. FTG: 58.95 SQ. FT.  
 QUANTITY: ONE (1)



**1** FRONT GRAPHICAL VIEW / SIGN B1 / REVERSE-PAN HALO-ILLUMINATED CHANNEL LETTER WALL SIGN  
SCALE: 1/2" = 1'-0"

SQUARE FOOTAGE: 58.95 SQ. FT.  
QUANTITY: ONE (1)

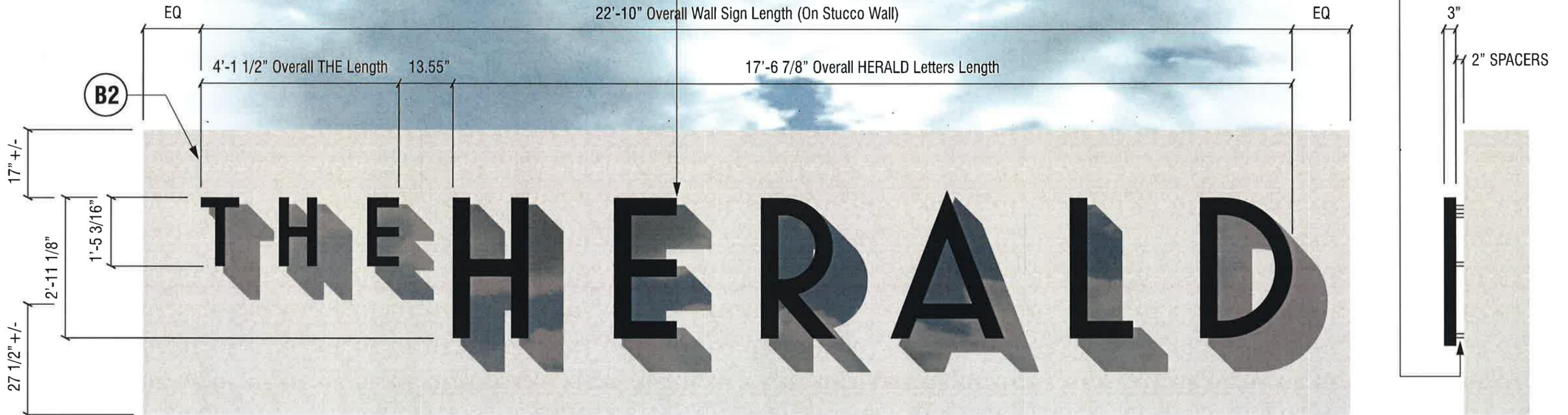
**2** SIMPLE END VIEW  
SCALE: 1/2" = 1'-0"

**SIGN:** 3" Deep Reverse-Pan Halo-Illuminated Channel Letters Painted T/M Dunn Edwards #187 Black (Matté Finish) with Sloan Bright White LED Halo-Glow from behind Letters @ Edges



**P1** MATTHEWS PAINT (MATTÉ FINISH)  
T/M DUNN EDWARDS 187  
BLACK

MATTHEWS PAINT (MATTÉ FINISH)  
PTM EXISTING TAN STUCCO BACKGROUND  
TBD **P3**



**1** FRONT GRAPHICAL VIEW / SIGN B2 / REVERSE-PAN HALO-ILLUMINATED CHANNEL LETTER WALL SIGN  
SCALE: 1/2" = 1'-0"

SQUARE FOOTAGE: 58.95 SQ. FT.  
QUANTITY: ONE (1)

**2** SIMPLE END VIEW  
SCALE: 1/2" = 1'-0"

**SIGN:** 3" Deep Reverse-Pan Halo-Illuminated Channel Letters Painted T/M Dunn Edwards #187 Black (Matté Finish) with Sloan Bright White LED Halo-Glow from behind Letters @ Edges



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**Project Name:**  
The Herald

**Project Address:**  
150 E. Crowther Avenue  
Placentia, CA

**Representative:**  
Dave Terrack

**Customer Approval:**  
\_\_\_\_\_  
\_\_\_\_\_

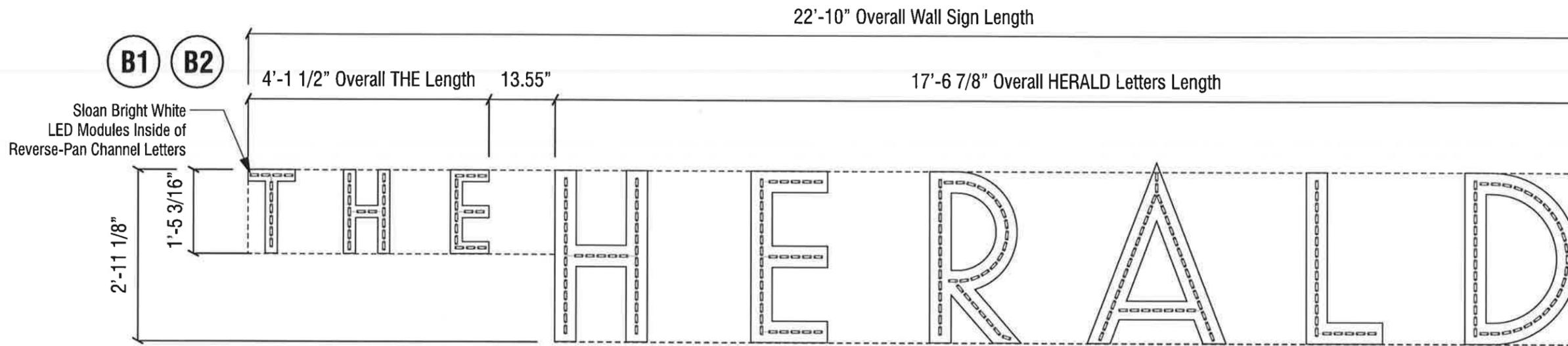
**Designer's Name:**  
Randy Scheffer

**Design Date:**  
08-09-2018

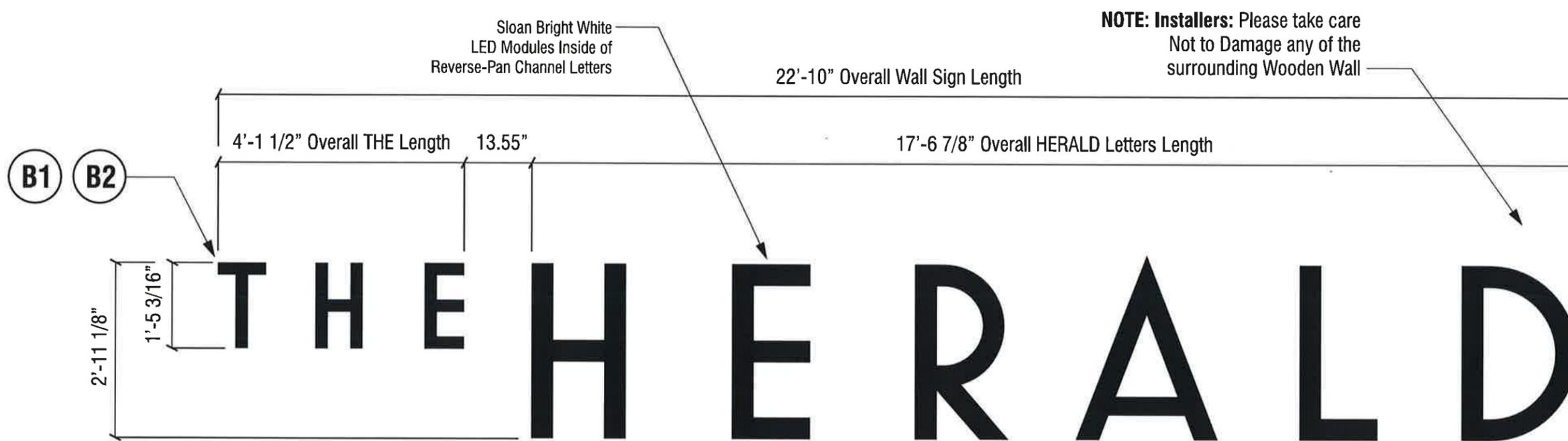
**Revision Date:**  
r6: 12-16-2020 KA  
r7: 01-11-2021 RS  
r8: 01-27-2021 RS  
r3: 09-21-2020 RS  
r4: 10-27-2020 RS

**Project No:** 18341 r8  
**Quote No:** 80000  
**Work Order No:** 17000.X

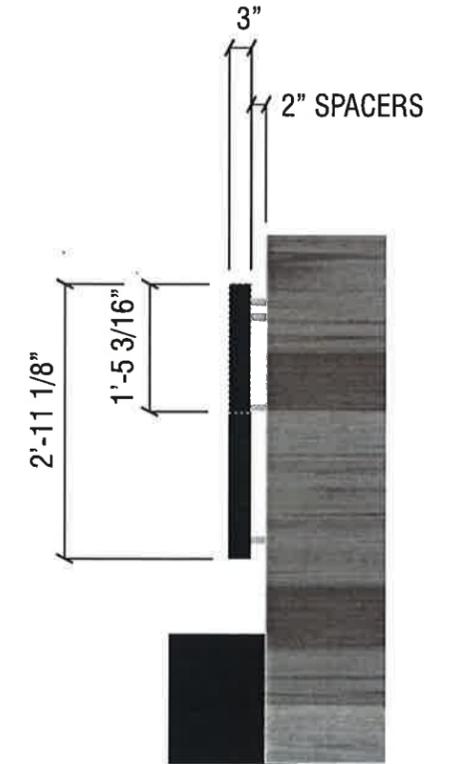
**Page:** 11



**1 FRONT STRUCTURAL VIEW / SIGNS B1 & B2 / REVERSE-PAN HALO-ILLUMINATED CHANNEL LETTER WALL SIGN (INTERNAL LED DIAGRAM)** **SQUARE FOOTAGE: 58.95 SQ. FT.**  
**SCALE: 1/2" = 1'-0"** **QUANTITY: TWO (2)**

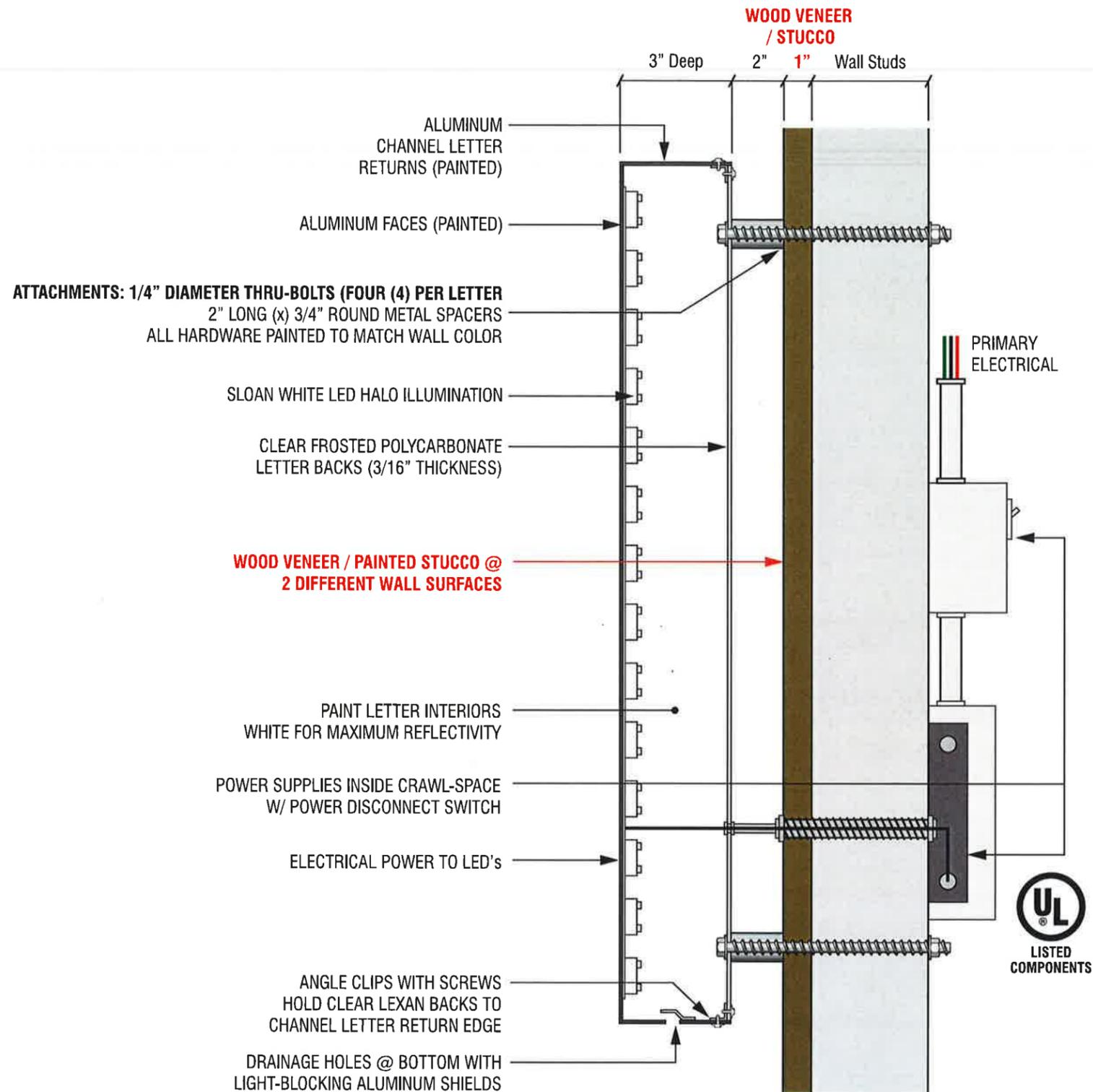


**2 FRONT STRUCTURAL VIEW / SIGNS B1 & B2 / REVERSE-PAN HALO-ILLUMINATED CHANNEL LETTER WALL SIGN** **SQUARE FOOTAGE: 58.95 SQ. FT.**  
**SCALE: 1/2" = 1'-0"** **QUANTITY: TWO (2)**

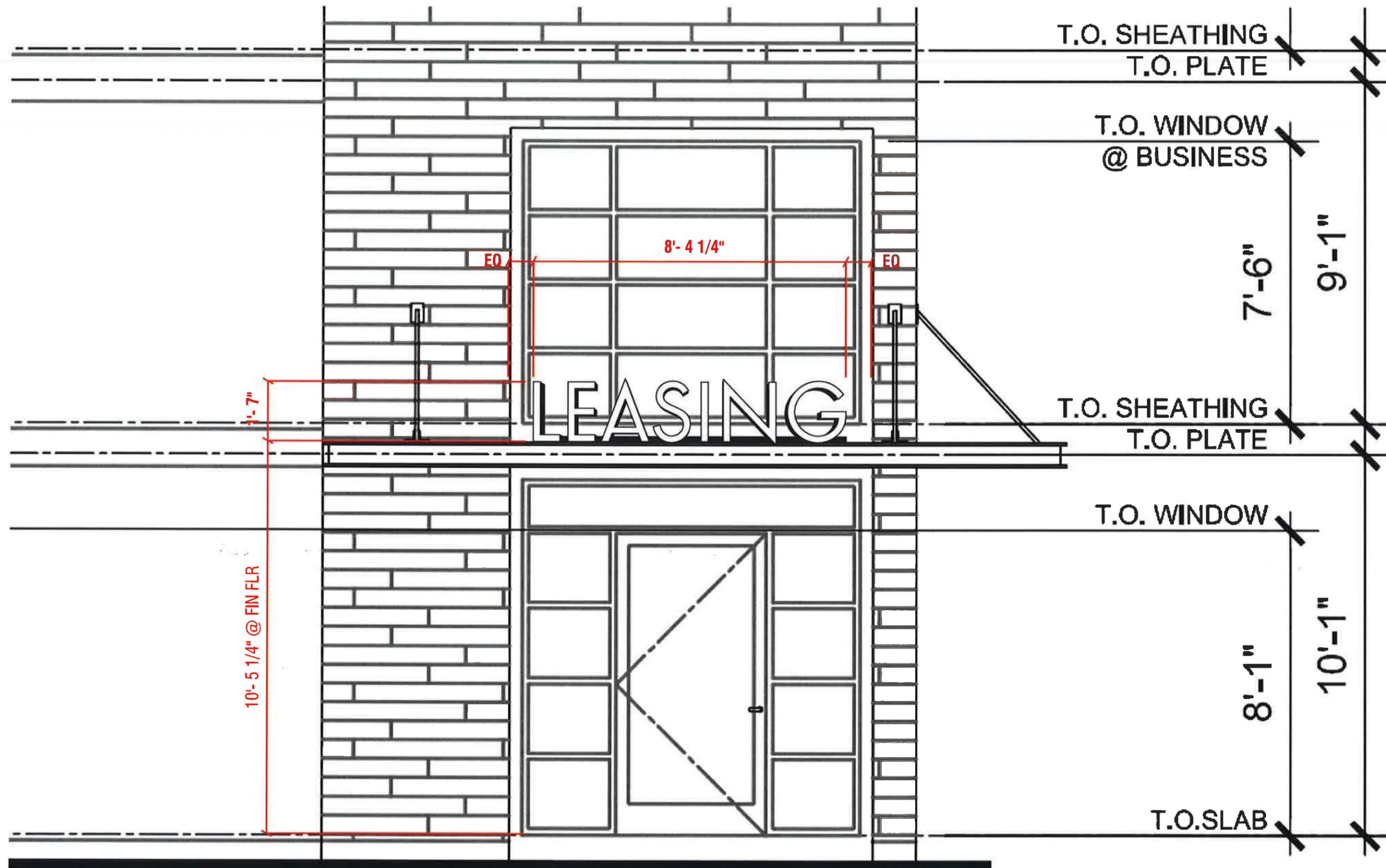


**3 SIMPLE END VIEW**  
**SCALE: 1/2" = 1'-0"**

**NOTE: THE DASHED-WHITE LINES REPRESENT THE METHOD OF SQUARE FOOTAGE CALCULATION**



**1** END STRUCTURAL VIEW / SIGNS B1 & B2 / REVERSE-PAN HALO-ILLUMINATED CHANNEL LETTER WALL SIGN  
 SCALE: NTS



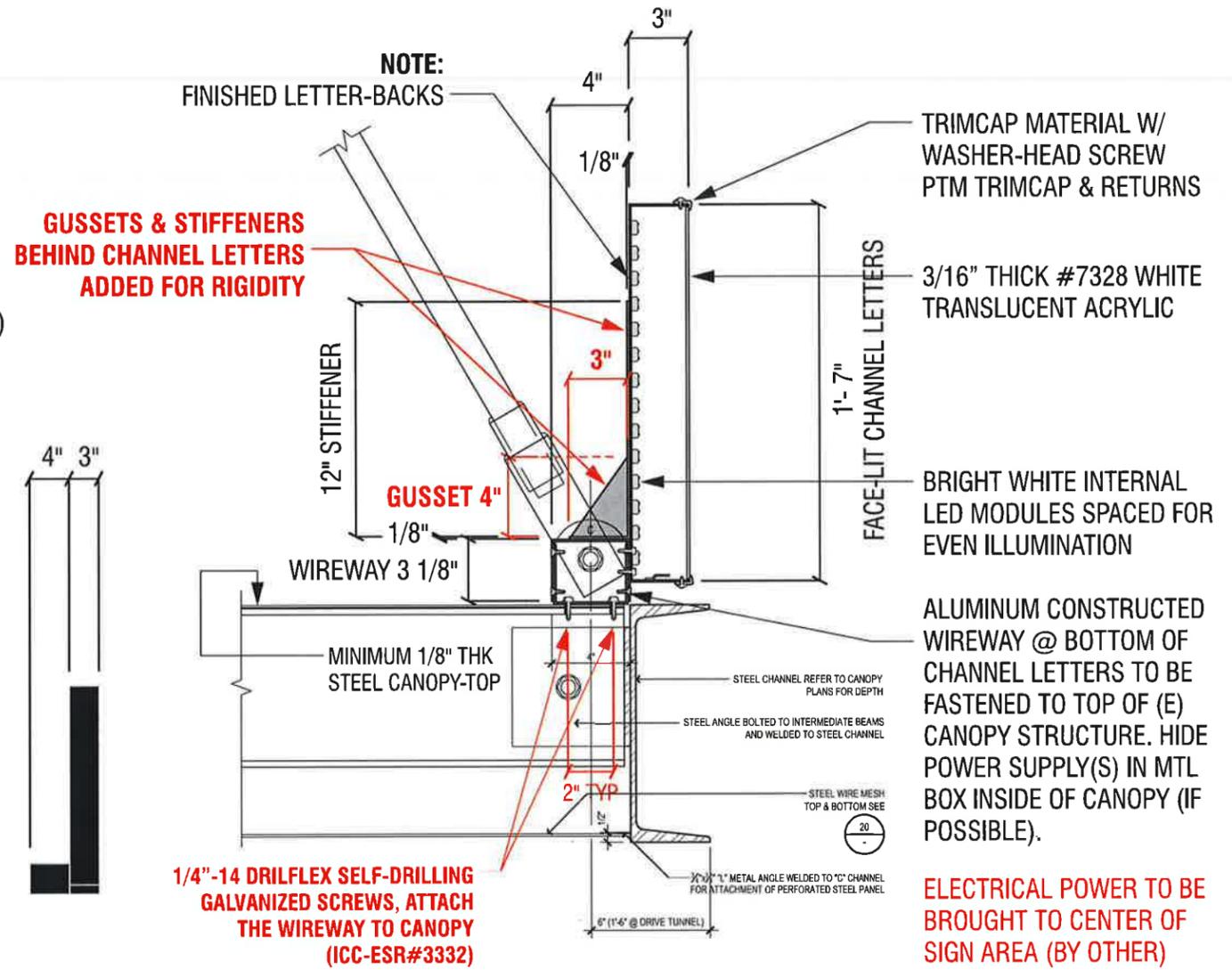
**1** BUILDING ELEVATION / SIGN C / FACE-ILLUMINATED INDIVIDUAL STAND-UP LETTER SIGN (ON EXISTING CANOPY-EDGE)  
 SCALE: 3/8" = 1'-0"

SQ. FTG: 12.45 SQ. FT.  
 QUANTITY: ONE (1)



**1** BUILDING ELEVATION / SIGN C / FACE-ILLUMINATED INDIVIDUAL STAND-UP LETTER SIGN (ON EXISTING CANOPY-EDGE)  
 SCALE: 3/32" = 1'-0"

SQ. FTG: 12.45 SQ. FT.  
 QUANTITY: ONE (1)

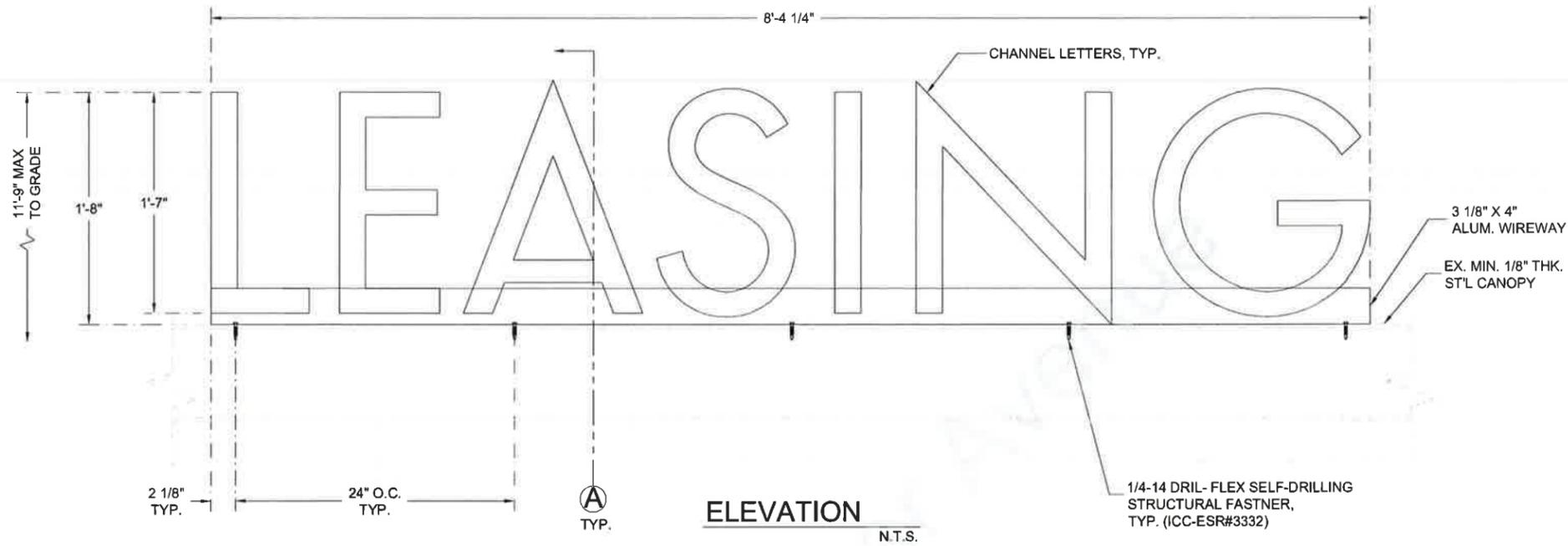


**1** BUILDING ELEVATION / SIGN C / INTERIOR-ILLUMINATED CHANNEL LETTERS (ON EXISTING CANOPY-EDGE)  
 SCALE: 3/4" = 1'-0"

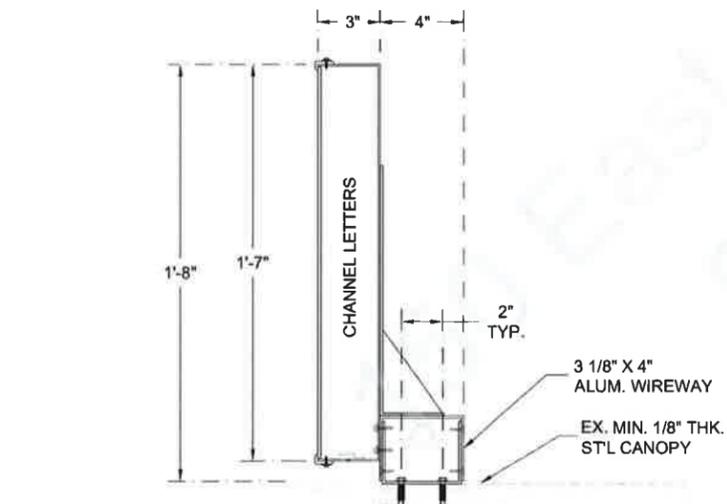
SQ. FTG: 12.45 SQ. FT.  
 QUANTITY: ONE (1)

**2** END VIEW / SIGN C / ATTACHMENT DETAIL  
 SCALE: 1 1/2" = 1'-0"

- LETTERS:** 3" FABRICATED ALUMINUM FACE-LIGHTING CHANNEL LETTERS
- LETTER RETURNS:** 3" DEEP ALUMINUM (PRE-PAINTED BLACK COIL)
- LETTER FACES:** 3/16" THICK #7328 WHITE TRANSLUCENT ACRYLIC
- TRIMCAP:** 3/4" WIDE BLACK TRIMCAP MATERIAL
- ILLUMINATION:** INTERNAL 3,500K. WHITE LED MODULES (USING 60 WATT COMPACT POWER SUPPLY(S))
- STIFFENERS & GUSSETS:** ALUMINUM BRACING REQUIRED BEHIND LETTERS (SEE END VIEW) PTM WIREWAY
- WIREWAY:** 3 1/8" TALL (x) LENGTH PTM MATTHEWS PAINTS PAINTED T/M DUNN EDWARDS MATTÉ BLACK
- ATTACHMENTS:** 1/4" DIAMETER SELF-TAPPING GALVANIZED FLAT-HEAD SCREWS PTM SIGN COLOR



**ELEVATION**  
N.T.S.



**A SECTION VIEW**  
N.T.S.

Job # JTS\_186420  
 Project The Herald - Sign Type C  
 Job Location 150 East Crowther Avenue  
 Placentia, CA

**INPUT DATA**

Exposure category (B, C or D)	=	C	
Risk Category	=	II	
Ultimate Design Windspeed	$V_{ULT}$	=	95 MPH
Topographic factor	$K_{zt}$	=	1 Flat
Height of the sign	$h$	=	11.75 FT
Vertical dimension (for wall, $s = h$ )	$s$	=	1.67 FT
Average Horizontal dimension	$B$	=	3.90 FT
Dimension of return corner	$L_r$	=	0.25 FT

**ANALYSIS**

**Velocity pressure**

$q_z = 0.00256 K_z K_{zt} K_d V^2 K_e$  = 16.69 PSF

where:

$q_z$  = velocity pressure at height  $h$ . (Eq. 26.10-1 page. 268)

$K_z$  = velocity pressure exposure coefficient = 0.85

evaluated at height above gRnd. level,  $h$  (Tab. 26.10-1, page 268)

$K_d$  = wind directionality factor. (Tab. 26.6-1, page 266) = 0.85

$K_e$  = ground elevation factor, see (Tab. 26.9-1, page 268) = 1.00

**Wind Force Case A: resultant force through geometric center**

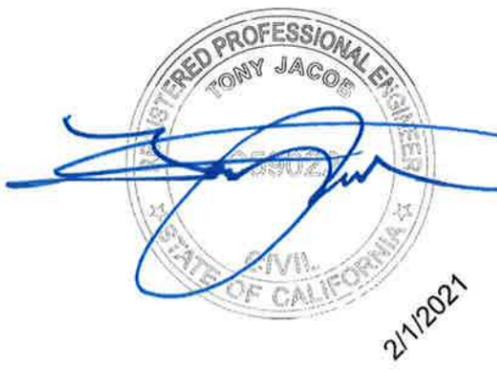
Max horizontal wind pressure = $p = q_h G C_f$	=	26	PSF
where: $G$ = gust effect factor. (Sec. 26.11-1, page 269)	=	0.85	
$C_f$ = net force coefficient. (Fig. 29.3-1, page 323)	=	1.81	
$A_g = B s$ = the gross area	=	6.50	FT <sup>2</sup>
Estimated sign cabinet weight	=	40	LBS.

**DESIGN SUMMARY**

Allowable Stress Design Wind Factor =	0.60
Design Wind Pressure =	$0.6 \times p = 16.00$ PSF
Design Windforce, $F$ =	$16.00 \times A_s = 0.10$ KIPS
Moment Arm =	0.64 FT
Design Moment =	$F \times \text{Moment Arm} = 0.07$ KIP-FT

**Anchor Design**

Pull-out Req'd.	USE	ICC-ESR#3332	INTO. MIN. 1/8" THK. MT
$P = 80$		1/4" - 14	$P = 342$
Shear Req'd.			$V = 638$
$V = 21$			
Unity =		$(80 / 342) + (21 / 638) = 0.27$	< 1 (OK)

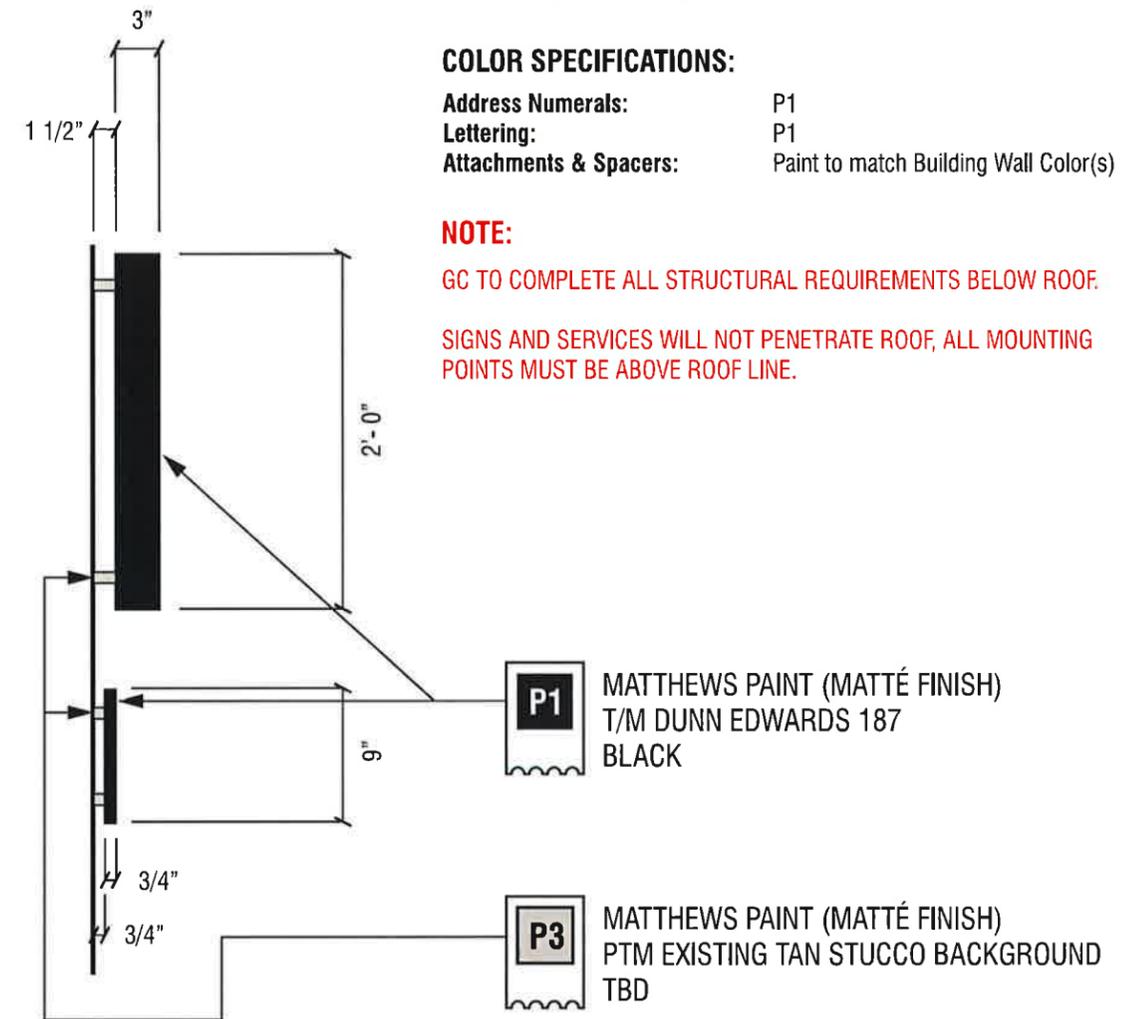
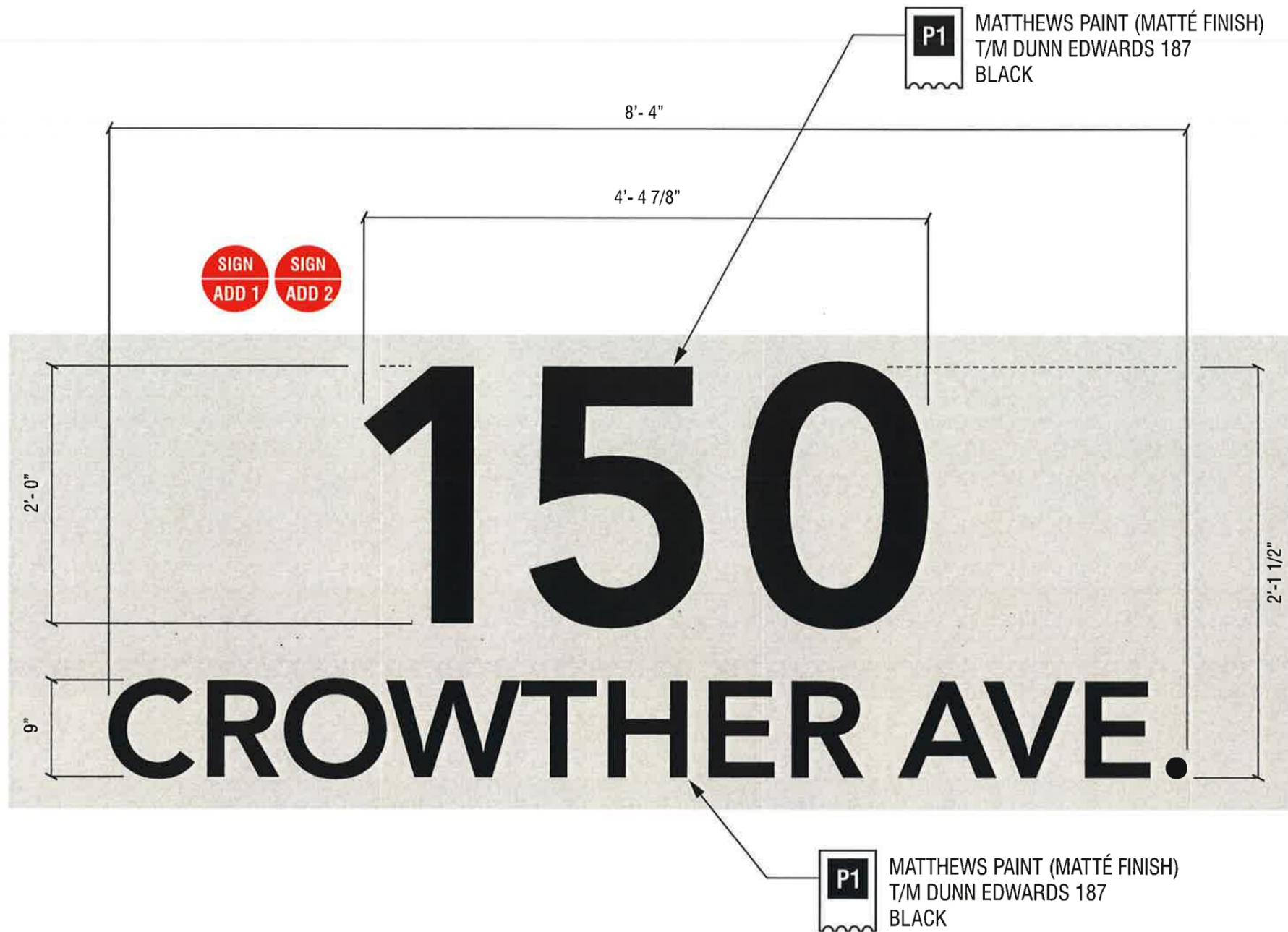


**NOTES :**

- GENERAL :**
- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
  - PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
  - COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
  - THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-16.
  - PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
  - SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
  - ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.
- ANCHORS :**
- BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

- STEEL :**
- DESIGN AND FABRICATION ACCORDING TO 2019 CBC
  - PLATE, ANGLE, CHANNEL TEE: ASTM A36
  - WIDE FLANGE: ASTM A992
  - ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
  - HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
  - ALL ANCHORS BOLTS SHOULD BE: ASTM F1554
  - ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307 OR ASTM A449
  - ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM A276
  - ALL BOLTS TO BE ZINC COATED: ASTM B633
  - DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.
- ALUMINUM :**
- DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL
  - PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
  - ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

- WELDING :**
- STEEL**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1 / D1.3
  - AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.
  - E70 XX ELECTRODE FOR SMAW PROCESS.
  - E70S XX ELECTRODE FOR GMAW PROCESS.
  - E77 XX ELECTRODE FOR GTAW PROCESS.
  - E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARTY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.
- ALUMINUM**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10.
  - FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2015 ALUMINUM DESIGN MANUAL



**Sign Type ADD 1-2 / Project Address Wall Signs**

**150 Numbers:** 3" Deep, Fabricated .090" Thick Aluminum, Painted Reverse-Pan, Halo Illuminated Channel Numerals. Address to be Spacer Mounted 1 1/2" (Typical) from Face of Building. Paint Studs and Spacers to match Adjacent Building Wall Coloration. Sloan White Internal LED's.

**Street Name Letters:** 3/4" Thick Painted Acrylic Plastic Lettering, Spacer Mounted 3/4" (Typical) from Face of Building. Paint Studs and Spacers to match Adjacent Building Coloration.

**COLOR SPECIFICATIONS:**

**Address Numerals:** P1  
**Lettering:** P1  
**Attachments & Spacers:** Paint to match Building Wall Color(s)

**NOTE:**

GC TO COMPLETE ALL STRUCTURAL REQUIREMENTS BELOW ROOF.

SIGNS AND SERVICES WILL NOT PENETRATE ROOF, ALL MOUNTING POINTS MUST BE ABOVE ROOF LINE.

**1** FRONT VIEW / SIGNS ADD 1 -THRU- ADD 2 / BUILDING ADDRESS WALL SIGNS  
**10** SCALE: 1" = 1'-0"

AREA: 15.10 SQ. FT. EACH  
 QUANTITY: TWO (2)

**2** END VIEW / SIGNS ADD 1-ADD 3 / BUILDING ADDRESS WALL SIGNS  
**10** SCALE: 1" = 1'-0"

**NOTE: See following page for Fabrication End Section**

SURVEY ALL FIELD CONDITIONS PRIOR TO ANY FABRICATION



**1 EAST BUILDING ELEVATION / SIGN ADD-1 / REVERSE-PAN HALO-ILLUMINATED CHANNEL LETTER ADDRESS WALL SIGN & FCO LETTERS**  
 SCALE: 3/32" = 1'-0"

SQ. FTG: 6.70 SQ. FT.  
 QUANTITY: ONE (1)



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**Project Name:**  
 The Herald

**Project Address:**  
 150 E. Crowther Avenue  
 Placentia, CA

**Representative:**  
 Dave Terrack

**Customer Approval:**

\_\_\_\_\_

\_\_\_\_\_

**Designer's Name:**  
 Randy Scheffer

**Design Date:**  
 08-09-2018

**Revision Date:**  
 r6: 12-16-2020 KA  
 r7: 01-11-2021 RS  
**r8: 01-27-2021 RS**  
 r3: 09-21-2020 RS  
 r4: 10-27-2020 RS

**Project No:** 18341 r8  
**Quote No:** 80000  
**Work Order No:** 17000.X

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**SURVEY ALL FIELD CONDITIONS PRIOR TO ANY FABRICATION**



**1 WEST BUILDING ELEVATION / SIGN ADD-2 / REVERSE-PAN HALO-ILLUMINATED CHANNEL LETTER ADDRESS WALL SIGN & FCO LETTERS**  
**SCALE: 3/32" = 1'-0"**

**SQ. FTG: 6.70 SQ. FT.**  
**QUANTITY: ONE (1)**



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**Project Name:**  
The Herald

**Project Address:**  
150 E. Crowther Avenue  
Placentia, CA

**Representative:**  
Dave Terrack

**Customer Approval:**  
\_\_\_\_\_  
\_\_\_\_\_

**Designer's Name:**  
Randy Scheffer

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r8: 01-27-2021 RS  
r3: 09-21-2020 RS  
r4: 10-27-2020 RS

**Project No:** 18341 r8  
**Quote No:** 80000  
**Work Order No:** 17000.X

**Page:** 20



# Placentia Planning Commission

## AGENDA STAFF REPORT

TO: PLANNING COMMISSION  
FROM: ARLEN BECK, ASSISTANT PLANNER  
DATE: MARCH 9, 2021  
SUBJECT: **USE PERMIT (UP) NO. 2021-01 (JUNIPER AND MORGAN BREWING COMPANY)**

### **RECOMMENDATION:**

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

1. Open the public hearing concerning Use Permit (UP) No. 2021-01;
2. Receive the staff report and consider all public testimony;
3. Close the public hearing;
4. Adopt Resolution PC-2021-06, a Resolution of the Planning Commission of the City of Placentia, approving Use Permit 2021-01 and making findings to permit the establishment and operation of a microbrewery with a tasting room that sells specialty beers, pursuant to a Type 23 ABC License, located within a 1,756 square-foot unit, at 350 E. Orangethorpe Avenue, Unit #4, in the Commercial Manufacturing (C-M) Zoning District; 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.

### **REQUEST:**

The applicant, Donna Mischner and Greg Malkin, dba Juniper and Morgan Brewing Company, is requesting to permit the establishment and operation of a microbrewery with a tasting room that sells specialty beers for both onsite and offsite consumption, in conjunction with a Type 23 ABC License. The project site is located within a 1,756 square-foot unit at 350 E. Orangethorpe Avenue, Unit #4, within the Commercial Manufacturing (C-M) Zoning District.

### **PROJECT BACKGROUND AND DESCRIPTION:**

The Juniper & Morgan Brewing Company, a family operated brewery, was established in December 2019. The owner, Donna Mischner, operates Juniper and Morgan with her son-in law, Greg Malkin.

Inside the subject commercial unit, there will be a tasting room, a brewing area, dry storage area, a walk-in cooler and a distribution facility. The tasting room will be designed to be flexible, so there

will not be any fixed tables. The brewing system will be similar to a home brew setup, and the owners plan to eventually purchase or lease a vehicle for distribution. They are also planning to distribute beer to local restaurants, bars, and other brewpubs. At any given time, there will be two full-time employees and five part-time employees. An ABC Type 23 License allows for a small-scale brewery operation that generally produces no more than 15,000 barrels a year, with beer products primarily intended for local and/or regional consumption. The hours of operation for the distribution facility and tasting room are proposed to be as indicated in the tables below:

<b>Tasting Room Operating Hours</b>	
Monday	3:00 PM to 11:00 PM
Friday – Saturday	12:00 PM to 12:00 AM
Sunday	12:00 PM to 9:00 PM

<b>Distribution Facility Operating Hours</b>	
Monday – Friday	9:00 AM to 3:00 PM
Saturday	10:00 AM to 1:00 PM
Sunday	CLOSED

Resolution PC-2021-06 includes the following hours of operation for the tasting room and the distribution facility. Staff included expanded hours of operation from those that were proposed by the applicant to allow for flexibility in operations of the business.

<b>Tasting Room Operating Hours</b>	
Monday – Sunday (Daily)	9:00 AM to 12:00 AM

<b>Distribution Facility Operating Hours</b>	
Monday – Saturday	8:00 AM to 6:00 PM
Sunday	CLOSED

### **Applicable Code Section – Placentia Municipal Code**

The subject property is currently zoned Commercial Manufacturing (C-M). The project will be required to comply with all development standards and use requirements set forth in the Placentia Municipal Code (PMC) for projects within the Commercial Manufacturing Zoning District. Pursuant to PMC Section 23.39.030, any establishment selling alcoholic beverages including those for on-sale and off-sale shall require a UP to be reviewed and evaluated at a noticed public hearing before the Planning Commission.

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the Commercial Manufacturing Zoning District. The request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the Commercial Manufacturing zoning district and other applicable provisions of the PMC, including minimum parking requirements.

The proposed request will occupy a space in an established commercial manufacturing building. The request does not intensify the use of the building as to require more restrictive parking requirements. Staff finds that the parking provided meets the requirements of PMC Section 23.78.030.

**Subject Site and Surrounding Land Uses**

The proposed microbrewery, Juniper and Morgan, is located on the south side of E. Orangethorpe Avenue, within the Commercial Manufacturing Zoning District. There are connecting tenants on both sides of the unit. The chart, below shows surrounding existing land uses, zoning designations, and General Plan Land Use Designations:

**Surrounding Land Uses:**

<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Subject Site</b>	Juniper and Morgan	Commercial Manufacturing	“C-M” – Commercial Manufacturing
<b>North</b>	Single-Family Residences	City of Anaheim	City of Anaheim
<b>South</b>	City of Placentia CNG Station	Industrial	“M” – Manufacturing
<b>West</b>	InVitro International	Commercial Manufacturing	“C-M” – Commercial Manufacturing
<b>East</b>	Day and Nite Doors	Commercial Manufacturing	“C-M” – Commercial Manufacturing

**ZONING COMPLIANCE ANALYSIS**

**Site Development Standards**

The project is located within the Commercial Manufacturing (C-M) Zoning District. No changes to the overall building envelope will occur as a result of this project.

**EXISTING ABC LICENSES WITHIN ONE-HALF MILE RADIUS OF SUBJECT SITE**

Currently, there are no businesses with ABC licenses within a one-half mile radius of the subject site with an existing ABC license.

**Other Departments Concerns and Requirements**

The Divisions of Planning and Building, as well as the Placentia Police Department have reviewed the application, with no major concerns raised by other departments regarding the project

proposal. The Planning Division and Placentia Police Department identified comments and applicable code requirements that have been incorporated as conditions of approval into a draft Resolution for consideration by the Planning Commission (Attachment 1).

**ISSUES ANALYSIS:**

**General Plan Consistency**

The establishment and operation of a 1,756 square foot microbrewery with a tasting room that sells specialty beers is consistent with the General Plan. More specifically, it is a goal of the General Plan Land Use Element under Goal LU – 1, to “Provide sites for a range of commercial uses, including shopping, dining, entertainment, and offices that provide a strong employment base and offer local services.” Allowing the establishment and operation of a 1,756 square-foot microbrewery lounge with a tasting room will provide an additional service to customers and create additional jobs for individuals in the community. This proposal is also consistent with the Economic Development Element Goal ED – 1, to “Maintain a healthy, balanced budget by diversifying and increasing the city’s revenue sources,” as there will be a steady revenue stream and additional patronage from the newly established microbrewery.

**PMC Consistency**

Incorporation of the recommended conditions of approval will result in a project that complies with the provisions of the Commercial Manufacturing Zoning District. The proposed request, with incorporation of the recommended conditions of approval, will meet or exceed the provisions of the Commercial Manufacturing Zoning District and other applicable provisions of the PMC.

**Land Use Compatibility**

The project will be compatible with the land uses of the surrounding area because the request to establish and operate of a 1,756 square-foot microbrewery with a tasting room that sells specialty beers, pursuant to a Type 23 ABC License, brings an additional service within an established commercial-manufacturing district containing primarily complementary commercial uses. The nature of the use will not have adverse impacts on adjacent business and properties as there are no significant noise or safety concerns.

**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 UP 2021-01 is exempt from CEQA pursuant to State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing facility.

**PUBLIC NOTIFICATION:**

Legal notice was published in the Placentia News Times on February 28, 2021, and notices were sent to property owners of record within a 300-foot radius of the subject property, posted at the Civic Center, and on the City website on February 25, 2021. As of March 4, 2021, staff has received no comments in support or opposition of the request.

**CONCLUSION:**

The proposed request is consistent with the City’s General Plan and meets the minimum standards of the PMC. With the recommended conditions of approval, the proposed request, to establish and operate a 1,756 square-foot microbrewery with a tasting room that sells specialty beers, pursuant to a Type 23 ABC License located at 350 E. Orangethorpe Avenue, Unit #4, within the Commercial Manufacturing (C-M) Zoning District will be compatible with adjacent land uses and will not result in any adverse impacts onto the surrounding area.

**RECOMMENDATION:**

The Planning Division recommends that the Planning Commission of the City of Placentia adopt the Resolution PC-2021-06 recommending approval of UP 2021-01.

**Prepared and submitted by:**



Kathrine Kuo  
Planning Intern



Arlen Beck  
Assistant Planner

**Reviewed and approved by:**



Joseph M. Lambert  
Director of Development Services

**Attachments:**

1. Resolution No. 2021-06
  - a. Attached Conditions of Approval
2. Project Plans Dated and Received February 22, 2021
3. Statement of Use Submitted by the Applicant Dated and Received February 22, 2021
4. Vicinity Map

## RESOLUTION NO. PC-2021-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2021-01 AND MAKING FINDINGS TO PERMIT THE ESTABLISHMENT AND OPERATION OF A MICROBREWERY WITH A TASTING ROOM THAT SELLS SPECIALTY BEERS FOR ONSITE AND OFFSITE CONSUMPTION, PURSUANT TO A TYPE 23 ABC LICENSE, LOCATED WITHIN A 1,756 SQUARE-FOOT UNIT, AT 350 E. ORANGETHORPE AVENUE, UNIT #4, IN THE COMMERCIAL MANUFACTURING (C-M) ZONING DISTRICT.**

### **A. Recitals.**

**WHEREAS**, Donna Mischner and Greg Malkin, dba Juniper and Morgan Brew Company, (“Applicant” hereinafter), located at 350 E. Orangethorpe Avenue, Unit #4, filed an application for approval of Use Permit (UP) No. 2021-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the “Application”;

**WHEREAS**, on March 9, 2021, the Planning Commission conducted a duly noticed public hearing, as required by law, and after careful consideration of all pertinent testimony and the staff report offered in the case, the Planning Commission voted to approve UP 2021-01; and

**WHEREAS**, 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:

**SECTION NO. 1:** Based on the evidence presented and the findings set forth, UP 2021-01 is hereby found to be consistent with the Placentia General Plan and the implementation thereof.

**SECTION NO. 2:** Based upon the 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 request for the establishment and operation of a 1,756 square-foot microbrewery with a tasting room that sells specialty beers, pursuant to a Type 23 ABC License for onsite and offsite consumption, will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the City. Subject to compliance with the attached Conditions of Approval and Standard Development Requirements (Attachment “A”), this use complies with all applicable code requirements and development

standards of the Commercial Manufacturing (C-M) zoning district and (3) it is not anticipated that the proposed request will generate any negative impacts onto adjacent properties or businesses. All primary activities shall be conducted within the enclosed building, while maintaining an environment free from objectionable noise, odor, or other nuisances, subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachment "A").

b. The proposed request for the establishment and operation of a 1,756 square-foot microbrewery with a tasting room that sells specialty beers is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is Commercial-Manufacturing, which encourages commercial uses and light manufacturing, and the proposed use is consistent with both of these land uses.

c. The proposed request for the establishment and operation of a 1,756 square-foot microbrewery with a tasting room that sells specialty beers, subject to the attached Conditions of Approval and Standard Development Requirements (Attachment "A"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed request for the establishment and operation of a 1,756 square-foot microbrewery with a tasting room that sells specialty beers is a conditionally permitted use in the Commercial Manufacturing zoning district in the City of Placentia. Approval of the Use Permit for the proposed request will be consistent with the zoning as the site can accommodate the use.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the UP approval. Attachment "A" of this resolution contains Conditions of Approval and Standard Development Requirements specific to UP 2021-01 to ensure compliance with the Placentia Municipal Code (PMC).

**SECTION NO. 3:** Based upon the environmental review of the project, the Planning Commission finds that UP 2021-01 is exempt from the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Guidelines of the City of Placentia pursuant to the State CEQA Guidelines § 15301 (Class 1 – Existing Facilities) as the permit would be issued to an existing structure or facility.

**SECTION NO. 4:** The Planning Commission hereby directs that, upon approval of UP 2021-01, that a Notice of Exemption shall be filed with the Orange County Clerk/Recorder.

**SECTION NO. 5:** Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves UP 2021-01.

**SECTION NO. 6:** The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 9<sup>th</sup> day of March, 2021.

\_\_\_\_\_  
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 9<sup>th</sup> day of March 2021, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 9<sup>th</sup> day of March, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

\_\_\_\_\_  
JOSEPH M. LAMBERT,  
SECRETARY TO THE PLANNING COMMISSION

APPROVED AS TO FORM

\_\_\_\_\_  
KATHYA FIRLIK,  
ASSISTANT CITY ATTORNEY

**Attachment A**  
**Special Conditions of Approval and Standard Development Requirements for**  
**Use Permit 2021-01**  
**350 E. Orangethorpe Avenue, Unit #4**

**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 USE PERMIT TO PERMIT THE ESTABLISHMENT AND OPERATION OF A MICROBREWERY WITH A TASTING ROOM THAT SELLS SPECIALTY BEERS FOR ONSITE AND OFFSITE CONSUMPTION, PURSUANT TO A TYPE 23 ABC LICENSE, LOCATED WITHIN A 1,756 SQUARE-FOOT UNIT.**

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION:**

1. Use Permit (UP) 2021-01 is valid for a period of one (1) year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved by the Director of Development Services.
2. Use Permit (UP) 2021-01 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of 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.

5. There shall be no additional modifications to the approved plans without approval from the Director of Development Services or his/her designee. Any additional changes to the approved plans, which has the effect of expanding or intensifying the present use, shall require a new Use Permit.
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 48 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. The applicant, current business owner, and/or property owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. The applicant, current business owner, and/or property owner shall always maintain a valid City Business License during operation of the business.
9. This Use Permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
10. 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.
11. All patrons who appear under the age of 30 shall be required to show some form of identification or they will not be served an alcoholic beverage. All forms of out-of-state identification shall be checked by the authorized representative of the owner of the licensed premises in the Driver's License Guide. Upon presentment to the authorized representative of the owner of the licensed premises, the patron's form of

identification shall be removed from the patron's wallet or any plastic holder and inspected for any alterations through a closer visual inspection. A sign indicating this policy shall be prominently posted in a place that is clearly visible to patrons. Only the following forms of identification will be acceptable:

- a. Valid driver's license
- b. Valid State identification card
- c. Valid passport
- d. Current military identification
- e. U.S. Government immigrant identification card

12. Patrons who appear obviously intoxicated shall not be served any alcoholic beverages.
13. Persons serving alcoholic beverages are to attend a Responsible Beverage Service course such as the ABC LEADS or similar program and be able to provide certification of attendance when asked by the Placentia Police Department.
14. This site shall operate as a "brewpub" at all times, pursuant to a type 23 ABC license. All activities shall be conducted within the enclosed tenant space, while maintaining an environment free from objectionable noise, odor or other nuisances.
15. "Brewpub" means a very small brewery (less than 60,000 barrels per year) with a restaurant where the beer it produces is sold in draft form exclusively at its own premises. This operation may sell other supplier's bottled beer, including other hand-crafted or micro-brewed beers as well as wine to patrons for consumption on its premises.
16. "Restaurant" for this Use Permit request means a business or place that serves prepackaged food to customers. Preparation and service of meals is not included in this definition of restaurant. Drinks may be poured and served for on-site consumption.
17. All wall signs must be individual channel letters. "Can" or "Cabinet" signs are not allowed.
18. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation. All portable signs, to include, but not limited to pole flags, inflatable devices and a-frames are prohibited.

19. The use shall comply with the following:
- a. Prior to any changes to the days and hours of operation, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

<b>Tasting Room Operating Hours</b>	
Monday – Sunday (Daily)	9:00 AM to 12:00 AM

<b>Distribution Facility Operating Hours</b>	
Monday – Saturday	8:00 AM to 6:00 PM
Sunday	CLOSED

- b. No vending machines of any kind shall be installed outdoors within the project site.
- c. There shall be no public pay phones installed within or upon any portion of the premises.
- d. No outside storage, including the display of vehicles within the parking lot area or displays shall be permitted at any time.
- e. The use shall comply with all provisions of the PMC, including Chapter 23.76 Noise Control.

**DEVELOPMENT SERVICES DEPARTMENT – BUILDING DIVISION:**

- 20. Approval of the plans by Orange County Health Agency is required. Two copies of the approval letter from Health Agency shall be part of plan submittal.
- 21. The plans for Plan Check and Permit issuance shall be prepared based on 2019 California Building Codes
- 22. The Plans shall be prepared by a California licensed architect or civil/structural engineer who shall seal and sign all architectural and structural sheets of plans and the cover sheet of structural calculations.
- 23. The Electrical, Mechanical/Plumbing plans shall be prepared, sealed, and signed by California licensed Electrical and Mechanical Engineers. Licensed contractors who are performing the Electrical, Mechanical, and Plumbing jobs may prepare the corresponding plans and sign them with indicating their license class and No. next to their signatures.
- 24. Complete site and interior accessibilities per CBC 2019 Chapter 11-B shall be addressed on plans. Please note the Building Division of the City is not authorized to

check the accessibility of ADA requirements or perform any ADA accessibility inspection. All ADA requirements are the sole responsibility of the owner and the architect/engineer of record.

25. On the first sheet of plans shall specify complete scope of all works to be performed under the required permit application.
26. On the first sheet of plans shall address complete project data, which should include but not limited to Group Occupancy, Type of Construction, Occupant Load, Fire Sprinkler System installation or not.

**POLICE DEPARTMENT – SECURITY:**

27. Business hours shall not continue past midnight.
28. The tasting area shall conform to Business and Professions Code Section 23357.3.
29. No outside areas for may be used for seating unless approved by the City.
30. Prior to the issuance of any building permits, provide a detailed floor plan of the area accessible to the general public.
31. Expansion of the currently planned public area for tasting, sales and consumption must be approved by the City.

**PLACENTIA FIRE AND LIFE SAFETY DEPARTMENT:**

32. Prior to issuance of any building or grading permit, submit plans and obtain approvals to the satisfaction of the appropriate fire authority to the City of Placentia Fire and Life Safety.





**JUNIPER & MORGAN BREWING COMPANY**  
**JUNIPER MORGAN ENTERPRISES LLC**  
**STATEMENT OF USE**

**I. COMPANY PROFILE**

Established in December of 2019, we are a female owned & family operated brewery. Donnalyn Mischner is the Owner, Greg Malkin(Donna's Son in Law) is the Operations Manager, and Jade Mischner(Donna's Daughter) is the owner of Little Miss Brewing and provides advice and consulting to Juniper and Morgan.

Our doors are open to anyone over the age of 21 that appreciates and enjoys craft beer. Families with well behaved children are also welcome, we are not a bar. Our goal is to be a social hub within the community where friends and family can come together for a pint or a flight. California, more specifically Southern California, has become a mecca for great craft beer and for craft beer culture. For too long our local small businesses have been slowly dissipating. Craft breweries are one of a few exceptions, and all of Southern California has embraced businesses like Juniper and Morgan.

Juniper and Morgan offers high quality craft beer at a very competitive price of \$5 a pint during happy hour. We have a large variety of beers to quench the most discerning of palates. We will soon offer a mug club for a low annual fee. Our goal is to cater to the community, not tourists. There is nothing wrong with serving tourists, but our goal is to give the community another place to enjoy good beer. We chose Placentia because of the city's proximity to great beer, and we hope to compliment the other brewing companies in the area. Breweries, unlike many other industries, work together to make excellent beer. Large breweries offer smaller breweries yeast in exchange for a growler of beer, and small breweries regularly trade or loan hops or malts to other breweries that are in a pinch.

Donna is not a lifelong business owner. For the majority of Donna's life she worked in insurance and is a mother. Upon her retirement from Insurance she made the decision to open Juniper and Morgan, which is named after her two granddaughters. It was her son in law Greg's experience in managing breweries that made her feel comfortable opening her own with his help and management. Juniper and Morgan signed a long lease and plans to be in Placentia indefinitely. We plan to open 6 tasting rooms throughout Orange County and the Inland Empire over the next 5+ years with the Placentia location being the primary point of distribution. We are also working on distributing beer to local restaurants, bars, and brewpubs.

**II HISTORY**

Juniper & Morgan Brewing Company was formed in December of 2019 after Donna retired from her previous profession in insurance. The plan was to open sometime in June of 2020. Then in March of 2020 Covid-19 effectively put the brewery in an extended holding position. By June of 2020 we began looking for a space again knowing that the licensing process takes 6-8 months for TTB and ABC approval. We found a space that was ideal in July of 2020. We signed a lease and waited for the licenses and approvals to come through. In February of 2021 we were able to finally open our doors only to discover that we needed one final approval/CUP. As such we are applying for this Conditional Use Permit so that we can be in complete compliance with all laws and regulations. Greg Malkin the Operations Manager of Juniper

and Morgan has managed breweries and bars for the past 9 years with great success. It's not just about having a great product, it's about offering a great experience. Patrons can always have beers at home. They come to restaurants and tasting rooms for the service, experience, and atmosphere. Donna enjoys home brewing, and has considered opening her own brewery ever since her daughter Jade opened hers. While Juniper and Morgan will brew pilot batches to determine the recipes to be used, no large volume brewing will be performed by Juniper and Morgan until it makes sense to build a production facility. The lion's share of the beer Juniper and Morgan sells will be contract brewed at other facilities.

Our tasting room and distribution facility is located at 350 East Orangethorpe Ave. Unit 4 Placentia CA 92870 and is 1,756 sq/ft. The tasting room is designed to be flexible. As the company grows more beer will be coming into and leaving the walkin cooler and we can't have fixed tables or other fixtures obstructing movement. The front room as you enter the facility is a painted library. Our local artist painted the room to look like it has books and bookshelves, it's quite the mural. The front room leads into the tasting room and off of the tasting room is both our dry storage/brewing area and our walkin cooler. We also have a rollup door for a vehicle to have easy access to the walkin.

### **III VISION, MISSION, VALUES, AND LEADERSHIP**

#### **'A Board Game Brewery'**

Our beers are named after board games, for example we have a Sorry Not Sorry Kettle Sour, a Battleship Brown Ale, and a Luxury Tax American Strong Ale. As we open other tasting rooms we plan to design each of them around a different board game to keep the theme going.

#### **MISSION STATEMENT**

- 1. To offer locals high quality craft beer in a relaxing atmosphere that encourages neighbors to talk and come closer together.**
- 2. To provide impeccable service to every customer.**
- 3. To provide high paying jobs to underskilled members of our community.**
- 4. To provide a place for lower income individuals to still experience the pleasures of going out and socializing.**

### **IV. Operator Resumes**

#### **Donna Mischner, Managing Member of Juniper Morgan Enterprises LLC**

- Self taught homebrewer
- Years of Homebrewing and producing on a small home brew system.
- Financed Juniper and Morgan from personal retirement.

#### **Greg Malkin, Operations Manager of Juniper & Morgan Brewing Company**

- Managed multiple Brewery tasting rooms and wine/beer bars.
- In the last 2 years has won 4 medals(1 Gold, 1 Silver, & 2 Bronze) at the San Diego International Beer Competition

-Judged at the 2020 San Diego International Beer Competition

## V. OTHER FACTORS

### Days/Hours of operation

#### Tasting room

- Monday-Thursday 3pm-11pm
- Friday & Saturday Noon-Midnight
- Sunday Noon-9pm

#### Distribution

- Monday-Friday 9am-3pm
- Saturday 10am-1pm

### STAFF

Starting 2 Full Time Employees, and 5 Part Time Employees  
Within 3 years 5 Full Time Employees, and 5 Part Time Employees  
(not including additional satellite tasting rooms)

For beertender positions we hire lower skilled, but highly social individuals that we train in house.  
Beertenders generally make between \$25-\$45 an hour including both hourly and tips.

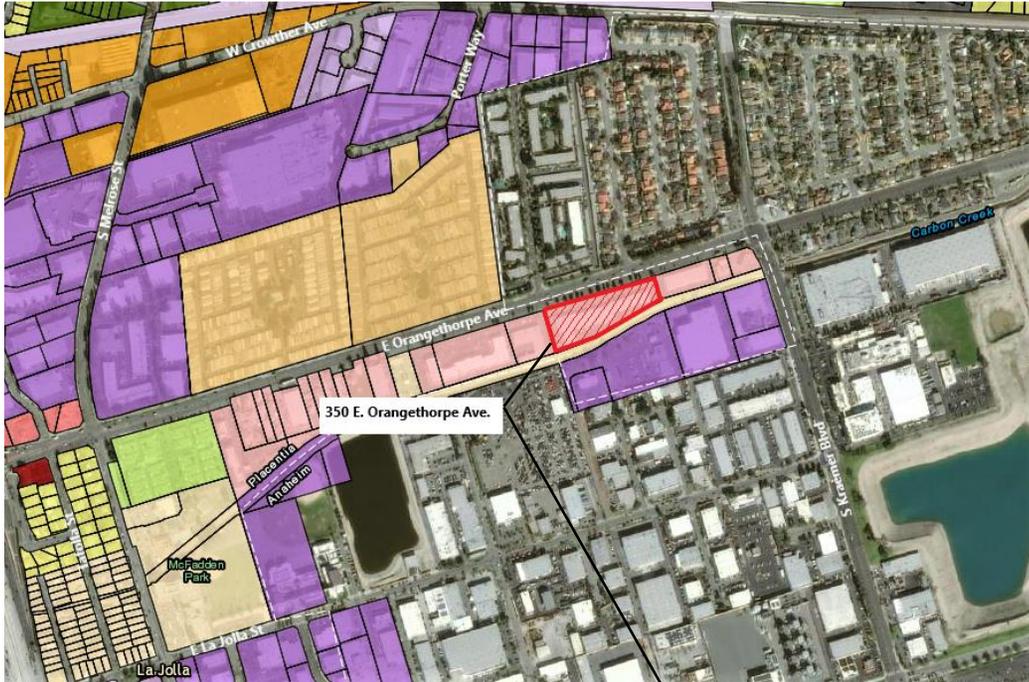
**0 Vehicles, Machines, Heavy Equipment in conjunction of use.** The brewing system is a home brew setup that can run off either a propane tank or a normal 110 electrical outlet. We do plan to eventually purchase or lease a vehicle for distribution when covid vaccines allow restaurants to reopen and distribution sales to occur.

*Donna Mischner*  
Donna Mischner 2/22/21



# ATTACHMENT 4; VICINITY ZONING MAP

## UP 2021-01; 350 E. ORANGETHORPE AVENUE, UNIT #4



Aerial A.

Zoning Code	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800000;"></span> C-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90;"></span> R-3
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000;"></span> C-1 (O)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90;"></span> R-3 (O-1)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000;"></span> C-1 (O-1)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C;"></span> R-A
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000;"></span> C-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #808000;"></span> R-G
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB;"></span> C-2-H65	<span style="display: inline-block; width: 15px; height: 15px; background-color: #6B8E23;"></span> R-G (O)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB;"></span> C-M	<span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57;"></span> R-G(O) & C-1 (O)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB;"></span> C-O	<span style="display: inline-block; width: 15px; height: 15px; background-color: #2E8B57;"></span> RPC (O)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8A2BE2;"></span> M	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6;"></span> SP-1
<span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD;"></span> M (O)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6;"></span> SP-2
<span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD;"></span> M (PMD)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #00CED1;"></span> SP-3
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3;"></span> PUD-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #00CED1;"></span> SP-4
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3;"></span> PUD-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #00CED1;"></span> SP-5
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3;"></span> PUD-2 (O)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF;"></span> SP-6 (O)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3;"></span> PUD-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF;"></span> SP-7
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3;"></span> PUD-3 (O)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF;"></span> SP-8
<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3;"></span> PUD-4	<span style="display: inline-block; width: 15px; height: 15px; background-color: #000080;"></span> SP-9
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00;"></span> R-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #000080;"></span> SP-10
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00;"></span> R-1 (MHP)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080;"></span> T-C
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00;"></span> R-1 (O)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #6B8E23;"></span> Old Town
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9;"></span> R-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00;"></span> TOD
<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9;"></span> R-2 (MHP)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3;"></span> N/A



Aerial B.