



Placentia Planning Commission Agenda

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

Michael Ebenhoch
Chairman

Vic Tomazic
Vice Chairman

Frank Perez
Commissioner

Floyd Farano
Commissioner

Christine Schaefer
Commissioner

John Scull
Commissioner

Thomas Solomonson
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 961-0283
Website: www.placentia.org

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

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

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

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

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

REGULAR MEETING

6:30 p.m. – City Council Chambers

MEETING CALLED TO ORDER

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

PLEDGE OF ALLEGIANCE

MINUTES

Regular Meeting: September 13, 2011
Recommended Action: Approve

ORAL COMMUNICATIONS

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

PUBLIC HEARINGS

NEW BUSINESS

1. **Applicant: Alfred Daher (D.B. Oil)**
Location: 102 E. Yorba Linda Boulevard

Use Permit (UP) 2011-12:

To permit the operation of a new service station with a +/- 2,346 square foot convenience store, located on a +/- 0.58 net acre site.

Use Permit (UP) 2011-13:

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/- 2346 square foot convenience store.

Development Plan Review (DPR) 2011-01:

To permit the construction of a +/- 2,346 square foot convenience store, six (6) individual fuel dispensers under a canopy structure and related on and off-site improvements on a 0.58 net acre site, located at 102 E. Yorba Linda Boulevard (Arco Station) in the Town Center (T-C) District.

Recommended Actions:

Adopt Resolution No. PC-2011-19 and recommend approval of Use Permit (UP) 2011-12 to City Council, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Adopt Resolution No. PC-2011-20 approving Use Permit (UP) 2011-13, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Adopt Resolution No. PC-2011-21 approving Development Plan Review (DPR) 2011-01, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS

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

ADJOURNMENT

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

CERTIFICATION OF POSTING

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

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

DRAFT

September 13, 2011

The regular meeting of the Placentia Planning Commission of September 13, 2011 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Ebenhoch.

ROLL CALL: Present: Michael Ebenhoch, Chairman
Vic Tomazic, Vice Chairman
Floyd Farano, Commissioner
Christine Schaefer, Commissioner
John Scull, Commissioner
Frank Perez, Commissioner
Tom Solomonson, Commissioner

Absent: None

PLEDGE OF ALLEGIANCE: Led by Commissioner Perez

Others Present: Ken Domer, Assistant City Administrator
Stephen A. McEwen, Assistant City Attorney
Monique Schwartz, Associate Planner
Sara Salazar, Administrative Assistant

Motion by Vice Chairman Tomazic, seconded by Commissioner Schaefer to APPROVE THE MINUTES of August 9, 2011. Passed by a 6-0-1 vote (Farano Abstain)

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

Public Hearings:

1. **Applicant: Rich Wray**

Location: 1280-1290 N. Kraemer Boulevard

Zone Change (ZC) 2011-01:

To change the zoning designation from the Town Center (T-C) District to Neighborhood Commercial (C-1) District, located at 1280-1290 N. Kraemer Boulevard.

Ms. Schwartz advised that the item was withdrawn by the applicant and no action is required.

2. **Applicant: Peter Impala (Art Rodriguez and Associates)**

Location: 1257 E. Yorba Linda Boulevard

Use Permit (UP) 2011-10:

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with an existing +/- 24,103 square foot retail store (Big Lots), located at 1257 E. Yorba Linda Boulevard in the Neighborhood Commercial (C-1) District.

Ms. Schwartz presented the staff report and noted a correction on page 2 of 16 on the report. The correct number of full time employees should read nine (9).

Chairman Ebenhoch opened the Public Hearing.

Having no public comment, Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Schaefer, seconded by Commissioner Farano TO ADOPT RESOLUTION NO. PC-2011-18 APPROVING USE PERMIT (UP) 2011-10, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 7-0 vote.

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS:

Mr. Domer advised the Commission of upcoming residential development projects.

Ms. Schwartz provided the Commission with an update on the gas station on the south east corner of Rose Drive and Yorba Linda Boulevard. She advised that demolition is almost complete and new underground fuel storage tanks should be installed soon. Curb and gutters will be removed and new sidewalks and driveways will be installed. Building plans are pending approval by other agencies before the City can approve them.

Commissioner Schaefer asked for an update on the Schaener property. Mr. Domer stated that the property is slowly being cleaned up as the owners work with potential developers.

Commissioner Solomonson asked for an update on the Grade Separations Project. Mr. Domer responded that the City's consultant, Roy Stephenson, will make a presentation to update the City Council next week.

Chairman Ebenhoch adjourned the Planning Commission meeting to the next regularly scheduled meeting on October 11, 2011 at 6:42 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Ken Domer
Assistant City Administrator



Placentia Planning Commission

Agenda Staff Report

AGENDA ITEM NO.: 1	DATE: October 11, 2011	PUBLIC HEARING: Yes
APPLICATION(S): Use Permit (UP) 2011-12 Use Permit (UP) 2011-13 Development Plan Review (DPR) 2011-01		
DESCRIPTION: To construct a new service station in conjunction with a +/- 2,346 square foot convenience store and related on and off-site improvements on a +/- 0.58 net acre site, located at 102 E. Yorba Linda Boulevard in the Town Center (T-C) District.		
RELATED APPLICATIONS: As noted above		
APPLICANT: D.B. Oil – Alfred Daher		
PROPERTY OWNER: BP/Arco: Jeff Cary		
LOCATION: 102 E. Yorba Linda Boulevard		
CEQA DETERMINATION: Categorically Exempt: Class 2, Section 15302		
ZONING: Town Center (T-C)	APN(S): 339-181-01	
GENERAL PLAN: Commercial	CITY COUNCIL ACTION REQUIRED: Yes	
PREPARED BY: Monique B. Schwartz, Associate Planner		
REVIEWED BY: Kenneth A. Domer, Assistant City Administrator, Development Services		

REQUEST:

To construct a new service station in conjunction with a +/- 2,346 square foot convenience store and related on and off-site improvements on a +/- 0.58 net acre site, located at 102 E. Yorba Linda Boulevard in the Town Center (T-C) District.

There are three (3) related development applications for this project. Provided below are the applications along with a brief description for each:

Use Permit (UP) 2011-12:

To permit the operation of a new service station with a +/- 2,346 square foot convenience store.

Use Permit (UP) 2011-13:

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/- 2,346 square foot convenience store.

Development Plan Review (DPR) 08/01:

To permit the construction of a +/- 2,346 square foot convenience store, six (6) individual fuel dispensers under a canopy structure and related on and off-site improvements on a 0.58 net acre site.

RECOMMENDATION:

City Planning Division is recommending approval of Use Permit (UP) 2011-12, Use Permit (UP) 2011-13 and Development Plan Review (DPR) 2011-01, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

BACKGROUND:

The existing Arco Service Station, located at 102 E. Yorba Linda Boulevard has been operating as a full service station since 1973. They are presently operating under Use Permit (UP) 72/27 for the operation of a service station, Use Permit (UP) 86/24 for the operation of a drive-through AM/PM market, Use Permit (UP) 91/08 for the operation of a drive-through oil change/quick-lube facility and Use Permit (UP) 98/01 (Amend. #1), which converted the operation from a drive through oil change facility to a smog inspection and repair facility.

On February 12, 2008, the Planning Commission approved a project proposal for the construction and operation of a new service station in conjunction with a +/- 2,346 square foot convenience store and related on and off site improvements, processed under Use Permit (UP) 08/01, Use Permit (UP) 08/02 and Development Plan Review (DPR) 08/01. City Council approved Use Permit (UP) 08/01 on March 18, 2008.

According to Section 23.75.080 Time limit of the Placentia Municipal Code, any site development approval granted by the City expires if not used within two (2) years of the date of final approval, which was March 18, 2010. Because of difficult economic conditions during that time, the ARCO Franchisee was unable to secure construction financing for their proposed raze and rebuild project. Section 23.75.080(b) allows the applicant to request a one (1) year extension, if the request is made prior to the two year expiration date. The Development Services Division received a written request for a one (1) year extension on December 16, 2009. A one year extension was granted by the Director of Development Services to extend the project expiration date to March 18, 2011; however, the approved development applications were never pursued.

Because all development applications on this property expired on March 18, 2011, the applicant is required to receive Planning Commission and City Council approval once again for the proposed raze and rebuild project.

INTRODUCTION:

The subject site (102 E. Yorba Linda Boulevard) is a commercial parcel (APN # 339-181-01) located on the southeast corner of Bradford Avenue and Yorba Linda Boulevard.

The current project applicant, Mr. Alfred Daher, is proposing to remove all existing fuel pumps and canopy structure, service garage and small store to build a new service station that will include: six (6) fuel pumps under a canopy structure and a new 2,346 square foot convenience store. The two (2) existing underground fuel storage tanks will not be removed and will remain on site. The original service bays/garage for auto repair will not be replaced. Auto repair and servicing will not be a component of the proposed new use.

Subject Site and Surrounding Land Uses:

	Land Use	General Plan Land Use Designation	Zoning Designation
Current	Arco Service Station	"Commercial"	"T-C"
Proposed	+/- 2,346 sq. ft. convenience store, six (6) individual fuel dispensers under a canopy structure and related on and off-site improvements	"Commercial"	"T-C"
North	Yorba Linda Boulevard/Commercial-Retail Shopping Center	"Commercial"	"T-C"
South	Commercial-Retail Shopping Center	"Commercial"	"T-C"
East	Commercial-Retail Shopping Center	"Commercial"	"T-C"

USE PERMIT (UP) 2011-12:

Service stations are permitted within the Town Center (T-C) District. Although this type of use is consistent with the purpose of the T-C zone, it has special characteristics which have the potential to adversely affect adjoining business and/or property owners and therefore is required to be reviewed individually pursuant to the provisions of Chapter 23.87 Use Permits of the Placentia Municipal Code. According to Section 23.27.050 of the Placentia Municipal Code, "Service stations may be permitted subject to following the use permit procedure and subject to planning commission and city council approval."

The existing service station (ARCO) currently operates under Use Permit (UP) 72/27 for the operation of a service station, Use Permit (UP) 86/24 for the operation of a drive-through AM/PM market and Use Permit (UP) 98/01 (Amend. #1) for the operation of a smog inspection and repair facility. The original use permits allowed for the operation of a traditional gas station for automobile repairs and servicing, fuel service and a small snack shop. Because the new use has changed, excluding automobile repairs and servicing and including a new +/- 2,346 square foot convenience store, the applicant is required to obtain a new use permit.

USE PERMIT (UP) 2011-13

The applicant is requesting to provide alcoholic beverages for sale for off-site consumption in conjunction with the sale of grocery products, magazines, drinks, snacks, candy and other items within the proposed convenience store so that his service station customers would not have to travel to another location to purchase these items. The current trend in the service station industry is to have a convenience store that provides beer and wine for sale as well as various other grocery items.

Pursuant to Section 23.27.040(3) of the Placentia Municipal Code, the sale of alcoholic beverages is permitted within the Town Center (T-C) District, subject to obtaining a use permit.

Service Station and Convenience Store Operational Characteristics:

The convenience store and service station will be operating simultaneously during the following hours:

Monday through Sunday: 24 hours/day
Sale of beer and wine shall be during the hours of 8:00 a.m. to 9:00 p.m. only.

There will be a total of six (6) full-time employees and six (6) part-time employees that will oversee the daily operations of the business. A twenty-four (24) hour security monitoring system will also be installed within the convenience store and under the fueling canopy.

Existing ABC Licenses Within One-Half (0.50) Mile Radius of the Subject Site:

The Alcoholic Beverage Control (ABC) license that is being applied for by Alfred Daher of D.B. Oil is "Type 20 Off-Sale Beer and Wine," which is an off-sale beer and wine license. Listed below are other businesses within a one-half mile radius of the subject site that are permitted to sell alcoholic beverages for on and off-site consumption.

BUSINESS	ADDRESS	LICENSE TYPE
Whole Enchilada Restaurant	106 E. Yorba Linda Boulevard	Type "47" On-Sale General for Bona Fide Public Eating Place Type "58" Caterer's Permit
Marie Calendars	126 E. Yorba Linda Boulevard	Type "47" On-Sale General for Bona Fide Public Eating Place
Rubios Fresh Mexican Grill	127 E. Yorba Linda Boulevard	Type "41" On-Sale Beer and Wine for Bona Fide Public Eating Place
CVS Pharmacy 9747	150 E. Yorba Linda Boulevard	Type "21" Off-Sale General

Philly's Best	198 E. Yorba Linda Boulevard	Type "41" On-Sale Beer and Wine for Bona Fide Public Eating Place
Step N Go Mini Mart	110 N. Bradford Avenue	Type "20" Off-Sale Beer and Wine
Rosas Pizza	116 N Bradford Avenue	Type "41" On-Sale Beer and Wine for Bona Fide Public Eating Place
Park Place Catering	901 N. Bradford Avenue	Type "58" Caterer's Permit
Orea Taverna	1390 N. Kraemer Boulevard	Type "47" On-Sale General for Bona Fide Public Eating Place
El Torito Restaurant	1474 N. Kraemer Boulevard	Type "47" On-Sale General for Bona Fide Public Eating Place
Saigon Noodle House	1486 N. Kraemer Boulevard	Type "41" On-Sale Beer and Wine for Bona Fide Public Eating Place
Sengoku Restaurant	1490 N. Kraemer Boulevard	Type "41" On-Sale Beer and Wine for Bona Fide Public Eating Place

The sale of beer and wine in conjunction with food and grocery sales is common in most convenience stores, markets and drugstores. The sale of alcoholic beverages in this convenience store will not be the primary attraction for patrons as in the case with liquor stores. Providing customers with the option to purchase beer and wine at this location would provide convenience to business patrons of the service station. The Applicant believes that denying the convenience store the opportunity to sell alcoholic beverages could put it at a disadvantage with the other stores/markets and convenience stores in the area that are currently licensed and permitted to sell alcoholic beverages.

The Town Center District is primarily comprised of markets, drugstores, restaurants and eating places, personal service establishments, variety stores etc. It is City Staff's opinion that an Alcoholic Beverage Control (ABC) license for the proposed convenience store will not add to or result in an undue concentration of licenses in the City because there is only one convenience store in the immediate vicinity that is licensed to sell beer and wine for off-site consumption.

After review by the Placentia Police Department, City Staff concludes that the issuance of an Alcoholic Beverage Control (ABC) license would not create a law enforcement problem. The proposed project is not located in an area of overconcentration and it is not located within a high crime district. The Development Services Department and the Placentia Police Department have reviewed the request and are supporting the proposal, subject to compliance with all Special Conditions of Approval.

DEVELOPMENT PLAN REVIEW (DPR) 07/07:

The subject property is located in the Town Center (T-C) District. The table below illustrates the project's conformance with the development standards for the "T-C" District:

	Required	Provided
Height	35 '-0"	25'-8"
Landscape Setbacks	<p>15 feet minimum along all property lines abutting streets, except for the area required for street openings and the area within 15 feet on either side of the street openings</p> <p>None Required</p> <p>None Required</p>	<p>North Property Line (Yorba Linda Boulevard): 15'-0" as measured from the north property line"</p> <p>West Property Line (Bradford Avenue): 15'-0" as measured from the west property line</p> <p>South Property Line: None Provided</p> <p>East Property Line: +/- 5'-0" as measured from property line to East side of convenience store structure</p>
Internal Landscaping	<p>At least 5% of the net area of the parcel (1,276 sq. ft.) and</p> <p>a minimum of twenty-five (25) percent of such internal landscaping (319 sq. ft.) shall be located in the area devoted to parking</p>	<p>3,746 sq. ft.</p> <p>766 sq. ft.</p>
Parking (Total Required):	9	15

Off-Street Parking:

Pursuant to Section 23.78.030(2) of the Placentia Municipal Code, the "T-C" District requires: "Four (4) spaces per one thousand (1,000) square feet of gross floor area". Based on the submittal site plan, there is +/- 2,346 square feet of gross floor area within the proposed convenience store. A total of nine (9) parking spaces are required for this proposed service station and fifteen (15) parking spaces have been provided. There is a surplus of six (6) spaces.

A description of typical customer use for this type of service station and convenience store combination is as follows: A customer parks his vehicle at one of the six (6) fuel service pumps and begins the fueling process. The customer may then leave the car fueling while he/she goes into the convenience store to complete the fuel transaction or purchase other convenience items such as magazines, candy, food etc. The customer generally uses the space adjacent to the fuel pump as a temporary parking space until

he/she is finished with his total sales. If a customer wants to purchase items only from the convenience store, he/she would typically park his/her car in one of the fifteen (15) off-street parking spaces provided along the west and south property lines.

It is important to note that even though the parking under the fueling canopy is quick and temporary in nature; it is additional parking provided for customers that is not included in the off-street parking calculation as noted above.

Access and Interior Circulation:

The proposed service station has one entry/exit point off of Bradford Avenue at the southwest corner of the site and two (2) entries/exits off the north property line along Yorba Linda Boulevard. The interior drive aisles provide vehicle access to each of the individual fuel pump stations under the proposed canopy structure as well as to the parking spaces for the new convenience store. There is a +/- 25'-0" foot wide drive-aisle connecting two (2) entries/exits on the subject site that are provided for fuel delivery truck and fire truck access.

Floor Plan of Convenience Store:

The proposed convenience store is +/- 2,346 square feet and features two (2) restroom facilities, a storage/utility area, a walk-in freezer, a walk-in cooler, one (1) office and a cashier area. The remaining floor area is open for merchandise shelving and display units.

Exterior Architecture:

The exterior architecture will display a contemporary Spanish motif. Key design elements that will be utilized include: concrete mission roof tiles over the pitched roof areas of the convenience store and painted textured stucco walls.

The exterior color scheme features a white, beige and warm gray color palette. These finishes, materials and colors are consistent with the color palettes in the surrounding areas.

Landscape Architecture:

The conceptual landscape plan indicates that there is approximately 133 lineal feet of property frontage along Yorba Linda Boulevard and approximately 148 lineal feet of property frontage along Bradford Avenue. Both entry/exit approaches along Yorba Linda Boulevard will be covered with existing stone pavers. A fifteen (15) foot wide landscape setback is proposed along the north property line. There will be a 15'-0" wide landscape planter (as measured from the west property line) along Bradford Avenue. A new monument sign is proposed at the northwest corner and adjacent to the southwest corner to display the business name, address and fuel pricing for the new service station. Additional planters are proposed along the east property line as well as in the parking

area adjacent to the convenience store. All landscape planters will have low planting materials, perennials and grass.

Landscape and irrigation plans for the proposed development are required to comply with Chapter 23.77, Xeriscape of the Placentia Municipal Code (P.M.C.). A Special Condition of Approval is included as part of this application to ensure compliance.

Trash Collection:

A trash enclosure has been provided adjacent to the proposed convenience store, along the south property line. The applicant shall obtain approval from Placentia Disposal Inc. (PDI) prior to issuance of building permits. Trash enclosures shall be constructed according to trash enclosure standards on file with the City Building Division.

Perimeter Walls/Fence:

Section 23.75.020(10) of the Placentia Municipal Code specifies that a solid masonry wall shall be provided around the perimeter of all sites proposed for development and that all walls shall conform to the height regulations contained in Section 23.81.100 of the Placentia Municipal Code.

Because the subject site is situated on the corner of two major thoroughfares, Bradford Avenue and Yorba Linda Boulevard, the project site has two frontages that would not require solid block walls.

Based on the submittal site plan, the perimeter of the subject site is currently delineated as follows:

Property Line	Proposed
North	Property frontage. No block wall proposed.
South	+/- 15 LF new solid block wall at 6'-0" high
East	+/- 65 LF new 6'-0" high solid block wall
West	Property frontage. No block wall proposed

CEQA for Use Permit (UP) 2011-12 and Use Permit (UP) 2013:

The proposed Use Permits were reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia, and staff recommends that the Planning Commission exercise its independent judgment and find that Use Permit (UP) 2011-12 and Use Permit (UP) 2011-13 are exempt from CEQA pursuant to State CEQA Guidelines § 15061(b)(3) as it pertains to a use where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

CEQA for Development Plan Review (DPR) 2011-01:

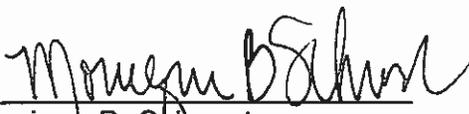
The proposed construction project is not expected to create a negative impact upon the environment. The project is Categorically Exempt (Class 32), Guideline Section 15332 In Fill Development Project (pursuant to the California Environmental Quality Act (CEQA) and City Environmental Guidelines. In fill development projects are characterized as meeting the conditions described below and the proposed project meets the criteria for this exemption.

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

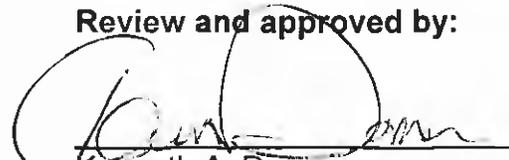
Recommended Action:

1. Adopt Resolution No. PC-2011-19 (Attachment A).
2. Approve Use Permit (UP) 2011-12, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachment B and C).
3. Adopt Resolution No. PC-2011-20 (Attachment D).
4. Approve Use Permit (UP) 2011-13, subject to the attached Special Conditions of Approval and Standard Development Requirements and recommend approval to the City Council (Attachment E and F).
5. Adopt Resolution No. PC-2011-21 (Attachment G)
4. Approve Development Plan Review (DPR) 2011-01 and the corresponding Special Conditions of Approval and Standard Development Requirements (Attachment H, I and J).

Prepared and submitted by:


Monique B. Schwartz
Associate Planner

Review and approved by:


Kenneth A. Domer
Assistant City Administrator

Attachments:

- Attachment "A" Resolution PC-2011-19
- Attachment "B" Special Conditions of Approval for Use Permit (UP) 2011-12
- Attachment "C" Orange County Fire Authority (OCFA) site development requirements
- Attachment "D" Resolution PC-2011-20
- Attachment "E" Special Conditions of Approval for Use Permit (UP) 2011-13
- Attachment "F" Orange County Fire Authority (OCFA) site development requirements
- Attachment "G" Resolution PC-2011-21
- Attachment "H" Special Conditions of Approval and Standard Development Requirements for Development Plan Review (DPR) 2011-01
- Attachment "I" Orange County Fire Authority (OCFA) site development requirements
- Attachment "J" Standard Development Requirements for Development Plan Review (DPR) 2011-01

Exhibits:

- Exhibit 1 Vicinity Map
- Exhibit 2 Site Plan
- Exhibit 3 Conceptual Grading Plan
- Exhibit 4 Conceptual Landscape Plan
- Exhibit 5 Floor Plan
- Exhibit 6 Building Elevations

ATTACHMENT A

RESOLUTION NO. PC-2011-19

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PLACENTIA APPROVING USE PERMIT NO. 2011-12 PERTAINING
TO PROPERTY LOCATED AT 102 E. YORBA LINDA BOULEVARD AND
MAKING FINDINGS IN SUPPORT THEREOF.**

A. Recitals.

(i) Mr. Alfred Daher of D.B. Oil AND Mr. Jeff Cary of BP Arco, property owner of 102 E. Yorba Linda Boulevard ("Applicant" hereinafter) heretofore filed an application for approval of Use Permit No. 2011-12, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On October 11, 2011 this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

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

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

a. The proposed use will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachments "B and C"), this use complies with all applicable code requirements and development standards of the "T-C" Town Center District (3) Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements, it is not anticipated that the operation of a new

service station and convenience store will generate any negative impacts on this commercial property and the adjacent neighborhood. The property has operated as a traditional service station with a vehicle repair service component since 1973. The new service station will not include a vehicle repair component, thus eliminating a service garage and service bays. The new project will include a new +/- 2,346 square foot convenience store. All retail sales will be conducted within the proposed convenience store structure, while maintaining an environment free from objectionable noise, odor or other nuisances, subject to compliance with the attached Special Conditions of Approval.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial", and the proposed use does not involve any change in the land use of the subject site. The Arco Service Station has been an existing use since 1973. The project site will be demolished and replaced with a new service station and convenience store.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachments B and C), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a conditionally permitted use in the "T-C" Town Center District in the City of Placentia. Approval of the Use Permit for a new service station and convenience store would be consistent with the zoning as the site can accommodate the proposed use and has been operating as a service station under Use Permit (UP) 72/27 since 1973.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachments "B and C" contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2011-12 to ensure compliance with the Placentia Municipal Code.

3. Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 2011-12 is exempt from CEQA pursuant State CEQA Guidelines § 15061(b)(3) as it pertains to a matter which can be seen with certainty that there is no possibility that the Use Permit (UP) 2011-12 will have a significant effect on the environment.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2011-12, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2011-12 as modified herein, and specifically subject to the conditions set forth in Attachments "B and C" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 11th day of October, 2011.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October, 2011, by the following vote:

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

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment B
Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2011-12

SPECIAL CONDITIONS

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

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

CITY PLANNING DIVISION:

1. Use Permit (UP) 2011-12 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Use Permit (UP) 2011-12 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
5. Any changes or modifications to Use Permit (UP) 2011-12 shall be subject to review and approval by the Director of Development Services.

6. Prior to any changes in the days and hours of operation of the Arco Service Station, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation as requested by the applicant:

Monday through Sunday: 24 hours/day

Sale of beer and wine shall be during the hours of 8:00 a.m. to 9:00 p.m. only.

7. Any modifications to the approved floor plan and any modifications which will change, expand or intensify the use shall be subject to review and approval by the Director of Development Services. The Director may determine if such modifications require approval by the Placentia Planning Commission.
8. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
9. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
10. There shall be no deliveries to or from the premises before 6:00 a.m. or after 10:00 p.m. Monday through Friday, Saturdays from 8:00 a.m. to 10:00 p.m. and no deliveries on Sundays.
11. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
12. All trash bins shall be kept inside trash enclosures, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done at least three (3) times a week.
13. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
14. Any temporary and permanent signs shall be reviewed and approved by the City prior to fabrication and installation.

Prior to issuance of a building permit, the applicant shall submit a sign plan for the design of all proposed signage on the site for review and approval by the Director of Development Services or his/her designee. The sign plan shall comply with the

criteria and requirements set forth in Chapter 23.90, Signs-Advertising Structures, of the Placentia Municipal Code.

All portable signs are prohibited and shall be removed from the site. Section 23.90.100 regarding signage shall be complied with as a condition of this Use Permit. Additionally, all temporary advertising devices, unless otherwise specified in Section 23.90.160 are prohibited.

Pursuant to Section 23.90.180(9), the total area occupied by window signs shall not exceed more than twenty-five (25) percent of the window area through which they are displayed. If more than 25 percent exists, the applicant shall remove the excess signage prior to the sale of alcoholic beverages.

15. The applicant/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner within 48 hours of defacement and/or upon notification by the City.
16. The applicant business owner shall maintain a valid City Business License at all times during operation of the business.
17. 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.
18. This use permit may be reviewed at the discretion of the Director of Development Services in order to determine if the business is operating in compliance with all required Special Conditions of Approval and Standard Development Requirements.
19. The applicant shall comply with all Special Conditions of Approval and Standard Development Requirements of Development Plan Review (DPR) 2011-01 and Special Conditions of Approval for Use Permit (UP) 2011-13.
20. This establishment shall be operated as a service station and convenience store at all times. All activities shall be conducted within this enclosed building space and outdoor service area, while maintaining an environment free from objectionable noise, odor or other nuisances.
21. Per City policy and California Streets and Highway Code Section 5600, et. seq., the property owner shall maintain the adjacent sidewalk area, as defined by Placentia Municipal Code Section 14.04.020. Additionally, trees shall be maintained per Placentia Municipal Code Chapter 14.12.

ORANGE COUNTY FIRE AUTHORITY:

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

CITY POLICE DEPARTMENT:

23. The establishment shall remain in compliance with Placentia Police Department Standard Development Requirements for security.

PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2011-12, Use Permit 2011-13 and
Development Plan Review 2011-01

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

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

EXTERIOR DOORS

Sliding Doors:

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

Other Doors:

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

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

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

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

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

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

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

Or:

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

If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

(Exterior Doors, Continued...)

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

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

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

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

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

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

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

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

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

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

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

WINDOWS

No louvered windows shall be used.

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

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x 1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

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

ROOF OPENINGS

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

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

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

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

HATCHWAYS

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

LADDERS

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

BURGLARY RESISTANT MATERIAL

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

ADDRESS

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

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

EXTERIOR LIGHTING

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

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

Attachment C
Orange County Fire Authority (OCFA) Special Conditions of Approval



ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

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

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

Date: September 23, 2011

To: City of Placentia Planning Division
Attention: Monique Schwartz, Associate Planner

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156182**
City Reference #DPR 2011-01, UP 2011-12, UP 2011-13
ARCO- AM-PM- 102 E. Yorba Linda Blvd., Placentia
Service Code: PR105 Site Development Review/CUP

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

CONDITIONS OF APPROVAL

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

Prior to issuance of a building permit:

- Fire Master Plan (service code PR145)
- Tanks Storing Hazardous Materials (service codes PR300-PR305)

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

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

Attachment D

RESOLUTION NO. PC-2011-20

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
PLACENTIA APPROVING USE PERMIT NO. 2011-13 PERTAINING
TO PROPERTY LOCATED AT 102 E. YORBA LINDA BOULEVARD AND
MAKING FINDINGS IN SUPPORT THEREOF.**

A. Recitals.

(i) Alfred Daher of D.B. Oil, applicant and Jeff Cary of BP Arco, owner of the property located at 102 E. Yorba Linda Boulevard ("Applicant" hereinafter) heretofore filed an application for approval of Use Permit No. 2011-13, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On October 11, 2011 this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

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

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

a. The proposed use will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachments "E and F"), this use complies with all applicable code requirements and development standards of the "T-C" Town Center District and (3) It is not anticipated that a Type 20 (Off-sale Beer and Wine) license for the sale of alcoholic

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

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial", and the proposed use does not involve any change in the land use of the subject site. The Arco Service Station has been operating as a service station on this site since 1973 and will remain with the addition of a Type 20 (Off-Sale Beer and Wine license for the sale of alcoholic beverages within the proposed convenience store.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachments E and F), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a conditionally permitted use in the "T-C" Town Center District in the City of Placentia. Approval of the Use Permit for the sale of alcoholic beverages within the proposed convenience store would be consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been conditionally permitted within the "T-C" Town Center District.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachments "E and F" contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2011-13 to ensure compliance with the Placentia Municipal Code.

3. Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 2011-13 is exempt from CEQA pursuant State CEQA Guidelines § 15061(b)(3) as it pertains to a matter which can be seen with certainty that there is no possibility that the Use Permit (UP) 2011-13 will have a significant effect on the environment.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2011-13, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2011-

13 as modified herein, and specifically subject to the conditions set forth in Attachments "E and F" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall:

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

ADOPTED AND APPROVED this 11th day of October, 2011.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October, 2011, by the following vote:

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

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment E
Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2011-13

SPECIAL CONDITIONS

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

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

1. Use Permit (UP) 2011-13 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void, unless an extension is applied for and approved.
2. Use Permit (UP) 2011-13 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
4. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
5. Any changes or modifications to Use Permit (UP) 2011-13 shall be subject to review and approval by the Director of Development Services.

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

Monday through Sunday: 24 hours/day

Sale of beer and wine shall be during the hours of 8:00 a.m. to 9:00 p.m. only.

7. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for the cost of a parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. No outside storage or displays shall be permitted at any time.
10. There shall be no deliveries to or from the premises before 6:00 a.m. or after 10:00 p.m. Monday through Friday, Saturdays from 8:00 a.m. to 10:00 p.m. and no deliveries on Sundays.
11. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
12. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
13. At all times when the establishment is open for business, the sale of alcoholic beverages shall be conducted entirely within the building.
14. Outside displays are not permitted at any time.
15. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
16. All trash bins shall be kept inside trash enclosures, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done at least three (3) times a week.
17. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.

18. The applicant shall comply with Chapter 8.34 of the Placentia Municipal Code regarding the posting of alcoholic beverage warning signs.
19. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.

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

All portable signs are prohibited and shall be removed from the site. Section 23.90.100 regarding signage shall be complied with as a condition of this Use Permit. Additionally, all temporary advertising devices, unless otherwise specified in Section 23.90.160 are prohibited.

Pursuant to Section 23.90.180(9), the total area occupied by window signs shall not exceed more than twenty-five (25) percent of the window area through which they are displayed. If more than 25 percent exists, the applicant shall remove the excess signage prior to the sale of alcoholic beverages.

20. The applicant/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter. Graffiti shall be removed by the applicant/business owner within 48 hours of defacement and/or upon notification by the City.
21. The applicant business owner shall maintain a valid City Business License at all times during operation of the business.
22. 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.
23. The sale and service of alcoholic beverages shall be in compliance with all local, state and federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a "Type 20" Off Sale Beer and Wine shall be applicable.
24. Operator of the business shall not sell alcoholic beverages at the premises until after the ABC approves and issues a license. A copy of the approved ABC license shall be transmitted to the City Planning Division upon receipt of it.

25. 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.
26. All Special Conditions of Approval and Standard Development Requirements of Use Permit (UP) 2011-12, and Development Plan Review (DPR) 2011-01 shall apply.
27. This establishment shall be operated as a service station and convenience store at all times. All activities shall be conducted within this enclosed building space and outdoor service area, while maintaining an environment free from objectionable noise, odor or other nuisances.
28. The applicant shall comply with Chapter 8.34 of the Placentia Municipal Code regarding the posting of alcoholic beverage warning signs.
29. The sale of alcoholic beverages shall be in compliance with all local, State and Federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a Type "20" (Off-Sale Beer and Wine) license.
30. Operators of the service station and convenience store shall not sell alcoholic beverages until after the ABC approves and issues a license. A copy of the approved ABC license shall be transmitted to the City Planning Division upon receipt of it.
31. Operators of the service station and convenience store shall attend ABC Responsible Beverage Sales Training.
32. This approval is subject to, and shall not become effective until the approval of Use Permit (UP) 2011-12 and Development Plan Review (DPR) 2011-01.

ORANGE COUNTY FIRE AUTHORITY:

33. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) (See Attachment F)

CITY POLICE DEPARTMENT:

34. Developer/Applicant shall comply with Placentia Police Department Standard Development Requirements for security.
35. Compliance with all Alcoholic Beverage Control requirements.
36. This Use Permit shall be reviewed one year from the date of approval and each year thereafter as necessary. The review shall be conducted jointly by the Development Services Director and Police Chief or designee. The purpose of this

review shall be to identify uniquely adverse issues such as loitering, vandalism, criminal activity, noise, or nuisance resulting from approval of the use permit. If such issues are identified, the Use Permit shall be presented to the Planning Commission for their consideration of conditions, modifications, or revocation.

37. The activity level of the business shall be monitored by the Crime Prevention Bureau to establish the level of police services used for the business. Should the level of police services demonstrate that the applicant has not controlled excessive, or unnecessary activity resulting in high use of police services, or that the applicant has failed to comply with enforcement or application of measures related to curfew and truancy which are listed below, then this Use Permit shall be reviewed for consideration of further conditions, modifications or revocation.
38. The subject alcoholic beverage license shall not be exchanged for a public premise type license, nor operated as a public premise.
39. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of merchant items. The licensee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available upon request.
40. Sales of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. to 9:00 p.m.
41. The sale of beer and malt beverages in quantities of quarts, 22 ounces, 32 ounces, 40 ounces, or similar size containers is prohibited. Beer, malt beverages, and wine coolers in containers of 16 ounces or less cannot be sold by single containers, but must be sold in manufacturer pre-packages multi-unit quantities.
42. No wine shall be sold with an alcoholic content greater than 15% by volume.
43. No wine coolers shall be sold in less than a four-pack quantity.
44. There shall be no exterior advertising of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages which are clearly visible to the exterior, shall constitute a violation of this condition.
45. Employees who sell beer and wine shall be at least 21 years of age.
46. No advertising for beer or wine shall be visible from outside the building.
47. All containers of alcoholic beverages that are displayed for sale shall be secured against public access between the hours of 9:00 p.m. and 8:00 a.m. Secured

refrigerator compartments must have interior compartment separators to prevent access from neighboring non-locking doors or compartments.

48. No alcoholic beverages shall be sold from any temporary locations on the premises such as ice tubs, barrels, or any other containers.
49. Alcoholic beverages shall be sold and packaged within accordance to Alcoholic Beverage Control standards.
50. The sale of beer or wine for consumption on the premises is prohibited.
51. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
52. Signs shall be posted at all exits of the premises, which prohibit alcoholic beverages from being opened or consumed on or around the premises.
53. The use of any amplifying system, outdoor sound system, loudspeakers, paging system, or any other such device is prohibited on the licensed premises.
54. The petitioner (s) shall be responsible for maintaining free of litter the area adjacent to the premises over which he/she has control.
55. Graffiti shall be removed from the exterior walls and window of the premises within 48 hours of discovery.
56. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot.
57. Lighting in the parking area of the premises shall be directed, positioned and shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.
58. 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 Services Lieutenant at least 14 days in advance.
59. All employees of petitioner who sell or serve alcoholic beverage products shall be required to complete a training program in alcoholic beverage compliance, crime prevention techniques, and the handling of violence. The applicant must provide the City of Placentia Police Department, Administrative Services Lieutenant a copy of completed Alcohol Management Program (AMP), and a certificate of completion from an ABC LEAD program within six months of the premises being licensed to sell alcohol.

PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2011-12, Use Permit 2011-13 and
Development Plan Review 2011-01

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

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

EXTERIOR DOORS

Sliding Doors:

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

Other Doors:

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

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

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

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

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

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

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

Or:

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

If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

(Exterior Doors, Continued...)

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

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

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

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

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

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

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

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a

minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.

- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

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

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

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

WINDOWS

No louvered windows shall be used.

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

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x 1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

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

ROOF OPENINGS

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

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

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

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

HATCHWAYS

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

LADDERS

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

BURGLARY RESISTANT MATERIAL

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

ADDRESS

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

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

EXTERIOR LIGHTING

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

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

Attachment F
Orange County Fire Authority (OCFA) Special Conditions of Approval



ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

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

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

Date: September 23, 2011

To: City of Placentia Planning Division
Attention: Monique Schwartz, Associate Planner

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156182**
City Reference #DPR 2011-01, UP 2011-12, UP 2011-13
ARCO- AM-PM- 102 E. Yorba Linda Blvd., Placentia
Service Code: PR105 Site Development Review/CUP

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

CONDITIONS OF APPROVAL

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

Prior to issuance of a building permit:

- Fire Master Plan (service code PR145)
- Tanks Storing Hazardous Materials (service codes PR300-PR305)

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

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

ATTACHMENT G

RESOLUTION NO. PC-2011-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING DEVELOPMENT PLAN REVIEW (DPR) 2011-01 PERTAINING TO PROPERTY LOCATED AT 102 E. YORBA LINDA BOULEVARD AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Alfred Daher of D.B. Oil, applicant and Jeff Cary of BP Arco, owner of the property located at 102 E. Yorba Linda Boulevard ("Applicant" hereinafter) heretofore filed an application for approval of Development Plan Review (DPR) 2011-01, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On October 11, 2011 this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

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

B. Resolution.

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

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

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

a. The proposed project will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachments "H and I"), this development complies with all applicable code requirements and development standards of the "T-C" Town Center District and Title

22, Building Codes and Regulations of the Placentia Municipal Code.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial", and the proposed use does not involve any change in the land use of the subject site. The proposed project involves the construction of a service station and a +/- 2,346 square foot convenience store which is a development type that is consistent with this designation.

c. The proposed project as presented in the staff report and accompanying plans complies with all requirements of Chapter 23.75, Development Plan Review and Chapter 23.27, Town Center (T-C) District of the Placentia Municipal Code. City Staff carefully examined the proposed development against the applicable development regulations prescribed in Title 23 (Zoning Ordinance), and determined it to be in substantial compliance. The proposed Development includes Special Conditions of Approval and Standard Development Requirements to ensure full compliance with applicable code requirements.

d. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of this development approval. Attachments "H and I" contain Special Conditions of Approval and Standard Development Requirements specific to this development application in order to provide assurances that the proposed construction of a services station, convenience store structure and other related on and off-site improvements are in compliance with applicable requirements of the Placentia Municipal Code.

3. The Planning Commission specifically finds that the Application is Categorically Exempt pursuant to Section 15332 In Fill Development Project under the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15305) and Placentia Environmental Guidelines. In fill development projects are characterized as meeting the conditions described below:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

4. The Planning Commission hereby directs that, upon approval of Development Plan Review (DPR) 2011-01, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Development Plan Review (DPR) 2011-01 as modified herein, and specifically subject to the conditions set forth in Attachments "H and I" attached hereto and by this reference incorporated herein.

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

ADOPTED AND APPROVED this 11th day of October, 2011.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 11th day of October, 2011, by the following vote:

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

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment H
Special Conditions of Approval and Standard Development Requirements for
Development Plan Review (DPR) 2011-01

SPECIAL CONDITIONS

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

ALL OF THE FOLLOWING CONDITIONS OF APPROVAL OF DEVELOPMENT PLAN REVIEW (DPR) 2011-01 SHALL BE FULLY COMPLIED WITH PRIOR TO THE FINAL INSPECTION FOR USE AND OCCUPANCY OF THE PREMISES.

CITY PLANNING DIVISION:

1. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation or amendment of said action by the City of Placentia Planning Commission.
2. Development Plan Review (DPR) 2011-01 shall expire two (2) years from the date of final approval, if not implemented. An application may be made to the Director of Development Services for a one (1) year extension. No more than one (1) extension shall be permitted.
3. All Special Conditions of Approval and Standard Development Requirements of Use Permit (UP) 2011-12, Use Permit (UP) 2011-13 and Development Plan Review (DPR) 2011-01 shall be applicable and implemented.
4. This approval is subject to, and shall not become effective until the approval of Use Permit (UP) 2011-12 and Use Permit (UP) 2011-13.
5. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to

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

6. All roof mounted equipment and appurtenances shall be screened as an integral part of the architectural design, subject to the review and approval of the Director of Development Services and the Chief Building Official/Assistant City Engineer.
7. Prior to the submittal of working drawings, five (5) site plans shall be submitted for the review and certification of the Director of Development Services and shall include the following information:
 - a. All Special Conditions of Approval and Standard Development Requirements of Use Permit (UP) 2011-12, Use Permit (UP) 2011-13 and Development Plan Review (DPR) 2011-01.
 - b. Include any project revisions on the site plan. Additionally, include separate sheets with approved Special Conditions of Approval, Standard Development Requirements and Mitigation Measures copied onto the sheets.
 - b. Typical cross section views and details through the property and across each property line as directed by the Director of Development Services.
 - c. Full site plan notes, details and dimensions.
 - d. Location of transformers, meters and other aboveground appurtenances.
8. Prior to the issuance of any building permits, submit the following for the approval of the Director of Development Services:
 - a. An exterior lighting plan showing location, type and design of fixtures and poles and areas of illumination (photometric). Lighting shall neither negatively impact adjacent properties nor the public right-of-way.
 - b. Complete landscape and irrigation plans.
 - c. Postmaster approval of the location and design of the mailboxes.
 - d. Samples of all colors, textures and materials (if revised).
 - e. A detailed site plan showing the location where building related-equipment, facilities and materials will be stored during construction.
 - f. A detailed timeline outlining the course of grading/construction work that will take place on the property.

- g. Detailed point-by-point photometric plan prepared by a licensed lighting engineer. This plan shall show the areas of illumination for the project. Plan shall include the precise location, type, design and number of all on-site lighting fixtures. Lighting shall be designed to minimize overspill glare onto adjacent properties and right-of-way.
 - h. A detailed site plan showing how pedestrians will be protected during construction.
- 9. All proposed sign(s) shall be reviewed and approved by the City Building and Planning Divisions. Separate building permit(s), issued by the City Building and Planning Divisions shall be issued prior to fabrication and installation.
- 10. Roofing materials shall comply with the City's Roofing Policy on file with the City Building Division.
- 11. Applicant/builder shall comply with all applicable Water Quality Management Plan (WQMP) requirements and Best Management Practices (BMPs) to control pollutant run-off from the subject site during construction.
- 12. Prior to final release of the buildings for occupancy:
 - a. All Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
 - b. Landscape and irrigation plans shall be approved and on file with the City Building Division and all landscape materials established and irrigation system properly functioning.
- 13. Landscape and irrigation shall comply with the provisions of Chapter 23.77, Xeriscape of the Placentia Municipal Code.
- 14. The trash enclosure designs and locations shall be reviewed and approved by Placentia Disposal, Inc. (PDI). Trash enclosure(s) shall be constructed in accordance with City standards on file with the City Building Division. Number, size and type of trash bin(s) shall be determined by Placentia Disposal, Inc. (PDI). Trash enclosures shall require separate building permits.
- 15. During grading and construction, site shall be regularly sprinkled with water to minimize fugitive dust emissions. Also, compliance shall be required with the permitted working hours as specified in Section 23.81.170, Grading, construction and maintenance of real property of the Placentia Municipal Code. Signs shall be posted at all construction entrances to the project site indicating the permitted working days and hours.

16. Compliance shall be required with the City's Noise Control Ordinance, Chapter 23.76 of the Placentia Municipal Code.
17. Applicant/builder shall submit a separate utility plan for each of the following services: cable, telephone and electrical. The utility plan shall indicate the precise location of where these services will be placed underground within the subject site, as well as the point of connection at the proposed commercial building and the public right-of-way. The separate utility plan shall be submitted to the City prior to the issuance of building permits.
18. Prior to the submittal of the utility plans to the City, the plans shall be reviewed and approved by the utility companies. Evidence of approvals shall be in the form of a signed and dated approval stamp and/or approval letter.
19. Applicant/Builder shall establish a rodent abatement program prior to the demolition of existing structures on the property, or before any other on or off-site work. A detailed description of how this program will work shall be submitted to the City Planning Division for approval prior to obtaining a demolition permit.
20. Parking spaces shall be striped with double lines per City standards.
21. Prior to the release of the structure for occupancy, all Special Conditions of Approval and Standard Development Requirements shall have been completed and final inspections approved.
22. The applicant/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter at all times. Graffiti shall be removed by the applicant/business owner within 48 hours of defacement and/or upon notification by the City.
23. The applicant/business owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain a valid City Business License prior to operating the business.
24. Applicant shall submit "Will Serve" letters prior to issuance of Site Plan for Certification.

CITY BUILDING DIVISION:

25. Building plans and structural calculations shall be prepared by a licensed California architect or engineer.
26. Prior to issuance of building permits, applicant shall submit plans to the Orange County Fire Authority (O.C.F.A.) for review and compliance with all of their conditions.

27. Prior to issuance of building permits, applicant shall submit plans to the Orange County Health Department for review and approval.
28. Grading plans shall be prepared by a registered, licensed California civil engineer and shall be approved by the City Engineering Division prior to the issuance of any building permits.
29. Toilet room(s) shall comply with Title 24 Access Regulations.
30. Install label(s) on top of the exit door (s) stating THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
31. Title 24 energy calculations and structural calculations shall be prepared by a licensed California engineer.
32. Developer/Applicant shall obtain Certified Site Plan approval prior to submittal of building plans.
33. Applicant shall obtain AQMD (Air Quality Management District) approval prior to issuance of a demolition permit for the existing building(s). Laboratory testing for the existence of asbestos is required.
34. Handicap parking shall comply with Title 24 Access Regulations.
35. Building permit plan check fees shall be paid prior to submittal of any building plans.
36. Block walls, trash enclosures, signs and irrigation system shall require separate building permits.
37. Applicant/developer shall combine the new south property line wall and south wall of new convenience store into one wall (use the building wall as the dividing wall on the south property line).
38. Applicant shall obtain approval from adjacent property owner(s) to construct all new property line walls.
39. All contractors and subcontractors shall obtain a City business license. Developer/Applicant shall request a standard subcontractor form from the City Building Division prior to the issuance of any building permits. This standard form shall be completed and submitted to the City Business License Division prior to release of a Certificate of Occupancy.
40. Exterior wall (s) located at the property line (s) shall be fire resistive construction and with no openings.

CITY ENGINEERING DIVISION:

41. The project applicant shall pay development impact fees prior to the issuance of building permits.
42. A utility plan calling out dry and wet utilities shall be provided to the satisfaction of the City Engineer.
43. An encroachment permit is required for work planned within the public right-of-way.
44. Access to adjacent business shall be maintained at all times.
45. A grading plan shall be prepared to the satisfaction of the City Engineer.
46. A preliminary soils report shall be submitted to the satisfaction of the City Engineer.
47. The Bradford Avenue driveway shall be right turn only, acceptable to the City Traffic Engineer.
48. The project shall be included in a street light district. A petition shall be filed to the satisfaction of the City Engineer.

CITY TRAFFIC ENGINEER:

49. The driveway onto Bradford Avenue shall be restricted to right turns only for both inbound and outbound traffic, and the driveway shall be designed to enforce the restriction and shall be posted with the appropriate signs, to the satisfaction of the City Traffic Engineer.

ORANGE COUNTY FIRE AUTHORITY:

50. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) (See Attachment I)

CITY POLICE DEPARTMENT:

51. Developer/Applicant shall comply with Placentia Police Department standard development requirements for security (See Attachment G)

PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2011-12, Use Permit 2011-13 and
Development Plan Review 2011-01

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

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

EXTERIOR DOORS

Sliding Doors:

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

Other Doors:

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

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

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

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

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

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

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

Or:

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

If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

(Exterior Doors, Continued...)

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

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

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

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

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

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

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

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches

vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.

- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

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

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

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

WINDOWS

No louvered windows shall be used.

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

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x 1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

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

ROOF OPENINGS

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

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

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

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

HATCHWAYS

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

LADDERS

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

BURGLARY RESISTANT MATERIAL

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

ADDRESS

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

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

EXTERIOR LIGHTING

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

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

Attachment I
Orange County Fire Authority (OCFA) Special Conditions of Approval



ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

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

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

Date: September 23, 2011

To: City of Placentia Planning Division
Attention: Monique Schwartz, Associate Planner

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156182**
City Reference #DPR 2011-01, UP 2011-12, UP 2011-13
ARCO- AM-PM- 102 E. Yorba Linda Blvd., Placentia
Service Code: PR105 Site Development Review/CUP

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

CONDITIONS OF APPROVAL

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

Prior to issuance of a building permit:

- Fire Master Plan (service code PR145)
- Tanks Storing Hazardous Materials (service codes PR300-PR305)

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

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

ATTACHMENT J

**RESIDENTIAL AND INDUSTRIAL / COMMERCIAL
STANDARD DEVELOPMENT REQUIREMENTS
DPR 2011-01**

THE FOLLOWING SHALL APPLY IF CHECKED

BUILDING DIVISION

Compliance required with the latest

- 2010 California Building Code
- 2010 California Plumbing and Mechanical Code
- 2010 California Electrical Code
- License Ordinance (Sub-Contractor List)
- Flood Plain Management Regulations
- State of California Energy Conservation Standards
- Handicap Requirements

ENGINEERING DIVISION

STREETS

Dedications

- Street Rights-of-Way
- Vehicular access rights to arterial highways

Improvements

- Grading, paving, curb and gutter, sidewalks, medians on arterial highways, storm drains

Miscellaneous

- Installation of survey monuments
- Street Naming Committee to approve all street names
- Treewells, planters, storm drains, sewer lines
- No easements to be granted to any agency or individual prior to issuance of building permits except to the City of Placentia
- Sidewalk / Utility
- Vehicle Access (emergency)
- Project address shall be provided prior to issuance of any City permits

UTILITIES

Undergrounding

- Existing overhead facilities
- Proposed utilities

- Pipelines**
- Relocation or removal of existing pipelines

- Provide**
- Sewer mains and laterals
 - Approved conduit for cable television
 - Ornamental street lights

- Services**
- Water service by City approved agency
 - Sewer service by City approved agency
 - Annexation to Placentia Street Lighting District

MEDIANS

- Arterial Highway Medians** (where required)
- Construct one-half of median, including landscaping or pay for one-half cost of construction and installation

MAINTENANCE DIVISION

- Provide**
- Street trees, fifteen (15) gallon or larger size at maximum ft. o.c.
 - Species
 - Sprinkler system
 - Sprinkler Controller (type and number of stations)

PLANNING DIVISION

- Expiration**
- Expires two (2) years from the date of approval unless used or an extension is requested and approved
- Garage**
- Electric garage door openers required where driveways are less than twenty (20) feet in length
- Roof-Mounted Equipment or Appurtenances**
- Completely screened from public view
- Mailboxes**
- Approved by the Postmaster
- Sales Office**
- Copies of the current Placentia Zoning and General Plan Land Use maps displayed at all times

O.C. SANITATION DISTRICT

Permit

- Required of industrial and commercial users for discharge of waste water directly or indirectly to the District's sewerage facilities

O.C. FIRE PROTECTION AUTHORITY

HYDRANT

- Provide the following hydrants:
Number Size Capacity
- All hydrants, valves, and mains installed and operable prior to construction with combustible materials

MISCELLANEOUS

Parking

- Permitted only in approved spaces for private drives. Signs provided noting prohibition of parking in unauthorized areas

Trash Storage Areas

- Approved one (1) hour fire separation or sprinklers for those connected to or immediately adjacent to any structure

Fire Alarm System

- Local alarm and evacuation system installed and maintained

Decorative Grills or Bars

- Provided with breakaway devices

PERMITS

Permits necessary for the following prior to installation and / or use

1. Underground storage tanks for flammable liquids
2. Flammable liquids dispensing equipment
3. Operation using flammable or toxic liquids
4. Storage of more than six (6) gallons of Class I or Class II flammable liquids

FEES - CHARGES - DEPOSITS

Fees, charges, and deposits shall be paid prior to issuance of grading and / or building permits.

BUILDING

- County sewer
- Building permit and plan check
- Recreation / park in-lieu
- Curb identification
- General and sub-contractor's business license fees

ENGINEERING

Fees and Charges

- Storm drain acreage
- Sewer acreage
- Engineering plan check and inspection
- Final subdivision map check
- Street name and traffic control sign
- Arterial street soil test
- Thoroughfare acreage
- Mission bell street lights
- Arterial highway median construction
- Arterial highway median landscaping
- Traffic Impact

Deposit

- Street tree maintenance
- Pre-acceptance street cleaning
- Street light advance maintenance and energy
- Grading Bond

PLANNING

- Landscape plan check

PLANS

ENGINEERING

Submit five (5) copies of the following to the City Engineer prior to issuance of building permits

- Grading plan and Drainage Plan
- Street improvement plan
- Sewer plan
- Storm drain plan
- Preliminary composite utility / plot plan
- Tract map
- Parcel map
- Landscape plan for sight distance clearance

Provide

- City Engineer with “as-built” construction plans for the above items

MAINTENANCE

Approval by the Maintenance Division of the following prior to the issuance of building permits

- Landscape Plans

Provide Maintenance Division Superintendent with “as-built” originals of irrigation systems for

- Street trees
- Planters
- Landscaped medians
- Sprinkler Controller (type and number of stations)

PLANNING DIVISION

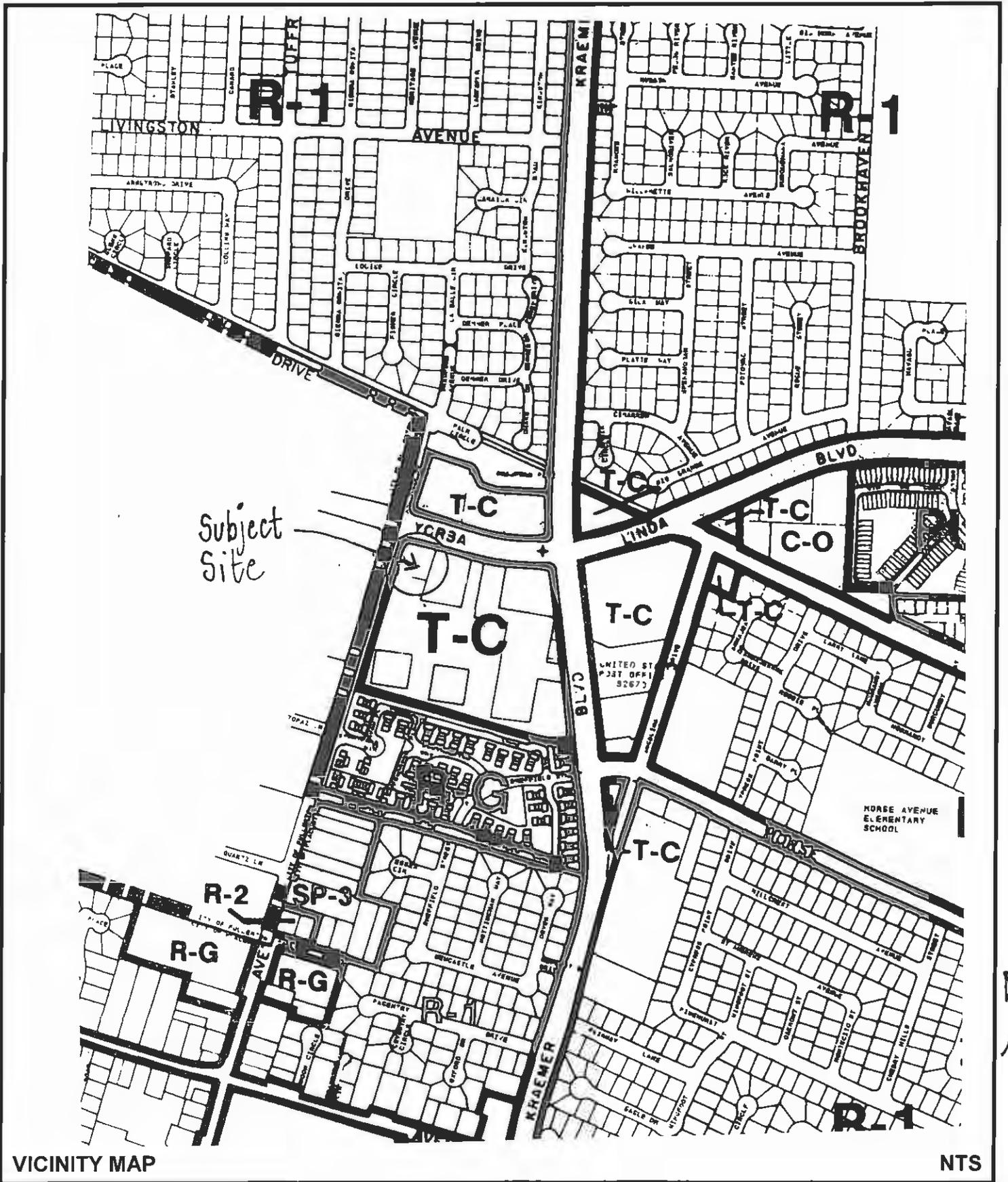
Applicable to all development or significant redevelopment greater than 5,000 square feet:

- Prior to issuance of building permits, submit a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on site to control predictable pollutant run-off.
- Prior to recordation of a map for subdivision of land and if determined applicable by City / EMA official(s), submit a WQMP that identifies the application and incorporation of those routine structural and non-structural BMPs outlined in the countrywide NPDES Drainage Area Management Plan Appendix detailing implementation of BMPs not dependent on specific land uses for approval of the City and EMA official(s)

- Prior to issuance of grading or grubbing and clearing or surface mining or paving permits, obtain coverage under the NPDES Statewide Industrial Storm water Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to City / EMA official(s)

C.C. & R.'s

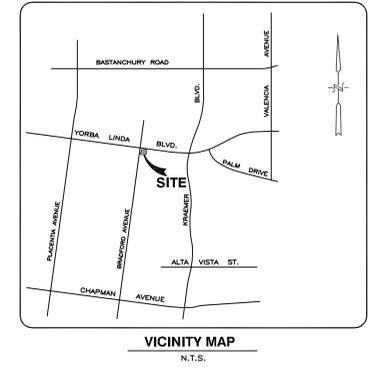
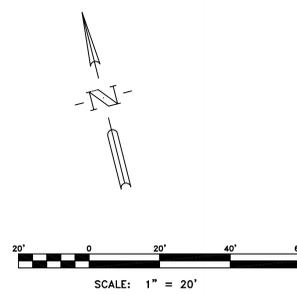
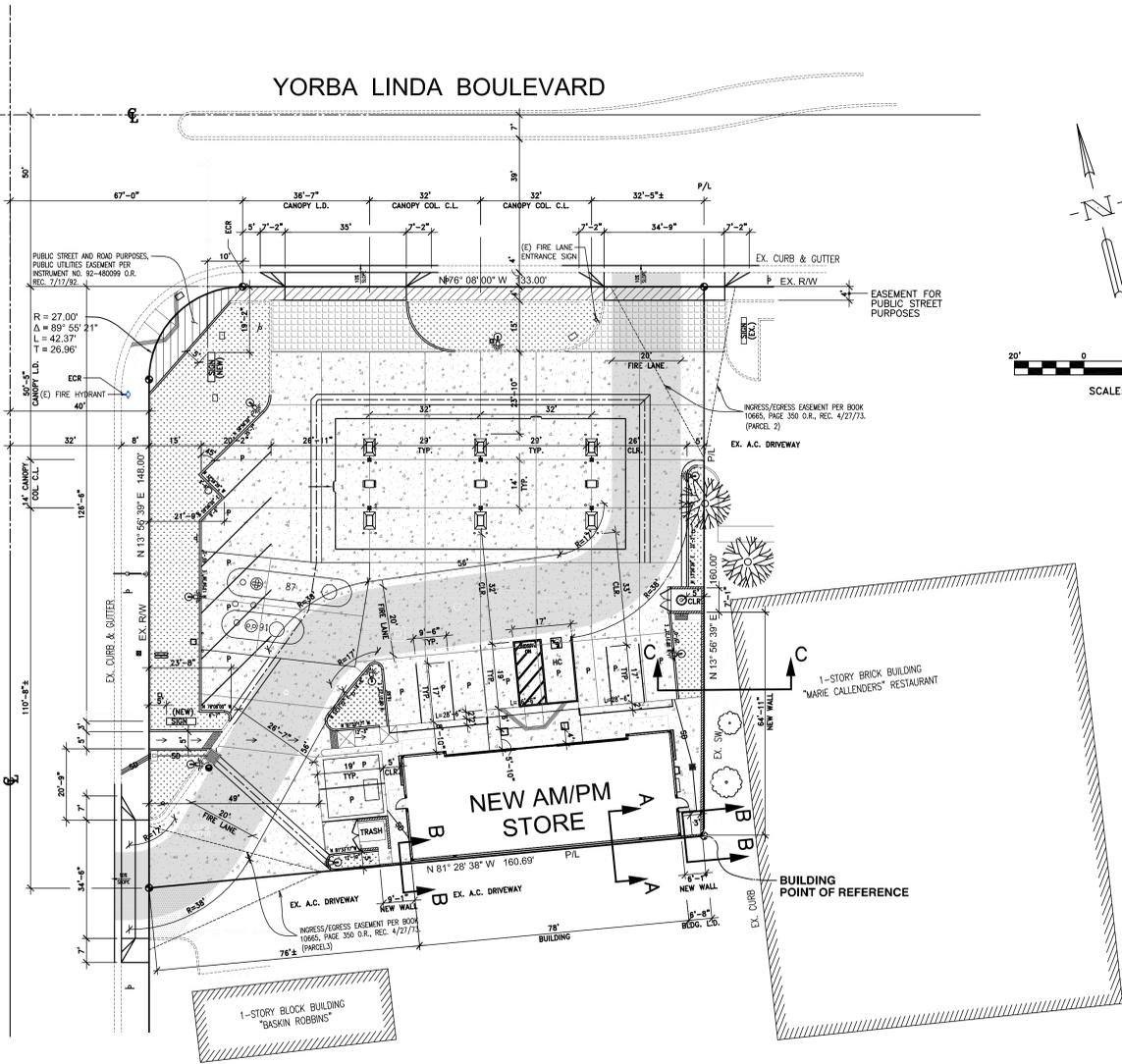
- Provide***
Planning Division with three (3) copies of C.C. & R.'s prior to approval of the final map
- Record***
C.C. & R.'s prior to or simultaneously with the recordation of the final tract or parcel map



PLANNING DIVISION REPORT
 UP 2011-12, UP 2011-13, DPR 2011-01
 Exhibit 1

YORBA LINDA BOULEVARD

BRADFORD AVENUE



PROJECT GENERAL INFORMATION

SITE INFORMATION:
 GROSS AREA: 26,635 S.F.
 DEDICATIONS, EASEMENTS, & RIGHT OF WAY: 1,121 S.F.
 NET BUILDABLE AREA: 25,514 S.F.

ZONING INFORMATION:
 EXISTING: T-C (TOWN CENTER DISTRICT)
 PROPOSED: T-C (CONVENIENCE STORE WITH 6 M.P.D. CANOPY)

LANDSCAPE INFORMATION:
 LANDSCAPE REQUIRED (5.0%): 1,276 S.F.
 LANDSCAPE PROVIDED (NEW): 3,752 S.F.
 LANDSCAPE PROVIDED (TOTAL): 3,752 S.F.
 LANDSCAPE DEVOTED TO PARKING AREA - REQUIRED: (25% OF REQUIRED LANDSCAPE), 319 S.F.
 LANDSCAPE DEVOTED TO PARKING AREA - PROVIDED: (60% OF REQUIRED LANDSCAPE), 766 S.F.

STRUCTURE INFORMATION:
 BUILDING AREA: 2,346 S.F.
 CANOPY AREA: 3,183 S.F.
 TOTAL BUILDING AREA: 5,529 S.F.
 LOT COVERAGE: (EXCLUDING CANOPY) 9.19%

PARKING INFORMATION:
 REQUIRED: 4/1000 S.F. - 10 SPACES
 PROVIDED: 14 REGULAR SPACES
 PROVIDED: 1 ACCESSIBLE SPACE
 TOTAL PROVIDED: 15 SPACES

PARKING SPACE DESCRIPTIONS:
 REGULAR SPACE: 9'-6" x 19' = 3 EA.
 REGULAR SPACE: 9'-6" x 17' WITH 2' OVERHANG = 6 EA.
 REGULAR SPACE: 45' ANGLE 9'-6" x 19' = 5 EA.
 ACCESSIBLE SPACE: 17' x 19' = 1 EA.

ASSESSOR'S PARCEL NO. 339-181-01

PLANNING DIVISION

CITY OF PLACENTIA
 401 E. CHAPMAN AVENUE
 PLACENTIA, CA. 92870
 PLANNER: MONIQUE SCHWARTZ
 (714) 993-8124
 FAX: (714) 961-0283

UTILITY PURVEYORS:

WATER: GOLDEN STATE WATER COMPANY
 500 CAMERON STREET
 PLACENTIA, CA. 92870
 CUSTOMER SERVICE (800) 999-4033

SEWER: CITY OF PLACENTIA
 DEPARTMENT OF PUBLIC WORKS
 401 E. CHAPMAN AVENUE
 PLACENTIA, CA. 92870
 CITY ENGINEER: JIM SMITH
 (714) 993-8131

GAS: SOUTHERN CALIFORNIA GAS CO.
 1919 S. STATE COLLEGE BLVD., SUITE G
 ANAHEIM, CA. 92830
 THELMA PIPER (714) 634-3229

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
 1851 W. VALENCIA DRIVE
 FULLERTON, CA. 92833
 DAVE HENSLEY (714) 870-3149

TRASH: PLACENTIA DISPOSAL
 1131 N. BLUE GUM STREET
 ANAHEIM, CA. 92806
 (714) 238-3300

NOTES:

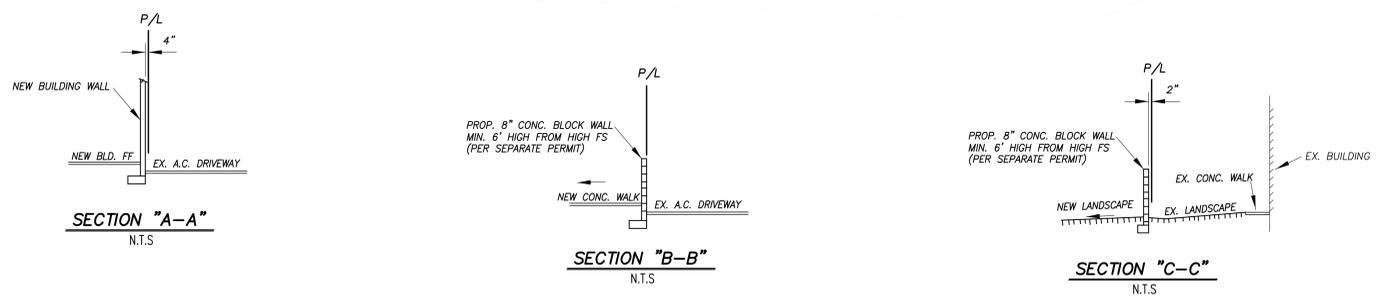
1. NEW MONUMENT SIGNS SHALL BE CONSTRUCTED 5 FEET FROM ANY PROPERTY LINE. ALL SIGNAGE SHALL BE ADDRESSED UNDER SEPARATE PERMIT.
2. NEW WALLS PROPOSED ALONG THE EAST PROPERTY LINE SHALL BLEND TO MATCH EXISTING WALL OR VICE VERSA. ALL THREE SECTIONS OF PROPOSED WALLS SHALL BE FINISHED TO MATCH IN COLOR, TEXTURE AND MATERIAL.
3. ALL ROOF MOUNTED EQUIPMENT AND APPURTENANCES SHALL BE SCREENED AS AN INTEGRAL PART OF THE ARCHITECTURAL DESIGN.

LEGAL DESCRIPTION:

PARCEL 1:
 That portion of Lot 2 of Block "D" of the Kraemer Tract, in the City of Placentia, County of Orange, State of California, as shown on a map Recorded in Book 12, Pages 87 and 88, Miscellaneous Records of Los Angeles County, California, shown as Parcel 5 of Parcel Maps, Recorded in Book 48, Page 32 of Parcel Maps, in the office of the County Recorder of said County.

PARCEL 2:
 A non-exclusive Easement for Ingress/Egress over that portion of Lot 2 of Block "D" of the Kraemer Tract, in the City of Placentia, County of Orange, State of California, as shown on a map Recorded in Book 12, Pages 87 and 88, Miscellaneous Records of Los Angeles County, California, Described as follows:
 Beginning at the Northeast Corner of Parcel 5 as shown on a map filed in Book 48, Page 32 of Parcel Maps, Records of said County, thence South 13°56'39" West along the east line of said Parcel 5, 50.00 Feet; thence Northeasterly on a direct line to a point in said Southerly Right Of Way Line of Yorba Linda Boulevard, South 76°08'00" East 9.00 Feet from the Point of Beginning; thence North 76°08'00" West 9.00 Feet to the Point of Beginning.

PARCEL 3:
 A non-exclusive Easement for Ingress/Egress over that portion of Lot 2 of Block "D" of the Kraemer Tract, in the City of Placentia, County of Orange, State of California, as shown on a map Recorded in Book 12, Pages 87 and 88, Miscellaneous Records of Los Angeles County, California, Described as follows:
 Beginning at the Southwest Corner of Parcel 5 as shown on a map filed in Book 48, Page 32 of Parcel Maps, Records of said County, thence South 81°28'38" East along the south line of said Parcel 5, 50.00 Feet; thence Southwesterly on a direct line to a point in a line parallel with and 40.00 Feet Southeasterly, measured at right angles from said Centerline of Bradford Avenue, South 13°56'39" West 18.00 Feet from the Point of Beginning; thence North 13°56'39" East 18.00 Feet to the Point of Beginning.



LEGEND

	NEW CONCRETE PAVING		NEW A.C. PAVING
	NEW LANDSCAPE		P - REGULAR PARKING SPACE
			HP - ACCESSIBLE PARKING SPACE

PREPARED BY: THOMAS A. KING, R.C.E. NO. 16916
 KING CIVIL ENGINEERING CORP.
 101 S. KRAEMER BLVD., SUITE 232
 PLACENTIA, CALIF. 92870
 PHONE: (714) 996-7010
 FAX: (714) 996-0322
 kingcivil@earthlink.net

ARCHITECT:
 RUSSELL TOEPFFER
 429 LARKSPUR AVENUE
 CORONA DEL MAR, CA. 92625
 PHONE: (949) 640-0152
 FAX: (949) 640-0152
 rwtpotter@yahoo.com

NO.	DATE	DWN	REVISIONS	APP'D	APP'D	SCALE:	DATE
						1"=20'	
						DRAWN	
						CHECKED	
						DESIGN-ENGR.	

PREPARED FOR: ALFRED DAHER
 DB OIL
 19851 ESPERANZA ROAD
 YORBA LINDA, CALIF. 92886
 PHONE: (714) 305-2605

SITE PLAN - ARCO STATION NO. 6226
 102 E. YORBA LINDA BOULEVARD
 PLACENTIA, CALIFORNIA

STANDARD GRADING NOTES:

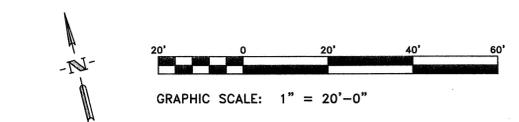
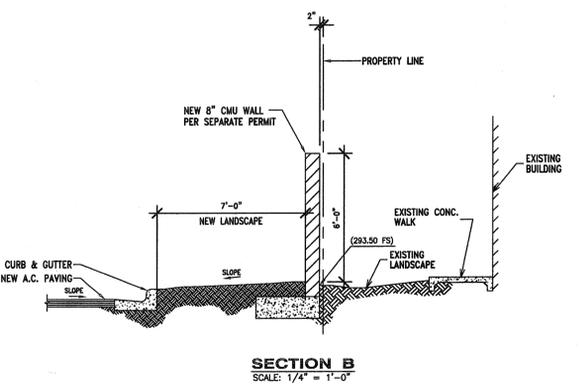
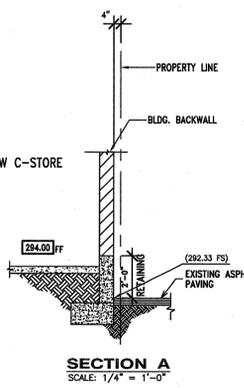
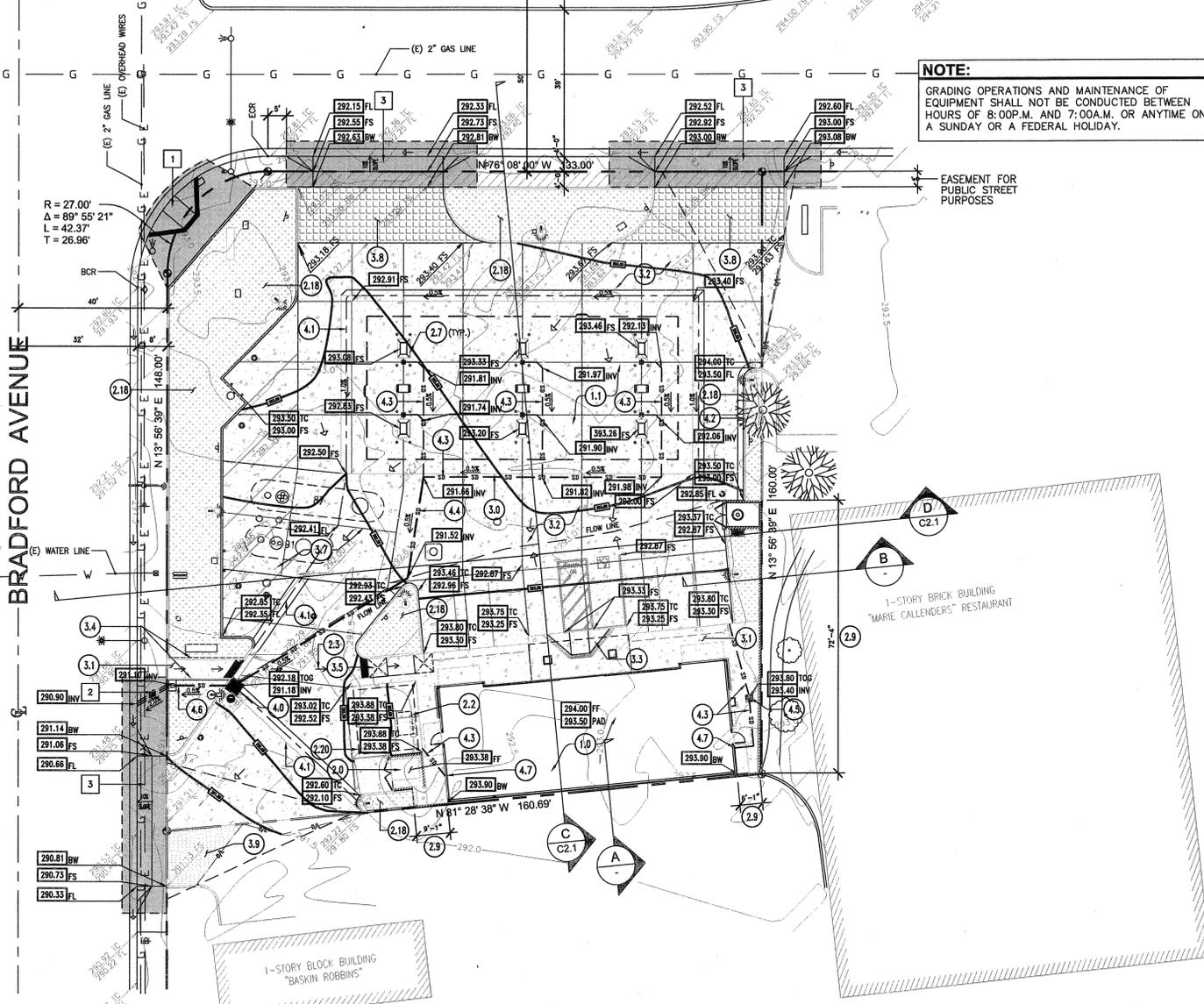
- ALL GRADING WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PLACENTIA GRADING AND EXCAVATING CODE (SEC. 20.40); THE ORANGE COUNTY PUBLIC WORKS STANDARD PLANS; AND THE CHAPTER 33, OF THE UNIFORM BUILDING CODE.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL NOTIFY THE BUILDING OFFICIAL (714) 993-8131, AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION IN ORDER TO SCHEDULE A PREGRADING SITE CONFERENCE, AND THEREAFTER NOTIFY THE CITY AT LEAST 24 HOURS PRIOR TO EACH OF THE FOLLOWING INSPECTIONS:
 - INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND ALL UNAPPROVED FILL HAS BEEN REMOVED AND BOTTOMS EXPOSED.
 - ROUGH GRADING INSPECTION: WHEN ROUGH SITE GRADING COMPLETED, AND BUILDING PAD HAS BEEN MANUFACTURED TO GRADE. FINAL COMPACTION REPORT PREPARED BY THE PROJECT SOIL ENGINEER AND A ROUGH GRADING CERTIFICATE PREPARED BY THE PROJECT DESIGN CIVIL ENGINEER WILL BE REQUIRED AT THE TIME OF THIS INSPECTION.
 - DRAINAGE DEVICE INSPECTION: AFTER PLACING ALL BASE MATERIAL, AND FORMS FOR ALL DRAINAGE DEVICES HAVE BEEN PLACED, AND BEFORE ANY CONCRETE OR SITE PAVING MATERIAL HAS BEEN PLACED.
 - FINAL GRADING INSPECTION: AFTER ALL DRAINAGE DEVICES AND SITE PAVING, AND LANDSCAPING IS IN PLACE. FINAL GRADE CERTIFICATION PREPARED BY THE PROJECT DESIGN CIVIL ENGINEER WILL BE REQUIRED AT THE TIME OF THIS INSPECTION.
- THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION DURING THE PREPARATION, PLACEMENT, AND COMPACTION OF THE SITE. THE SOIL ENGINEER SHALL SUBMIT TO THE CITY ENGINEER, WRITTEN INSPECTION PROGRESS REPORTS AND A FINAL COMPACTION REPORT CERTIFYING THAT ALL GRADING AND COMPACTION WAS PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL REPORT, THE APPROVED PLANS, AND ALL APPLICABLE CODE REQUIREMENTS.
- THE DESIGN CIVIL ENGINEER SHALL FURNISH GRADE SHEETS TO THE CITY ENGINEER, FOR THE CONSTRUCTION OF ALL ON-SITE IMPROVEMENTS.
- THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING THE GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN HIS PURVIEW.
- STRUCTURAL SECTION FOR ALL PAVEMENTS TO BE PLACED SHALL BE DETERMINED BY THE SOIL ENGINEER, AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
- ALL PUBLIC ROADWAYS SHALL BE CLEANED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION. CLEANING OF THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY ENGINEER.
- DUST SHALL BE CONTROLLED AT ALL TIMES BY WATER UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND PRIOR TO PAVING; ALL TRENCHES SHALL BE FULLY COMPACTED, TESTED AND CERTIFIED TO THE SATISFACTION OF THE CITY ENGINEER.
- DESIGN ENGINEER SHALL CERTIFY THAT PAD ELEVATIONS ARE PER THE APPROVED GRADING PLAN OR APPROVED REVISED GRADING PLAN.
- PRIOR TO FINAL GRADING APPROVAL, THE DESIGN CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER ACTUAL EARTH QUANTITIES PERFORMED DURING THE GRADING OPERATION.
- A ROUGH GRADING CERTIFICATION AND FINAL COMPACTION REPORT MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- PROPOSED GRADING TO BEGIN _____, 20____, TO BE COMPLETED BY _____, 20____.
- ALL EXISTING PAVEMENT WITHIN THIS PROJECT SHALL EITHER BE REMOVED OR STRUCTURALLY TESTED TO VERIFY THE STRUCTURAL CAPABILITIES AND THE RESULTS SHALL BE APPROVED BY THE CITY ENGINEER.
- COMPACTION TESTS SHALL BE PERFORMED BY THE SOIL ENGINEER AS DIRECTED BY THE CITY ENGINEER.
- ALL EXISTING IMPROVEMENT INCLUDING CURB AND GUTTERS, SIDEWALKS, ASPHALT PAVING OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE CITY ENGINEER, INCLUDING NECESSARY SAW CUTTING, REMOVAL REPLACEMENT AND CAPPING.
- A SEPARATE PUBLIC WORKS PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROPERLY POSTED, DELINEATED, AND LIGHTED IN CONFORMANCE WITH THE STATE OF CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE APWA WORK AREA TRAFFIC CONTROL HANDBOOK, LATEST EDITION. ALL EXCAVATIONS IN THE STREETS SHALL BE COVERED WITH METAL PLATES AND SEALED ALL AROUND WITH MINIMUM 4" WIDE ASPHALT AT THE END OF EACH WORKING DAY.
- CONSTRUCTION SITE SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOIL VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL DISCHARGE ELIMINATION SYSTEM (NIDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- THE CONTRACTOR SHALL DETERMINE THE TRUE LOCATION OF ANY UNDERGROUND UTILITY PRIOR TO LAYING ANY LINES WHICH ARE TO CONNECT TO EXISTING SEWERS OR STORM DRAINS. THESE LINES SHALL BE EXPOSED AND JOIN ELEVATIONS VERIFIED. ANY CHANGE OR DEVIATION FROM THE PLANS MUST BE APPROVED BY THE CITY ENGINEER.
- ALL RECOMMENDATIONS CONTAINED IN THE APPROVED PRELIMINARY SOIL REPORT PREPARED FOR THIS PROJECT BY ENRIQUE RIJTORI, RCE NO. 58623 EXP. 12/31/08, DATED 06/06/2008, SHALL BE A PART OF APPROVAL OF THIS PLAN. CONTRACTOR SHALL ADHERE TO ALL PROVISIONS AND RECOMMENDATIONS, ALONG WITH ALL APPROVED REVISIONS, OF THE SOIL REPORT.
- THE TOP OF CURB SHALL BE "ETCHED" SHOWING LATERAL LOCATIONS: "S" FOR SEWER, "G" FOR GAS, "E" FOR ELECTRICAL, AND "W" FOR WATER.
- THE ALL LOCATIONS OF PROPOSED DRIVE APPROACHES SHALL CONFORM TO THE APPROVED SITE PLAN. DESIGN CIVIL ENGINEER SHALL VERIFY THE LOCATIONS OF ALL PROPOSED DRIVE APPROACH LOCATION, AND PROVIDE FIELD STAKING.
- SPECIAL NOTICE TO CONTRACTORS: APPROVAL OF THESE PLANS BY THE CITY OF PLACENTIA DOES NOT CONSTITUTE A WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND CONDUIT OR STRUCTURES WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LINES OR STRUCTURES, WHETHER THEY ARE OF RECORD OR NOT.
- GRADING OPERATIONS AND MAINTENANCE OF EQUIPMENT SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. OR ANY TIME ON A SUNDAY OR ON ANY FEDERAL HOLIDAYS.
- NOTICE TO CONTRACTORS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL NOTIFY THE CITY ENGINEER, (714) 993-8131, AT LEAST 24 HOURS PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL CONTACT- UNDERGROUND SERVICE ALERT-USA 1800-422-4133 AT LEAST TWO WORKING DAYS BEFORE PERFORMING ANY EXCAVATIONS.

NOTE:
REFER TO ALTA SURVEY (SHEET 12 of 12) FOR ALL EXISTING ITEMS NOT NOTED.

NOTE:
GRADING OPERATIONS AND MAINTENANCE OF EQUIPMENT SHALL NOT BE CONDUCTED BETWEEN HOURS OF 8:00P.M. AND 7:00A.M. OR ANYTIME ON A SUNDAY OR A FEDERAL HOLIDAY.

YORBA LINDA BOULEVARD

BRADFORD AVENUE



CONSTRUCTION NOTES (ON-SITE)

NO.	DESCRIPTION	QUANTITIES	REFERENCE
SITE SCOPE OF WORK			
1.0	NEW 2400 AM/PM C-STORE	1 EA.	SEE ARCH'TL DOCS.
1.1	NEW 6 M.P.D. CANOPY	1 EA.	SEE ARCH'TL DOCS.
SITE WORKS			
2.0	NEW TRASH ENCLOSURE W/ TRELLIS	1 EA.	SEE ARCH'TL DOCS.
2.2	NEW 500 GAL. GREASE INTERCEPTOR	1 EA.	SEE PLUMB'G DOCS.
2.3	NEW ACCESS PATH OF TRAVEL		
2.7	NEW 1" RAISED CONCRETE DISPENSER PAD	6 EA.	SEE FUEL DOCS.
2.9	NEW 6" HIGH MASONRY WALL (UNDER SEPARATE BUILDING PERMIT)	88 L.F.	DETAIL 9-C5.1
2.18	NEW LANDSCAPING	3,785 S.F.	
2.20	TEMPORARY TREATMENT ENCLOSURE (16'-0"x17'-0")	1 EA.	
CONCRETE & ASPHALTIC PAVING			
3.0	NEW REINFORCED CONCRETE DRIVE SLAB	4,120 S.F.	DETAIL 5, 6, 7, 8-C5.0
3.1	NEW CONCRETE WALK - NON SLIP SURFACE	1,435 S.F.	DETAIL 3, 4-C5.0
3.2	NEW 6-1/2" THK. CONCRETE YARD	10,375 S.F.	DETAIL 5, 6, 7, 8-C5.0
3.3	NEW CONCRETE ACCESS RAMP	2 EA.	DETAIL 3, 4-C5.1
3.4	NEW CONCRETE PLANTER CURB	310 L.F.	DETAIL 1-C5.0
3.5	NEW 5'-0"x5'-0" CONCRETE LEVEL LANDING	25 S.F.	
3.6	NEW CONCRETE APRON	130 S.F.	
3.7	NEW REINFORCED CONCRETE TANK SLAB. (SEPARATE PERMIT REQ'D, NOT PART OF GRADING APPROVAL)	1,360 S.F.	
3.8	NEW STAMPED CONCRETE	1,125 S.F.	
3.9	NEW 3" ASPHALTIC PAVING	215 S.F.	DETAIL 13-C5.0
DRAINAGE SYSTEM			
4.0	NEW 36"x36" CATCH BASIN	1 EA.	DETAIL 10-C5.0
4.1	NEW CONCRETE SWALE	190 L.F.	DETAIL 9-C5.0
4.2	NEW CONCRETE CURB & GUTTER	38 L.F.	DETAIL 2-C5.0
4.3	NEW 4" ROOF DRAIN LINE	235 L.F.	
4.4	NEW 6" ROOF DRAIN LINE	85 L.F.	
4.5	NEW 12"x12" YARD DRAIN	1 EA.	DETAIL 14-C5.0
4.6	NEW 6" DRAIN LINE TO PARKWAY CULVERT	15 L.F.	
4.7	BUILDING DOWNSPOUT LOCATION	2 PLCS.	

CONSTRUCTION NOTES (OFF-SITE)

NO.	DESCRIPTION	QUANTITIES	REFERENCE
1	RECONSTRUCT CURB RAMP PER CALTRANS STD. NO. AB8A W/ BLACK TRUNCATED DOME	1 EA.	
2	NEW PARKWAY CULVERT TYPE "C" PER ORANGE COUNTY RDMD STD. NO. 1309	1 EA.	
3	NEW CONCRETE DRIVEWAY APPROACH PER CALTRANS STD. NO. AB7A. CROSS SLOPE 2% MAX. AND SLOPE 10% MAX. IN DIRECTION OF TRAVEL	3 EA.	DETAIL 10-C5.1 (CASE B)

ESTIMATE EARTHWORK VOLUME

CUT :	810 CU. YD.
NATURAL FILL :	800 CU. YD.
EXPORT :	10 CU. YD.

NOTES

- BUILDING PAD AREAS SHALL BE OVEREXCAVATED AT LEAST 2 FEET BELOW BOTTOM OF PROPOSED FOOTING.
- PARKING AREAS SHALL BE OVEREXCAVATED 12 INCHES BELOW EXISTING GRADE.

LEGEND

[Pattern]	NEW CONCRETE PAVING	[Arrow]	DRAINAGE DIRECTION
[Pattern]	NEW A.C. PAVING	[Pattern]	LIMIT OF CONSTRUCTION
[Pattern]	NEW LANDSCAPE		



BP WEST COAST PRODUCTS, LLC

INFORMATION PROVIDED BY:

fiedlergroup

- Architecture
- Engineering
- Planning
- Project Management

3222 West Third Street
Los Angeles, CA 90057-1906
Phone: (213) 381-7891
Fax: (213) 381-1517

fiedlergroup.com

NO.	DATE	REVISION DESCRIPTION
1	08/27/08	P.W. COMMENTS
2	11/05/08	PLAN CHECK COMMENTS

SEAL:

CONFIDENTIALITY STATEMENT:
THE PERMITTEE OF THESE MATERIALS UNDERSTANDS THAT THE MATERIALS CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ENGINEER. THE MATERIALS CONTAIN PROPRIETARY AND CONFIDENTIAL INFORMATION AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER. THE PERMITTEE AGREES TO HOLD THE ARCHITECT AND ENGINEER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT AND ENGINEER BY ANY THIRD PARTY AS A RESULT OF THE PERMITTEE'S USE OF THESE MATERIALS. THE PERMITTEE AGREES TO RETURN ALL ORIGINAL MATERIALS TO THE ARCHITECT AND ENGINEER UPON COMPLETION OF THE PROJECT OR UPON THE REQUEST OF THE ARCHITECT AND ENGINEER, WHOEVER COMES FIRST.

DEVELOPMENT INFORMATION:

RAZE & REBUILD

NEW 2400 AM/PM C-STORE
NEW 6 M.P.D. CANOPY
EXISTING U.G. TANKS

SITE ADDRESS:
102 E. YORBA LINDA BLVD.
@ BRADFORD AVE.
PLACENTIA, CA 92870

FAC. #06226

DESIGNED BY:	MM	ALLIANCE Z&M:	
CHECKED BY:	POF	BP REPM:	
DRAWN BY:	MM	ALLIANCE PM:	
DATE:	06/25/2008	PROJECT NO.:	10783

GRADING PLAN

DRAWING NO

C2.0

SHEET 3 OF 12

REVISIONS

REFERENCES

APPROVED FOR GRADING:

PREPARED UNDER SUPERVISION OF:

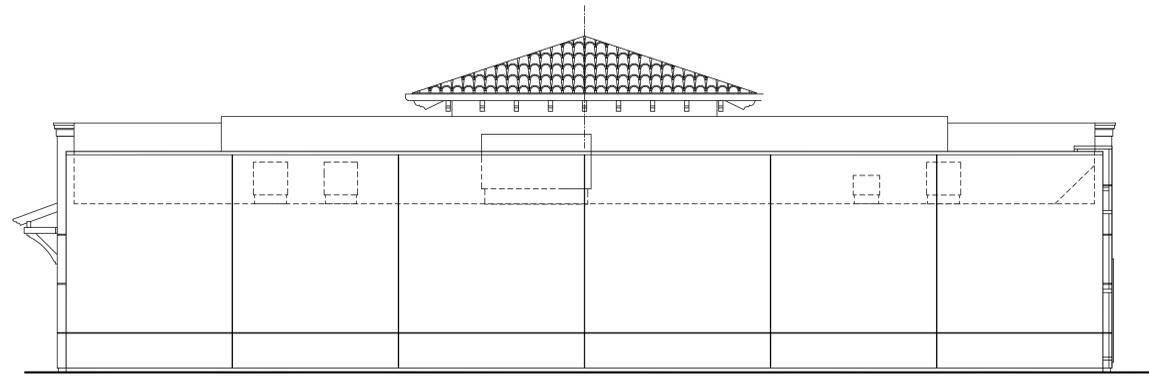
DATE	DWN BY	NO	DESCRIPTION	APPR BY

Standard Plans:	
Utility Plans:	
Sewer Plans:	
DIR. DEV. SERVICES	DATE
APPROVED FOR GRADING:	
ANDREW R. MUTH - RCE No. 54424 EXP. 12/31/09	DATE

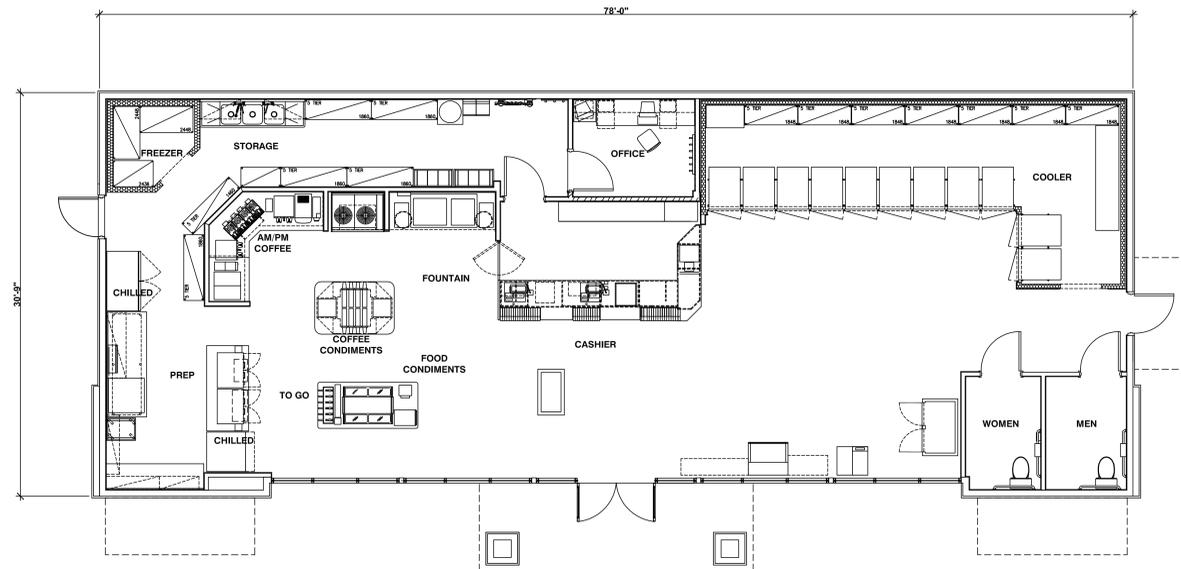
PATRICK FIEDLER - R.C.E. No. C-38123	DATE
Drawn by:	
Checked by:	
Recommended:	
APPROVED	
ROBERT CHANG	DATE
CHIEF BUILDING OFFICIAL	

CITY OF PLACENTIA

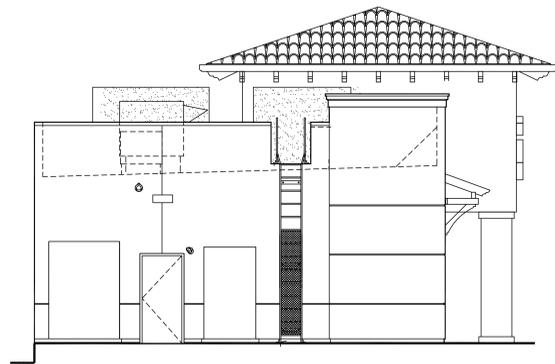
ISSUE FOR BID-3/25/2009



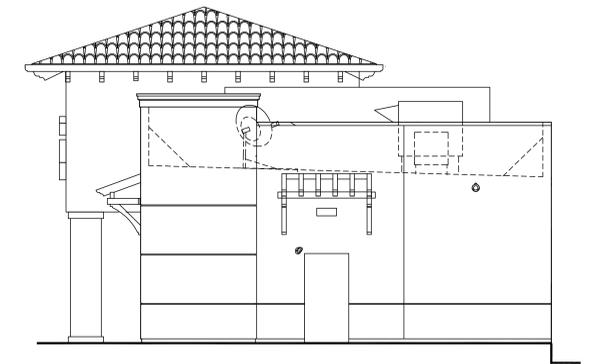
REAR ELEVATION
scale: 3/16" = 1'-0"



FLOOR PLAN
scale: 3/16" = 1'-0"

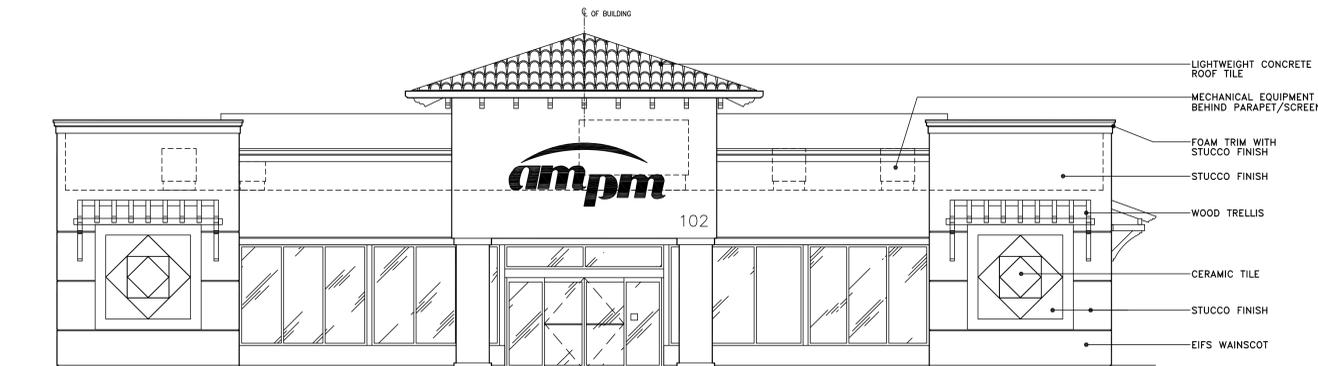


LEFT ELEVATION
scale: 3/16" = 1'-0"



RIGHT ELEVATION
scale: 3/16" = 1'-0"

NEW AM/PM STORE
at ARCO FACILITY #06226
102 E. YORBA LINDA BLVD.
PLACENTIA, CA



FRONT ELEVATION
scale: 3/16" = 1'-0"

prepared by:
KING CIVIL ENGINEERING CORP.
PLACENTIA, CA
and
RUSSELL W. TOEPFER,
ARCHITECT
CORONA DEL MAR, CA

