City of Villa Park
17855 Santiago Boulevard
Villa Park, California 92861
(714) 998-1500

COMMUNITY DEVELOPMENT & PUBLIC SAFETY COMMITTEE
Agenda
Monday, July 6, 2015
6:00 p.m.

The Community Development & Public Safety Committee of the City of Villa Park welcomes you to this meeting. We encourage your participation. This agenda contains a brief description of each item to be considered.

If you wish to speak on an item contained on the agenda, please approach the podium at the time the item is being considered. Upon recognition by the Chair, state your name and address for the record prior to providing your comments. Speakers will be limited to a time period set by the presiding officer.

All supporting information is available for public review in the City Hall offices.

Please Note: In compliance with the Americans with Disabilities Act, the City of Villa Park will make every reasonable attempt to accommodate attendees or participants at this meeting who need special assistance beyond what is normally provided. Please contact the City Hall at (714) 998-1500 at least 48 hours prior to this meeting to inform us of particular needs and to determine if accommodation is feasible, Please advise us at the time of your call if special assistance is required to attend or participate in meetings on a regular basis.

ORDER OF BUSINESS

1. CALL TO ORDER / ROLL CALL & INTRODUCTIONS

2. PUBLIC COMMENT

3. DISCUSSION ITEMS

   A. Review of 18202 Abbott Lane CUP applications
   B. Proposal for Taft Avenue Street Improvements
   C. Requested abandonment of recreational trail from Mesa Drive to Los Flores
   D. Update on flood hazard zones and master plan of drainage
   E. AB 2188 - Solar permit issuance regulations
   F. June 2015 Building & Safety Report
   G. (Verbal) Monthly update on the status of key/more visible development issues:
      i. 17771 Santiago Boulevard
      ii. 18552 Valley Drive
      iii. 10532 Center Drive
   H. (Verbal) Monthly update on code enforcement issues

4. ADJOURNMENT

Next meeting: Monday, August 3, 2015 at 6:00 p.m.

3A

CITY OF VILLA PARK
Community Development Committee (CDC) Information Sheet

Conditional Use Permit (CUP): Garage door taller than 8'-0"; Addition bringing total garage spaces to 5 or more; Increase in maximum allowable floor area ration (FAR).

Variance: Reduction in minimum rear yard setback.

E4 Zone	Allowed By Code	Project Conditions/Request
Front Yard Setback	Minimum 30'	30'
Rear Yard Setback	Minimum 25'	18 4 7/16"
Side Yard Setback	Minimum 16' (10% of width)	16'
Floor Area Ratio	38% or 7,960 sq ft	41% or 8,631 sq ft
Lot Coverage	32% or 6,703 sq ft	28% or 5,870 sq ft
Building Height	30' with 27' average	27' average
Parking	4 spaces allowed	5 spaces total (4 car, 1 RV)
Garage Door Height	8'	15' for RV

Hearing Date: July 28, 2015

Applicant: Robert Williams, AIA

City Staff Recommends: Approve CUP and Variance, subject to Conditions of Approval

Site Location: 18202 Abbott Lane

Site Size: 20,949.61 square feet or 0.48 acres

Topography: Flat

General Plan: Low Medium Density Residential

Zoning: Single Family Residence (E4)

Land Use: Single-Family Detached Residential

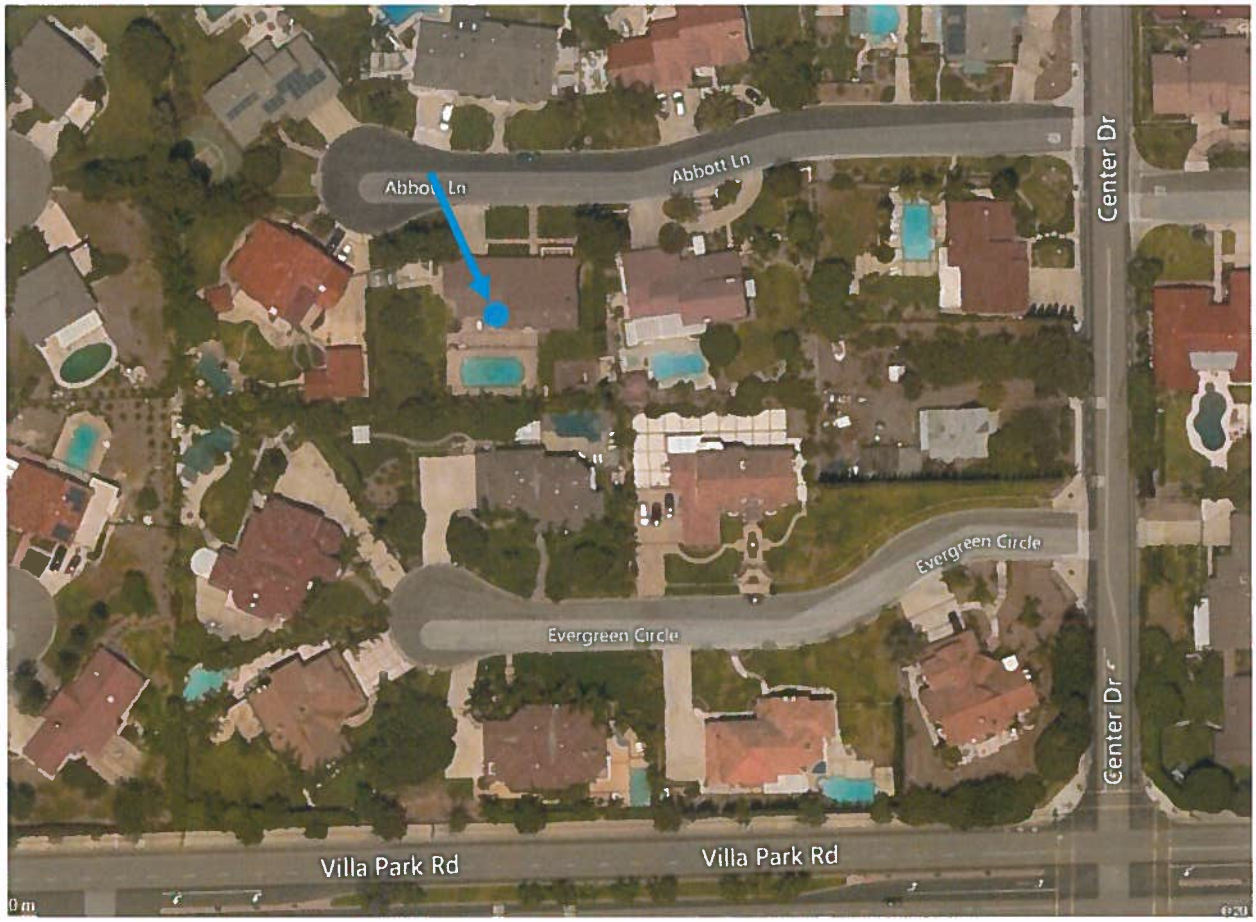
Adjacent Zoning and Land Uses:

ZONING DESIGNATION	LAND USE
North: Single Family Residence (E4)	Abbott Lane
South: Single Family Residence (E4)	Single-Family Detached Residential
East: Single Family Residence (E4)	Single-Family Detached Residential
West: Single Family Residence (E4)	Single-Family Detached Residential

NOTES:

A courtesy letter was mailed on June 26 to the residents immediately adjacent to the subject property notifying them of the CD&PSC meeting. Prior to the Council meeting, an official public notice will be mailed to all properties within a 300' radius.

Location Map



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3B

MEMORANDUM

DATE: Wednesday, July 1, 2015

TO: Community Development and Public Safety Committee

FROM: Jarad Hildenbrand, City Manager

SUBJECT: Proposal for Taft Avenue Street Improvements

TAFT AVE REHABILITATION PROJECT – from Santiago Blvd to Lemon Street.

The improvements consist of asphalt edge grinding and 2 inches of rubberized asphalt overlay over the entire project limits. Any failed pavements will be removed and reconstructed, as needed. This project also includes the reconstruction of several cross gutters and ADA curb ramps at various intersections. In addition, median curbs from Bixby Circle to Lemon Street will be reconstructed with an 8-inch curb face.

The City has received an OCTA grant approval of $378,497 of the Arterial Pavement Management Program funded with Regional Surface Transportation Program (federal funds). The City's match is 50% of the project's cost approximately $378,497.

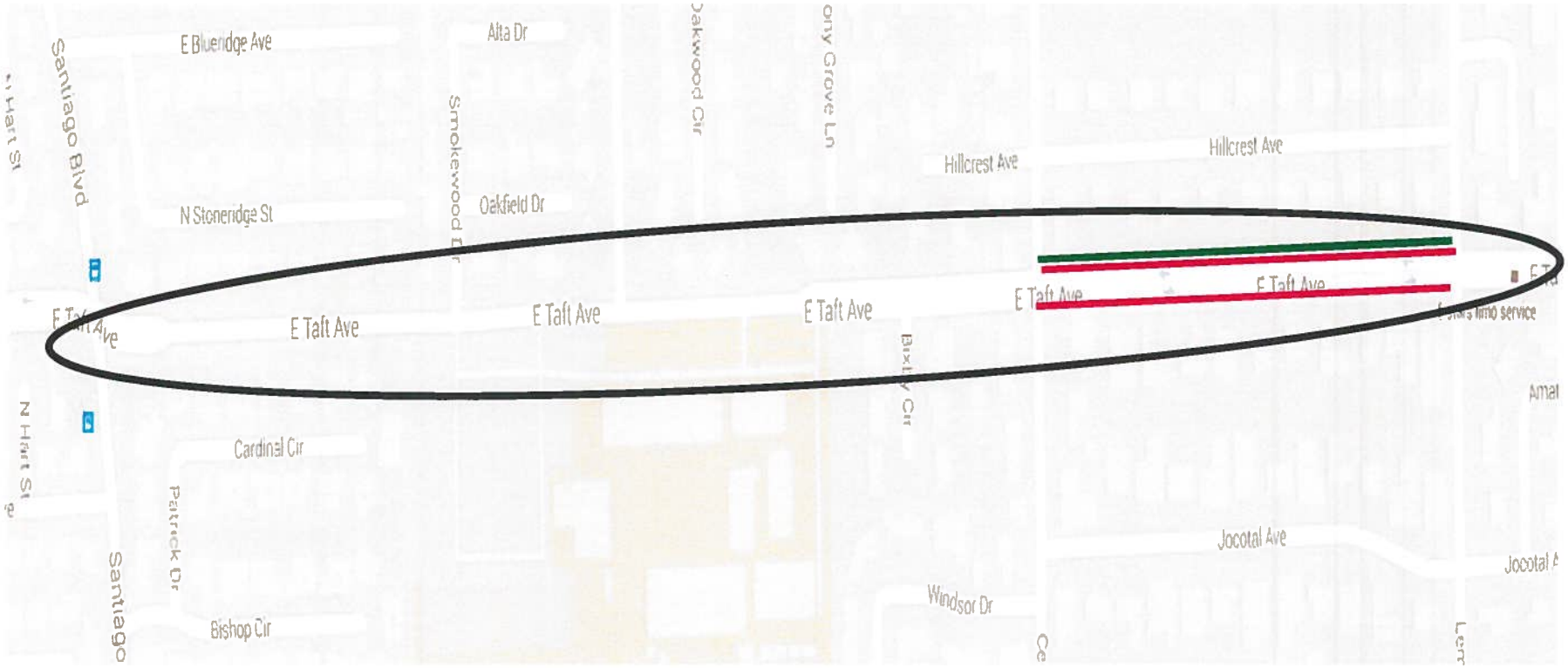
- Council awarded CivilSource the Design contract on October 28, 2014 for $16,575.
- The City will submit E-76 Request for Authorization by Feb 2016.
- Award of Contract no later than April/May 2016.
- Construction has been re-scheduled to commence in early summer of 2016 in order to avoid delays and disturbances with school traffic.

As you know, the FY 15/16 budget reflects the City's commitment to the community it serves with a focus on strengthening public safety, improving neighborhoods and community infrastructure. Accordingly, the City Manager has approved: 1) a change order to CivilSource's contract to provide additional design services to construct curb and gutter along the north side of Taft Ave from Center Drive to Lemon Street (approximately 1300 LF), and 2) a proposal to provide engineering services for trail improvements to the north side of Taft Ave from Center Drive to Lemon Street (approximately 1300 LF).

At this time for Committee recommendation is an additional design proposal that I have requested from CivilSource. The proposal is to provide engineering services for the south side of Taft Ave from Center Drive to Lemon Street. The possible improvements include construction of curb and gutter, reconstruction of driveway approaches, removal of street trees, and reconstruction/relocation of mail boxes. The Committee's recommendation will be brought to City Council for consideration at July's meeting.

The addition of curb and gutter between Center Drive and Lemon Street is not an eligible expense for the OCTA grant, so the City will seek additional funding sources.

Project Location



Proposed Curb and Gutter

Proposed Trail

June 2, 2015

CivilSource

Jarad Hildenbrand
City Manager
City of Villa Park
17885 Santiago Blvd.
Villa Park, CA 92861

Subject: Proposal to Provide Civil Engineering Services for the South Side of Taft Ave Street Improvement Project.

Dear Mr. Hildenbrand:

In response to your request, CivilSource, Inc. (CivilSource) is pleased to present this proposal to perform professional design services for the subject project.

PROJECT UNDERSTANDING

We understand that the City is considering improvements to the south side of Taft Avenue from Center Drive to Lemon Street (approximately 1300 LF). The possible improvements include curb & gutter, driveway approaches, street trees and mail box relocations.

SCOPE OF WORK

Our scope of work is anticipated to be as follows:

A. Kick-Off Meeting

At the start of the project CivilSource will have a kick-off meeting with City Staff and the project team to review the project objectives, schedule, the scope and approach. At this meeting, CivilSource will establish a point of contact for the project and request all available information related to the project.

B. Topographic Survey

The topographic survey of this project area was performed as a part of the work for the street improvements along the northerly side of Taft St

C. Gather Data, Utility Investigation/Coordination, Base Map and Field Review

CivilSource will research all information pertinent to the project. We will make sure our Base Maps show the right of way, pavement, driveways, property lines, street centerline, manholes, valves etc. In addition we will research and establish record location of all utilities and utility easements within the project limits. Utility coordination on the project will be ongoing and will generally consist of written notifications to utility companies, Utility Information Request, Prepare to Relocate Notice, and Notice to Relocate. We will also coordinate any utility relocation that is required as a result of the proposed improvements. We will utilize existing as-built plans and other City provided documentation to complement the Base Maps. The base maps will then be confirmed during our field walks. The main objective is to have all existing improvements accurately depicted on our base maps so that all constraints are considered.

D. Conceptual Street Improvement Plans

Utilizing the above items and City provided design guidelines; CivilSource will prepare a conceptual plan of the improvements. This preliminary design will also depict impacts to the adjacent properties. In addition CivilSource will provide exhibits for any public hearings.

E. Preliminary Cost Estimates

CivilSource will prepare a preliminary construction quantity and cost estimates of the design concept.

F. Final Plans

Final design plans will be prepared to conform to the general requirements of the City with consideration for the needs of the contractor's construction operations. All designs shall be prepared and submitted in a manner that ensures a complete design approved by the City Engineer. Where applicable, the construction drawings will conform to the appropriate applicable standards such as City, State and Federal laws, City Design Manuals, City Standard Plans, all Caltrans manuals, policies, State Standard Plans and Specifications (for traffic signal and striping work and all work within State R/W), APWA Standard Specifications for Public Works Construction "Greenbook," Manual of Traffic Uniform Control Devices, and as revised and amended. Construction documents will comply with standard drawings and specifications of the City, Caltrans, APWA, and other agencies as applicable.

The Final Plans will include, but not limited to title sheet, detail sheet, plan & profile improvement sheets, construction notes, typical cross sections and signing & striping plans.

G. Specifications and Final Cost Estimate

CivilSource will prepare complete project specifications, including Special Provisions that specifies traffic control, best management practices, construction notification and posting information as required per City's format and direction. Copies of the Standard General Provisions and Construction Contract Agreement shall be supplied by the City to incorporate into the construction documents. CivilSource will provide complete construction quantity and cost estimates for the project. Estimates will be provided at 90% completion submittals, and a final estimate with the final submittal. Quantities will match the Bid Proposal final quantities.

H. Meetings

CivilSource will be available to attend plan submittal/review meetings and any other meetings with staff, agencies, and the public as required.

I. Bid Support

This task includes responding to bidder's questions and the preparation of addendums if required. We will also provide bid analysis support after all bids are received.

J. Construction Engineering Support

Civil Source will be available to attend pre-construction conference, provide engineering assistance related to change orders, respond to Contractor questions and RFI's, and review Contractor's submittals. Additionally we will incorporate information from the Contractor and City Inspector onto the signed

design plans and provide the as-built record drawings to the City.

ITEMS OF WORK NOT INCLUDED:

a. Landscaping designs.
b. Structural design.
c. Traffic Control Plans
d. Construction Staking.
e. Geotechnical Services.
f. Construction Administration/Inspection.
g. Topographic Survey
h. Drainage Studies

PROPOSED FEE

Our proposed fee to perform this work will be **$21,463.00**

On behalf of the CivilSource team, we thank you for the opportunity to serve as a part of your team. Should you have any questions or require additional information, please contact me or Steve Schapel at (949) 585-0477.

Respectfully submitted,
CIVILSOURCE, INC.

Amy Amirian

Amy Amirani, P.E.
Principal

CivilSource

CITY OF VILLA PARK
Professional Engineering Services for the South Side of Taft St from Center Dr to Lemon St

	WORK TASK OR ITEM DESCRIPTION	PROJECT DIRECTOR/ QA/QC $160		PROJECT MANAGER $145		DESIGN ENGINEER $120		CADD DESIGNER $85		ASSISSTANT ENGINEER/ ADMIN $65		SUBCONSULTANT	TOTAL HOURS	TOTAL FEE
		HOURS	$	HOURS	$	HOURS	$	HOURS	$	HOURS	$			$
	PRELIMINARY ENGINEERING													
A	PROJECT KICK OFF MEETING	0	$0	2	$290	0	$0	0	$0	0	$0		2	$290
B	TOPOGRAPHIC SURVEY (a)	0	$0	0	$0	0	$0	0	$0	0	$0	$0	0	$0
C	GATHER DATA, UTILITY INVESTIGATION, BASE MAP AND FIELD REVIEW	0	$0	2	$290	4	$480	4	$340	4	$260		14	$1,370
D	CONCEPTUAL STREET IMPROVEMENT PLANS	2	$320	4	$580	8	$960	40	$3,400	0	$0		54	$5,260
E	PRELIMINARY COST ESTIMATES	0	$0	2	$290	2	$240	0	$0	4	$260		8	$790
	SUBTOTAL	2	$320	10	$1,450	14	$1,680	44	$3,740	8	$520	$0	78	$7,710
	FINAL ENGINEERING													
F	FINAL PLANS	2	$320	8	$1,160	24	$2,880	40	$3,400	4	$260		78	$8,020
G	SPECIFICATIONS & FINAL COST ESTIMATE	0	$0	8	$1,160	2	$240	0	$0	2	$130		12	$1,530
H	ATTEND MEETINGS AS REQUIRED	2	$320	4	$580	4	$480	0	$0	0	$0		10	$1,380
I	BID SUPPORT	0	$0	4	$580	4	$480	0	$0	0	$0		8	$1,060
J	CONSTRUCTION ENGINEERING SUPPORT	2	$320	4	$580	4	$480	2	$170	0	$0		12	$1,550
	SUBTOTAL	6	$960	28	$4,060	38	$4,560	42	$3,570	6	$390		120	$13,540
	REIMBURSABLE PROJECT EXPENSES (ESTIMATED AT 1%)													$213
	TOTAL ENGINEERING FEE	8	$1,280	38	$5,510	52	$6,240	86	$7,310	14	$910	$0	198	$21,463

a) Surveyor - On-Point Land Surveying

City of Villa Park

3C

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MEMORANDUM

DATE: Wednesday, July 1, 2015

TO: Community Development and Public Safety Committee

FROM: Jarad Hildenbrand, City Manager

SUBJECT: Requested abandonment of recreational trail from Mesa Drive to Canyon Drive

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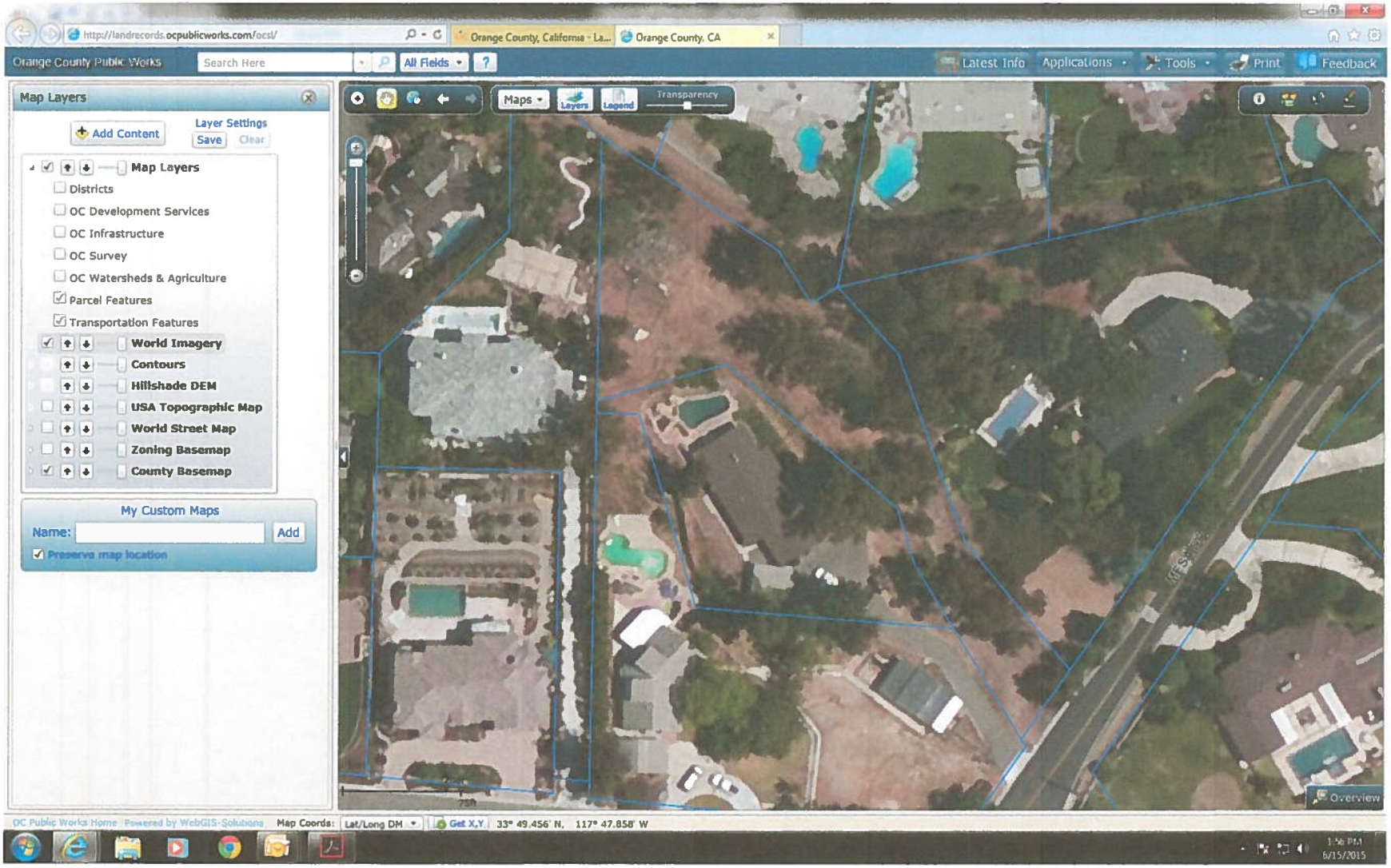
The trail easement between Mesa Drive and Canyon Drive, cuts across approximately 8 properties, is an integral and important part of the City Recreational Trail system as adopted in the City General Plan. Modification to the trail system and its connection points will require a modification to the City's General Plan. Over the years, City staff and Council have been seeking funding methods to complete the City Trail system, including pursuit of various State and Federal Grant programs. In 2005 the City applied for and received a grant from the State for the development of the trail along this stretch. However, the project was not completed due to unexpected high costs of this section of trail and delays associated with an adjacent subdivision.

Regarding the adjacent subdivision, in 2003 the City received a request to remove the trail easement along this stretch. The trail is within an existing 40-foot wide easement that was retained by the City for utility, trail and storm drain purposes at the time of the Loma Street abandonment. A review of City Council minutes stated the property owner discussed the removal of the trail with neighboring property owners and all have requested that the City review the issue. At the same time, a developer was looking to purchase and subdivide two existing parcels totaling 103,067 square feet into three parcels with net square footage of 20,116, 20,285, and 48,149. The developer requested the City vacate the 40-foot wide trail easement over the 9571 and 19201 Mesa parcels in exchange for a realigned 15-foot wide trail easement to the north. The City Council reviewed the matter on July 22, 2003 and was supportive of the proposal, pending subdivision approval. From 2004-2005 the property went through the subdivision process and Council ultimately approved Parcel Map No. 2004-152. At this time, the developer is requesting abandonment of the realigned 15-foot wide trail easement, so the property can be developed.

Staff recommends that the Committee discuss and provide direction.

As for the rest of the trails in the system, I have asked the Maintenance Supervisor to provide me with an assessment of its current condition so we can begin designing a maintenance/improvement project.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OC Infrastructure
OC Survey
OC Watersheds & Agriculture
Parcel Features
Transportation Features
World Imagery
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Hillshade DEM
USA Topographic Map
World Street Map
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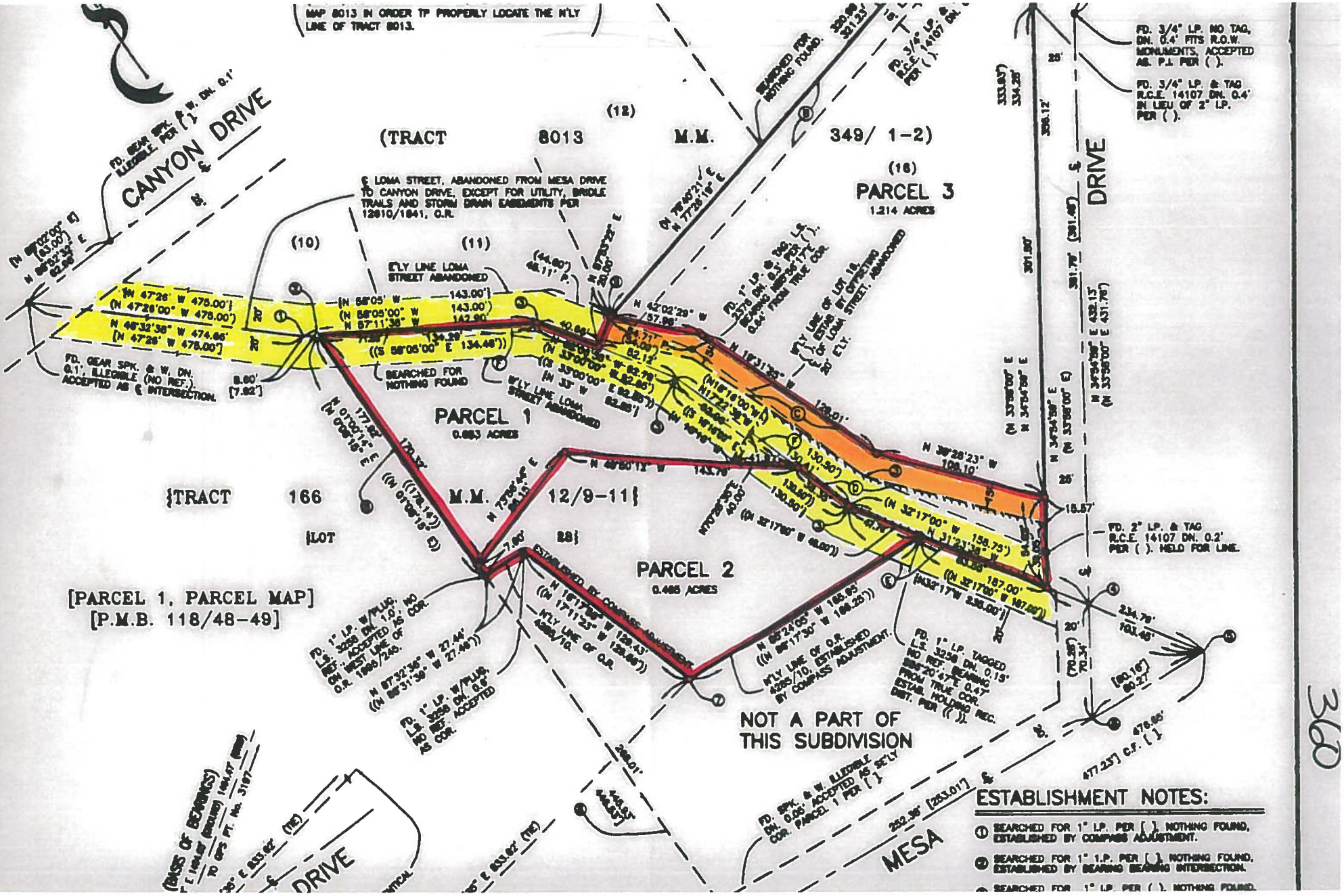
MAP 8013 IN ORDER TP PROPERLY LOCATE THE N'LY LINE OF TRACT 8013.
CANYON DRIVE
(TRACT 8013 M.M. 349/ 1-2)
(12)
(16)
PARCEL 3
1.214 ACRES
(10)
(11)
℄ LOMA STREET, ABANDONED FROM MESA DRIVE TO CANYON DRIVE, EXCEPT FOR UTILITY, BRIDLE TRAILS AND STORM DRAIN EASEMENTS PER 12810/1841, O.R.
E'LY LINE LOMA STREET ABANDONED
W'LY LINE LOMA STREET ABANDONED
SEARCHED FOR NOTHING FOUND
PARCEL 1
0.683 ACRES
{TRACT 166 M.M. 12/9-11}
{LOT 28}
PARCEL 2
0.465 ACRES
[PARCEL 1, PARCEL MAP]
[P.M.B. 118/48-49]
NOT A PART OF THIS SUBDIVISION
MESA DRIVE
FD. 3/4" I.P. NO TAG, DN. 0.4' FITS R.O.W. MONUMENTS, ACCEPTED AS P.J. PER ( ).
FD. 3/4" I.P. & TAG R.C.E. 14107 DN. 0.4' IN LIEU OF 2" I.P. PER ( ).
FD. 2" I.P. & TAG R.C.E. 14107 DN. 0.2' PER ( ). HELD FOR LINE.
ESTABLISHMENT NOTES:
① SEARCHED FOR 1" I.P. PER [ ], NOTHING FOUND, ESTABLISHED BY COMPASS ADJUSTMENT.
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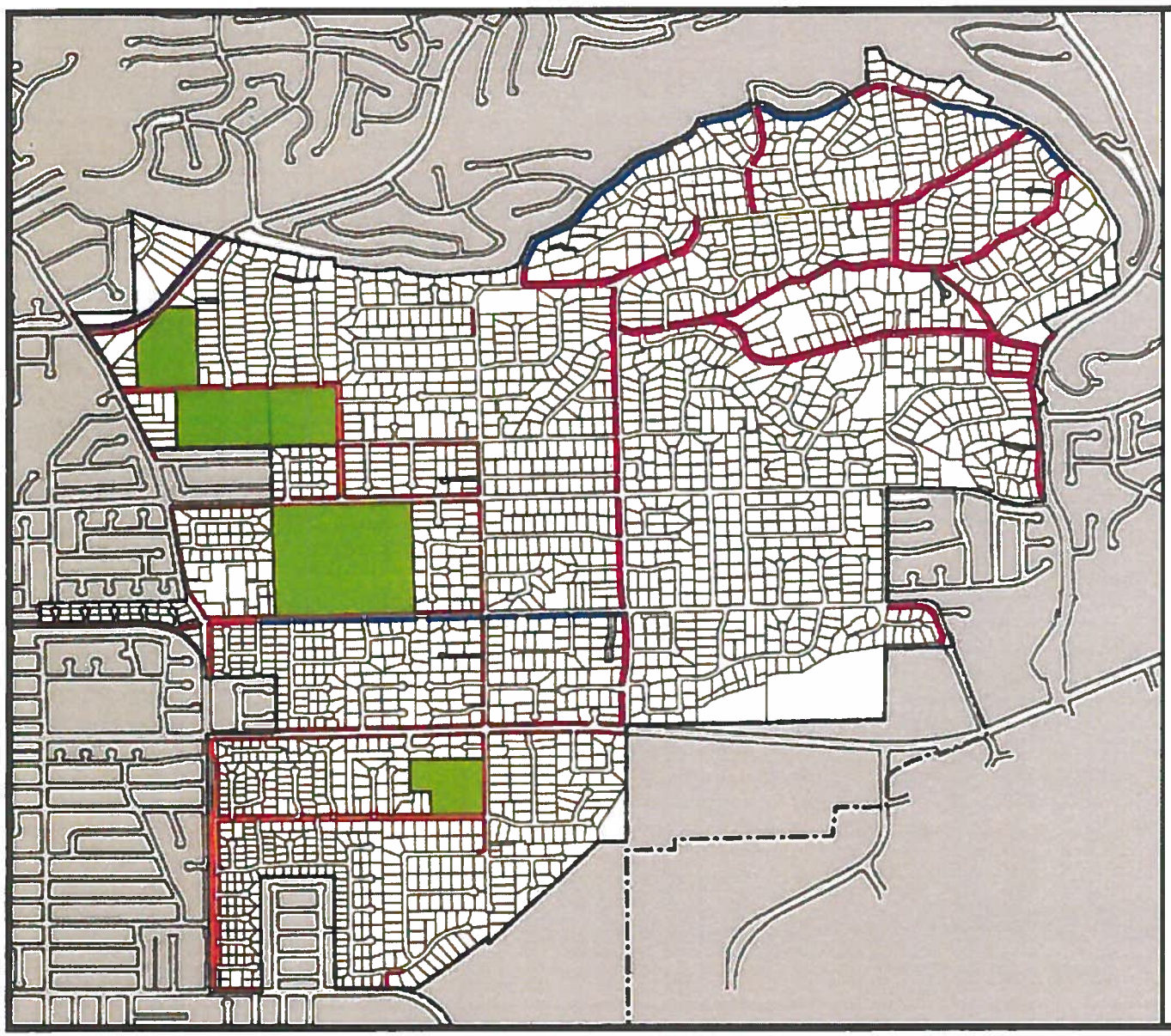

City of Villa Park

2010 General Plan

Exhibit V-1

Recreational Trails & School Sites

Legend

- Proposed
- Undeveloped
- Sidewalk
- Decomposed Granite (DG)
- DG and Recreational Fence
- School Sites

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17855 SANTIAGO BOULEVARD
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3D

MEMORANDUM

DATE: Wednesday, July 1, 2015

TO: Community Development and Public Safety Committee

FROM: Jarad Hildenbrand, City Manager

SUBJECT: Update on flood hazard zones and master plan of drainage

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FLOOD HAZARD ZONES

City staff contacted OC Flood Control to determine the feasibility of completing a flood control project within City limits. The goal is to reduce or remove homes from floodplains thereby eliminating the need for flood insurance.

In the County's research, they found OCFCD facility E08P02-Villa Park Storm Drain is within the subject area as well as facility E08P03-Center Street Storm Drain. They reviewed their Deficiency Study and found that both facilities appear to be deficient. Attached is an exhibit showing these facilities along with the FEMA Special Flood Hazard Area (SFHA) Zone AO with a depth of 2 ft.

The City is eligible to nominate a project for the City Engineers Flood Control Advisory Committee (CEFCAC) process. Applications are usually sent out each year to all cities in November and accepted through late December. CEFCAC was formed in August 1966 to provide cooperation between the Orange County Flood Control District (OCFCD) and the cities directed toward the best deployment of money and manpower to accomplish conservation of water and protection of existing public and private property from floods. The committee advises the OCFCD of flood protection needs in the individual cities and assists in the countywide selection of projects for the District's annual budget within the funding capabilities set forth in the Orange County Flood Control Act.

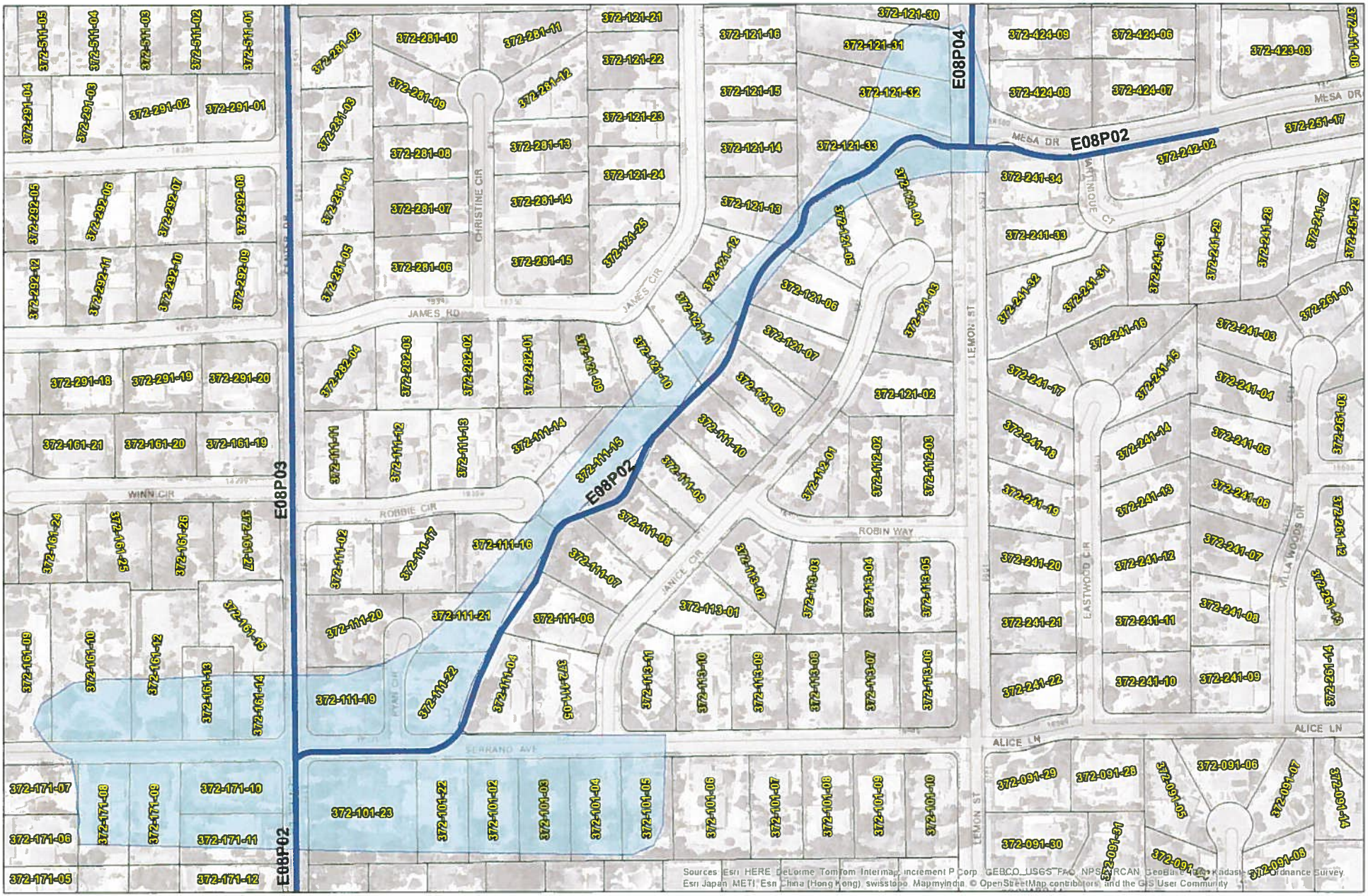
OC Flood staff reviews each nominated project, reviews the project scope, need, funding considerations, and cost and prepares a Project Summary Report for presentation to CEFCAC. Based on this information, the committee prepares a prioritized list of projects for preliminary engineering (project report), right-of-way acquisition, final design and construction. This list, along with the District's operational requirements, is used to formulate the annual budget request for County Administrative Office review and Board of Supervisors public hearings. The project is finalized upon adoption of the District budget by the Board of Supervisors.

It is recommended that the Committee direct staff to prepare two projects for nomination – 1) E08P02-Villa Park Storm Drain and 2) E08P03-Center Street Storm Drain. A separate request must be submitted for each project.

MASTER PLAN OF DRAINAGE

Regarding the master plan of drainage, staff was able to locate the last study that was completed in 1997. Given the fact this was completed nearly 20 years ago, staff is drafting a Request for Proposal for professional engineering services to update the 1997 plan. The goal is to replace the plan with a new and comprehensive Master Plan, including current hydrologic and hydraulic maps showing existing drainage facilities, and estimates of the cost for improving capacity deficiencies as well as a funding plan for the design and construction of storm drain improvement projects to overcome deficiencies in the storm drain infrastructure. The RFP will require an inspection of the City's current system to determine physical integrity and if any illicit connections were made.

It is anticipated that the RFP will be release mid-July with a due date of mid-August. Barring any unforeseen circumstances, the award of contract should be considered at the August City Council meeting.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ROBBIE CIR
WINN CIR
ROBIN WAY
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LEMON ST
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ALICE LN
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VILLA WOODS DR
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Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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3E

MEMORANDUM

DATE: Wednesday, July 1, 2015

TO: Community Development and Public Safety Committee

FROM: Jarad Hildenbrand, City Manager

SUBJECT: AB 2188 - Solar permit issuance regulations

On September 21, 2014, Governor Brown signed Assembly Bill 2188 into law, amending Section 714 of the California Civil Code and Section 65850.5 of the California Government Code. Section 65850.5(a) provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. In furtherance of that objective, Section 65850.5(g)(1) of the California Government Code requires that, on or before September 30, 2015, every city must adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

Amongst other things, to assist in expediting and streamlining the process, AB 2188 requires that the City must now accept applications for small residential rooftop solar energy systems electronically. In addition, AB 2188 limits the City's ability to deny such applications or require additional permits unless there is a specific, adverse impact resulting from the proposal.

The City currently reviews, processes, and accepts such applications over the building counter. However, in light of the passage of Assembly Bill 2188, the City must adopt an ordinance codifying the expedited permitting of requirements of Section 65850.5. Accordingly, the City Attorney's Office is drafting an ordinance that will bring the City into compliance with Civil Code Section 714 and Government Code Section 65850.5. It is anticipated that this ordinance will be brought to the City Council for a first reading at July's meeting, and second reading and adoption at August's meeting.

CITY OF VILLA PARK

JUNE 2015 Building & Safety Report

Permit Number	Date Issued	Project Address	Type of Permit	Project Valuation	Permit Fee	Plan Check Fee	SMIP Fee	State Fee	Micro Fee
19571	6/1/2015	18331 Montana Circle	Plumbing		$ 151.00			$ 1.00	$ 5.00
			HVAC		$ 151.00				
			Electrical		$ 151.00				
19572	6/1/2015	18301 Robbie Circle	Roof Repair	$ 50,000.00	$ 200.00			$ 1.00	$ 5.00
19573	6/1/2015	9621 Loma Street	Add/Remodel	$ 500,000.00	$ 2,032.00		$ 65.00	$ 20.00	$ 5.00
			Plumbing		$ 282.00				
			HVAC		$ 282.00				
			Electrical		$ 428.00				
19574	6/1/2015	18111 Catherine Circle	Remodel	$ 8,000.00	$ 213.00			$ 1.00	$ 5.00
			Plumbing		$ 151.00				
			Electrical		$ 151.00				
19575	6/1/2015	9581 Christine Circle	Plan Check	$ 150,000.00		$ 747.00		$ 1.00	$ 5.00
19576	6/3/2015	18031 Athens Ave	Add/Remodel	$ 750,000.00	$ 2,033.00	$ 500.00	$ 97.00	$ 1.00	$ 5.00
19577	6/3/2015	9481 Mary Circle	Rebuild Deck	$ 30,000.00	$ 496.00			$ 2.00	$ 5.00
			Plumbing		$ 152.00				
			Electrical		$ 152.00				
19578	6/3/2015	18422 Hunting Circle	Grading Permit						
19579	6/3/2015	10232 Sherwood Circle	Plumbing		$ 152.00			$ 1.00	$ 5.00
			Electrical		$ 152.00				
19580	6/3/2015	9382 Hazel Circle	Solar	$ 23,000.00	$ 245.00			$ 1.00	$ 5.00
19581	6/3/2015	9506 Villa Isle Drive	Solar	$ 30,000.00	$ 245.00			$ 1.00	$ 5.00
19582	6/5/2015	18566 Rosenau Circle	Pool Remodel	$ 10,000.00	$ 274.00			$ 1.00	$ 5.00
19583	6/5/2015	18082 James Road	Plan Check	$ 200,000.00		$ 1,030.00		$ 8.00	$ 5.00
19584	6/5/2015	18581 Marion Way	Remodel	$ 20,000.00	$ 526.00			$ 1.00	$ 5.00
			Plumbing		$ 152.00				
			Electrical		$ 152.00				
19585	6/8/2015	18231 Sharon Lane	Remodel	$ 25,000.00	$ 747.00			$ 2.00	$ 5.00
			Plumbing		$ 152.00				
			Electrical		$ 152.00				
19586	6/8/2015	18231 Winn Circle	Workshop	$ 42,500.00	$ 496.00			$ 2.00	$ 5.00
19587	6/10/2015	10091 Old Ranch Circle	Solar	$ 38,000.00	$ 245.00			$ 2.00	$ 5.00
19588	6/10/2015	18801 Joshua Tree Cir.	Pool/Spa	$ 90,000.00	$ 526.00			$ 4.00	$ 5.00
19589	6/10/2015	17971 Prado Circle	Plumbing		$ 151.00			$ 1.00	$ 5.00
19590	6/10/2015	9621 Dodson Way	Plumbing		$ 151.00			$ 1.00	$ 5.00

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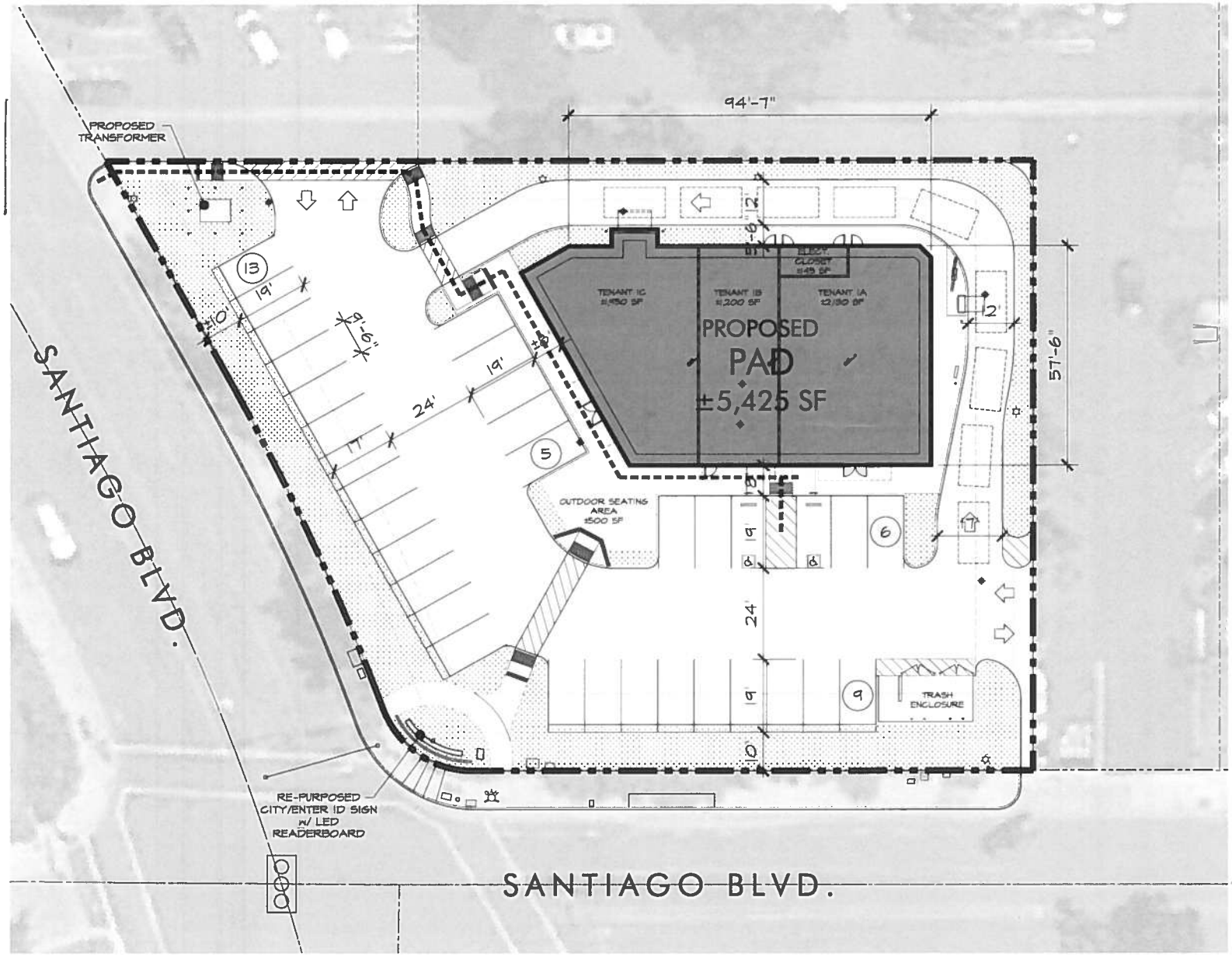
19591	6/10/2015	18571	Rosenau Drive	Plumbing		$ 151.00			$ 1.00	$ 5.00
				Electrical		$ 151.00				
19592	6/12/2015	10732	Center Drive	Plan Check	$ 125,000.00		$ 747.00		$ 5.00	$ 5.00
19593	6/13/2015	9892	Colony Grove Ln	Solar	$ 52,000.00	$ 245.00			$ 3.00	$ 5.00
				Electrical		$ 152.00				
19594	6/12/2015	10732	Center Drive	Demo	$ 3,000.00	$ 104.00			$ 1.00	$ 5.00
19595	6/15/2015	18312	Jocotal Ave	Pool/Spa	$ 25,000.00	$ 527.00			$ 1.00	$ 5.00
19596	6/19/2015	10032	Briley Way	Remodel	$ 75,000.00	$ 1,030.00			$ 3.00	$ 5.00
				Plumbing		$ 151.00				
				Electrical		$ 181.00				
19597	6/19/2015	10531	Orange Grove Cir.	Remodel/Add	$ 350,000.00	$ 2,033.00		$ 45.50	$ 14.00	$ 5.00
				Plumbing		$ 182.00				
				HVAC		$ 182.00				
				Electrical		$ 331.00				
19598	6/22/2015	10152	Ludwig Street	Patio Cover	$ 18,000.00	$ 276.00			$ 1.00	$ 5.00
19599	6/22/2015	18151	James Road	Pool Demo	$ 13,000.00	$ 213.25			$ 1.00	$ 5.00
19600	6/24/2015	18371	Lincoln Circle	Plumbing		$ 151.00			$ 1.00	$ 5.00
19601	6/24/2015	17767	Santiago Blvd	Demo	$ 6,000.00	$ 104.00			$ 1.00	$ 5.00
19602	6/24/2015	17767	Santiago Blvd	HVAC	$ 22,000.00	$ 182.00			$ 1.00	$ 5.00
				Electrical		$ 151.00				
19603	6/26/2015	18681	Rosenau Drive	Deck Repair	$ 5,000.00	$ 104.00			$ 1.00	$ 5.00
19604	6/29/2015	17762	Mountain View	HVAC	$ 8,000.00	$ 152.00			$ 1.00	$ 5.00
19605	6/29/2015	10051	Center Drive	Electrical		$ 396.00			$ 1.00	$ 5.00

Totals For the Month:	Project Valuation	Permit Fee	Plan Check Fee	SMIP Fee	State Fee	Micro Fee
	$ 2,668,500.00	$ 18,692.25	$ 3,024.00	$ 207.50	$ 88.00	$ 170.00



SITE DATA

ZONING

PROPOSED USE	RETAIL
EXISTING ZONING	C-N COMMERCIAL NEIGHBORHOOD
APN(S)	372-232-05

SITE AREA

SITE AREA	±0.73 AC	±31,889 SF

BUILDING DATA

BUILDING AREA (GROSS)	±5,425 SF
BUILDING AREA (NET)	±5,280 SF
F.A.R.	0.17
NUMBER OF STORIES	ONE

PARKING DATA

TENANT 1A (±2,130 SF/200)	11 STALLS
TENANT 1B (±1,200 SF/150)	8 STALLS
TENANT 1C (±1,950 SF/150)	13 STALLS
PARKING REQUIRED	32 STALLS
PARKING PROVIDED	33 STALLS
ADA 2 STALLS	
STANDARD 31 STALLS	
OVERALL PARKING RATIO	6.2 / 1,000

SITE LAYOUT DATA

MIN. DRIVE AISLE WIDTH	24'-0"
STANDARD PARKING STALL	9'-6" x 19'-0"

LANDSCAPE AREA

LANDSCAPE AREA	±6,594 SF
PERCENTAGE OF COVERAGE	20.7%

PROPOSED SITE PLAN

SCALE: 1" = 22'-0"

GRAPHIC SCALE

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

17771 SANTIAGO BLVD
VILLA PARK, CA

DAVID GAYL
3660 WILSHIRE BLVD. #714
LOS ANGELES, CA 90010

McKently Malak ARCHITECTS
35 Hugus Alley, Suite 200
Pasadena, California 91103-3648
TEL 626.583.8348 FAX 626.583.8387

PROPOSED SITE PLAN

06/15/2015 1421GTMA

SP-14