



## PLANNING COMMISSION AGENDA

**Tuesday, July 25, 2017**

**Study Session 6:30 p.m.**

**Planning Commission Hearings 7:00 p.m.**

*James McGrade, Chair*

*Art Willis, Vice Chair*

*Pat Fox, Commission Member*

*Melanie Schlotterbeck, Commission Member*

*Jim Grosse, Commission Member*

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This agenda contains a brief general description of each item the Commission will consider. All Planning Commission decisions may be appealed to the City Council within ten (10) calendar days of the meetings. Please contact the City Clerk at (714) 990-7756 for further information about filing an appeal or obtaining an appeal application.

The Planning Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Department's Office at (714) 990-7674 or view the Agenda and related materials on the City's website at [www.cityofbrea.net](http://www.cityofbrea.net). Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department's Office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

### **Procedures for Addressing the Commission**

The Commission encourages free expression of all points of view. For record keeping purposes, if you wish to make a statement regarding any item on the agenda, please complete the form located on the podium and deposit it with the secretary. **To allow all persons the opportunity to speak, please keep your remarks limited to five (5) minutes.** 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 your entire group. Commission rules prohibit clapping, booing or shouts of approval or disagreement from the audience. **PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE 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 Planning Department's Office at (714) 990-7674. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

**ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756 FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.**

## **STUDY SESSION**

6:30 p.m. - Executive Conference Room, Level 3

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### **CALL TO ORDER / ROLL CALL**

1. Matters from the Audience
  2. Agenda Items / Clarify Regular Meeting Topics
  3. Informational / Project Updates
- 

## **PLANNING COMMISSION**

### **PUBLIC HEARINGS**

7:00 p.m. - Council Chambers, Plaza Level

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4. CALL TO ORDER / ROLL CALL - COMMISSION
5. INVOCATION - Pastor Daniel Mendoza - Celebration Worship Center
6. PLEDGE OF ALLEGIANCE
7. MATTERS FROM THE AUDIENCE

### **APPROVAL OF MINUTES**

8. Approval of Planning Commission Meeting Minutes of June 27, 2017.

### **PUBLIC HEARINGS**

9. CONSIDERATION OF TENTATIVE PARCEL MAP NO. 2016 - 175 A REQUEST TO SUBDIVIDE A 15.69-ACRE SITE WITH EXISTING PARCELS INTO 6 NEW PARCELS AT 404 NORTH BERRY PLACE; 424, 428, 430 AND 436 NORTH BERRY WAY IN THE M - 2 GENERAL INDUSTRIAL ZONE

### **ADMINISTRATIVE ITEMS**

10. COMMITTEE REPORTS
11. INFORMATIONAL / PROJECT UPDATES
12. ADJOURNMENT

City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission  
**FROM:** Jennifer A. Lilley, AICP, City Planner  
**DATE:** 07/25/2017  
**SUBJECT:** Approval of Planning Commission Meeting Minutes of June 27, 2017.

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**RESPECTFULLY SUBMITTED**

Jennifer A. Lilley, AICP, City Planner

Prepared by: Carrie Hosozawa

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**Attachments**

Planning Commission Minutes 6-27-2017

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# DRAFT

## PLANNING COMMISSION MEETING MINUTES STUDY SESSION June 27, 2017

### STUDY SESSION 6:30 p.m. - Executive Conference Room, Level 3

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#### CALL TO ORDER / ROLL CALL

Chair McGrade called the meeting to order at 6:30 pm.

#### 1. MATTERS FROM THE AUDIENCE

Opened/Closed

None.

#### 2. AGENDA ITEMS / CLARIFY REGULAR MEETING TOPICS

Chair McGrade clarified the order of the meeting confirming they would be taking Administrative Item No.11 first.

City Planner Lilley read into the record some administrative corrections for Conditions of Approval for both projects and stated she would also read them into the record during the Planning Commission Meeting. Commissioner Schlotterbeck asked about the wording of Condition F and Condition S. City Planner Lilley confirmed these changes would be added.

#### 3. INFORMATIONAL / PROJECT UPDATES

City Planner Lilley updated the Commission on the special City Council meeting with Brea Envisions that took place on June 22, 2017. The Committee walked the Council through the process of how they got from raw data to developing initiatives to refining those initiatives. The Committee was able to share what they learned along the way, what challenges they resolved and next steps. She encouraged the Commission to read the report on the City's website.

Chair adjourned the meeting at 6:54 pm.

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**PLANNING COMMISSION  
PUBLIC HEARINGS  
7:00 p.m. - Council Chambers, Plaza Level**

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**4. CALL TO ORDER / ROLL CALL - COMMISSION**

Chair McGrade called the meeting to order at 7:06 pm and went over the format and order of the agenda items.

Present: Commissioner Jim Grosse; Chair James McGrade; Commissioner Pat Fox; Commissioner Melanie Schlotterbeck; Vice Chair Art Willis

**5. PLEDGE OF ALLEGIANCE -**

Commissioner Grosse led the pledge of Allegiance.

**6. MATTERS FROM THE AUDIENCE**

**Speaker 1: Zim Walker** - Thanked Hines for meeting with residents and making changes. He felt ignored by the Planning Commission.

**Speaker 2: Rosemary Kleiser** - Thanked Hines for working with the residents. She still has traffic and crime concerns and wants numbers to be reduced further.

**Speaker 3: Dwight Manley** - Proud of the collective effort between residents. Feels it will be asset to the community and will ultimately benefit the residents.

**Speaker 4: Barry Friedman** - Concerned with noise, traffic, crime and light pollution. Commended Hines for working with residents.

**Speaker 5: Keith Fullington** - Feels the project should be 450 units maximum.

**Speaker 6: Ken Salazar**: Thanked Hines for being an active partner in the project and criticized the City Officials for their part in the project. Wants Brea to stay unique. Read statement from Bill Madden: he now supports the project.

**Speaker 7: Sean Thomas** - Feels the project will not increase crime.

**Speaker 8: Jackie Guss** - Limit the height of developments.

**Speaker 10: Butch Olsen** - Concern is parking and wants more public outreach.

Chair closed Matters from the Audience.

**7. APPROVAL OF PLANNING COMMISSION MINUTES OF APRIL 25, 2017.**

Motion made to approve minutes by Commissioner Schlotterbeck and seconded by Vice Chair Willis.

Motion passed by a vote of 5 - 0.

AYES: Commissioner Jim Grosse, Chair James McGrade, Commissioner Pat Fox, Commissioner Melanie Schlotterbeck, Vice Chair Art Willis

Passed

## PUBLIC HEARINGS

8. This item was moved down on the Agenda at the request of the Commission. **PRECISE DEVELOPMENT NO. PD 17-01, CONDITIONAL USE PERMIT NO. CUP 17-02 AND VESTING TENTATIVE PARCEL MAP NO. TPM 2017-131 - TO ALLOW A NEW PHARMACY AND DRIVE-THROUGH RESTAURANT, A PARKING MODIFICATION, ALCOHOL SALES AND SUBDIVISION AT 390 NORTH BREA BOULEVARD IN THE C-G GENERAL COMMERCIAL (PRECISE DEVELOPMENT) ZONE.**

Assistant Planner Fang Zhou presented the item.

City Planner added some corrected language to Condition A which reads:

“Development of the site shall occur in substantial conformance with plans and materials submitted to the Planning Commission and dated June 27, 2017, which includes site plans, floor plans, business operations plan, parking study, elevations, signs, colors and materials, landscaping, the conditions contained herein and any applicable law, statute, ordinance and City regulations.”

Nora Jaffan from the CVS Development Team made a presentation.

Commissioner Grosse asked about security, closed camera video and the Store Manager on site.

Commissioner Fox asked if the Drive thru is strictly for prescription pick up? This was confirmed

Chair McGrade asked if the surrounding architecture was taken into consideration when designing project? This was conformed by the applicant..

Questions related to signs resulted in the City Planner confirming the sign program will come back to the Commission as an Administrative item.

Chair McGrade opened up the hearing for public comment.

**Speaker 1:** John Emrick has concerns with traffic, access in alley and 24 hour service. Would like to see speed bumps and the left turn lane moved up.

**Speaker 2:** Rosemary Kleiser supports the previous speakers comments and is not a supporter of the Coffee Bean. She is worried about alcohol being sold at the CVS with it being across from the Jr. High and is concerned about traffic. Thinks the style should be Spanish architecture.

**Speaker 3:** Harriet Fritts has traffic concerns.

**Speaker 4:** Dwight Manley the architecture fits into the neighborhood. Feels the company has taken into consideration that they are next to a school. The condition is in place for Coffee Bean to be open 24 hours but doesn't feel they will be but the CVS Drive-Through Pharmacy would be.

**Speaker 5:** Nicolette Alegado supports the project.

**Speaker 6:** Debbie Lewis also has traffic and speed concerns.

**Speaker 7:** Rod Furman with Bose Developer for CVS wants to work with residents and City to mitigate any issues that arise.

Chair McGrade closed the public hearing.

Commissioner Fox asked if Art in Public Places is being met?

City Planner Lilley confirmed there is a condition ensuring that the art piece will be maintained.

Commissioner Grosse: Supports the project.

Commissioner Willis: Thinks it's a good project and wants to see some of the traffic mitigated.

Commissioner Schlotterbeck asked if internal queuing is addressed in Condition A and if a modification would trigger condition H?

City Planner Lilley: Anything existing today would be covered under Condition A. If the use changed that would be addressed under Condition H.

Commissioner Schlotterbeck: Orange Ave is designated as local?

City Planner Lilley: Yes.

Commissioner Schlotterbeck: Concerned with headlight issues for residents, has that been addressed?

City Planner Lilley: Driveways are existing. There is no condition to addresses that.

Commissioner Schlotterbeck: If the use changes and Coffee Bean becomes an In N Out it will really affect traffic. Also has concerns about Lambert. Does this use need 3 access points? Wants to see more sustainability, streetscape and pedestrian friendly design.

Chair McGrade: Concerns with traffic and architecture. There are no traffic mitigation required for the project in the form of CEQA but cut through traffic is a problem now.

City Attorney Flower: That is something for you to take into account. While it is perfectly acceptable to condition a project to address impacts that the project will create or worsen. You cannot require a new development to correct an existing deficiency.

Chair McGrade: The signage and finishes will come back for review. The Applicant will use a smooth trowel finish.

Commissioner Schlotterbeck: My concern is obstruction of parking spaces next to speaker box adjacent to Orange and feel eliminating those spaces would help.

Chair McGrade: The property owner can speak but we are not opening the Public Hearing.

Dwight Manley: If employees parked in those spots it would eliminate the issue. As far as cutting spaces it is already optimized and doesn't feel we should under-park the project.

Commissioner Grosse: Made motion to approve. Vice Chair Willis seconded the motion.

Chair McGrade: Mr. Manley and CVS will continue to work together to address issues related to architecture, circulation and signs.

Dwight Manley: We would agree to that.

City Planner Lilley: To the maker of the motion, that part of the motion was to include the revision to the condition that staff read in earlier as well as those we've been discussing which would include revised Condition A that signs, circulation and finishes would come back to Commission as an Administrative Item.

Chair McGrade: Commissioner Grosse, are you good with that? Affirmed.

Motion passed with a vote of 4-1

AYES: Commissioner Jim Grosse, Chair James McGrade, Commissioner Pat Fox, Vice Chair Art Willis

NOES: Commissioner Melanie Schlotterbeck

Passed

9. **CONSIDERATION OF TENTATIVE PARCEL MAP NO. 2016 - 175 A REQUEST TO SUBDIVIDE A 15.69-ACRE SITE WITH EXISTING PARCELS INTO 6 NEW PARCELS AT 404, 428, 430, 436 NORTH BERRY STREET and 423 & 424 BERRY WAY IN THE M-2 GENERAL INDUSTRIAL ZONE.** A request by the applicant to continue the item.

## ADMINISTRATIVE ITEMS

10. This item was moved up on the agenda at the request of the Commission. **CONSIDERATION OF ADDENDUM NO. 16-01, TENTATIVE PARCEL MAP NO. 2016-178, PRECISE DEVELOPMENT NO. 16-04, CONDITIONAL USE PERMIT NOS. 16-10 AND 16-11 FOR A PROPOSED MIXED USE, IN-FILL DEVELOPMENT INCLUDING 653 RESIDENTIAL APARTMENTS, 5,000 SQUARE FEET OF COMMERCIAL TENANT SPACE AND A 146-ROOM HOTEL LOCATED ON AN APPROXIMATELY THIRTY- ACRE SITE AT THE NORTHWEST AND NORTHEAST CORNERS OF BIRCH STREET AND STATE COLLEGE BOULEVARD.**

Associate Planner Star Haro gave the presentation.

City Planner Lilley provided a list of administrative changes to the proposed resolutions as follows:

### *TPM RESOLUTION*

1. *Condition o: remove construction replace with building*

*Modified to address request by applicant*

2. *Condition o1: remove construction replace with building*

*Modified to address request by applicant*

3. *Condition o2: remove construction replace with building. Remove monthly replace with quarterly.*

*Modified to address request by applicant*

*Commissioner request to add language. Final sentence "Staff shall submit said report to the Planning Commission."*

4. *Condition 03: remove monthly replace quarterly.*

*Modified to address request by applicant*

*Commissioner request to add language. Final sentence "Staff shall submit said report to the Planning Commission."*

### *PD/CUP RESOLUTION*

1. *Condition c: remove Friday replace with Saturday.*

*Change hours from 8:00 am to 5:00 pm to 7:00 am to 7:00 pm  
Correct error from direction provided at the April meeting.*

2. *Condition f.1: Add condition "Prior to issuance of a building permit the applicant*



*shall submit an acoustical analysis or equivalent acceptable to the City Planner demonstrating interior noise levels will conform to the standard of 45 dBA CNEL, or a level deemed equal or better by the Building Official. All required noise reduction measures shall be incorporated into building plans in a manner meeting the approval and satisfaction of the Building Official and the City Planner."*

*Commissioner request to address concern with noise attenuation.*

3. *Condition 0.7: remove grading and replace with building*

*Modified to address request by applicant*

4. *Condition r. 6: add condition "Include a program and identify location for electric vehicle charging stations."*

*To correct an omission from previous Commission direction*

5. *Condition x: remove "for Building A and B residential tenant and Hotel guests".*

*To refine based on previous Commission direction*

6. *Condition M remove weekdays and replace with Monday through Saturday and remove 8:00 am to 5:00 pm and replace with 7:00 am to 7:00 pm*

*To correct an error from previous Commission direction.*

7. *Condition cc. 3. Remove for Building A and B residential tenants. Hotel guests shall be allowed to participate in the bicycle program.*

*To refine based on previous Commission direction.*

8. *Condition dd: remove Friday and replace with Saturday. Remove 8:00 am to 5:00 pm and replace with 7:00 am to 7:00 pm.*

*To correct an error from previous Commission direction.*

Commissioner Fox asked about guest parking and bike lending policy.

Chair McGrade asked the applicant to clarify their request to do a 30/30 finish in public areas and a 20/30 finish in areas that were less visible.

Bhavesh Parikh explained the difference in the two finishes.

City Planner Lilley stated that the wording of the item gives the Commission the flexibility of bringing back finishes to a study session for the Commission to approve.

Chair McGrade expressed his appreciation to Hines for working with the residents and making needed modifications, including setbacks, massing, density and height.

Commissioner Schlotterbeck confirmed she met with residents and encouraged the public to reach out to her. Assured the public that these conditions would be part of the approval process. Thanked the Hines team for meeting with the public in addressing their concerns. She supports the project with the conditions that have been adjusted.

Vice Chair Willis in his site visit felt the height of the building was too high and that the density was too much. But with the work done between Commission, residents and Hines it now feels like the right project.

Commissioner Fox can't say she loves the project but commended Hines and City staff for making adjustments to project from residents concerns. She is pleasantly surprised at the lowered height.

Commissioner Grosse thanked Hines for making modifications to the project and with that he supports the project.

Chair McGrade cares deeply about the City of Brea and looks out for the interests of the residents, entitlements, zoning interests of the developer and balance all of that. With the changes that were made, he will be supporting the project.

Chair McGrade moved to approve with modified conditions. Vice Chair Willis seconded the motion.

Motion passed by a vote of 5-0.

AYES: Commissioner Jim Grosse, Chair James McGrade, Commissioner Pat Fox, Commissioner  
Melanie Schlotterbeck, Vice Chair Art Willis

Passed

**11. COMMITTEE REPORTS -**

None.

**12. INFORMATIONAL / PROJECT UPDATES**

None.

**13. ADJOURNMENT -** Chair adjourned the meeting at 9:55 pm.

Respectfully submitted,

The foregoing minutes are hereby  
approved this \_\_\_\_ day of \_\_\_\_\_

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Jennifer A. Lilley, City Planner

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James McGrade, Chair

City of Brea

**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

**FROM:** Jennifer A. Lilley, AICP, City Planner

**DATE:** 07/25/2017

**SUBJECT:** CONSIDERATION OF TENTATIVE PARCEL MAP NO. 2016 - 175 A REQUEST TO SUBDIVIDE A 15.69-ACRE SITE WITH EXISTING PARCELS INTO 6 NEW PARCELS AT 404 NORTH BERRY PLACE; 424, 428, 430 AND 436 NORTH BERRY WAY IN THE M - 2 GENERAL INDUSTRIAL ZONE

**REQUEST**

The applicant is requesting to subdivide a 15.69-acre site with existing parcels into 6 new parcels in the M - 2 General Industrial zone.

**RECOMMENDATION**

Staff recommends the Planning Commission approve Tentative Parcel Map No. 2016 -175, subject to the conditions in the draft Resolution.

**BACKGROUND/DISCUSSION**

**BACKGROUND**

The subject property is located on Berry Street, Berry Place and Berry Way, see Figure 1 – Site View. The property includes existing industrial buildings and multiple accessory structures built between 1960 and 1980. Currently, the parcels are under 1 ownership.

**DISCUSSION**

The proposed Parcel Map will result in 6 new parcels, see Attachment 3. The application is for subdivision purposes only and no new building construction is proposed. The map application would separate the parcels and create the potential for individual lots to be sold in the future. The parcels are accessible by 2 separate private roads at Berry Place and Berry Way. The access will be improved to create a connected private road for all 6 parcels.



Figure 1 – SITE VIEW

The map application includes a condition to construct a 5-foot wide sidewalk and ramps on Berry Street along the Parcel 1 frontage in compliance with the Americans with Disabilities Act (ADA) requirements. No other site improvements are proposed or required at this time. Should future site improvements, building expansion or remodel projects be proposed for the individual parcels, the future property owner will be required to provide all necessary future infrastructure improvements applicable at the time to support the request and comply with City Code.

The one site improvement required at the first development relates to drainage. Given the proposed subdivision, the create of separate lots require improvement address cross-lot drainage and runoff from the independent Parcels into Parcel 6. Condition c and d relate to maintenance and shared utilities as well as access and drainage.

As proposed, the Map application is consistent with the required findings of the City of Brea Subdivision Ordinance and the California Subdivision Map Act. The design and reconfiguration is compliant with Brea's General Plan and Zoning Ordinance requirements for parcels in the M – 2 General Industrial zone, see Figure 2.

Figure 2 – M-2 GENERAL INDUSTRIAL DEVELOPMENT STANDARDS

	Min. Lot Size	Min. Lot Width	Min. Lot Depth
<b>General Industrial Development Standards</b>	<b>6,000 square feet</b>	<b>60 feet</b>	<b>100 feet</b>
<b>Proposed Subdivision Map (TPM 2016 - 175)</b>			
<b>Parcel 1</b>	70,567.2 sf	258 feet	262 feet
<b>Parcel 2</b>	99,316.8 sf	380 feet	252 feet
<b>Parcel 3</b>	294,901.2 sf	516 feet	582 feet
<b>Parcel 4</b>	57,063.6 sf	235 feet	258 feet
<b>Parcel 5</b>	50,094 sf	236 feet	211 feet
<b>Parcel 6</b>	11,1949.2 sf	235 feet	412 feet

## **ENVIRONMENTAL ASSESSMENT**

The proposed project is exempt from the requirement of the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b) (3) and 15301(k) of Title 14, Chapter 3, Article 19 of the California Code of Regulations.

<b><u>TECHNICAL BACKGROUND</u></b>	
<b>Case No:</b>	Tentative Parcel Map No. 2016 - 175
<b>Property Location:</b>	404 North Berry Place; 424, 428, 430 And 436 North Berry Way
<b>Property Owner and Applicant :</b>	PSIP WR Berry LLC c/o Western Realco 500 Newport Center Drive, Suite 630 Newport Beach, CA 92660
<b>General Plan Designation:</b>	General Industrial
<b>Zoning Designation:</b>	M - 2 General Industrial
<b>Lot Size:</b>	Approximately 15.69 acres
<b>Adjacent Zoning/Land Uses</b>	Industrial Uses
<b>North:</b>	M - 1 Light Industrial
<b>South:</b>	M - 2 General Industrial
<b>East:</b>	M - 2 General Industrial
<b>West:</b>	PF Public Facilities
<b>Site and Neighborhood Characteristics:</b>	Project site is located in an industrial zone and adjacent to similar industrial uses.
<b>Public Hearing Notices:</b>	July 14, 2017, 62 public hearing notices were mailed to the property owners within 500 feet of the project.

**RESPECTFULLY SUBMITTED**

Jennifer A. Lilley, AICP, City Planner

Prepared by: Star Haro, Associate Planner

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**Attachments**

Attachment 1. Public Hearing Notice

Attachment 2. Draft Resolution

Attachment 3. Project Plans for Tentative Parcel Map No. 2016-175

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# CITY OF BREA notice of public hearing

TO: **Property Owners within a 500-Foot Radius**  
FROM: **City of Brea, Community Development Department**  
SUBJECT: **TENTATIVE PARCEL MAP NO. 2016-175**

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held by the Planning Commission to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

DATE AND TIME OF HEARING: **July 25, 2017, 7:00 p.m.**  
*All interested persons may appear and be heard at that time.*

PLACE OF HEARING: **Brea Civic & Cultural Center, Council Chambers**  
**1 Civic Center Circle, Brea, CA 92821**

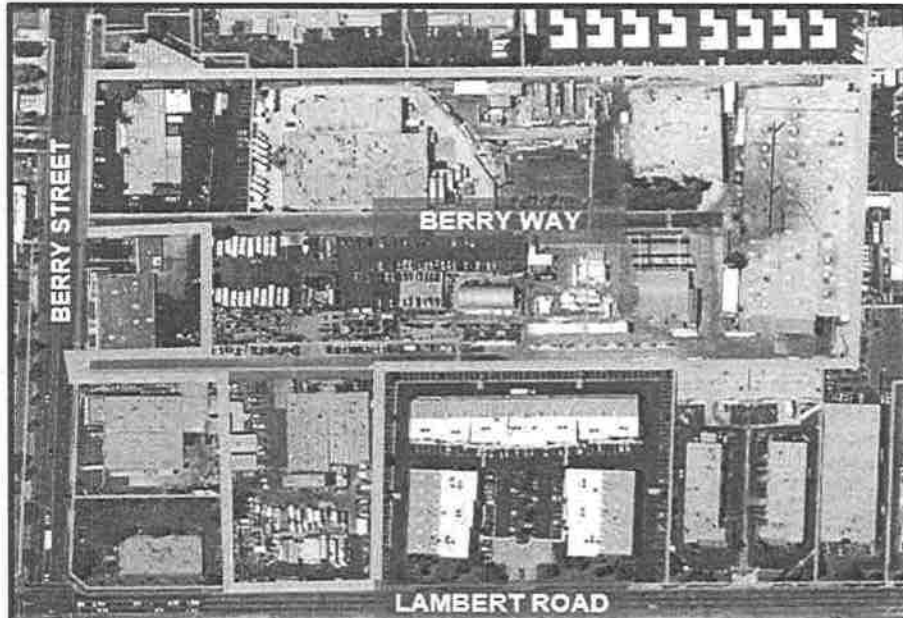
REQUEST: A request to subdivide a 15.69-acre site with existing parcels into 6 new parcels in accordance with Chapters 18.32 and 20.256 of the Brea City Code, and 2016 Subdivision Map Act. No new building development is proposed. The project site is zoned M - 2 General Industrial. The proposed site is legally described as Map Book 296, Page 25, block 251, parcels 04 through 07 and 22, as shown in the latest records of the County of Orange Tax Assessor.

PROPERTY INVOLVED: **404 North Berry Place & 424, 428, 430, & 436 North Berry Way**

APPLICANT: **PSIP WR Berry LLC c/o Western Realco**  
**500 Newport Center Drive, Suite 630**  
**Newport Beach, CA 92660**

ENVIRONMENTAL INFORMATION: The City of Brea has determined that the proposed project is categorically exempt from requirements of the California Environmental Quality Act pursuant to Sections 15061(b) (3) and 15301(k) and of said Act.

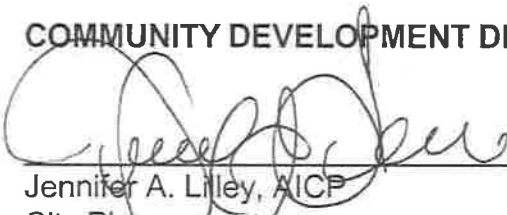
AREA MAP:



**IF YOU CHALLENGE THIS TENTATIVE PARCEL MAP NO. 2016 - 175 AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.**

*FOR FURTHER INFORMATION ON THIS SUBJECT, PLEASE CONTACT THE PLANNING DIVISION AT (714) 990-7674.*

**COMMUNITY DEVELOPMENT DEPARTMENT**

  
\_\_\_\_\_  
Jennifer A. Lilley, AICP  
City Planner

**RESOLUTION NO. PC 2017-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING TENTATIVE PARCEL MAP NO. 2016 - 175 A REQUEST TO SUBDIVIDE A 15.69-ACRE SITE WITH EXISTING PARCELS INTO 6 NEW PARCELS AT 404 NORTH BERRY PLACE AND 424, 428, 430 & 436 NORTH BERRY WAY IN THE M - 2 GENERAL INDUSTRIAL ZONE SUBJECT TO CONDITIONS AS SET FORTH HEREIN.**

**A. RECITALS:**

(i) The Planning Commission of the City of Brea has held a duly noticed public hearing, as required by law, on Tentative Parcel Map No. 2016-175. The Tentative Parcel Map is a request to subdivide a 15.69-acre project site with existing parcels into 6 new parcels in accordance with Chapter 20.256 of the Brea City Code, the City Subdivision Ordinance, and the California State Subdivision Map Act.

(ii) The subject property is located at 404 North Berry Place and 424, 428, 430 and 436 North Berry Way and legally described as Map Book 296, Page 25, block 251, parcels 04 through 07 and 22, as shown in the latest records of the County of Orange Assessor's Office.

(iii) The project proponent and owner is PSIP WR Berry LLC c/o Western Realco, 500 Newport Center Drive, Suite 630, Newport Beach, CA 92660

(iv) The property is zoned M - 2 General Industrial and designated as General Industrial in the General Plan Land Use Element.

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

**B. RESOLUTION:**

**NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED** by the Planning Commission of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.

2. The Planning Commission finds:

a. Finding: That the proposed Map is consistent with the General Plan.

Fact: The project sites have a land use designation of General Industrial. Subdivision of land for industrial purposes is consistent with the General Industrial land use designation of the General Plan. The proposed subdivision action is within an existing industrial area and adjacent to industrial uses. The subdivision request meets General Plan Policy CD-24 to maintain and expand the City's diverse employment base, including office, retail, manufacturing, and industrial businesses. The subdivision creates 6 new parcels for future ownership which promotes and facilitates activities that expand the City's revenue base.

b. Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

Fact: The design and configuration of the proposed subdivision map consists of connecting the 2 existing detached private roads on Berry Place and Berry Way to provide vehicular and pedestrian access for all 6 new parcels. The construction of a new 5-foot wide sidewalk and ramps on Parcel 1 will comply with requirements of the Americans with Disabilities Act (ADA). The continuation of this 5-foot sidewalk would occur in the future on other parcels when building development or expansion is proposed. Existing accessory structures will be relocated to comply with development standards for each property. The existing buildings and improvements with conditions as proposed will comply with



development standards including the minimum: lot size, lot width and lot depth for parcels in the M - 2 General Industrial zone.

c. Finding: The site is physically suitable for the type of development.

Fact: The subject properties are located in the General Industrial zone and intended for industrial activities. The sites are not within close proximity to residential neighborhoods, schools and similar uses and will not impact adjacent properties. The subject properties are rectangular and flat. There are 4 existing industrial buildings and several accessory structures on the sites. The properties are accessible by Berry Place and Berry Way. The Map would subdivide the existing sites into 6 new parcels. The surrounding industrial business are: Triumph Aerostructures-Vought, Hoshizaki Western Distribution Center, Inc. and Security Public Storage; all compatible uses to the proposed subdivision and current development.

d. Finding: The site is physically suitable for the proposed density of the development.

Fact: No new building construction or expansion is proposed with this application. The existing sites will be subdivided into 6 new parcels. The new properties are in compliance with applicable development standards. No intensification of use is proposed at this time. The density is expected to remain as existing. Future site and infrastructure improvements would be addressed as appropriate with future building construction or redevelopment is proposed.

e. Finding: The design of the subdivision or type of improvements are not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife, or their habitat.

Fact: The properties are currently developed with industrial buildings, accessory structures, and supports industrial activities. No new building construction is included in this application. The proposed design and improvements to subdivide the existing 15.69-acre project into 6 new parcels is not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife, or their habitat. The minor construction for access purposes and construction of a 5-foot sidewalk at Parcel 1 is not anticipated to have any further impacts. The proposed improvements would comply with the City Subdivision Ordinance and the California State Subdivision Map Act. The Parcel Map action is not anticipated to have impacts on habitat to support any fish or wildlife. Further, the subdivision application is categorically exempt, under California Environmental Quality Act (CEQA) pursuant to Sections 15061(b) (3) and 15301(k) and of said Act and no further environmental review is necessary.

f. Finding: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Fact: The sites are currently developed with industrial buildings, accessory structures and supports industrial activities. The Map request is to allow for individual ownership. The proposed parcels will be maintained in a manner to meet all required Building Division, Fire Services, and Public Works Department life safety requirements. New construction and site improvements

would be subject to review and approval of all divisions/departments to ensure compliance with all life safety issues and City Codes applicable at the time. City staff has reviewed the project and with the implementation of the Conditions of Approval of Tentative Parcel Map No. 2016–175, the design of the subdivision will not cause any change or impact to public health.

g. Finding: The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision to prevent any conflict.

Fact: All necessary easements will be updated in order to accommodate parcel access and utilities for the individual properties. No change to the individual sites or buildings are proposed at this time.

3. The Planning Commission hereby finds and determines the project identified above in this Resolution is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Sections 15061(b) (3) and 15301(k) of said Act.

4. The Planning Commission hereby approves Tentative Parcel Map No. 2016-175, subject to the conditions as set forth herein:

- a. The subdivision shall occur in substantial conformance with Tentative Parcel Map No. 2016-175, submitted to the Planning Commission and dated July 25, 2017.
- b. Prior to the Final Map approval, Property Owner shall submit the Final Map (Parcel Map 2016-175) prepared by a Licensed Surveyor or Registered Civil Engineer authorized to practice land surveying in the State of California for review and approval. The Final Map shall depict and include, but not limited to, the following easement dedication, easement reservations and owner statements:

Easement Dedication:

- i. Public Sidewalk Easement on Parcel 1 for the proposed public sidewalk and ADA ramp construction on Berry Street. Exact easement area shall be determined as a part of the improvement plan review and approval process.

Easement Reservations:

- ii. For a 30-foot wide private roadway easement on Berry Way (Private Road) for reciprocal ingress and egress and private utility easement over Parcel 1, 2, 4 and 5 for the benefit of all parcels.
- iii. For a 26-foot wide reciprocal ingress and egress easement and private utility easement over Parcel 3 for the benefit of all parcels.
- iv. For a 26-foot wide private roadway easement on Berry Place (Private Road) for reciprocal ingress and egress and private utility easement over Parcel 4 and 6 for the benefit of all parcels.
- v. For a 5-foot wide private sidewalk easement on Berry Way (Private Road) to meet the requirements of Americans with Disabilities Act (ADA) on Parcel 1, 2, 4 and 5 for the benefit of Parcels 1, 2, 3, 4, and 5.
- vi. For a 5-foot wide private sewer easement over Parcel 4 and 6 for the benefit of all parcels.
- vii. For a 36-foot wide access easement on Parcel 6 for the benefit of Parcel 5.

Owner Statements:

- viii. At the time of first development of all 6 parcels, drainage improvements for Parcel 6 shall be required to mitigate the surface runoff draining into Lambert Road. All parcels reserve the right to construct the required drainage improvements within Parcel 6 within a designated drainage easement depicted on the Final Map.
- ix. At the time of development of an individual parcel, the private sidewalk on Parcel 1, 2, 4 and 5 may be required to be constructed pursuant to the building code and regulations at the time of the development.
- x. At the time of development of an individual parcel, the private domestic water service, private fire water service, and private fire

hydrants necessary for the parcel being developed shall be required to be constructed. The last parcel that disconnects from the existing public water main in Berry Way shall be responsible to abandon the water main, prepare easement vacation document, and pay for the cost of public notices.

- c. Prior to the Final Map approval, the Property Owner shall submit conceptual future drainage and private water improvement plans prepared by a Registered Civil Engineer in the State of California subject to review and approval by the City Engineer and Fire Department. Said conceptual future improvement plans shall depict if any additional public/private easements might be required that would be associated with any future parcel development. If additional easements are needed, the area and type of easement will be shown on the Final Map with the associated easement reservation within the Owner's Statement.

The conceptual improvement plans shall show the following future development improvements:

- i. Private domestic water service, fire water service, and fire hydrants for all parcels.
  - ii. Drainage improvements on Parcel 6 to mitigate the runoff draining into Lambert Road.
- d. Prior to Final Map approval, Covenants, Conditions and Restrictions (CC&Rs) shall be provided for the review and approval of the City Attorney, Community Development Department, Fire Department and Public Works Department. The CC&Rs shall address maintenance of all shared improvements, which include but are not limited to, shared private roads and shared utilities. The CC&Rs shall apply to any successors to the Property Owner at the time of this subdivision. Said CC&Rs shall also include the following:
  - i. Off-street parking is NOT permitted within the private roadway easements (Berry Way and Berry Place).
  - ii. All parcels reserve the right to construct the required drainage improvements within Parcel 6 within a designated drainage easement depicted on the Final Map.
  - iii. The drive aisle within the reciprocal ingress and egress easement on Parcel 3 shall remain open (no gates) at all time to provide vehicular circulation throughout the parcels.

Said CC&Rs shall be recorded concurrently with the Final Map. A copy of the recorded CC&Rs shall be provided to the Community Development Department within thirty (30) days of recordation.

- e. Prior to Final Map approval, Property Owner shall submit construction plans for the construction of a 5-foot wide sidewalk on Berry Street fronting Parcel 1, including the ADA ramp. Said construction plans shall be submitted to the Public Works Department for review and approval by the City Engineer or guarantee the installation of these improvements by providing sufficient bonds or sureties for both Faithful Performance and Labor and Materials and Monumentation in a form approved by the City Attorney.
- f. Prior to Final Map approval, Property Owner shall submit a Fire Master Plan to the Brea Fire Department for review and approval of the proposed Berry Way and Berry Place connection and improvements, and for the proposed construction of the hammer-head access road for the existing building to the east.
- g. To the fullest extent permitted by law, the Property Owner shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Tentative Parcel Map No. 2016-175; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of Tentative Parcel Map No. 2016-175 and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this Tentative Parcel Map. Property Owner's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitees' choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

5. The Secretary of this Commission shall certify to the adoption of this Resolution.

**ADOPTED AND APPROVED** this 25<sup>th</sup> day of July, 2017.

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Chair, Planning Commission

I, Jennifer A. Lilley, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 25<sup>th</sup> day of July, 2017, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 25<sup>th</sup> day of July, 2017, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

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Secretary, Planning Commission



**NOTE:**

ALL EXISTING EASEMENTS TO REMAIN.

**EXISTING EASEMENTS:**

THE FOLLOWING EASEMENTS AS DISCLOSED IN CHICAGO TITLE COMPANY AMENDED COMMITMENT FOR TITLE INSURANCE NO. 00049880-992-1E2 WITH AN EFFECTIVE DATE OF JUNE 15, 2016, AMENDED JUNE 28, 2016, AMENDMENT NO. 3.

(No.) INDICATES ITEM NUMBER PER SCHEDULE "B" SECTION 2 OF ABOVE REPORT.

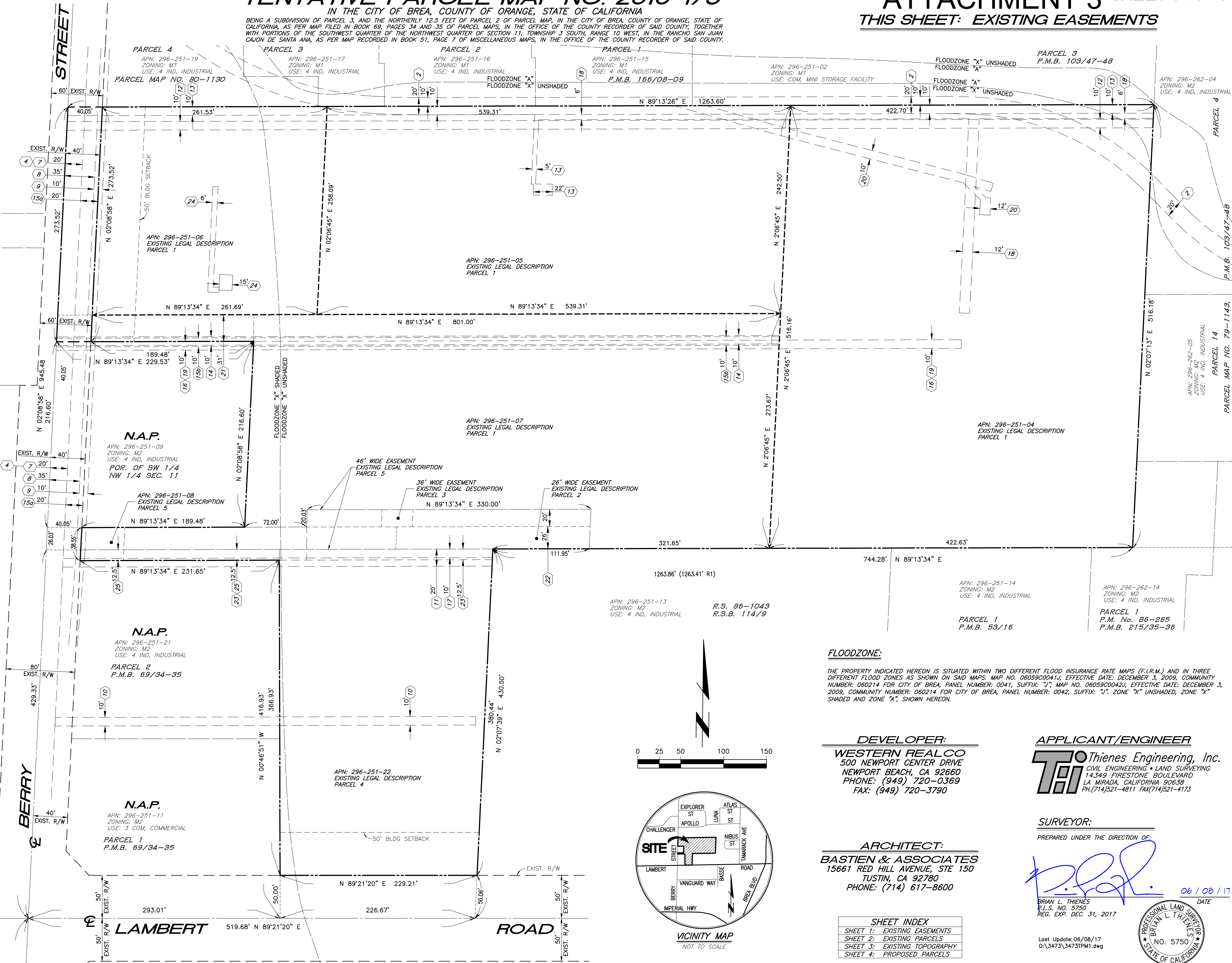
- (2) A 20' WIDE EASEMENT FOR STORM DRAIN PURPOSES, GRANTED TO ORANGE COUNTY FLOOD CONTROL DISTRICT, RECORDED MARCH 26, 1988 IN BOOK 8553 PAGE 630 AND IN BOOK 8553 PAGE 657, BOTH OF OFFICIAL RECORDS. (PLOTTED HEREON)
- (4) A 20' WIDE RESERVATION FOR PUBLIC ROAD, AS RESERVED IN DEED FROM THE STEARNS RANCHOS COMPANY, ET AL., TO LA HABRA VALLEY LAND AND WATER COMPANY, RECORDED AUGUST 14, 1903 IN BOOK 92, PAGE 190 OF DEEDS. (PLOTTED HEREON)
- (5) A RESERVATION FOR RIGHTS OF WAY ALONG SAID LAND WITH OTHER PROPERTY FOR THE PURPOSE OF BUILDING AND MAINTAINING DITCHES, FLUMES OR PIPE LINES NECESSARY OR PROPER FOR THE IRRIGATION OF LAND OWNED BY THE STEARNS RANCHOS COMPANY, AS RESERVED BY THE TOWNSEND ROBINSON INVESTMENT COMPANY IN DEED RECORDED AUGUST 14, 1903 IN BOOK 92, PAGE 190 DEEDS OF DEEDS. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON)
- (6) EASEMENTS FOR OIL PIPE LINES AND PUBLIC ROADS AS RESERVED BY THE TOWNSEND ROBINSON INVESTMENT COMPANY IN DEED RECORDED AUGUST 14, 1903 IN BOOK 92, PAGE 190 OF DEEDS. (SAID OUTSIDE OF ROAD ARE BLANKET IN NATURE AND NOT PLOTTED, THE PORTION WITHIN THE ROAD PLOTTED HEREON AS (4))
- (7) A 20' WIDE EASEMENT FOR ROAD AND BRIDGE PURPOSES, GRANTED THE COUNTY OF ORANGE, RECORDED MAY 19, 1920 IN BOOK 359, PAGE 376, OF DEEDS. (PLOTTED HEREON)
- (8) AN EASEMENT FOR PIPE LINES AND POLE LINES, AS RESERVED BY UNION OIL COMPANY OF CALIFORNIA, A CORPORATION IN DEED RECORDED JANUARY 3, 1942 IN BOOK 1130, PAGE 257, O.R. (PLOTTED HEREON)
- (9) A 10' WIDE EASEMENT FOR IRRIGATION PIPE LINES, GRANTED TO AROVISTA MUTUAL WATER COMPANY, RECORDED DECEMBER 29, 1942 IN BOOK 1173, PAGE 311, O.R. (PLOTTED HEREON)
- (10) A 10' WIDE EASEMENT FOR POLE LINES AND CONDUITS, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 27, 1960 IN BOOK 5348, PAGE 38, OF O.R. (PLOTTED HEREON)
- (11) A 10' WIDE EASEMENT FOR GAS PIPES, MAINS, METERING, REGULATING AND OTHER APPURTENANCES, GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED AUGUST 2, 1968 IN BOOK 5357, PAGE 202, OF O.R. (PLOTTED HEREON)
- (12) A 10' WIDE EASEMENT FOR PUBLIC UTILITIES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED DECEMBER 7, 1960 IN BOOK 5539, PAGE 406, OF O.R. (PLOTTED HEREON)
- (13) EASEMENTS FOR PUBLIC UTILITIES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 21, 1962 IN BOOK 6046, PAGE 155, OF O.R. (PLOTTED HEREON)
- (14) A 10' WIDE EASEMENT FOR GAS PIPES, MAINS, METERING, REGULATING AND OTHER APPURTENANCES, GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED JUNE 14, 1962 IN BOOK 6145, PAGE 462, OF O.R. (PLOTTED HEREON)
- (15) EASEMENTS ROADS, HIGHWAYS, PUBLIC UTILITY AND SEWER, GRANTED TO THE CITY OF BREA, RECORDED NOVEMBER 15, 1962 IN BOOK 6324, PAGE 893, O.R.
  - (15a) 20' WIDE EASEMENT FOR ROADS, HIGHWAY, PUBLIC UTILITIES AND SEWER
  - (15b) 10' WIDE EASEMENT FOR PUBLIC UTILITIES AND SEWER (EASEMENT ALSO PLOTTED ON SHEET 3)
- (16) A 10' WIDE EASEMENT FOR GAS PIPES, MAINS, METERING, REGULATING AND OTHER APPURTENANCES, GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED AUGUST 30, 1967 IN BOOK 8358, PAGE 531, OF O.R. (PLOTTED HEREON)
- (17) A 10' WIDE EASEMENT FOR GAS PIPES, MAINS, METERING, REGULATING AND OTHER APPURTENANCES, GRANTED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, RECORDED AUGUST 30, 1967 IN BOOK 8358, PAGE 533, OF O.R. (PLOTTED HEREON)
- (18) EASEMENTS FOR PUBLIC UTILITIES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 7, 1967 IN BOOK 8366, PAGE 40, OF O.R. (PLOTTED HEREON)
- (19) A 10' WIDE EASEMENT FOR PUBLIC UTILITY, SEWER AND WATER PURPOSES, GRANTED TO THE CITY OF BREA, RECORDED OCTOBER 20, 1967 IN BOOK 8409, PAGE 988, OF O.R. (PLOTTED HEREON)
- (20) EASEMENTS FOR PUBLIC UTILITIES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 25, 1969 IN BOOK 8909, PAGE 321, OF O.R. (PLOTTED HEREON)
- (21) A 21' WIDE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES, GRANTED TO BUB CORPORATION, RECORDED MARCH 28, 1969 IN BOOK 8812, PAGE 158, O.R. (PLOTTED HEREON)
- (22) AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN GRANT DEED RECORDED APRIL 1, 1969 IN BOOK 8914, PAGE 490, O.R. (PLOTTED HEREON, SAME EASEMENT AS EXISTING LEGAL DESCRIPTIONS-PARCEL 2)
- (23) A 12.5' WIDE EASEMENT FOR INGRESS AND EGRESS, GRANTED TO MACRODYNE INC., RECORDED DECEMBER 22, 1969 IN BOOK 9170, PAGE 579, O.R. (PLOTTED HEREON)
- (24) EASEMENTS FOR ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED FEBRUARY 5, 1991 AS INSTRUMENT NO. 91-054089, O.R. (PLOTTED HEREON)
- (25) A 12.5' WIDE FEE GRANT OF A PORTION OF PARCEL 2, P.M.B. 69/34-35 TO PETERSON DEVELOPMENT COMPANY, RECORDED DECEMBER 28, 1989 AS INSTRUMENT NO. 89-701362, O.R.

NOTE: OWNER OF PARCEL 2, P.M.B. 69/34-35 RESERVED AN EASEMENT FOR INGRESS AND EGRESS OVER THE 12.5' WIDE FEE GRANT MENTIONED ABOVE AND PLOTTED HEREON AS (25)

# TENTATIVE PARCEL MAP NO. 2016-175

IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 3, AND THE NORTHERLY 12.5 FEET OF PARCEL 2 OF PARCEL MAP, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 69, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS PER MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.









# TENTATIVE PARCEL MAP NO. 2016-175

IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA

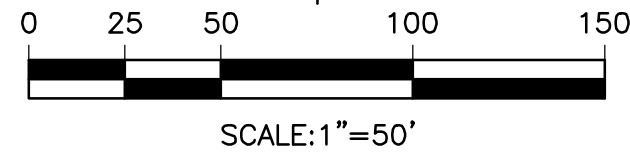
BEING A SUBDIVISION OF PARCEL 3, AND THE NORTHERLY 12.5 FEET OF PARCEL 2 OF PARCEL MAP, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 69, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS PER MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET 3 OF 4

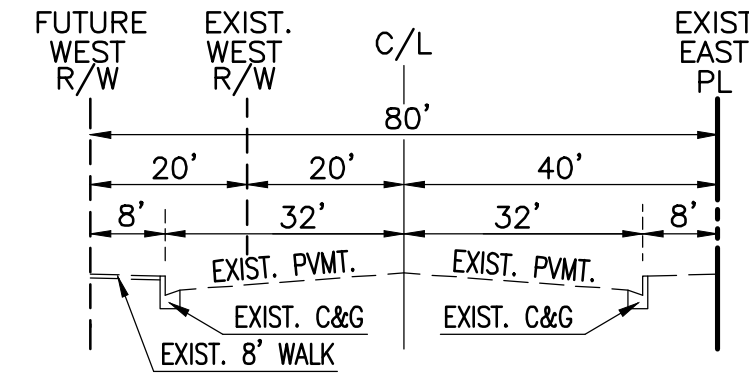
THIS SHEET: EXISTING TOPOGRAPHY

EXISTING EASEMENT PLOTTED HEREON:

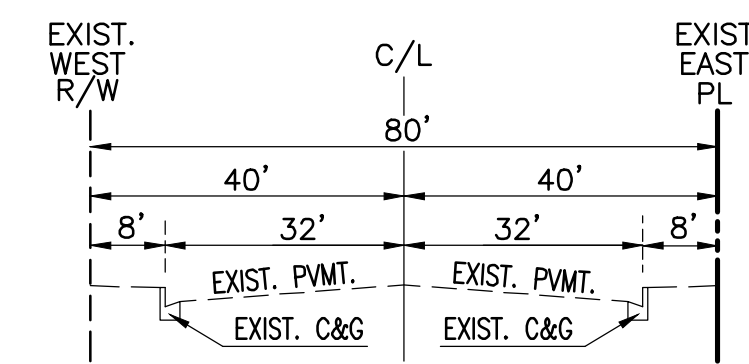
15b 10' WIDE EASEMENT PUBLIC UTILITIES AND SEWER, GRANTED TO THE CITY OF BREA, RECORDED NOVEMBER 15, 1962 IN BOOK 6324, PAGE 893, O.R.



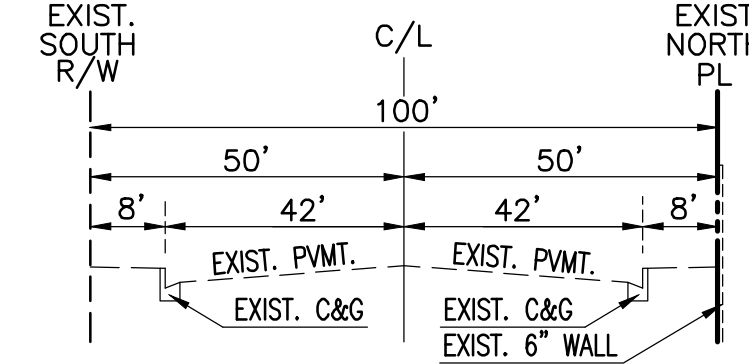
## EXISTING STREET SECTIONS:



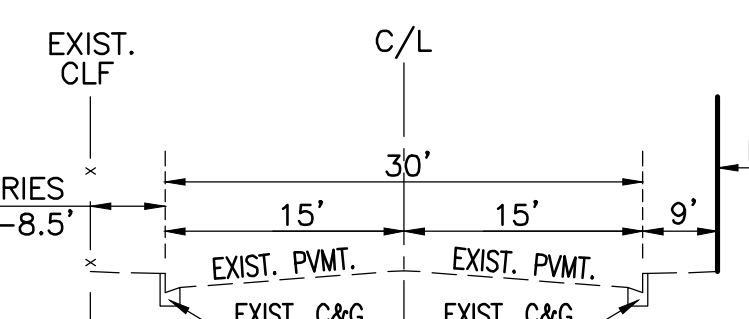
### BERRY AVE. "A-A"



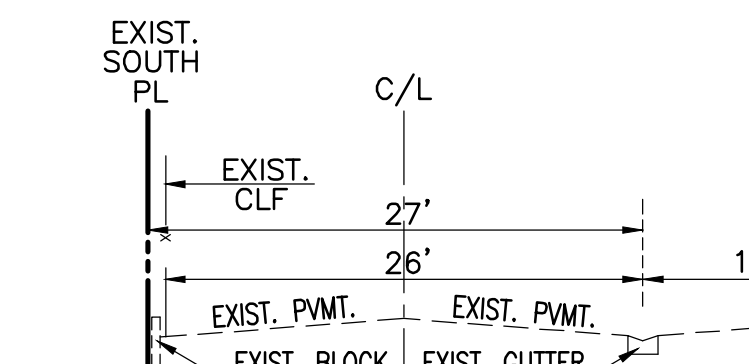
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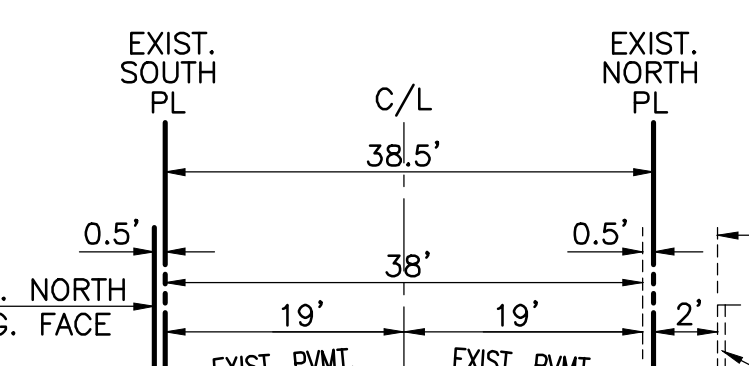
### LAMBERT RD. "C-C"



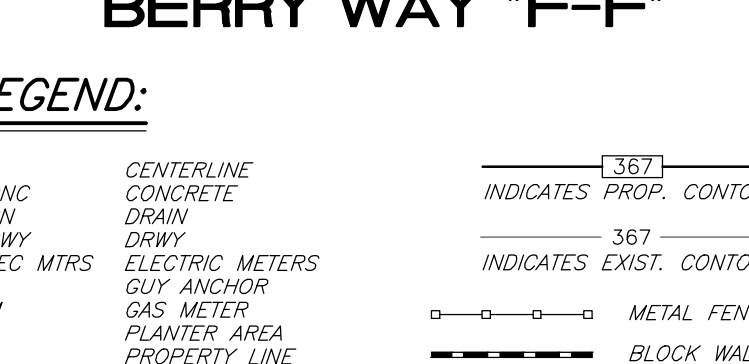
### BERRY WAY "D-D"



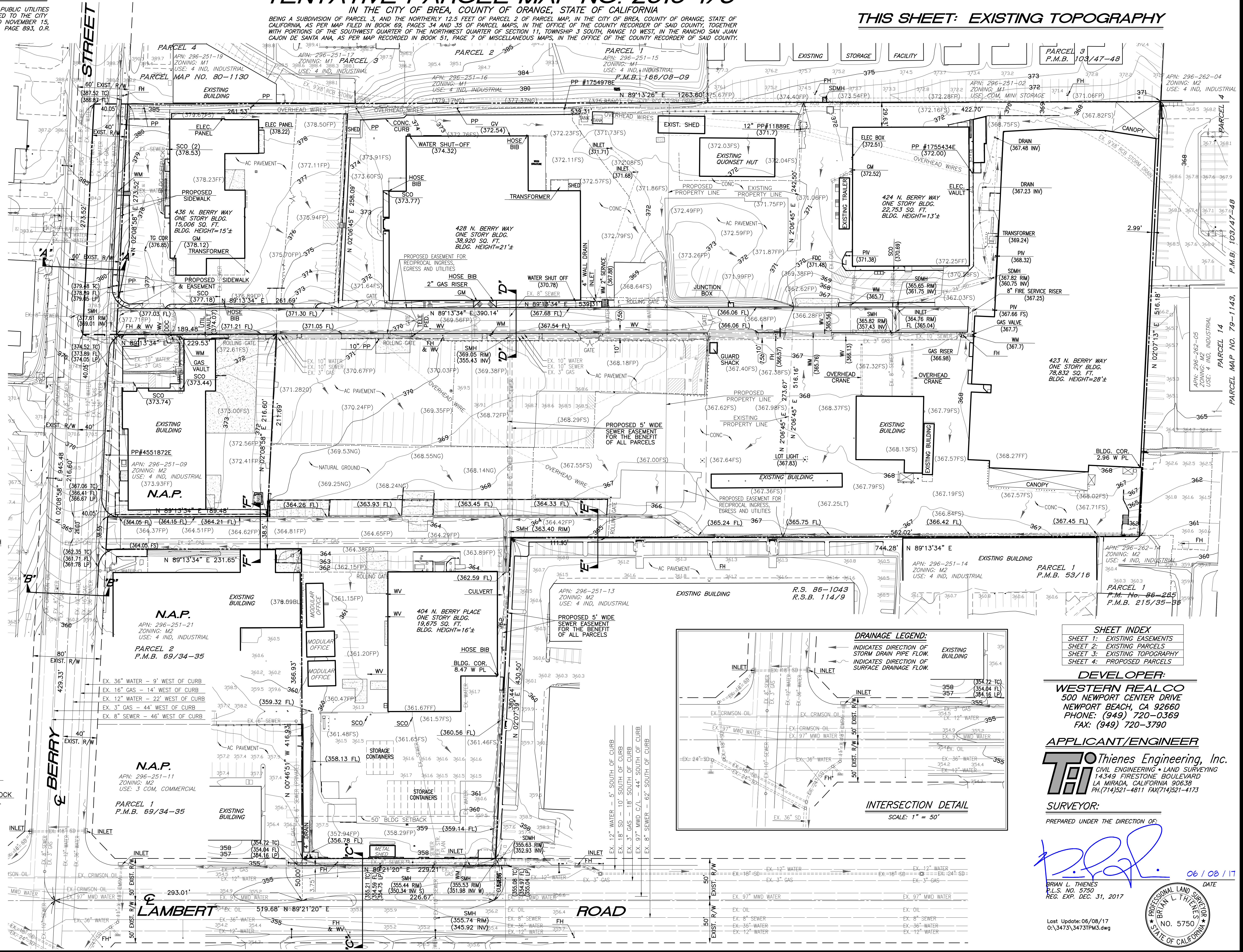
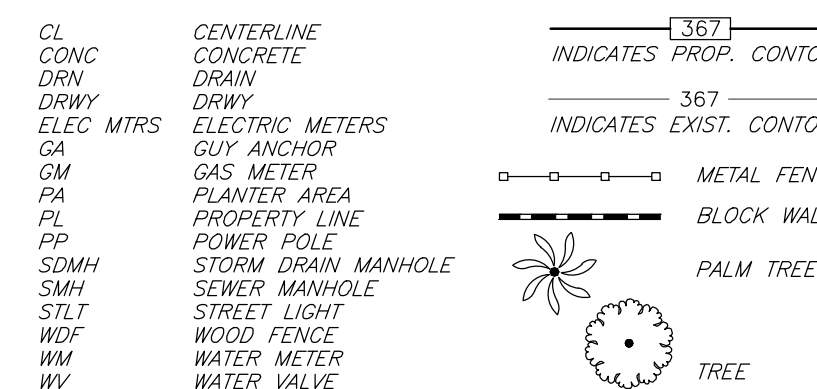
### BERRY WAY "E-E"



### BERRY WAY "F-F"



## LEGEND:





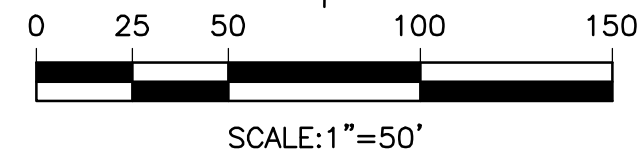
# TENTATIVE PARCEL MAP NO. 2016-175

IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 3, AND THE NORTHERLY 12.5 FEET OF PARCEL 2 OF PARCEL MAP, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 69, PAGES 34 AND 35 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 10 WEST, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS PER MAP RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET 4 OF 4

THIS SHEET: PROPOSED PARCELS



## PROPOSED AREA SUMMARY:

PARCEL 1	70,353 SQ. FT.	1.62 ACRES	(436 N. BERRY)
PARCEL 2	99,249 SQ. FT.	2.28 ACRES	(428 N. BERRY)
PARCEL 3	294,901 SQ. FT.	6.77 ACRES	(TRIUMPH LOT)
PARCEL 4	57,055 SQ. FT.	1.31 ACRES	(NEW BUILDING)
PARCEL 5	49,902 SQ. FT.	1.14 ACRES	(NEW BUILDING)
PARCEL 6	111,947 SQ. FT.	2.57 ACRES	(404 N. BERRY)
TOTAL	683,407 SQ. FT.	15.69 ACRES	(NET)

EXISTING STREET EASEMENTS  
(7) AND (5) 10,941 SQ. FT. 0.25 ACRES

TOTAL 694,348 SQ. FT. 15.94 ACRES (GROSS)

## PROPOSED EASEMENTS:

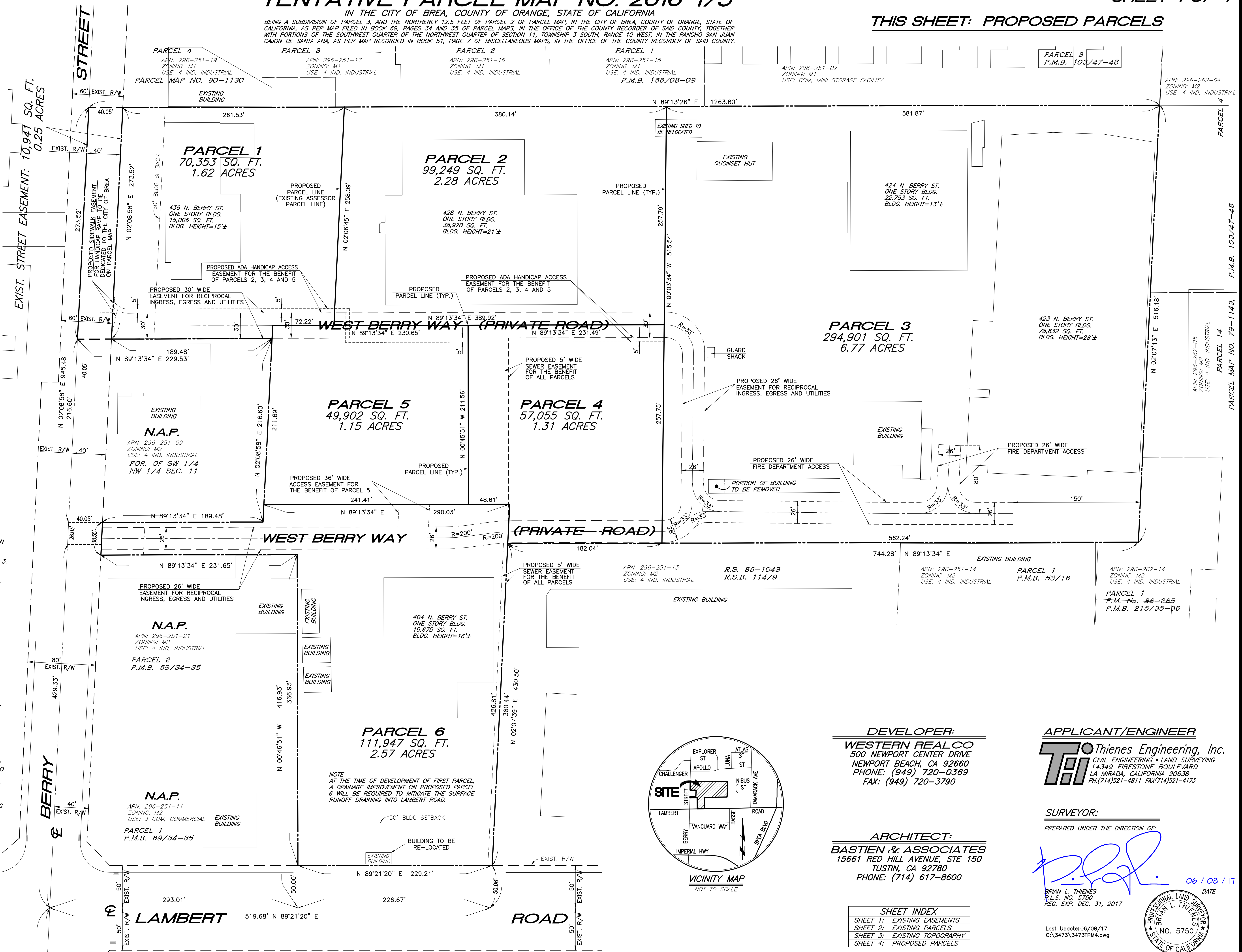
- WEST BERRY WAY (PRIVATE STREET), MINIMUM WIDTH IS 26 FEET AND MINIMUM CENTERLINE TURNING RADIUS IS 33 FEET. INCLUDES UTILITIES AND FIRE DEPARTMENT ACCESS FOR THE BENEFIT OF PARCELS 1, 2, 3, 4, 5 AND 6 TO BE RESERVED ON PARCEL MAP. (SHOWN HEREON)
- 5' WIDE ADA HANDICAP ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 2, 3, 4 AND 5 TO BE RESERVED ON PARCEL MAP. (SHOWN HEREON)
- 26' WIDE FIRE DEPARTMENT ACCESS AND HAMMERHEAD. (SHOWN HEREON)
- 5' WIDE SEWER EASEMENT FOR THE BENEFIT OF ALL PARCELS TO BE RESERVED ON PARCEL MAP. CC&R'S WILL BE RECORDED TO INCLUDE LANGUAGE REGARDING MAINTENANCE OF THE SHARED SEWER LINES. (SHOWN HEREON)  
NOTE: THE LOCATION OF SAID EASEMENT IS SUBJECT TO REVISION WITH ANY FUTURE DEVELOPMENT, ACQUIRING APPROVED PLANS FROM THE CITY OF BREA.
- VARIABLE WIDTH SIDEWALK EASEMENT FOR HANDICAP RAMP TO BE DEDICATED TO THE CITY OF BREA ON PARCEL MAP. (SHOWN HEREON)

## SURVEYOR'S NOTES:

- TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: GUARDIAN CAPITAL MANAGEMENT, LIMITED LIABILITY COMPANY, A WASHINGTON LIMITED LIABILITY COMPANY.  
(FEE) EXISTING PARCELS 1, 4 AND 5 AND (EASEMENTS) PARCELS 2 AND 3.
- PROJECT ADDRESS: 423, 424, 428 & 436 N. BERRY WAY, 404 N. BERRY PLACE, BREA, CALIFORNIA
- ASSESSOR'S PARCEL NUMBER: 296-251-04 296-251-07  
296-251-05 296-251-08  
296-251-06 296-251-22
- PARCEL AREAS:  
LEGAL DESCRIPTION FEE: 694,348 S.F./15.94 ACRES  
EXISTING STREET AREA: 10,941 S.F./ 0.251 ACRES  
PROPOSED STREET AREA: 0 S.F./ 0.000 ACRES  
NET AREA = FEE - STREET: 683,407 S.F./15.689 ACRES
- ZONING INFORMATION:  
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF BREA DEPARTMENT OF ENGINEERING / MAPPING)  
ZONE DESIGNATION: "M-2" GENERAL INDUSTRIAL ZONE
- GEOLOGICAL HAZARDS:  
A. ALQUIST-PRIOLO SPECIAL STUDIES ZONES:  
THE STATE OF CALIFORNIA HAS NOT PROVIDED SUFFICIENT INFORMATION TO DETERMINE IF THE SUBJECT PROPERTY IS OUTSIDE OF ANY ALQUIST PRIOLO SPECIAL STUDIES ZONES BECAUSE NO SPECIAL STUDIES ZONES OFFICIAL MAP FOR LA HABRA QUADRANGLE HAS BEEN PUBLISHED AS OF THIS DATE.  
B. SEISMIC HAZARD ZONES:  
A PORTION OF THE SUBJECT PROPERTY IS WITHIN A ZONE REQUIRING INVESTIGATION FOR LIQUEFACTION BUT IS OUTSIDE OF ANY ZONE REQUIRING INVESTIGATION FOR EARTHQUAKE-INDUCED LANDSLIDES AS SHOWN ON SEISMIC HAZARD ZONES OFFICIAL MAP FOR LA HABRA QUADRANGLE RELEASED: APRIL 15, 1998. THE APPROXIMATE LIMITS OF SAID ZONE IS SHOWN HEREON.

## EXISTING PARKING:

EXISTING PARCEL 1:	NUMBER OF REGULAR SPACES = 157
	NUMBER OF HANDICAP SPACES = 6
	NUMBER OF TRUCK TRAILER SPACES = 29
	TOTAL NUMBER OF PARKING SPACES = 192
EXISTING PARCEL 4:	NUMBER OF REGULAR SPACES = 33
	NUMBER OF HANDICAP SPACES = 0
	TOTAL NUMBER OF PARKING SPACES = 33
EXISTING PARCEL 5:	NUMBER OF REGULAR SPACES = 39
	NUMBER OF HANDICAP SPACES = 1
	TOTAL NUMBER OF PARKING SPACES = 40



## DEVELOPER:

WESTERN REALCO  
500 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA 92660  
PHONE: (949) 720-0369  
FAX: (949) 720-3790

## ARCHITECT:

BASTIEN & ASSOCIATES  
15661 RED HILL AVENUE, STE 150  
TUSTIN, CA 92780  
PHONE: (714) 617-8600

## APPLICANT/ENGINEER

Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

## SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

BRIAN L. THIENES  
P.L.S. NO. 5750  
REG. EXP. DEC. 31, 2017

06 / 08 / 17

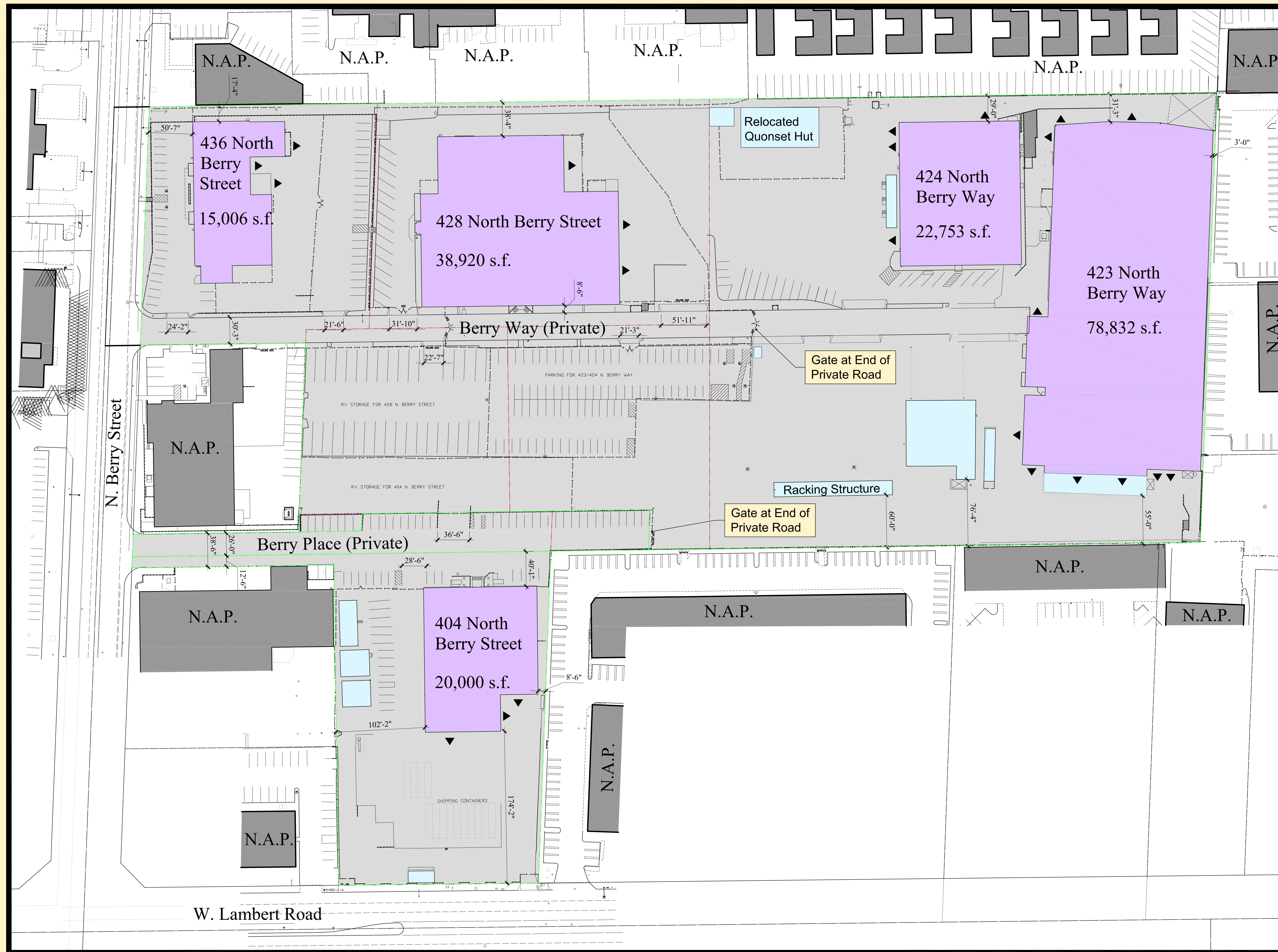
DATE

Last Update: 06/08/17  
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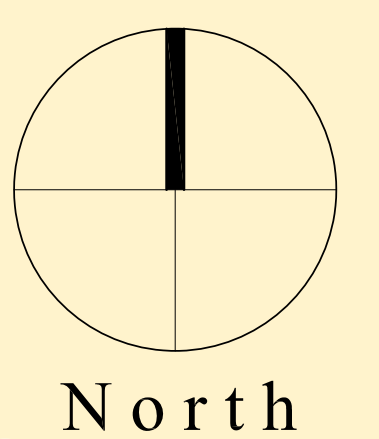
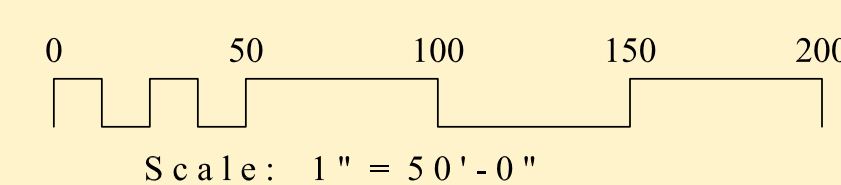


SHEET INDEX
SHEET 1: EXISTING EASEMENTS
SHEET 2: EXISTING PARCELS
SHEET 3: EXISTING TOPOGRAPHY
SHEET 4: PROPOSED PARCELS





## EXISTING CONDITIONS



### PROJECT SUMMARY (EXISTING)

#### Northern Properties (Berry Way, 423, 424, 428 and 436)

Site Area	(13.03 Acres)	567,755 s.f.
Total Building Area		155,511 s.f.
Site Coverage		.27

#### 436 North Berry Street Brea Auto Body

Building Area	15,006 s.f.
Parking Provided	49 Stalls

#### 428 North Berry Street R.W.H. Construction, Construction Yard, RV Storage

Building Area	38,920 s.f.
Parking Provided	Onsite: 14 Stalls Offsite: 33 Stalls Total: 47 Stalls

#### 423 and 424 North Berry Way Triumph Group, Inc. - Triumph Aerostructures

Building Area	(78,832 s.f. and 22,753 s.f.)	101,585 s.f.
Parking Provided	Onsite: 23 Stalls Offsite: 86 Stalls Total: 109 Stalls	

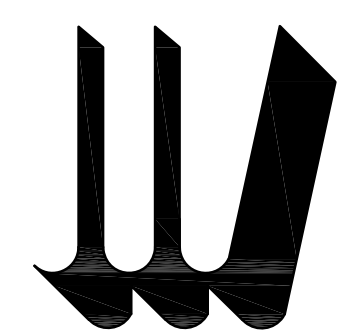
#### Southern Properties (Berry Place and 404)

#### 404 North Berry Street NorthStar Demolition and Remediation, LP

Site Area	(2.65 Acres)	115,567 s.f.
Building Area		20,000 s.f.
Site Coverage		.17
Parking Provided		60 Stalls

### LEGEND

	Existing Parcel Lines
	Proposed Parcel Lines (See Sheet A2)
	Existing Fence Line
	Existing Grade Level Loading Door and Loading Area
	Enclosed Building
	Shed Structure
	Not A Part - Off Site



WESTERN REALCO

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## BERRY STREET Brea, California

### Exhibit A - Sheet A1

01 March, 2017



**BASTIEN AND ASSOCIATES, INC.**  
ARCHITECTURE AND PLANNING  
15661 RED HILL AVENUE, SUITE 150  
TUSTIN, CALIFORNIA 92780-7324  
Phone: (714) 617-8600 Fax: (714) 617-8671  
www.BastienArchitects.com





PROJECT SUMMARY (PROPOSED)

Parcel 1 - 436 North Berry Street			
Site Area	(1.62 Acres)	70,353 s.f.	
Building Area		15,006 s.f.	
Site Coverage		.21	
Parking Required (1 per 1,000 s.f.)		16 Stalls	
Parking Provided		49 Stalls	
Parcel 2 - 428 North Berry Street			
Site Area	(2.28 Acres)	99,248 s.f.	
Building Area		38,920 s.f.	
Site Coverage		.39	
Parking Required (1 per 1,000 s.f.)		39 Stalls	
Parking Provided		39 Stalls	
Parcel 3 - 423 and 424 North Berry Way			
Site Area	(6.77 Acres)	294,901 s.f.	
Building Area	(78,832 s.f. and 22,753 s.f.)	101,585 s.f.	
Site Coverage		.34	
Parking Required (1 per 1,000 s.f.)		102 Stalls	
Parking Provided		108 Stalls	
Parcel 4			
Site Area	(1.31 Acres)	57,055 s.f.	
Parcel 5			
Site Area	(1.15 Acres)	49,902 s.f.	
Parcel 6 - 404 North Berry Street			
Site Area	(2.57 Acres)	111,947 s.f.	
Building Area		20,000 s.f.	
Site Coverage		.18	
Parking Required (1 per 1,000 s.f.)		20 Stalls	
Parking Provided		58 Stalls	

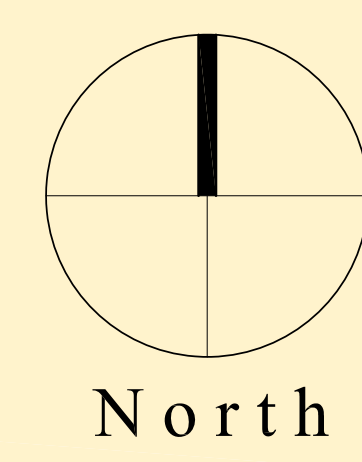
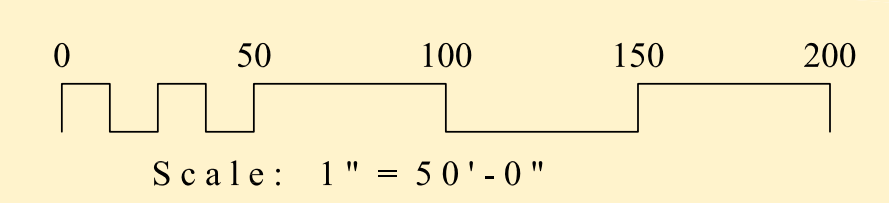
NOTES

1. All New Parking Shown at 9'x19'

LEGEND

	Proposed Reciprocal Access Easement (26' Wide Minimum) (To be Maintained by an Owner's Association)
	Existing Parcel Lines
	Proposed Parcel Lines
	Existing Fence Line
	Existing Grade Level Loading Door and Loading Area
	Enclosed Building
	Shed Structure
	Not A Part - Off Site

FUTURE CONDITIONS  
WITH T.P.M. 2016-175 IMPLEMENTATION



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BERRY STREET  
Brea, California  
Exhibit A - Sheet A2

01 March, 2017







PARKING JUSTIFICATION

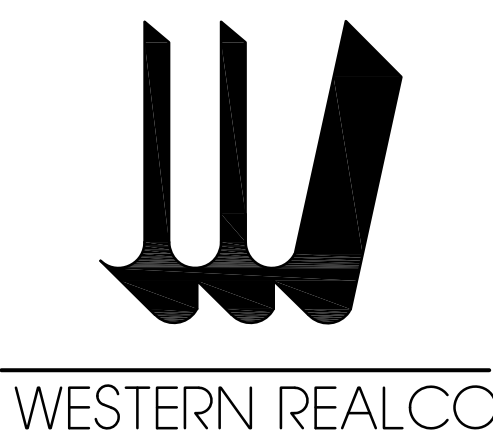
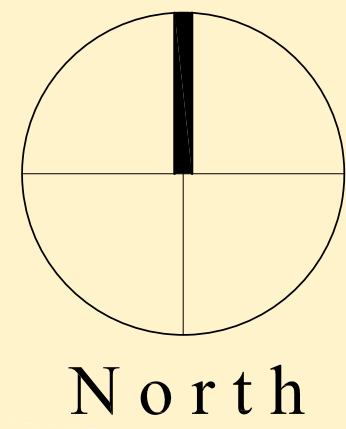
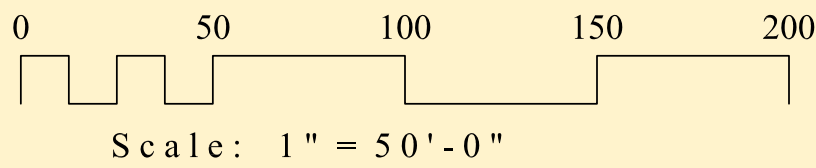
436 North Berry Street				
Site Area	(1.615 Acres)			70,353 s.f.
Building Area				15,006 s.f.
Site Coverage				.21
Parking Required				60 Stalls
	2,750 s.f. Office	1/250	11	
	12,256 s.f. Automotive	1/250	49	
Parking Provided (Potential)				63 Stalls

428 North Berry Street				
Site Area	(2.280 Acres)			99,248 s.f.
Building Area				38,920 s.f.
Site Coverage				.39
Parking Required				68 Stalls
	3,720 s.f. Office	1/250	15	
	17,200 s.f. Manuf	1/500	35	
	18,000 s.f. Warehouse	1/1,000	18	
Parking Provided (Potential)				69 Stalls

404 North Berry Street				
Site Area	(2.570 Acres)			111,947 s.f.
Building Area				20,000 s.f.
Site Coverage				.18
Parking Required				55 Stalls
	7,500 s.f. Office	1/250	30	
	12,500 s.f. Manuf	1/500	25	
Parking Provided (Potential)				96 Stalls

423 and 424 North Berry Way				
Site Area	(6.77 Acres)			294,901 s.f.
Building Area	(78,832 s.f. and 22,753 s.f.)			101,585 s.f.
Site Coverage				.34
Parking Required				224 Stalls
	9,826 s.f. Office	1/250	40	
	91,759 s.f. Manuf	1/500	184	
Parking Provided (Potential)				246 Stalls

ALTERNATIVE PARKING SCHEME



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BERRY STREET  
Brea, California  
Exhibit A - Sheet A3

01 March, 2017



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