



## PLANNING COMMISSION AGENDA

**Tuesday, June 12, 2018**

**Study Session 6:00 p.m.**

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

*Art Willis, Chair*

*Melanie Schlotterbeck, Vice Chair*

*Pat Fox, Commission Member*

*James McGrade, 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**

6:00 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**
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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**
5. **INVOCATION** - Pastor Rick Darden of Friends Community Church
6. **PLEDGE OF ALLEGIANCE**
7. **COMMENDATION**
8. **MATTERS FROM THE AUDIENCE**

### **APPROVAL OF MINUTES**

9. Approval of Planning Commission Meeting Minutes of April 24, 2018.

### **PUBLIC HEARINGS**

10. PRECISE DEVELOPMENT PERMIT NO. 18-01 AND CONDITIONAL USE PERMIT NO. CUP 18-04
11. CONSIDERATION OF TENTATIVE PARCEL MAP NO. 2017-177

### **ADMINISTRATIVE ITEMS**

12. **COMMITTEE REPORTS**
13. **INFORMATIONAL / PROJECT UPDATES**
14. **ADJOURNMENT**

City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

**DATE:** 06/12/2018

**SUBJECT:** Approval of Planning Commission Meeting Minutes of April 24, 2018.

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**RESPECTFULLY SUBMITTED**

Jennifer A. Lilley, AICP, City Planner  
Prepared by: Carrie Hosozawa

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**Attachments**

Draft Minutes April 24, 2018

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# DRAFT

## PLANNING COMMISSION MEETING MINUTES STUDY SESSION April 24, 2018

### STUDY SESSION 6:00 p.m. - Executive Conference Room, Level 3

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#### CALL TO ORDER / ROLL CALL

Meeting called to order at 6:00 p.m. All present with the exception of Commissioner McGrade who has been detained and will be here shortly.

**1. Matters from the Audience**

Heidi Gallegos from the Chamber of Commerce introduced Dylan Galvan from the Chamber. She invited the Commission to the Taste of Brea on May 24th.

**2. Agenda Items / Clarify Regular Meeting Topics**

City Planner Lilley stated a typographical error in Resolution No. 18-02 of 139 parking spaces and should be 136.

6:15 p.m.: City Planner Lilley: Let the record reflect Commissioner McGrade is now present.

City Engineer Kooyman made a presentation of the 2018/19 Capital Improvement Program.

**3. Informational / Project Updates**

City Planner Lilley confirmed with Commission the May 22nd Planning Commission meeting will be canceled and a special meeting will be held on June 12, 2018.

Commissioner Schlotterbeck mentioned she got some exceptional training at the Planning Commissioners Academy.

Assistant Planner, Jessica Magana, previewed information for 3230 E Imperial Hwy. and 307 N Brea Blvd.

Assistant Planner, Paige Montojo, gave an overview of the General Plan Annual Report.C

Chair Willis adjourned Study Session at 6:55 p.m.

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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 Willis called the meeting to order at 7:03 p.m.

Present: Chair Willis; Vice Chair Schlotterbeck; Commissioner McGrade; Commissioner Fox;  
Commissioner Grosse

**5. INVOCATION** - Pastor Rob Lords of The Church of Latter Day Saints gave the invocation.

**6. PLEDGE OF ALLEGIANCE**

Commissioner McGrade led the Pledge of Allegiance.

**7. MATTERS FROM THE AUDIENCE**

Opened/Closed.

**APPROVAL OF MINUTES**

**8. Approval of Planning Commission Meeting Minutes of December 12, 2017 and Planning Commission Study Session Minutes of February 27, 2018.**

Vice Chair Schlotterbeck made a motion to approve. Commissioner Fox moved to second.

Motion passed 5-0.

**PUBLIC HEARINGS**

**9. Consideration of Tentative Parcel Map NO. 2017-158 - A request to subdivide an existing building into commercial condominium units.**

Jessica Magana, Assistant Planner, presented the item. She noted a correction to the resolution changing the number of parking spaces to 136.

Commissioner McGrade asked about the Art in Public Places requirements.

City Planner Lilley stated there is no new development so the reference to the Art in Public Places piece is to ensure protection and maintenance.

Commissioner McGrade asked about park fees and City Planner Lilley confirmed there are no park fees.

Commissioner Schlotterbeck mentioned a typographical error in the Resolution that reads: *Lambert LLC* as opposed to *Brea Lambert LLC*.

Applicant addressed Commission and answered questions related to parking.

Commissioner Grosse made motion to approve. Vice Chair Schlotterbeck moved to second.

Motion passed 5-0.

## **NEW BUSINESS**

- 10.** Fiscal Year 2018/19 Capital Improvement Program finding of the conformance with the General Plan.

City Engineer Kooyman made a presentation of the 2018/19 Capital Improvement Plan.

Commissioner Fox made motion to approve and find the CIP 2018/19 in conformance with the General Plan. Vice Chair Schlotterbeck moved to second.

Motion passed 5-0

## **ADMINISTRATIVE ITEMS**

- 11. COMMITTEE REPORTS**

- 12. INFORMATIONAL / PROJECT UPDATES**

Assistant Planner, Paige Montojo, updated the Commission on the General Plan Annual Report including an update on our Housing Element.

- 13. ADJOURNMENT**

Chair Willis adjourned the meeting at 8:17 p.m.

Respectfully submitted,

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

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Jennifer A. Lilley, AICP, City Planner

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Art Willis, Chair

City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

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

**DATE:** 06/12/2018

**SUBJECT:** PRECISE DEVELOPMENT PERMIT NO. 18-01 AND CONDITIONAL USE PERMIT NO. CUP 18-04 AN AMENDMENT TO PLANNING COMMISSION RESOLUTION NO. PC 3-81 TO REQUEST MEDICAL OFFICE USE AND A PARKING MODIFICATION, IN AN EXISTING ADMINISTRATIVE AND PROFESSIONAL OFFICE BUILDING LOCATED AT 3230 E IMPERIAL BLVD IN THE C-G (PD) - GENERAL COMMERCIAL, PRECISE DEVELOPMENT ZONE

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**REQUEST**

The applicant, Mr. Preston Chan, on behalf of PRES JCR Corporate Plaza Office Investor, LLC, is requesting the following: (1) modification of Planning Commission Resolution No. PC 3-81 to amend condition of approval "a" to remove the restriction of medical and dental office uses; and (2) a Conditional Use Permit for the consideration of a parking modification related to the proposed medical and dental office use. The project site contains an existing administrative and professional office building located at 3230 E Imperial Boulevard in the C-G (PD) - General Commercial, Precise Development zone.

**RECOMMENDATION**

Staff recommends the Planning Commission approve Precise Development Permit No. 18-01 and Conditional Use Permit No. CUP 18-04, subject to the conditions in the draft Resolution.

**BACKGROUND/DISCUSSION**

The subject property is a 5.57-acre site located at 3230 East Imperial Highway, see Figure 1 – Aerial Map. The development was originally approved in 1981 under Planning Commission Resolution No. PC 13-81 (PCR 13-81). This approval allowed the construction of a three-story, commercial office building mainly comprised of professional and administrative office uses totaling 118,678 square feet in size.

The property includes a surface parking lot surrounding the building. The development was built at an administrative and professional office parking ratio of 1 parking stall for every 250 square feet resulting in a total of 467 parking stalls. Vehicle access to the site is provided by a driveway on East Imperial Highway and a secondary driveway on South Valencia Avenue. As part of the original approval, conditions of approval were placed on the property indicating what uses were permitted or not permitted. Condition of Approval "a" specifically indicated administrative and professional offices are allowed but explicitly excluded medical and dental offices (See Attachment 5 - PCR 3-81).



FIGURE 1 – AERIAL MAP

## DISCUSSION

The applicant proposes to modify Planning Commission Resolution No. PC 3-81 to amend condition of approval "a" to remove the restriction of medical and dental office uses, this includes consideration of a parking modification for the proposed medical and dental office uses.

The site is currently developed with a multi-tenant commercial office building totaling 118,678 square feet. The building includes 32 units, ranging in size from 390 square feet to 19,936 square feet. The site was originally entitled with a parking ratio of 1 parking stall for every 250 square feet resulting in a total of 467 parking stalls shared among the various tenants.

The C-G (PD) - General Commercial, Precise Development zone allows the operation of medical offices subject to compliance with the parking requirements. The Brea Zoning Code requires 5.5 parking stalls for every 1,000 square feet of medical office. The Code also allows modification to the parking standards with the review of a technical parking analysis to identify parking demand and allocation.

A parking analysis was prepared for the subject property to determine the current parking demand and the maximum amount of medical use square footage that could be accommodated based parking supply (See Attachment 6 – Parking Analysis). At full occupancy, the parking analysis determined the site could accommodate a maximum of 36,410 square feet of medical office uses. In order to ensure that sufficient parking is provided for the combination of uses, Staff has applied a 15% buffer and reduced the medical office use square footage to a maximum of 30,949 square feet. Staff has included condition b and d, to ensure any future uses are in substantial conformance with the parking study dated May 29, 2018, prior to occupancy. Should parking issues arise in the future, staff has added condition c to require immediately remedy and modify operations accordingly.

The majority of the units will continue to be utilized as professional and administrative office uses. As proposed and with the conditions of approval, there is sufficient on-site parking for the proposed medical office use. Medical office use will be complementary to the existing administrative and professional office uses in the building similar to other office developments in the City. No negative impacts to the center or adjacent tenants are anticipated to occur. There are no proposed changes to the physical structure of the building or existing parking and the site will remain in compliance with Building and Fire codes.



**ENVIRONMENTAL ASSESSMENT**

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

**RESPECTFULLY SUBMITTED**

Jennifer A. Lilley, AICP, City Planner

Prepared by: Jessica Magaña, Associate Planner

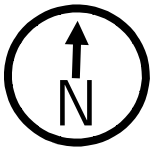
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**Attachments**

1. Technical Background
  2. Vicinity Map
  3. Public Hearing Notice
  4. Draft Resolution
  5. Exhibit A - PCR 3-81
  6. Exhibit B - Parking Analysis dated May 29, 2018
  7. Exhibit C - Site Plan
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## **TECHNICAL BACKGROUND**

<b>Case No:</b>	Precise Development Permit No. PD 18-01 and Conditional Use Permit No. CUP 18-04
<b>Property Location:</b>	3230 E Lambert Road
<b>Applicant:</b>	Preston Chan, CGM Development Inc.
<b>Property Owner:</b>	PRES JCR Corporate Plaza Office Investor, LLC Adam Espinoza, Owner Representative 19782 MacArthur Blvd 100 Irvine, CA 92612
<b>General Plan Designation:</b>	General Commercial
<b>Zoning Designation:</b>	C-G (PD) General Commercial, Precise Development
<b>Property Size:</b>	5.57 Acres (242,629 square feet)
<b>Adjacent Zoning</b>	
<b>North:</b>	M-1 Light Industrial
<b>South:</b>	C-P (PD) Administrative and Professional Office, Precise Development
<b>East:</b>	C-G (PD) General Commercial, Precise Development and MU-II Mixed Use II
<b>West:</b>	M-1 Light Industrial and C-G (PD) General Commercial, Precise Development
<b>Site and Neighborhood Characteristics:</b>	The site consists of a three-story commercial office building. The surrounding uses consist of similar professional office uses to the north and south, to the east there is a small commercial center and the La Floresta community, and directly west are two hotels.
<b>Public Hearing Notices and Outreach:</b>	Legal Notice was published in the <i>Star-Progress</i> on May 31, 2018, and 40 notices were sent to property owners within a 500-foot radius of the subject property.



**SUBJECT PROPERTY  
AND VICINITY MAP**

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**DATE:**  
**June 12, 2018**

**CASE NO:**  
**PRECISE DEVELOPMENT PERMIT NO. PD 18-01**  
**CONDITIONAL USE PERMIT NO. CUP 18-04**

## notice of public hearing

**TO:** Property Owners within a 500-Foot Radius  
**FROM:** City of Brea, Community Development Department  
**SUBJECT:** PRECISE DEVELOPMENT PERMIT NO. PD 18-01 AND  
CONDITIONAL USE PERMIT NO. CUP 18-04

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held at a Special Planning Commission Meeting 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:** Tuesday, June 12, 2018, 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 allow a medical office use and a parking modification, in an existing administrative and professional office building located at 3230 E Imperial Blvd in the C-G (PD) - General Commercial, Precise Development zone in accordance with Chapters 20.236, 20.260, and 20.408.030 of the Brea Zoning Code. The proposed site is legally described as Map Book 336, Page 53, Block 531, Parcel 22, as shown in the latest records of the County of Orange Tax Assessor.

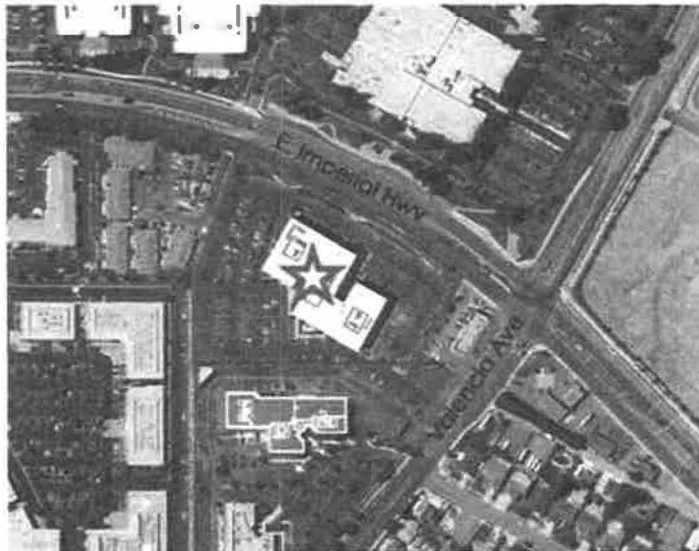
**PROPERTY INVOLVED:** 3230 E Imperial Blvd.  
Brea, CA 92821

**APPLICANT: OFFICE:** Preston Chan, CGM Development Inc.  
17528 East Rowland St  
City of Industry, CA 91748

**PROPERTY OWNER:** PRES JCR Corporate Plaza Office Investor, LLC  
Adam Espinoza, Owner Representative  
19782 MacArthur Blvd Suite 100  
Irvine, CA 92612

**ENVIRONMENTAL INFORMATION:** The City of Brea has determined that the proposed project is exempt from requirements of the California Environmental Quality Act, pursuant to Section 15301 of said Act.

**AREA MAP:**



IF YOU CHALLENGE THIS PRECISE DEVELOPMENT PERMIT No. PD 18-01, CONDITIONAL USE PERMIT NO. CUP 18-04 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 2018-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING PRECISE DEVELOPMENT PERMIT NO. PD 18-01 AND CONDITIONAL USE PERMIT NO. CUP 18-04 – A REQUEST TO ALLOW MEDICAL OFFICE USE AND A PARKING MODIFICATION, IN AN EXISTING ADMINISTRATIVE AND PROFESSIONAL OFFICE BUILDING LOCATED AT 3230 E IMPERIAL BLVD IN THE C-G (PD) - GENERAL COMMERCIAL, PRECISE DEVELOPMENT ZONE SUBJECT TO THE CONDITIONS AS SET FORTH HEREIN**

**A. RECITALS:**

(i) The Planning Commission of the City of Brea has heretofore held a duly noticed public hearing, as required by law, on Precise Development Permit No. 18-01 and Conditional Use Permit No. 18-04 to modify Planning Commission Resolution No. PC 3-81 to amend condition of approval “a” to remove the restriction of medical and dental office uses and a parking modification

(ii) The property owner is PRES JCR Corporate Plaza Office Investor, LLC, 19782 MacArthur Blvd 100, Irvine, CA 92612

(iii) The project proponent is Mr. Preston Chan, CGM Development, LLC, 17528 Rowland Street, City of Industry, CA 91748

(iv) The subject property is located at 3230 E Imperial Boulevard and further legally described as a portion of Map Book 336, Page 53, Block 531, Parcel 22, as shown in the latest records of the County of Orange Tax Assessor’s Office.

(v) The property is zoned C-G (PD) - General Commercial, Precise Development and designated General Commercial in the General Plan Land Use Element.

(vi) 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 hereby finds the project identified above in this Resolution is exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Section 15301 of Title 14, Chapter 3, Article 19 of the California Code of Regulations.

3. The Commission further finds in consideration of Precise Development Permit No. 18-01 and Conditional Use Permit No. 18-04 as follows:

a. Finding: The use applied for at the location set forth in the application is one for which a Conditional Use Permit is authorized by this title.

Fact: The subject site is zoned C-G (PD) - General Commercial, Precise Development and medical office uses are permitted in the C-G (PD) zone. A parking modification is permitted in the C-G (PD) zone subject to Planning Commission review and approval of a Conditional Use Permit.

b. Finding: The proposed project, with conditions as imposed, is necessary or desirable for the development of the community, in harmony with the various elements or objectives of the General Plan and not detrimental to existing uses or uses permitted in the zone.

Fact: The subject site is zoned C-G (PD) - General Commercial, Precise Development and the proposed use will be compatible with the existing administrative and professional uses. General Plan Goal CD-1 and

Policy CD-1.11 encourage providing a balance of land uses to meet the needs of all residents and provide for a mixture of businesses and service uses within the community. The use will allow a broader range of uses at the existing site and will serve a community wide area, thereby supporting General Plan Goal CD-1 and Policy CD-1.11.

c. Finding: The site is adequate in size and shape to accommodate the proposed development and to accommodate the proposed use.

Fact: The proposed medical use will be located within an existing building located at an administrative and professional business park. The site is mainly comprised of administrative and professional office uses and the subject site was approved in accordance with the City's zoning requirements to accommodate such uses. A parking analysis was conducted to assess if the parking demands could be met on-site. The results of the parking analysis determined the site has sufficient parking supply and all parking demand can be managed on site with no negative impacts anticipated.

d. Finding: The proposed site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated.

Fact: Vehicle access to the site is provided by a driveway on East Imperial Highway and a secondary driveway on South Valencia Avenue. East Imperial Highway and Valencia Avenue have been properly designed and

improved to carry traffic generated by the proposed use. The proposed use is not expected to have a significant impact on traffic generation.

e. Finding: That with the conditions stated in the permit, the uses will not adversely affect the public, health, safety, or general welfare.

Fact: The project has been conditioned to require substantial conformance with the existing property to limit the size and intensity of use. The project is required to comply with applicable Building and Fire Code requirements, thereby ensuring the use will not adversely affect the public health, safety, and welfare.

4. Precise Development Permit No. 18-01 and Conditional Use Permit No. 18-04 is hereby approved, subject to conditions as set forth herein:

- a. All previous conditions of approval under Planning Commission Resolution No. 3-81 shall apply, with a modification of Exhibit "a", List of Permitted Uses, to be revised as follows; "Administrative and Professional Offices (including medical and dental offices, subject the conditions contained herein)".
- b. The proposed medical office uses must operate in substantial conformance with the parking study dated May 29, 2018, as submitted to the Planning Commission and on-file in the Planning Division, the conditions contained herein, and all applicable Federal, State and City regulations.
- c. Pursuant to the parking study dated May 29, 2018, as submitted to the Planning Commission and on-file in the Planning Division, a maximum of 30,949 square feet of medical office uses is permitted on the site. Should parking impacts occur, the property owner and/or tenant(s) shall immediately remedy and modify operations including but not limited to reduction of medical office use, parking management strategies and plan, and modification of business operations.
- d. Prior to occupancy of each new tenant, the tenant and/or property owner shall submit an updated tenant list to ensure proposed uses are in substantial conformance with the parking study dated May 29, 2018, as



submitted to the Planning Commission and on-file with the Planning Division.

- e. To the fullest extent permitted by law, the applicant must 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 this Precise Development Permit No. 18-01 and Conditional Use Permit No. 18-04; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of this Conditional Use Permit 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 Precise Development and Conditional Use Permit. Applicant's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove must 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 must certify to the adoption of this Resolution.

**ADOPTED AND APPROVED** this 12<sup>th</sup> day of June, 2018.

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Chairman, 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 12<sup>th</sup> day of June, 2018, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 12<sup>th</sup> day of June, 2018, by the following votes:

**RESOLUTION NO. 2018 -**  
**Page 6**  
**PRES JCR CORPORATE PLAZA**  
**PD 18-01 & CUP No. 18-04**

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
Secretary, Planning Commission

## EXHIBIT "A"

### LIST OF PERMITTED USES

Administrative and professional Offices (including medical and dental offices, subject the conditions contained herein)

Real Estate Offices

Banks and Savings and Loan Institutions (a maximum of 10,000 square feet of total building area)

### USES WHICH ARE NOT PERMITTED

All uses not expressly permitted above.

RESOLUTION NO. P.C. 3-81

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING PRECISE DEVELOPMENT APPLICATION NO. P.D. 13-80, SUBJECT TO CONDITIONS AS SET FORTH HEREIN.

A. Recitals:

(i) The Planning Commission of the City of Brea has heretofore held a public hearing on Precise Development Application No. P.D. 13-80, a request to construct a three story, 118,243 square foot commercial building.

(ii) The property is located at the southwest corner of Imperial Highway and Valencia Avenue.

(iii) The property is located in the CG/PD (General Commercial/Precise Development) Zone.

(iv) 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 hereby certifies that Supplement 5 to Environmental Impact Report No. E.I.R. 41-75 has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, and, further, that the Planning Commission has reviewed and considered the information contained in said Environmental Impact Report No. E.I.R. 41-75 and Supplement No. 5. The Planning Commission hereby finds that changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental impact thereof as identified in said Environmental Impact Report No. E.I.R. 41-75 and Supplement No. 5.

3. Precise Development Application No. P.D. 13-80 is hereby approved subject to conditions as set forth herein:

A. Uses permitted on the site shall be in conformance with Exhibit "A" attached hereto. §

B. Development shall be in substantial conformance with plans ~~and exhibits as submitted at the Planning Commission meeting on January 27, 1981.~~

C. Final and detailed landscape and irrigation of this development shall be subject to the approval of the Director of Maintenance Services and shall include the following:

1. Automatic, full-coverage irrigation system.
2. Soil amendment and tree-staking details.
3. Indication of any slope banks.

- D. A final grading plan shall be submitted subject to the approval of the City Engineer.
- E. The following shall be provided as required by the Fire Chief:
  - 1. On-site loop water system and fire flows.
  - 2. Fire hydrants, fire alarm call boxes and fire extinguishers.
  - 3. Exiting (including hardware) in accordance with the Uniform Building Code.
  - 4. All construction shall be in accordance with Fire Zone 2.
  - 5. Building numbering system.
  - 6. Protection of all utility meters, fire sprinkler valving and other mechanical appurtenances.
- F. Trash storage area must be usable and remain functional during the life of the project.
- G. An art sculpture to be approved by the Planning and Development Services Director shall be required in accordance with standards as set forth by the Cultural Arts Commission.
- H. Approval of left turn egress on Valencia will be subject to Caltrans approval of dual left turn lanes and signal modification at Imperial and Valencia. Left turn ingress from Valencia Avenue will be prohibited and a median shall be built from Imperial to Date Street.
- I. Prior to approval of final driveway location on Imperial, the owner shall present a letter from the property owner to the west accepting the common driveway as shown on approved plans and the owner shall record a reciprocal easement for ingress and egress between the two properties.
- J. Trees and plant material for final landscape plan shall be in accordance with Section 249-M of the Zoning Ordinance of the City of Brea.
- K. Protective posts to be provided as required by the Fire Chief for all hydrants, water sprinkler valves, utility meters, etc., exposed to vehicular traffic.
- L. The existing soil on the abandoned railroad bed shall be removed to a minimum depth of three feet due to herbicide residues in the soil that may interfere with the normal growth of future landscape planting.
- M. Height of building shall not exceed thirty-five feet as required by Section 249 of the Zoning Ordinance.
- N. The following are applicable mitigation measures discussed in Environmental Impact Report No. E.I.R. 4-79, Pages 85-86, pertaining to this project to reduce air pollution resulting from the development of Tract 8675:
  - 1. Coordinant employer car pools.
  - 2. Unify working hours to encourage car pooling.
- O. All Federal, State and local rules and regulations shall be met by this development.

EXHIBIT "A"

LIST OF PERMITTED USES

- Administrative and Professional Offices (excluding medical and dental offices)
- Real Estate Offices
- Banks and Savings and Loan Institutions (a maximum of 10,000 square feet of the total building area)

USES WHICH ARE NOT PERMITTED

All uses not expressly permitted above.



**DRAFT**

**MEMORANDUM**

**TO:** Jessica M. Magaña, City of Brea

**FROM:** Eugene Tang, AICP  
Janet Ye, EIT

**DATE:** May 29, 2018

**RE:** Shared Parking Analysis for  
Brea Corporate Plaza  
3230 E. Imperial Highway  
Brea, California

**Ref:** J1625a

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Gibson Transportation Consulting, Inc. (GTC) was asked to conduct a parking Brea Corporate Plaza in the City of Brea, California (City). This memorandum provides a summary of our analysis.

**PROJECT DESCRIPTION**

Brea Corporate Plaza is an existing office building at 3230 E. Imperial Highway, on the southwest corner of Valencia Avenue & E. Imperial Highway. Brea Corporate Plaza provides approximately 118,678 square feet (sf) of existing office space and 467 parking spaces in a surface parking lot surrounding the building. The site is currently 75% occupied, with approximately 89,559 sf of leased office space and 29,119 sf of vacant space.

A potential tenant is seeking to relocate to the site and convert 13,410 sf of existing leased office space into a medical office use.

The City has requested an evaluation of the ability of the existing parking supply to satisfy this change in land use, specifically:

1. Does the proposal to convert 13,410 sf of office space into medical office space work from a parking demand perspective?
2. Based on the current occupancy of the site, what is the maximum amount of medical office use that can be accommodated on-site from a parking demand perspective?

## **EXISTING PARKING**

### **Parking Supply**

A May 2018 parking inventory shows that Brea Corporate Plaza currently provides 467 parking spaces in a surface lot accessed from one driveway on Valencia Avenue and one on E. Imperial Highway.

### **Parking Demand**

In order to document the existing parking demand patterns, GTC conducted parking occupancy surveys at Brea Corporate Plaza on Tuesday, May 8 and Wednesday, May 9, 2018. Hourly occupancy counts were conducted from 8:00 AM until 8:00 PM on both days.

As shown in Table 1, the overall parking occupancy patterns at Brea Corporate Plaza indicate peak parking demand during the morning hours, which is typical for an office development. The peak parking demand on Tuesday occurred at 10:00 AM, when 222 spaces (approximately 48% of the parking supply) were occupied. The peak parking demand on a Wednesday occurred at 10:00 AM, when 262 parking spaces (approximately 56% of the parking supply) were occupied.

For the purposes of this analysis, the two days of surveys were averaged to represent typical day conditions, resulting in an average peak occupancy of 52% (approximately 242 occupied spaces) at 10:00 AM.

## **SHARED PARKING MODEL**

The existing parking demand rate for Brea Corporate Plaza was developed using a two-step process. The first step was to identify the occupied space and land uses (i.e., visitor and employee-generating land uses). The second step involved calibrating the *Shared Parking, 2<sup>nd</sup> Edition* (Urban Land Institute [ULI], and the International Council of Shopping Centers [ICSC], 2005) model to replicate the conditions at Brea Corporate Plaza.

### **Existing Occupied Area**

The shared parking model utilizes floor area as the metric to generate parking demand for each land use. Therefore, an accurate inventory of occupied floor area, at the time of the utilization survey, is required for the calibration process.

As described above, the total leasable area of the site is 118,678 sf. At the time of the surveys, there was 29,119 sf of vacant space, an approximately 25% vacancy rate. For the purposes of the model calibration, a total of 89,559 sf was identified as existing occupied office space. The tenant occupancy data is provided in the Attachment.



## **Model Calibration Methodology**

*Shared Parking, 2<sup>nd</sup> Edition* defines national averages to be used for parking demand rates for various land uses and it suggests ranges of assumptions to be used for transit and internal capture. The recommended methodology, however, states that the best way to measure the demand at a particular project is to use local data to modify the national averages so that they reflect local conditions. As the future uses are similar to the existing uses, a parking model was prepared and calibrated to replicate the actual existing conditions.

Two key data sets were utilized in the model calibration: the parking demand rate calculated from the parking utilization data and hourly parking utilization pattern.

**Parking Demand Ratio.** The parking demand ratio is utilized by the model to generate parking demand for the selected land uses. For the purposes of this analysis, the parking demand ratio was calculated from the average May 2018 parking occupancy surveys, which is representative of typical weekday conditions. Based on a peak demand of 242 spaces with 89,559 sf of occupied office space at the Project, the parking demand rate was calculated to 2.7 spaces per 1,000 sf of occupied area.<sup>1</sup> Use of this parking demand ratio is appropriate, as it reflects the actual operating conditions at the Project site.

**Hourly Parking Utilization.** Time of day is one of the key assumptions of the shared parking model, as the hourly parking pattern of the analyzed land use is identified. The hourly fluctuations in parking demand by land use facilitate the ability to share parking. The hourly parking pattern at Brea Corporate Plaza was developed from the observed parking occupancy data collected from 8AM to 8PM.

Additional adjustment factors considered with this calibration include:

**Weekday vs. Weekend.** Each shared parking analysis measured the parking demand on a weekday as well as on a weekend day (i.e., Saturday) because different land uses within a mixed-use development have different weekday and weekend parking demand patterns. In this case, the existing office has normal operating hours of 8 AM to 8 PM during the weekday only. The medical office plans to operate the same weekday hours, plus Saturdays from 9 AM to 3 PM.

**Mode Split and Captive Market.** Two factors that affect the overall parking demand at a particular development are the number of visitors and employees that arrive by automobile and the number of visitors that visit multiple venues within the development. The mode split accounts for the number of visitors and employees that arrive by means other than the automobile (transit, walk, bicycle, taxi, etc.) For this analysis, no mode split or internal capture was assumed for existing uses.

**Seasonal Variation.** Seasonal variations used in the model are derived from ULI/ICSC average rates. The shared parking analysis in this report was based on the peak month of the year. The total parking demand of the project was compared over the course of the year; the peak month's

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<sup>1</sup> It should be noted that the existing parking demand rate calculated at the project site is lower than the City Municipal Code off-street parking requirement of four spaces per 1,000 sf of office use. This demand rate is also lower than the ULI/ICSC office rate of approximately three spaces per 1,000 sf.

demand is reported. The parking occupancy surveys were collected in May, which is consistent with peak parking demand for the office use.

### **Shared Parking Model Calibration**

Table 2 summarizes the results of the parking model calibration to the existing occupancy level at Brea Corporate Plaza during the month of May. As shown, the model calibration mimics the existing conditions; therefore, the model is anticipated to properly project the parking demand of the project site.

### **Adjustment to Full Occupancy**

As the project site was not fully occupied, the parking model was adjusted to reflect a fully occupied condition with all 118,678 sf of office space occupied. Tables 3 and 4 and Charts 1 and 2 summarize the results of this adjustment to a full occupancy level. The model indicates the peak parking demand of the office is projected in January, with a peak demand of 321 spaces at 10:00 AM. The existing parking model adjusted for full occupancy serves as the basis for testing the future parking demand projections of any land use changes at the project site. The calibrated model formed the basis for projecting the parking demand of any future changes in land use to a medical office use.

## **PROPOSED CONVERSION TO MEDICAL OFFICE**

GTC analyzed the proposed conversion of approximately 13,410 sf of office space into medical office use and the ability of the Brea Corporate Plaza parking supply to meet this parking demand.

### **Parking Supply**

No modifications to the parking supply are assumed; the surface parking lot will continue to provide 467 parking spaces.

### **Parking Demand**

In order to account for parking demand of a typical medical office use in the City, the medical office parking demand was based on the City's medical office parking demand rate of 5.50 spaces per 1,000 sf, as identified in Section 20.08.040 of the Municipal Code.

The proposed conversion of the 13,410 sf into medical office was tested in the calibrated parking demand model. Assuming only this proposed conversion, the peak parking demand is 341 spaces, projected to occur at 10:00 AM on a January weekday. The parking supply would be able to adequately accommodate this parking demand. The results are presented in Tables 5 and 6 and Charts 3, 4, and 5.

**Peak January Parking Demand.** As shown in Table 6, with the proposed conversion, the following peak parking demand is projected for the month of January:

<u>Day</u>	<u>Time</u>	<u>Projected Demand</u>
Weekday	10:00 AM	341 spaces
Weekend	10:00 AM	74 spaces

Given a parking supply of 467 spaces, Brea Corporate Plaza could accommodate its parking demand at all times of the year with a surplus of 126 parking spaces and would continue to provide adequate parking for its visitors and employees.

Chart 5 shows the hourly parking demand for Brea Corporate Plaza with the additional medical office use on both weekdays and weekends. As shown, the parking demand never exceeds the supply during any hour of the day.

## **CONVERSION TO MAXIMUM MEDICAL OFFICE USE**

This analysis tested a future condition with the conversion to the maximum medical office space that could be accommodated by the Brea Corporate Plaza parking supply.

### **Parking Supply**

This conversion assumes no modifications will be made to the Project parking supply and that the surface parking lot will continue to provide 467 parking spaces.

### **Parking Demand**

Using the same approach as above, the project site uses were tested to determine how much office space could be converted to medical office space without exceeding the total parking supply. A maximum conversion of 36,410 sf of office space into medical office space is projected to result in a peak weekday parking demand of 467 spaces at 10:00 AM on a weekday in January. The results of this parking demand test are presented in Tables 7 and 8 and Charts 6, 7, and 8.

The demand projections presented in Table 8 represent the anticipated parking demand during the peak hour of the peak day of the peak month of the year (i.e., January). In other words, these anticipated parking demands represent the busiest hour of the year at Brea Corporate Plaza.

The projected parking demand of the land use conversion is anticipated to be accommodated by the current 467-space parking supply.

**Peak Parking Demand.** As shown in Table 8, the following Brea Corporate Plaza-related peak parking demand is projected for the month of January assuming the maximum medical office space:

<u>Day</u>	<u>Time</u>	<u>Projected Demand</u>
Weekday	10:00 AM	467 spaces
Weekend	10:00 AM	200 spaces

Given a parking supply of 467 spaces, Brea Corporate Plaza could accommodate its parking demand at all times of the year. Chart8 shows the hourly parking demand for Brea Corporate Plaza with the maximum amount of medical office space on both weekdays and weekends. As shown, the parking demand does not exceed the parking supply during any hour of the day.

## **SUMMARY AND CONCLUSION**

Based on the existing occupancy patterns at Brea Corporate Plaza, the proposed tenant conversion of 13,410 sf of office space into a medical office use is projected to generate a peak parking demand of 341 spaces, which could be supported by the existing parking supply.

The remaining parking supply is able to support the conversion of an additional 23,000 sf of general office space into medical office uses. A maximum conversion of 36,410 sf of general office use into medical office uses is projected to generate a peak parking demand of 467 spaces, which could be supported by the on-site parking supply of 467 spaces.

It is GTC's opinion that Brea Corporate Plaza is able to support the conversion of 36,410 sf of office space into medical office use, assuming the current parking demand patterns and no changes to the existing parking supply.

**TABLE 1**  
**3230 E. IMPERIAL HIGHWAY**  
**EXISTING PARKING OCCUPANCY SURVEY RESULTS**

Parking Utilization - By Space													
	Supply	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Tuesday, May 8th	467	161	211	222	220	203	204	212	200	155	92	35	24
Wednesday, May 9th		173	233	262	251	225	220	225	213	166	94	38	13
Weekday Average		167	222	242	236	214	211	219	207	161	93	37	19
Parking Utilization - As Percent Occupancy													
	Supply	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Tuesday, May 8th	467	34%	45%	48%	47%	43%	44%	45%	43%	33%	20%	7%	5%
Wednesday, May 9th		37%	50%	56%	54%	48%	47%	48%	46%	36%	20%	8%	3%
Weekday Average		36%	48%	52%	51%	46%	45%	47%	44%	34%	20%	8%	4%

**TABLE 2  
MODEL CALIBRATION COMPARISON**

Time	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Parking Survey [b]	167	222	242	236	214	211	219	207	161	93	37	19
Model Calibration [a]	167	222	242	236	214	211	219	207	161	93	37	19
Difference	0	0	0	0	0	0	0	0	0	0	0	0
% Difference	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Notes

[a] The parking demand projection reflects the month of May.

[b] Weekday parking survey conducted Tuesday and Wednesday, May 8 & 9, 2018.

Number reflects the average of the two days.

TABLE 3  
SHARED PARKING DEMAND SUMMARY  
3230 E IMPERIAL HIGHWAY - EXISTING FULLY OCCUPIED

PEAK MONTH: JANUARY -- PEAK PERIOD: 10 AM, WEEKDAY

Projected Parking Supply: 467 Stalls			Weekday					Weekend					Weekday			Weekend		
Land Use	Project Data		Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											10 AM	January		6 AM	January	
Office 25 to 100 ksf	118,678	sf GLA	0.00	1.00	1.00	0.00	/ksf GLA	0.00	1.00	1.00	0.00	/ksf GLA	1.00	1.00	0	0.00	1.00	0
Employee			2.70	1.00	1.00	2.70	/ksf GLA	0.00	1.00	1.00	0.00	/ksf GLA	1.00	1.00	321	0.00	1.00	0
ULI base data have been modified from default values.													Customer		0	Customer		0
													Employee		321	Employee		0
													Reserved		0	Reserved		0
													Total		321	Total		0

TABLE 4  
PEAK MONTH SHARED PARKING SUMMARY FOR  
3230 E IMPERIAL HIGHWAY - EXISTING FULLY OCCUPIED

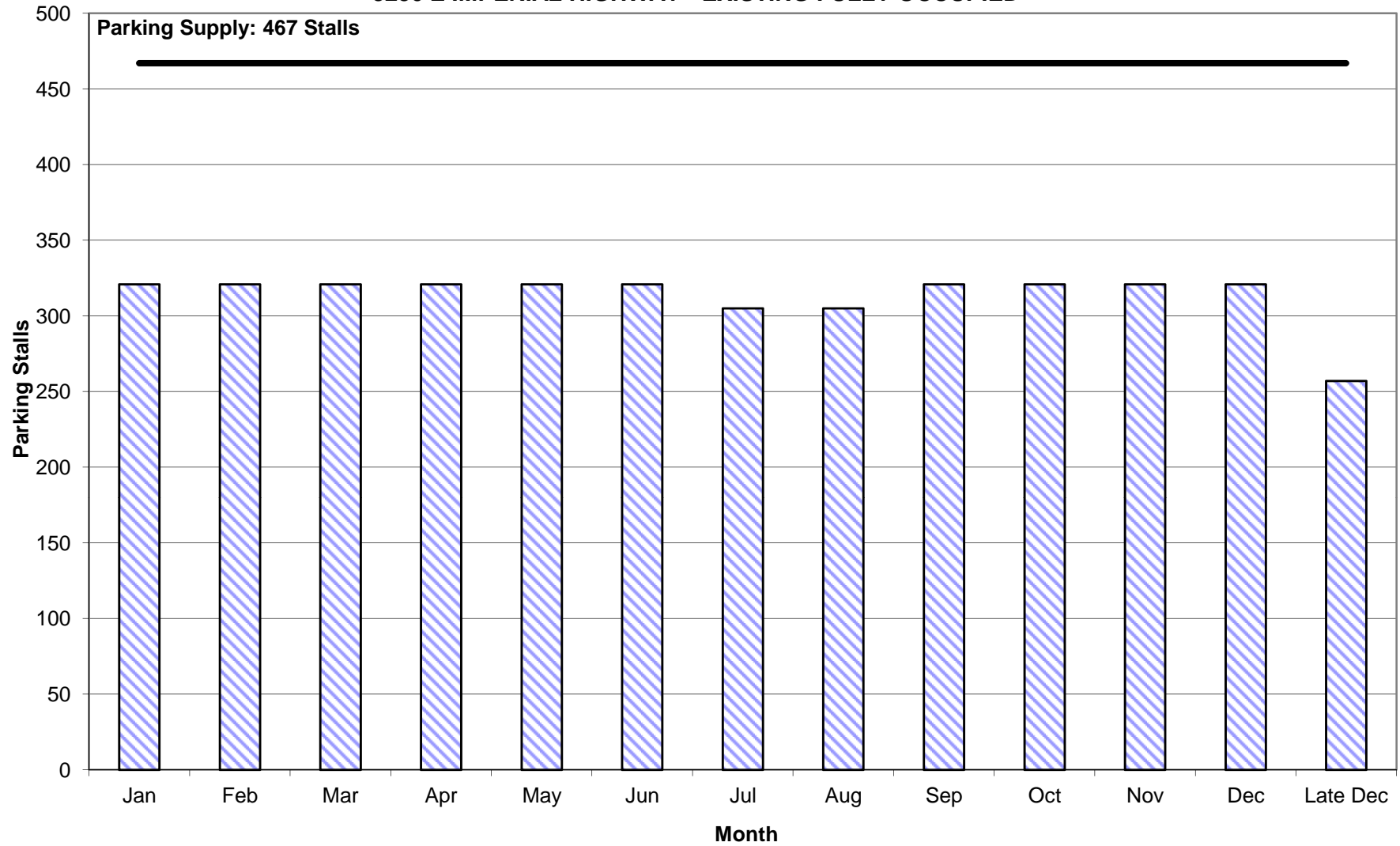
January																									
Weekday Estimated Peak-Hour Parking Demand																									
Projected Parking Supply: 467 Stalls																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr	
Monthly Adj.		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	10 AM	10 AM	2 PM	6 PM	
Office 25 to 100 ksf		100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Employee		100%	10	96	222	294	321	313	284	280	290	275	214	123	49	25	22	10	3	-	-	321	321	290	49
Subtotal Demand by User Type		Customer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Employee	10	96	222	294	321	313	284	280	290	275	214	123	49	25	22	10	3	-	-	321	321	290	49
		Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND			10	96	222	294	321	313	284	280	290	275	214	123	49	25	22	10	3	-	-	321	321	290	49
ULI base data have been modified from default values.																					321	321	290	49	

Footnote(s):

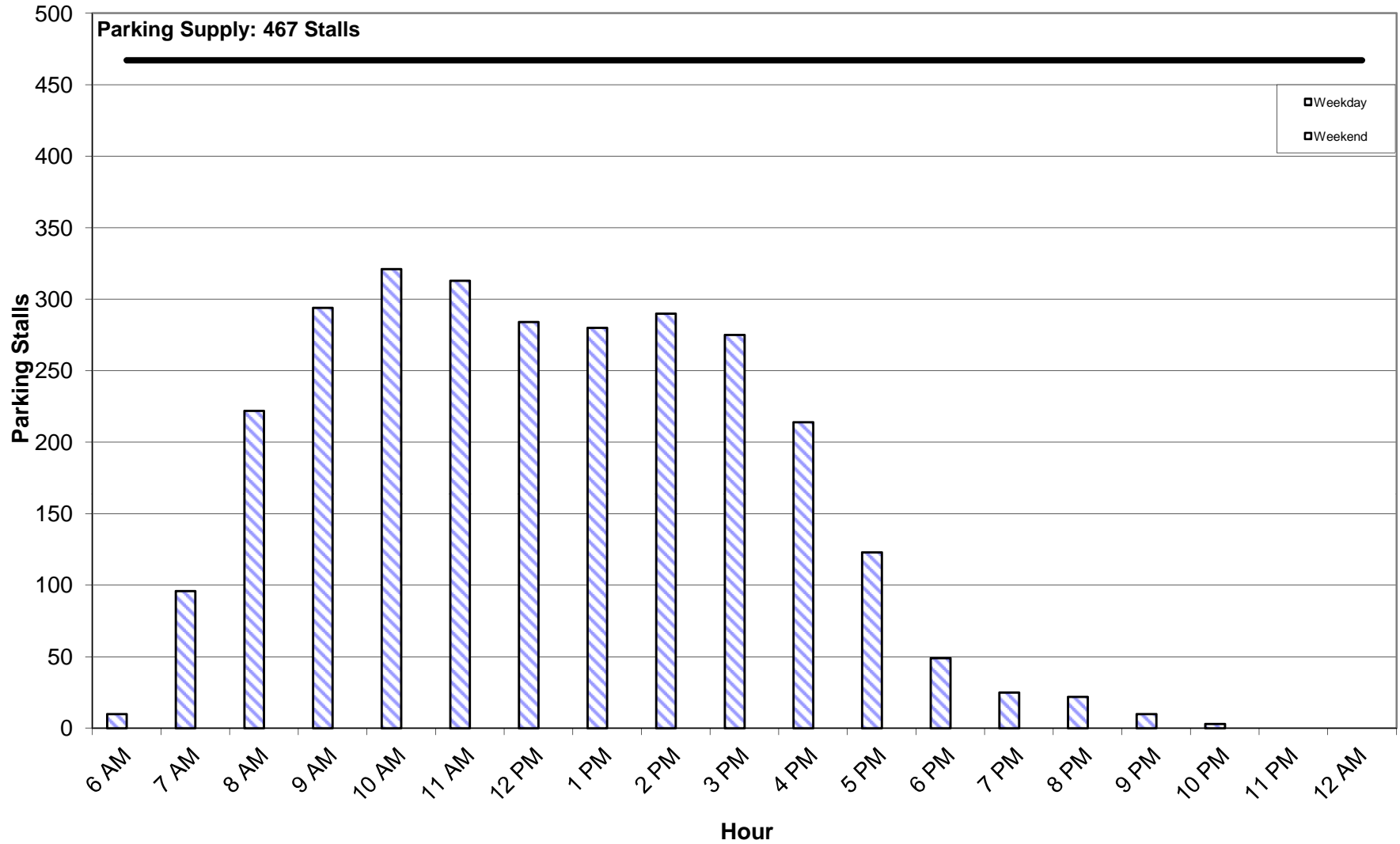
January																									
Weekend Estimated Peak-Hour Parking Demand																									
																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr	
		Monthly Adj.	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	6 AM	6 AM	12 PM	6 PM
Subtotal Demand by User Type	Customer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Employee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ULI base data have been modified from default values.																					-	-	-	-	



**CHART 1**  
**WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND**  
**3230 E IMPERIAL HIGHWAY - EXISTING FULLY OCCUPIED**



**CHART 2**  
**PEAK MONTH DAILY PARKING DEMAND BY HOUR**  
**3230 E IMPERIAL HIGHWAY - EXISTING FULLY OCCUPIED**



**TABLE 5  
SHARED PARKING DEMAND SUMMARY  
3230 E IMPERIAL HIGHWAY - PROPOSED CONVERSION**

**PEAK MONTH: JANUARY -- PEAK PERIOD: 10 AM, WEEKDAY**

Projected Parking Supply: 467 Stalls		Weekday						Weekend						Weekday			Weekend		
Land Use	Project Data		Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit		Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit												10 AM	January		10 AM	January	
Office 25 to 100 ksf	98,742	sf GLA	0.00	1.00	1.00	0.00	/ksf GLA	0.00	1.00	1.00	0.00	/ksf GLA		1.00	1.00	0	0.90	1.00	0
Employee			2.70	1.00	1.00	2.70	/ksf GLA	0.00	1.00	1.00	0.00	/ksf GLA		1.00	1.00	267	0.90	1.00	0
Medical/Dental Office	13,410	sf GLA	3.85	1.00	1.00	3.85	/ksf GLA	3.85	1.00	1.00	3.85	/ksf GLA		1.00	1.00	52	1.00	1.00	52
Employee			1.65	1.00	1.00	1.65	/ksf GLA	1.65	1.00	1.00	1.65	/ksf GLA		1.00	1.00	22	1.00	1.00	22
ULI base data have been modified from default values.														Customer		52	Customer		52
														Employee		289	Employee		22
														Reserved		0	Reserved		0
														<b>Total</b>		<b>341</b>	<b>Total</b>		<b>74</b>

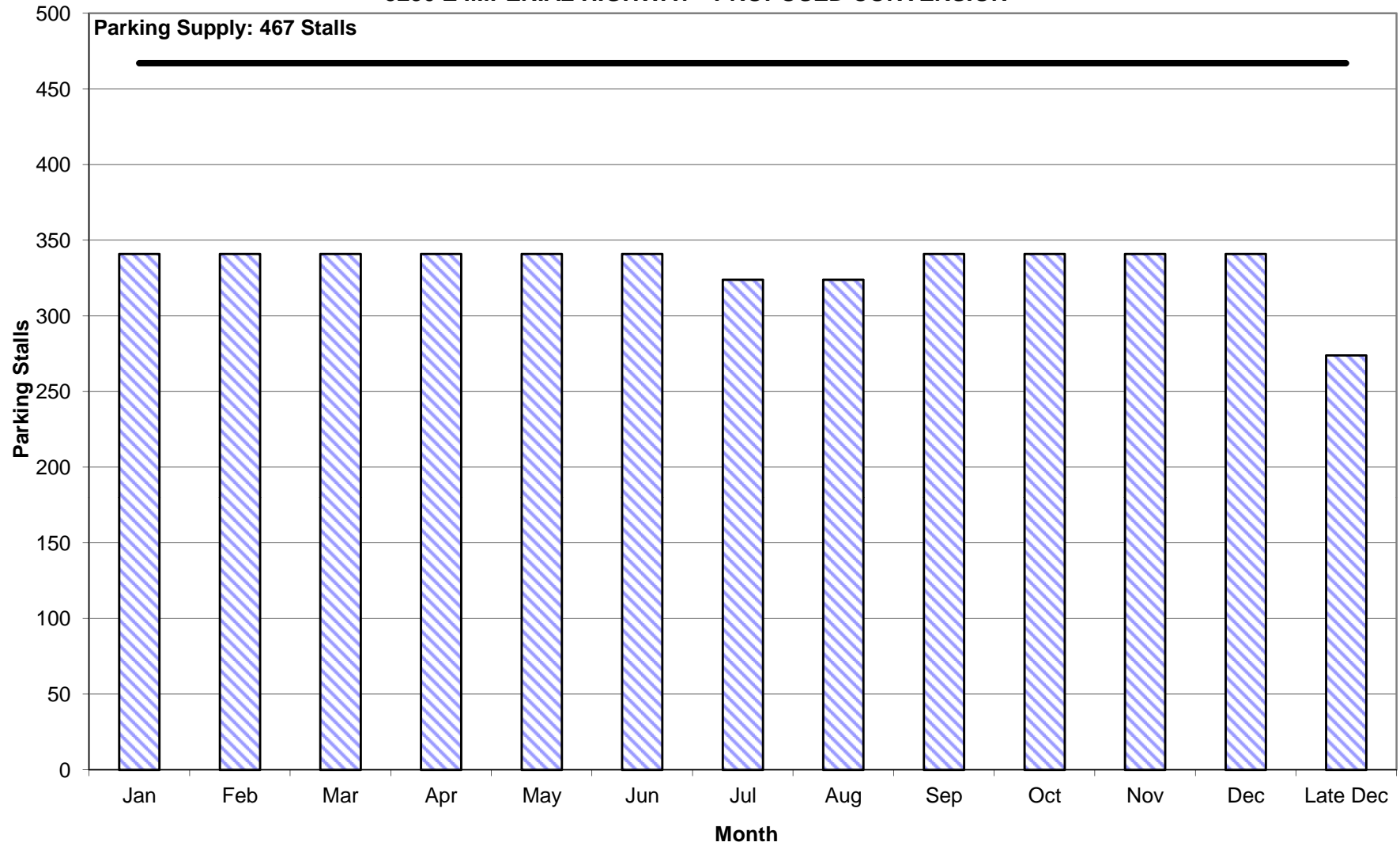
TABLE 6  
PEAK MONTH SHARED PARKING SUMMARY FOR  
3230 E IMPERIAL HIGHWAY - PROPOSED CONVERSION

January																								
Weekday Estimated Peak-Hour Parking Demand																								
Projected Parking Supply: 467 Stalls																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
Monthly Adj.		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	10 AM	10 AM	2 PM	6 PM
Office 25 to 100 ksf	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee	100%	8	80	184	245	267	260	236	233	242	228	178	103	41	21	19	8	3	-	-	267	267	242	41
Medical/Dental Office	100%	-	47	47	47	52	52	16	47	52	52	47	42	35	16	8	-	-	-	-	52	52	52	35
Employee	100%	-	-	13	22	22	22	22	22	22	22	22	22	15	7	3	-	-	-	-	22	22	22	15
Subtotal Demand by User Type	Customer	-	47	47	47	52	52	16	47	52	52	47	42	35	16	8	-	-	-	-	52	52	52	35
	Employee	8	80	197	267	289	282	258	255	264	250	200	125	56	28	22	8	3	-	-	289	289	264	56
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		8	127	244	314	341	334	274	302	316	302	247	167	91	44	30	8	3	-	-	341	341	316	91
ULI base data have been modified from default values.																				341	341	316	91	

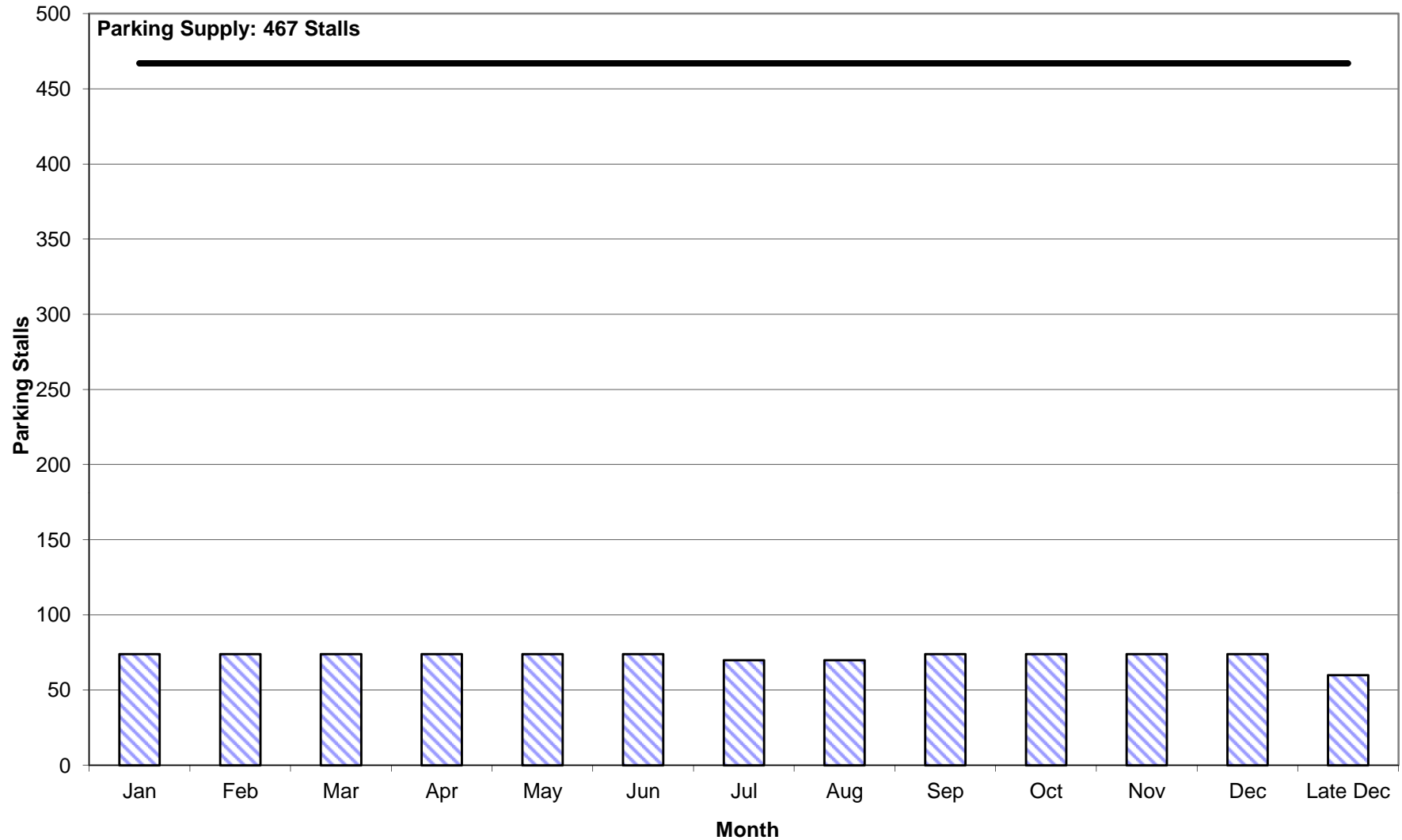
Footnote(s):

January																								
Weekend Estimated Peak-Hour Parking Demand																								
																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
																					10 AM	10 AM	12 PM	6 PM
	Monthly Adj.	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM				
Medical/Dental Office	100%	-	-	47	47	52	52	52	16	-	-	-	-	-	-	-	-	-	-	-	52	52	52	-
Employee	100%	-	-	13	22	22	22	22	22	-	-	-	-	-	-	-	-	-	-	-	22	22	22	-
Subtotal Demand by User Type	Customer	-	-	47	47	52	52	52	16	-	-	-	-	-	-	-	-	-	-	-	52	52	52	-
	Employee	-	-	13	22	22	22	22	22	-	-	-	-	-	-	-	-	-	-	-	22	22	22	-
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND			-	-	60	69	74	74	74	38	-	-	-	-	-	-	-	-	-	-	74	74	74	-
ULI base data have been modified from default values.																					74	74	74	-

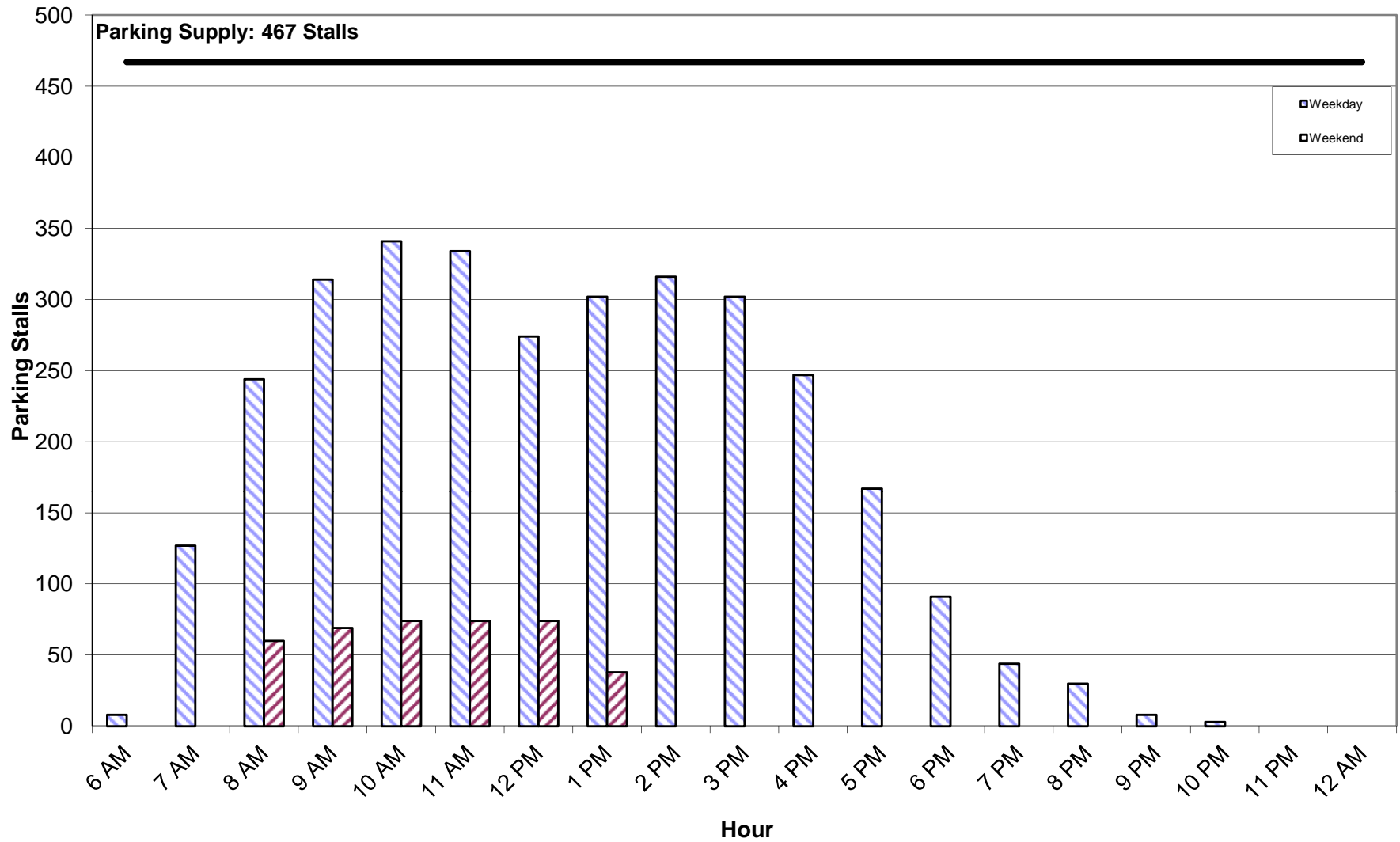
**CHART 3**  
**WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND**  
**3230 E IMPERIAL HIGHWAY - PROPOSED CONVERSION**



**CHART 4**  
**WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND**  
**3230 E IMPERIAL HIGHWAY - PROPOSED CONVERSION**



**CHART 5**  
**PEAK MONTH DAILY PARKING DEMAND BY HOUR**  
**3230 E IMPERIAL HIGHWAY - PROPOSED CONVERSION**



**TABLE 7  
SHARED PARKING DEMAND SUMMARY  
3230 E IMPERIAL HIGHWAY - MAXIMUM CONVERSION**

**PEAK MONTH: JANUARY -- PEAK PERIOD: 10 AM, WEEKDAY**

Projected Parking Supply: 467 Stalls		Weekday						Weekend						Weekday			Weekend		
Land Use	Project Data		Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit		Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit												10 AM	January		10 AM	January	
Office 25 to 100 ksf	98,742	sf GLA	0.00	1.00	1.00	0.00	/ksf GLA	0.00	1.00	1.00	0.00	/ksf GLA		1.00	1.00	0	0.90	1.00	0
Employee			2.70	1.00	1.00	2.70	/ksf GLA	0.00	1.00	1.00	0.00	/ksf GLA		1.00	1.00	267	0.90	1.00	0
Medical/Dental Office	36,410	sf GLA	3.85	1.00	1.00	3.85	/ksf GLA	3.85	1.00	1.00	3.85	/ksf GLA		1.00	1.00	140	1.00	1.00	140
Employee			1.65	1.00	1.00	1.65	/ksf GLA	1.65	1.00	1.00	1.65	/ksf GLA		1.00	1.00	60	1.00	1.00	60
ULI base data have been modified from default values.														Customer		140	Customer		140
														Employee		327	Employee		60
														Reserved		0	Reserved		0
														<b>Total</b>		<b>467</b>	<b>Total</b>		<b>200</b>



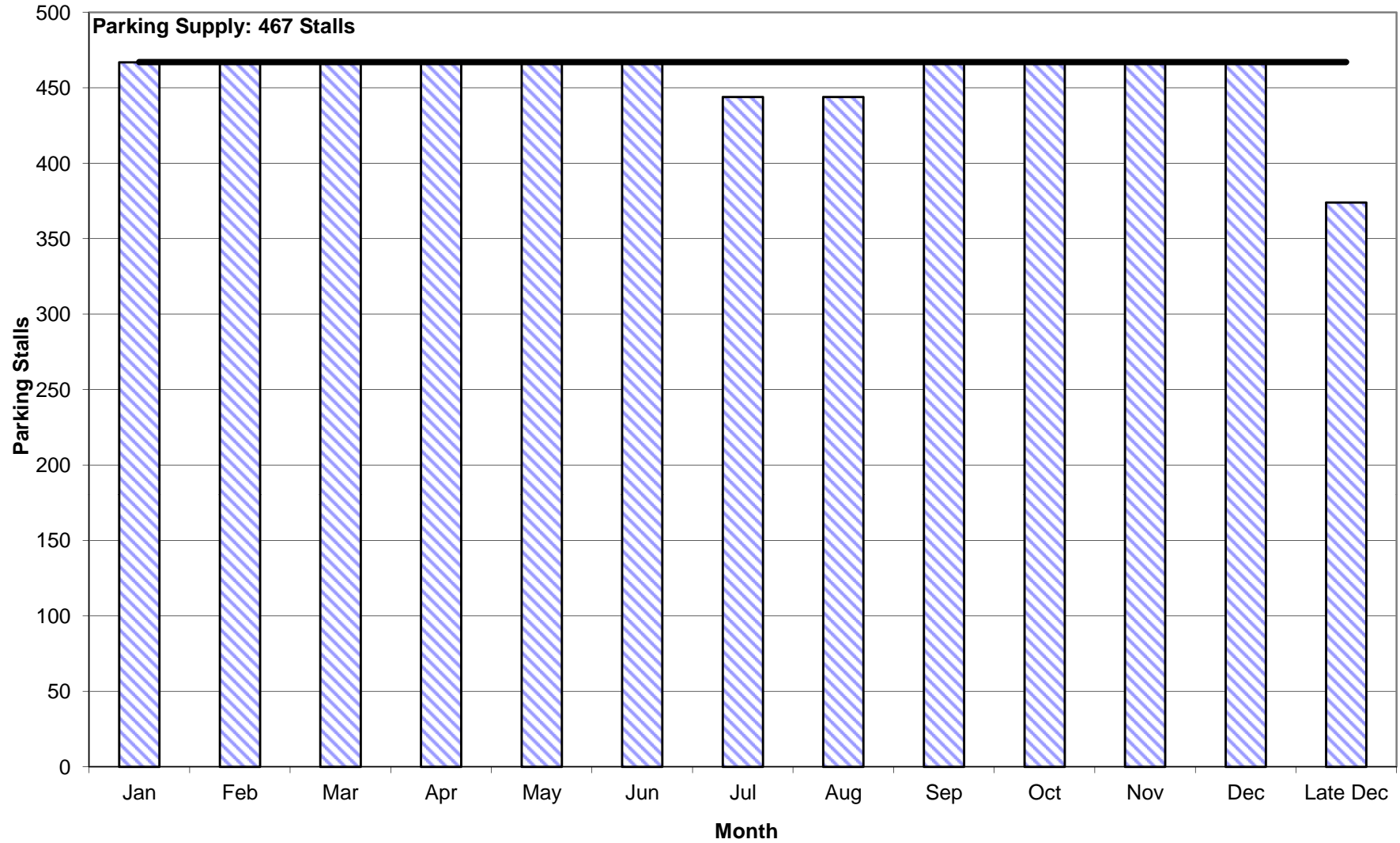
TABLE 8  
PEAK MONTH SHARED PARKING SUMMARY FOR  
3230 E IMPERIAL HIGHWAY - MAXIMUM CONVERSION

January																								
Weekday Estimated Peak-Hour Parking Demand																								
Projected Parking Supply: 467 Stalls																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
Monthly Adj.		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	10 AM	10 AM	2 PM	6 PM
Office 25 to 100 ksf	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee	100%	8	80	184	245	267	260	236	233	242	228	178	103	41	21	19	8	3	-	-	267	267	242	41
Medical/Dental Office	100%	-	126	126	126	140	140	42	126	140	140	126	112	94	42	21	-	-	-	-	140	140	140	94
Employee	100%	-	-	36	60	60	60	60	60	60	60	60	60	40	18	9	-	-	-	-	60	60	60	40
Subtotal Demand by User Type	Customer	-	126	126	126	140	140	42	126	140	140	126	112	94	42	21	-	-	-	-	140	140	140	94
	Employee	8	80	220	305	327	320	296	293	302	288	238	163	81	39	28	8	3	-	-	327	327	302	81
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		8	206	346	431	467	460	338	419	442	428	364	275	175	81	49	8	3	-	-	467	467	442	175
ULI base data have been modified from default values.																				467	467	442	175	

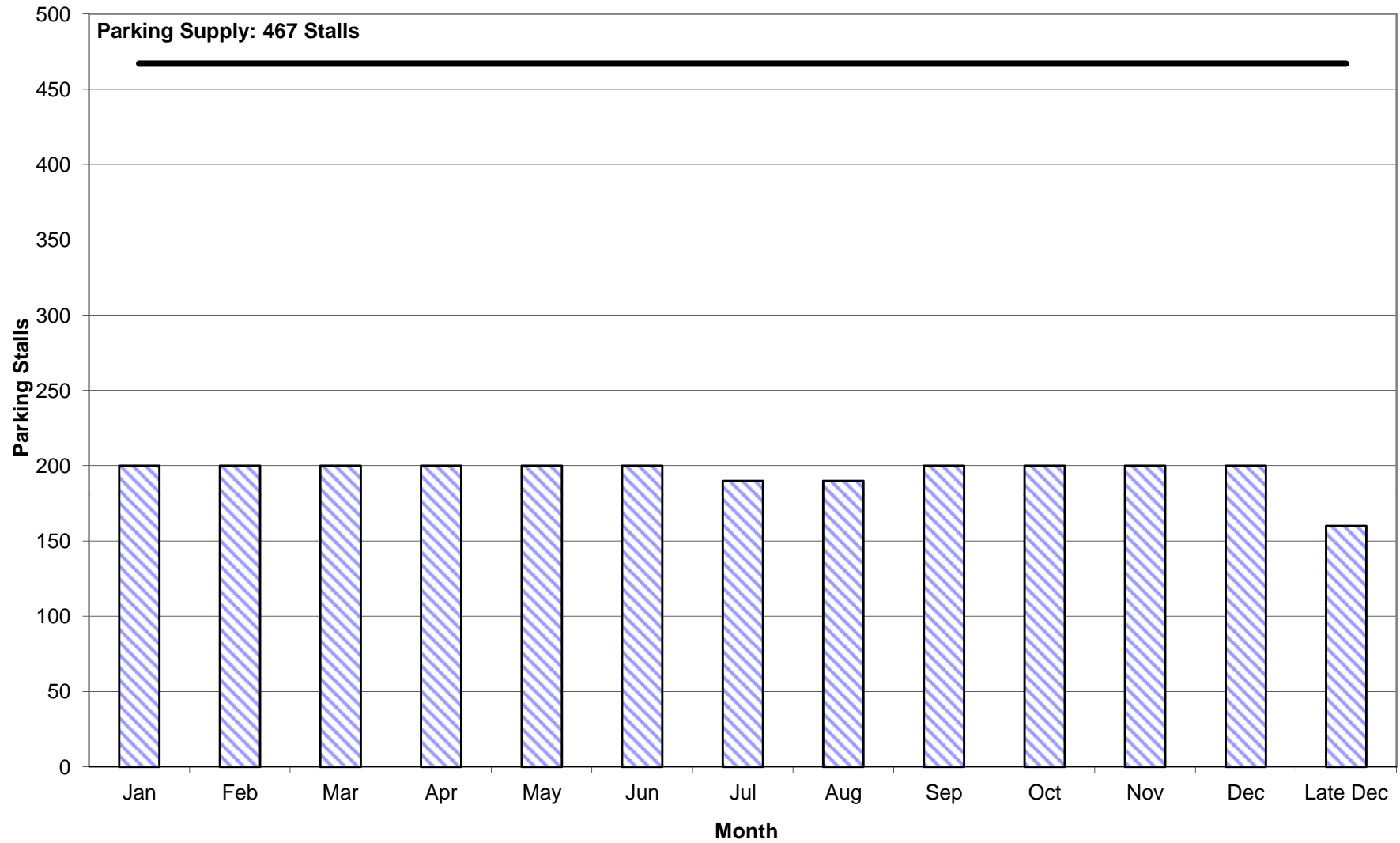
Footnote(s):

January																								
Weekend Estimated Peak-Hour Parking Demand																								
																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
																					10 AM	10 AM	12 PM	6 PM
	Monthly Adj.	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM				
Medical/Dental Office	100%	-	-	126	126	140	140	140	42	-	-	-	-	-	-	-	-	-	-	-	140	140	140	-
Employee	100%	-	-	36	60	60	60	60	60	-	-	-	-	-	-	-	-	-	-	-	60	60	60	-
Subtotal Demand by User Type	Customer	-	-	126	126	140	140	140	42	-	-	-	-	-	-	-	-	-	-	-	140	140	140	-
	Employee	-	-	36	60	60	60	60	60	-	-	-	-	-	-	-	-	-	-	-	60	60	60	-
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND			-	-	162	186	200	200	200	102	-	-	-	-	-	-	-	-	-	-	200	200	200	-
ULI base data have been modified from default values.																					200	200	200	-

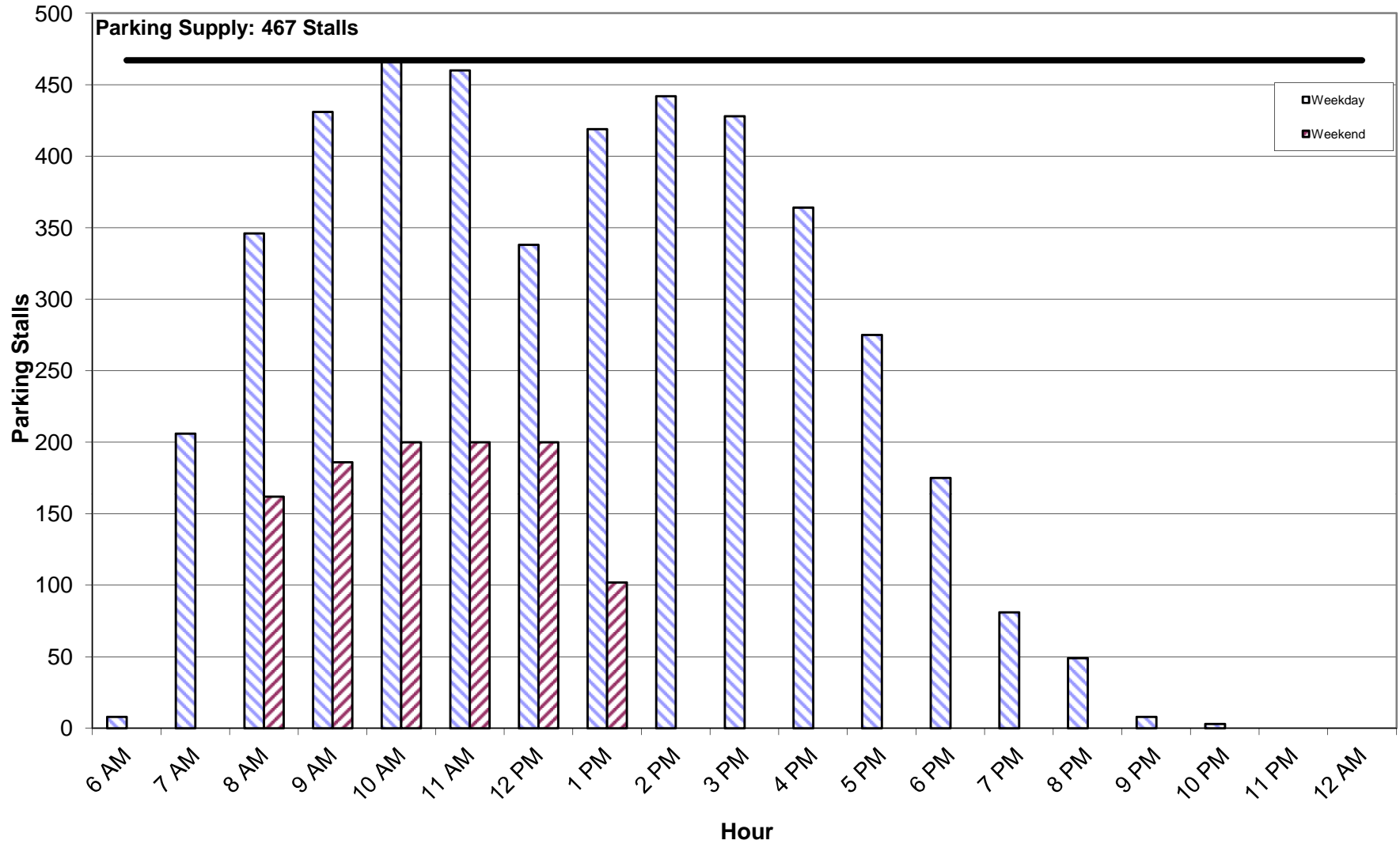
**CHART 6**  
**WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND**  
**3230 E IMPERIAL HIGHWAY - MAXIMUM CONVERSION**



**CHART 7**  
**WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND**  
**3230 E IMPERIAL HIGHWAY - MAXIMUM CONVERSION**



**CHART 8**  
**PEAK MONTH DAILY PARKING DEMAND BY HOUR**  
**3230 E IMPERIAL HIGHWAY - MAXIMUM CONVERSION**



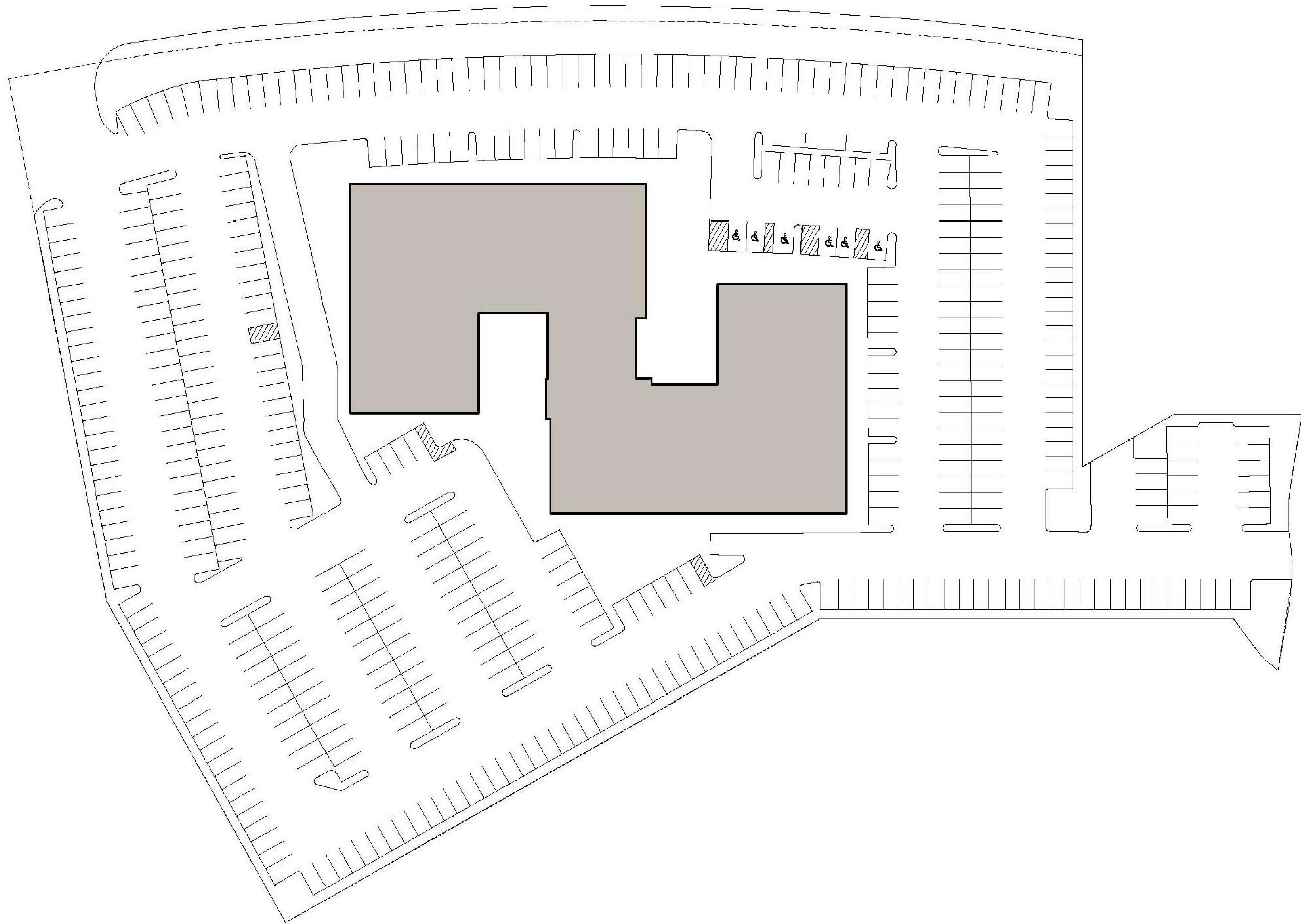
***Attachment***  
***Tenant Roster***

**TABLE 1**  
**DEVELOPMENT SUMMARY**  
 3230 East Imperial Highway, Brea



Suite	Tenant	Gross Floor Area (GFA) in Square Feet (SF)		
		General Office	PROJECT (Proposed Physical Therapy)	Future Office Tenant (TBD)
Existing Occupied				
100	Nestle Waters North America	19,936	→ 13,410	→ 6,526
110	Harold and Deborah McNaugh	557		
120	YFTS, Inc.	1,417		
125	Lynda Eisenmann	1,326		
130	Ardent Real Estate Group	1,292		
140	Tri-Tech Logistics	1,445		
150	GSA - Social Security Admin.	8,784		
175	Edward D. Jones & Co., LP	1,445		
200	Raincross Escrow, Inc.	3,884		
202	Verizon Wireless	390		
203	Patterns Behavioral Svcs., Inc.	4,339		
207	Phunphilas Viravan	1,106		
208	Gilbert H. Salas, Jr.	1,185		
209	Impact Sales, LLC	1,514		
210	Homearly Real Estate Group	1,623		
218	Beachside Realtors	2,485		
250	Sedgwick Claims Mgmt Svcs.	20,430		
300	Yellow Box Corp.	15,414		
312	Melissa Bautista	987		
Total Existing Occupied SF		89,559	--	--
Percentage of Total Building SF:		75%		
Existing Vacant				
170	Vacant	1,114		
205	Vacant	699		
206	Vacant	2,571		
301	Vacant	5,613		
302	Vacant	1,381		
305	Vacant	1,798		
306A	Vacant	500		
310	Vacant	3,216		
315	Vacant	1,870		
320	Vacant	1,967		
325	Vacant	2,801		
330	Vacant	1,571		
350	Vacant	3,298		
Equip	Vacant	344		
STGA	Vacant	101		
STGB	Vacant	89		
STGC	Vacant	100		
STGD	Vacant	86		
Total Existing Vacant SF		29,119	--	--
Percentage of Total Building SF:		25%		
TOTAL SF FOR 3230 EAST IMPERIAL HWY BLDG.		118,678	--	--

EAST IMPERIAL HIGHWAY



SOUTH VALENCIA AVENUE

OWNED AND OPERATED BY



**Abbey Pacific Services Inc.**

For leasing information please call

Phone : (714) 993-4000



Brea Corporate Plaza

3230 E. Imperial Hwy. Blvd. Brea CA 92821

Site Plan



City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

**DATE:** 06/12/2018

**SUBJECT:** CONSIDERATION OF TENTATIVE PARCEL MAP NO. 2017-177 – A REQUEST TO SUBDIVIDE A 3.56-ACRE SITE INTO TWO PARCELS AT 100 & 120 SOUTH STATE COLLEGE BOULEVARD IN THE C–C (PD) MAJOR SHOPPING CENTER (PRECISE DEVELOPMENT) ZONE

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**REQUEST**

The applicant is requesting to subdivide a 3.56-acre parcel into two parcels within the C–C (PD) (Precise Development) zone.

**RECOMMENDATION**

Staff recommends the Planning Commission approve Tentative Parcel Map No. 2017-177, subject to the conditions in the draft Resolution.

**BACKGROUND/DISCUSSION**

**BACKGROUND**

The applicant, Brea Place Acquisition Partners East 100 & 120 LLC, is requesting to subdivide a single parcel into two parcels. The 3.56- acre property is located south of the Brea Tracks and east of State College Boulevard, see Figure 1 – Site View., The site is zoned C–C (PD) Major Shopping Center (Precise Development) and consists of two existing office buildings. The property was originally entitled by Development Agreement 89-2 as part of the Brea Place and Brea Financial Commons campus. Most recently this property was included in the Hines development, Brea Place. Most recently this property was included in the Hines development, Brea Place project with the new hotel location sited on a non-adjacent parcel south of the property included in this map request. This subdivision request does not change anything related to the 2017 action. The subdivision request is to allow each building to be on an independent parcel. Parcel 1 is proposed to be 1.28 acres and will include the building currently addressed as 100 South State College Boulevard. Parcel 2 is proposed to be 2.28 acres and includes the building addressed as 120 South State College Boulevard.



Figure 1 – SITE VIEW

## **DISCUSSION**

The proposed parcel map, Attachment 4, would subdivide the site into two parcels. The application is for subdivision purposes only and no new construction or additions are proposed with this request. The project has been reviewed and analyzed and has been found to meet all required findings of the Subdivision Ordinance and the California Subdivision Map Act. The map is compliant with Brea's General Plan and Zoning Ordinance, minimum lot size and development standards for parcels in the C-C (PD) Major Shopping Center (Precise



Development) zone. In order to ensure proper maintenance of landscaping, utilities, drainage, common areas, and reciprocal access and parking for the site, Staff has included Conditions b and c as part of the draft resolution which requires certain easements and the applicant to provide CC&R's for the project to address such issues.

The application does not include any alterations to the buildings or site improvements and all improvements on site have been completed in compliance with applicable Codes. Subdivision of this parcel does not affect any previous approvals and all conditions of approvals from those entitlements remain unaltered. The properties resulting from the proposed subdivision will meet required parking, landscaping, setbacks and other development standards and staff has verified the proposed request will not cause any non-conforming conditions. This project is not anticipated to have any impacts on the community, the neighborhood or the surrounding uses and is in compliance with all standards and City Codes for subdivision..

## **ENVIRONMENTAL ASSESSMENT**

The proposed project is exempt from the requirement of the California Environmental Quality Act (CEQA) pursuant to Section 15315, Class 15 of Title 14, Chapter 3, Article 19 of the California Code of Regulations.

## **RESPECTFULLY SUBMITTED**

Jennifer A. Lilley, AICP, City Planner  
Prepared by: Paige Montojo, Assistant Planner

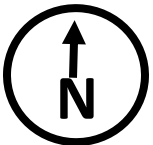
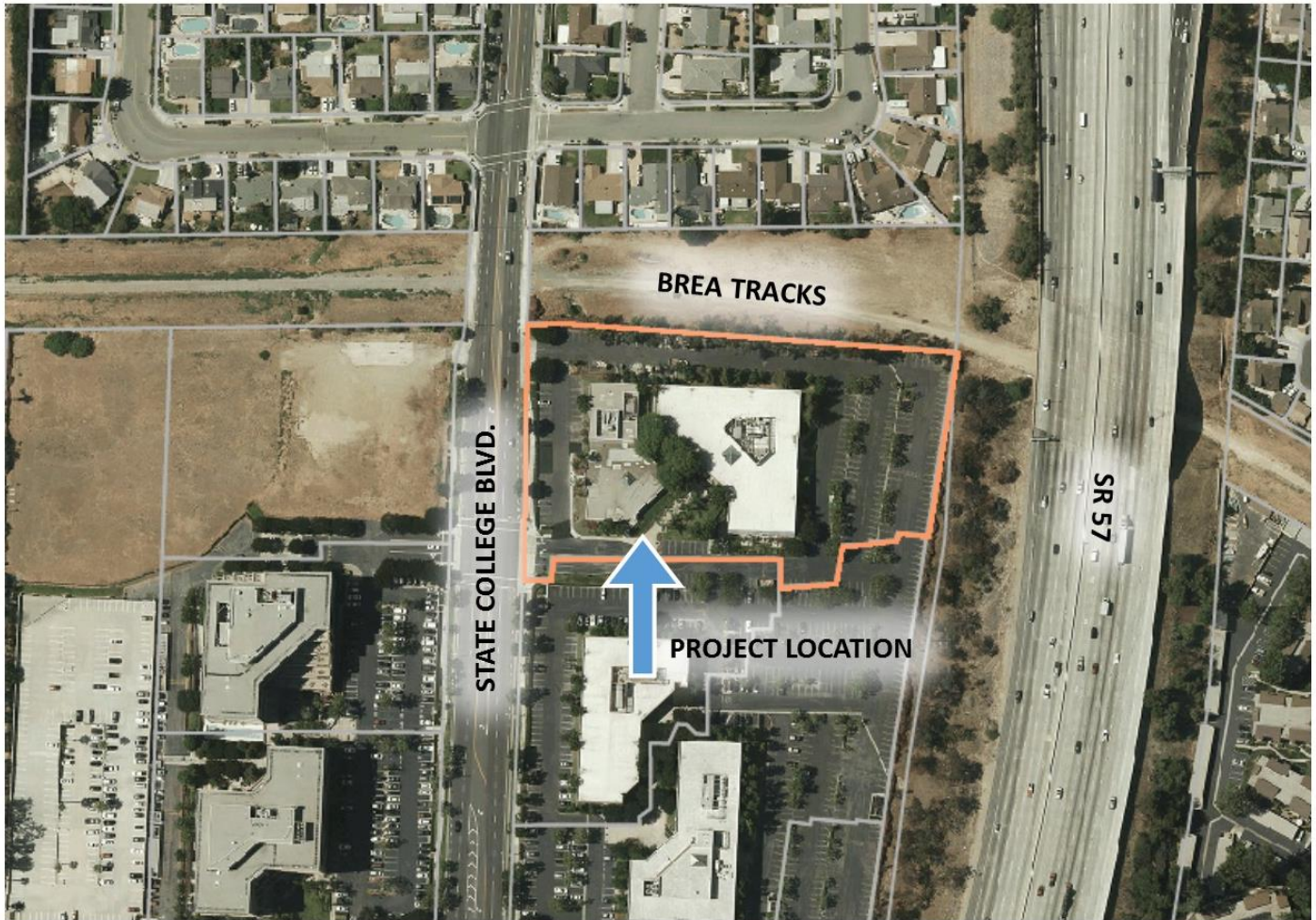
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### **Attachments**

1. Technical Background
  2. Vicinity Map
  3. Draft Resolution
  4. Exhibit A1
  5. Exhibit A2
-

**TECHNICAL BACKGROUND**

<b>Case No:</b>	Tentative Parcel Map No. 2017 - 177
<b>Property Location:</b>	100 & 120 South State College Boulevard
<b>Applicant:</b>	Brea Place Acquisition Partners East 100 & 120 LLC 4000 MacArthur Boulevard, Suite 110 Newport Beach, CA 92660
<b>Property Owner:</b>	Brea Place Acquisition Partners East 100 & 120 LLC 4000 MacArthur Boulevard, Suite 110 Newport Beach, CA 92660
<b>General Plan Designation:</b>	Regional Commercial
<b>Zoning Designation:</b>	C – C (PD) Major Shopping Center (Precise Development)
<b>Property Size:</b>	3.56 Acres
<b>Adjacent Zoning</b>	
<b>North:</b>	The Tracks at Brea
<b>South:</b>	C-C (PD) Major Shopping Center (Precise Development)
<b>East:</b>	State Route 57
<b>West:</b>	MU-I Mixed-Use I
<b>Site and Neighborhood Characteristics:</b>	The site consists of two commercial office buildings. The surrounding uses consists of commercial office.
<b>Public Hearing Notices and Outreach:</b>	Legal Notice was published in the <i>Star - Progress</i> on May 31st, 2018, and 62 notices were sent to property owners within a 500-foot radius of the subject property.



**SUBJECT PROPERTY  
AND VICINITY MAP**

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**DATE: June 12, 2018**

**CASE NO:  
TENTATIVE PARCEL MAP NO. 2017-177**

**RESOLUTION NO. PC 2018-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING TENTATIVE PARCEL MAP NO. 2017-177 – A REQUEST TO SUBDIVIDE A 3.56-ACRE SITE INTO TWO PARCELS AT 100 & 120 SOUTH STATE COLLEGE BOULEVARD 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. 2017-177. The Tentative Parcel Map is a request to subdivide a 3.56-acre site into two parcels, (Parcel 1 at 1.28 acres and Parcel 2 at 2.28 acres) in accordance with Chapter 20.240 and Chapter 20.260 of the Brea Zoning Code, the City Subdivision Ordinance, and the California State Subdivision Map Act.

(ii) The subject property is located at 100 & 120 South State College Boulevard, and legally described as a portion of Map Book 319, pages 33, block 332, parcel 1 as shown in the latest records of the County of Orange Assessor's Office.

(iii) The project proponent is Thomas McDougall, on behalf of BPAP East 100 & 120 LLC., 4000 MacArthur Boulevard, Suite 110, Newport Beach, CA 92660.

(iv) The property is zoned C-C (PD) Major Shopping Center (Precise Development) and designated as Regional Commercial 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 subject property has a General Plan designation of Regional Commercial. Subdivision of land for commercial office and/or service oriented business activities is consistent with the Regional Commercial land use designation of the General Plan. The proposed subdivision meets General Plan Policy CD-24 to maintain and expand the City's diverse employment base, including office, retail, manufacturing, and industrial businesses. Retaining and expanding business opportunities through commercial ownership will provide new options and retain businesses. The proposed subdivision action is within an existing office business park.

b. Finding: The design and improvements for the proposed subdivision are consistent with the C-C (PD) Major Shopping Center (Precise Development) development standards.

Fact: No new construction or changes will occur to the design and improvements on this property related to this request. The existing buildings and improvements comply with the minimum size, lot width, and lot depth for parcels in the C-C (PD) Major Shopping Center (Precise Development). Further, staff has confirmed that all applicable development standards of the C C-C (PD) Major Shopping Center (Precise Development) have been achieved and will be maintained with this action.

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

Fact: The subject property is 3.56 acres in size and has been improved with office buildings and uses. The map would subdivide the property into two parcels. The site has and will maintain proper infrastructure and related city services in place to support the allowed use. No physical or development improvements are anticipated with this request. Tentative Parcel Map No. 2017-177 maintains the required development standards. The current design and improvements satisfy the minimum lot size, width, lot depth and life safety needs for lots in the C-C (PD) Major Shopping Center (Precise Development) zone.

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

Fact: No new construction or improvements are proposed with this application. One parcel will be subdivided into two parcels. The subject properties are in compliance with applicable development standards.

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: No new construction or improvements are proposed with this request. The request is to subdivide one parcel into two parcels. The action does not have any impacts on habitat to support any fish or wildlife as it does not include an improvements or construction. Further, the project meets the criteria

required for the project to be categorically exempt, under Section 15315, Class 15 “Minor Land Divisions” classification, and exempt from further environmental review.

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

Fact: The project has been built and maintained in a manner to meet all required Building Division, Fire Services, and Public Works Department life safety requirements. No new construction or improvements are proposed at this time. Any new construction or improvements would be subject to review and approval of all divisions/departments to ensure compliance with all life safety issues. 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 parking, access, landscaping, and utilities for both properties. All easements will be shown and recorded on the final map. There will be no change to the design, layout or function of the development that has existed at this location prior to this commercial subdivision request.

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 Section 15315, Class 15 of Title 14, Chapter 3, and Article 19 of said act.



4. The Planning Commission hereby approves Tentative Parcel Map No. 2017-177, subject to the conditions as set forth herein:

- a. The subdivision shall occur in substantial conformance with Tentative Parcel Map No. 2017-177 submitted to the Planning Commission and dated June 12, 2018.
- b. Reciprocal easement shall be recorded between parcels 100 South State College Boulevard and 120 South State College Boulevard for access, parking, ingress, egress, truck circulation, pedestrian circulation, emergency vehicle access, fire service lines, private sewer lines, domestic water service lines and drainage. Accordingly, no fences or walls shall be constructed along any portions of the properties restricting such access or parking. Reciprocal easements shall be reviewed and approved by City Engineer at the time of final map approval. Reciprocal easements recorded from Tentative Parcel Map No. 2016-178 shall be maintained.
- c. Covenants, Conditions and Restrictions (CC&R's) shall be updated and amended for the review and approval of the Public Works Department, Fire Department, Community Development Department and City Attorney prior to the recordation of the final map. The CC&Rs shall address reciprocity between the two parcels, including but not limited to parking; vehicle access; maintenance and responsibility for site drainage; shared utility lines and associated piping and appurtenances; lighting; landscaping and irrigation maintained by the property owner and/or Property Owner's Association (POA); and all fire service lanes and emergency ingress. The CC&R's shall apply to any successors to the property owner at the time of this subdivision. Said CC&R's shall be recorded at the time as the Final Map. Three copies of the recorded CC&R's shall be provided to the Community Development Department within thirty (30) days of recordation.
- d. Prior to recordation of final map the applicant shall submit Final Map 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 be submitted directly to the County of Orange Surveyor's Office for review and approval of the technical portion of the final map. The Final Map shall include a Traffic Signal Maintenance Easement dedicated to City of Brea over the existing traffic signal and appurtenances and a Private Sewer Easement reserved for the benefit of both parcels over the existing private sewer line.
- e. Prior to recordation of the final map, the applicant shall install a street name sign on the existing traffic signal to identify the existing driveway approach



into the center. The name on the street name sign will be provided by the City Public Works Department.

- h. To the fullest extent permitted by law, the applicant 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. 2017-177; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of this Conditional Use Permit 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 Conditional Use Permit. Applicant'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 12<sup>th</sup> day of June, 2018.

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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 special meeting of the Planning Commission of the City of Brea held on the 12<sup>th</sup> day of June, 2018, and was finally passed at a special meeting of the Planning Commission of the City of Brea, held on the 12<sup>th</sup> day of June, 2018, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

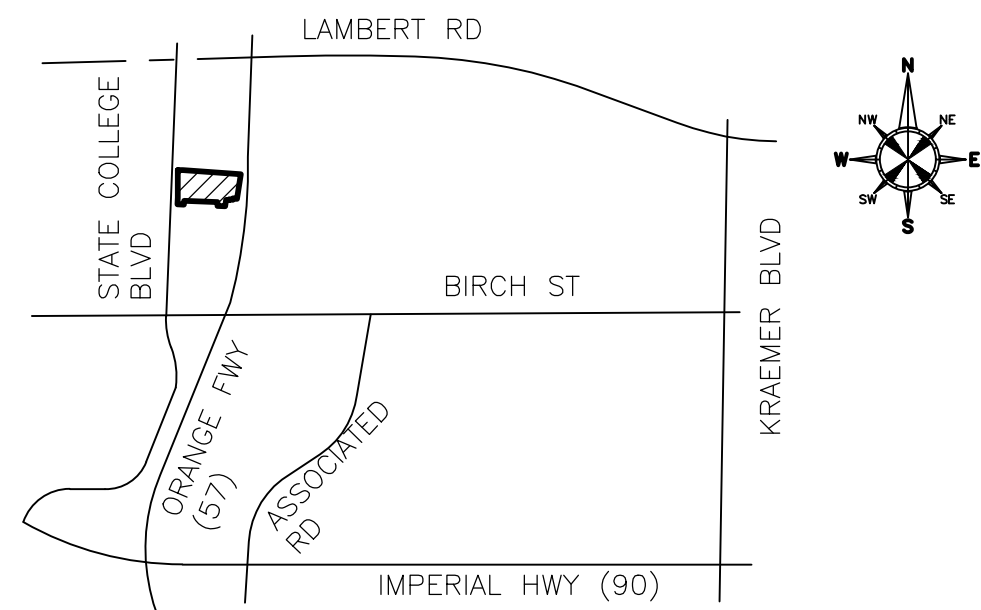
ATTEST: \_\_\_\_\_  
Secretary, Planning Commission



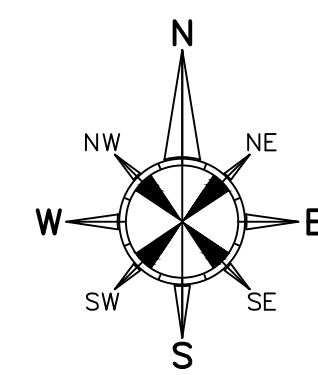
# TENTATIVE PARCEL MAP NO. 2017-177

BEING A SUBDIVISION OF A PORTION OF PARCEL 5 OF PARCEL MAP NO. 81-1135, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
AS PER MAP FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EPS GROUP, INC., CHRISTOPHER W. DANIELS, P.L.S. 6328



VICINITY MAP



SCALE: 1" = 30'

PARCEL 2  
LLA 2008-01  
INST. NO. 2008000471338, O.R.

LINE	BEARING	LENGTH
L1	N81°02'01"W	36.00'
L2	N08°57'59"E	15.41'
L3	N81°02'01"W	33.00'
L4	N08°57'59"E	8.33'
L5	N81°02'01"W	28.00'
L6	N08°57'59"E	60.10'
L7	N87°48'26"W	71.91'
L8	N02°11'34"E	34.00'
L9	N02°11'34"E	33.00'
L10	N87°48'26"W	60.00'

LINE	BEARING	LENGTH
L11	N02°11'34"E	60.76'
L12	N89°16'07"E	49.34'
L13	N89°16'07"E	40.05'
L14	N02°07'04"E	67.78'
L15	N44°31'47"W	103.10'
L16	N02°17'12"E	139.85'
L17	N02°11'34"E	1.95'
L18	N87°48'26"W	50.00'

## GENERAL INFORMATION:

- ASSESSOR'S PARCEL NO. 319-331-01
- ADDRESS: 100 AND 120 S. STATE COLLEGE BLVD.  
BREA, CALIFORNIA 92321
- EXISTING USE: OFFICE BUILDINGS
- EXISTING NUMBER OF PARCELS: 1
- PROPOSED NUMBER OF PARCELS: 2
- PROPOSED USES:  
PARCEL 1: OFFICE BUILDING (EXISTING)  
PARCEL 2: OFFICE BUILDING (EXISTING)
- EXISTING TENANTS:  
100 S. STATE COLLEGE BLVD. - MANUFACTURERS BANK  
120 S. STATE COLLEGE BLVD. - IT ELECTRONICS;  
BECTON DICKSON AND COMPANY (BD); WHITTIER  
FILTRATION INC. DBA VEOLIA WATER SOLUTIONS
- TOTAL AREA: 3.558 ACRES
- PROPOSED PARCEL AREAS:  
PARCEL 1 - 1.276 ACRES  
PARCEL 2 - 2.282 ACRES
- PROPOSED IMPROVEMENTS: NONE
- EXISTING PARKING: \*  
REGULAR SPACES - 197  
(TYPE A = 118; TYPE B = 38; TYPE C = 41)  
HANDICAP SPACES - 11  
(HC-1 = 7; HC-2 = 4)  
TOTAL PARKING SPACES - 208  
\* SEE BELOW FOR PARKING SPACE DETAILS.
- PROPOSED PARKING:  
PARCEL 1: REGULAR - 46  
(TYPE A = 0; TYPE B = 38; TYPE C = 8)  
HANDICAP - 9  
(HC-1 = 7; HC-2 = 2)  
TOTAL - 55  
PARCEL 2: REGULAR - 151  
(TYPE A = 118; TYPE B = 0; TYPE C = 33)  
HANDICAP - 2  
(HC-1 = 0; HC-2 = 2)  
TOTAL - 153

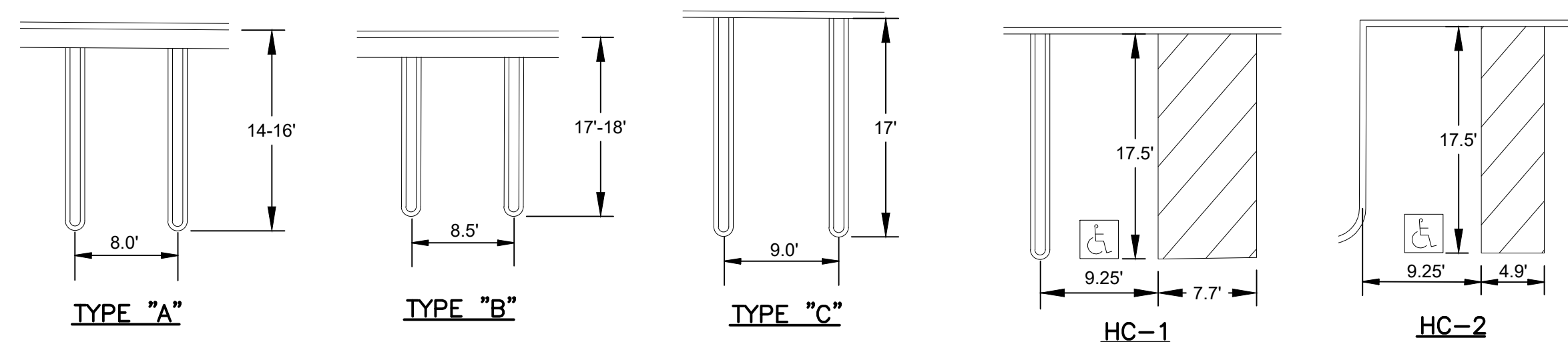
## UTILITY PROVIDERS:

ELECTRICITY - SOUTHERN CALIFORNIA EDISON COMPANY  
800-655-4555  
GAS - SOUTHERN CALIFORNIA GAS COMPANY  
877-238-0092  
WATER/SEWER - CITY OF BREA: 714-990-7642  
TRASH - CITY OF BREA: 714-238-2444

## NOTES:

- SEE SHEET 2 FOR EASEMENT NOTES AND EASEMENT LOCATION DATA.
- SEE SHEET 2 FOR EXISTING BUILDING TIES TO PROPOSED PARCEL LINE.
- PROPERTY OWNER TO INSTALL STREET NAME SIGN ON EXISTING TRAFFIC SIGNAL TO IDENTIFY THE EXISTING DRIVEWAY APPROACH TO CENTER.
- PROPERTY OWNER TO DEDICATE A TRAFFIC SIGNAL MAINTENANCE EASEMENT TO CITY. EASEMENT SIZE TO BE DETERMINED BY CITY.
- EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, PARKING, UTILITIES, LANDSCAPING AND DRAINAGE TO BE PROVIDED FOR IN CC&R'S RECORDED FOR CENTER.

## TYPICAL PARKING SPACE DETAILS:



## LEGAL DESCRIPTION:\*

PARCEL 1:

PARCEL 5 OF PARCEL MAP 81-1135, AS SHOWN ON A MAP FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AND AS CORRECTED BY THAT CERTAIN CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 7, 1982 AS INSTRUMENT NO. 82-314705 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ACCESS ACROSS THAT PORTION OF EACH PARCEL WHICH IS PARKING AREA AND ACROSS ANY PORTION OF A LOT WHICH IS COMMON AREA AND IS DESIGNATED TO BE TRAVERSED BY PEDESTRIAN OR VEHICULAR TRAFFIC, AS SHOWN BY INSTRUMENT RECORDED FEBRUARY 22, 1984 AS INSTRUMENT NO. 84-074098 AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RE-RECORDABLE INTERESTS RECORDED SEPTEMBER 30, 1994 AS INSTRUMENT NO. 94-0591057, ALL OF OFFICIAL RECORDS.

\* THE ABOVE LEGAL DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE CURRENT VESTING DEED FOR THE PROPERTY, INSTRUMENT NO. 2014000201793 OF OFFICIAL RECORDS (RECORDED 05/23/14), AND IN PRELIMINARY TITLE REPORT NO. 00087128-994-SD1-RT4, DATED MARCH 6, 2018, PREPARED BY FNTG BUILDER SERVICES.

## ZONING:

EXISTING: C-C (MAJOR SHOPPING CENTER)  
PROPOSED: C-C (MAJOR SHOPPING CENTER)

## BENCHMARK:

OCS BENCHMARK DESIGNATION: 2C-103-76

FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-103-76" SET IN THE SOUTHEASTERLY CORNER OF A 1.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF AVOCADO STREET AND STATE COLLEGE BOULEVARD, 33 FT. EASTERLY OF THE CENTERLINE OF STATE COLLEGE BOULEVARD AND 72 FT. SOUTHERLY OF THE CENTERLINE OF AVOCADO STREET AND 134 FT. NORTHERLY OF THE NORTHERLY RAIL ALONG THE SOUTHERN PACIFIC RAILWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 375.22 FT. (NAVD88 - YEAR LEVELED: 2006)

## BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL GPS POINT NO. 0488 AND OCS HORIZONTAL GPS POINT NO. 3874 BEING N88°57'36"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

## OWNER:

BPAP EAST 100 AND 120 LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

## SUBDIVIDER:

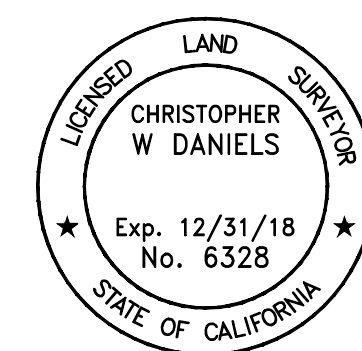
HINES INTERESTS LIMITED PARTNERSHIP  
17885 VON KARMAN, SUITE 110  
IRVINE, CALIFORNIA 92614

CONTACT: SCOTT PETERSON  
949-313-2230  
scott.peterson@hines.com

## SURVEYOR:

EPS GROUP, INC.  
3002 DOW AVENUE, SUITE 314  
TUSTIN, CA 92780  
PHONE: (949) 456-9762  
EMAIL: Chris.Daniels@epsgruopinc.com

*Christopher W. Daniels* 04/05/2018  
CHRISTOPHER W. DANIELS, P.L.S. 6328 DATE



## LEGEND

---	CENTER LINE	☼	LIGHT POLE
W	WATER LINE	☼	SIGNAL LIGHT
F	FIRE WATER LINE	☼	FIRE HYDRANT
S	SANITARY SEWER LINE	☼	WATER VALVE
SD	STORM DRAIN LINE	☼	WATER METER
---	BLOCK/CONCRETE WALL	☼	GAS METER
---	BUILDING PERIMETER	☼	SIGNAL LIGHT PULLBOX
(W)	WATER MANHOLE	☼	UTILITY PULLBOX
(SS)	SANITARY SEWER MANHOLE	☼	BACKFLOW PREVENTOR
(SD)	STORM DRAIN MANHOLE	☼	FIRE DEPARTMENT CONNECTION
(S <sup>o</sup> )	SANITARY SEWER CLEANOUT	AD	AREA DRAIN
☼	TREE	EPB	ELECTRICAL PULLBOX
☼	SIGNAL LIGHT WITH ARM	ET	ELECTRICAL TRANSFORMER
☼	HANDICAP PARKING SPACE	WTR	WATER UTILITY

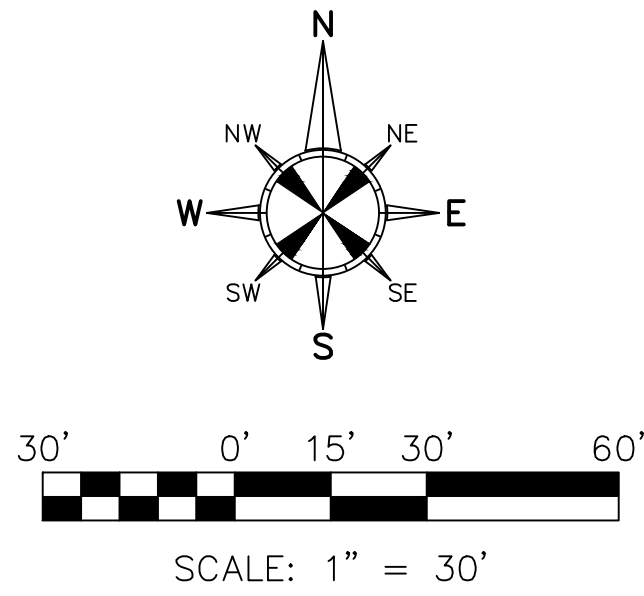
LATEST REVISION DATE: 5/09/2018  
DATE OF MAP OR PLAT: 1/20/2018



# TENTATIVE PARCEL MAP NO. 2017-177

BEING A SUBDIVISION OF A PORTION OF PARCEL 5 OF PARCEL MAP NO. 81-1135, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
AS PER MAP FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EPS GROUP, INC., CHRISTOPHER W. DANIELS, P.L.S. 6328

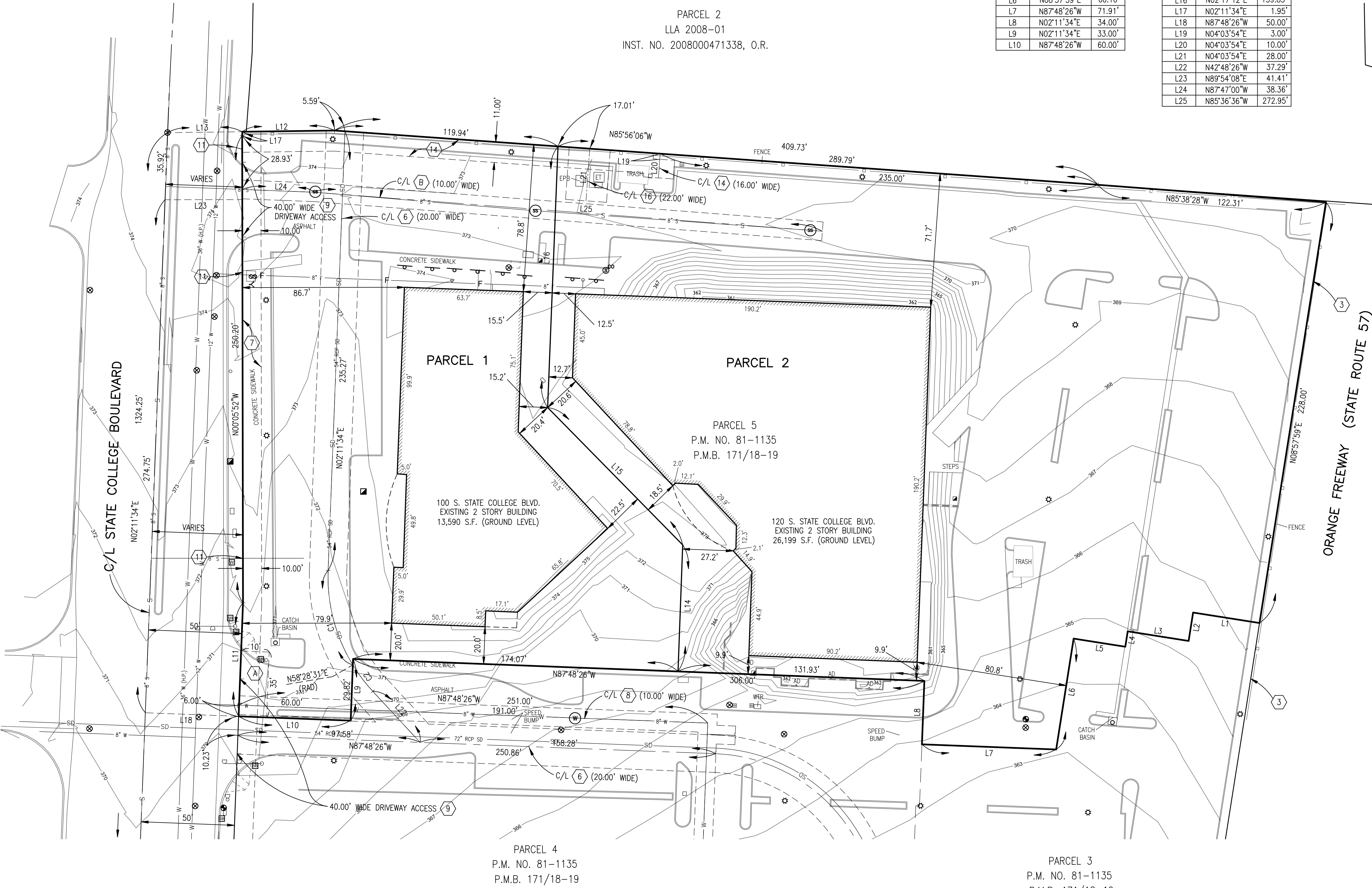


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	33°43'03"	90.00'	52.96'
C2	11°16'57"	90.00'	17.72'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°02'01"W	36.00'
L2	N08°57'59"E	15.41'
L3	N81°02'01"W	33.00'
L4	N08°57'59"E	8.33'
L5	N81°02'01"W	28.00'
L6	N08°57'59"E	60.10'
L7	N87°48'26"W	71.91'
L8	N02°11'34"E	34.00'
L9	N02°11'34"E	33.00'
L10	N87°48'26"W	60.00'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N02°11'34"E	60.76'
L12	N89°16'07"E	49.34'
L13	N89°16'07"E	40.05'
L14	N02°07'04"E	67.78'
L15	N44°31'47"W	103.10'
L16	N02°17'12"E	139.85'
L17	N02°11'34"E	1.95'
L18	N87°48'26"W	50.00'
L19	N04°03'54"E	3.00'
L20	N04°03'54"E	10.00'
L21	N04°03'54"E	28.00'
L22	N42°48'26"W	37.29'
L23	N89°54'08"E	41.41'
L24	N87°47'00"W	38.36'
L25	N85°36'36"W	272.95'

PARCEL 2  
LLA 2008-01  
INST. NO. 2008000471338, O.R.



## PROPOSED EASEMENTS:

- (A)** INDICATES A PROPOSED TRAFFIC SIGNAL EASEMENT TO BE DEDICATED TO THE CITY OF BREA ON THIS MAP.
- (B)** INDICATES A PROPOSED 10.00' WIDE EASEMENT FOR PRIVATE SEWER LINE PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE FUTURE OWNERS OF PARCELS 1 AND 2 TO BE GRANTED BY SEPARATE DOCUMENT CONCURRENT WITH THE RECORDATION OF THIS MAP.

## EXISTING EASEMENTS:

- (2)** EASEMENTS FOR PIPE LINES, TELEGRAPH OR TELEPHONE LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC COAST OIL COMPANY PER DOCUMENT RECORDED IN BOOK 75 PAGE 254 OF DEEDS. (THE LOCATION OF SAID EASEMENTS CANNOT BE DETERMINED FROM THE RECORD.)
- (3)** ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STREET, HIGHWAY, OR FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 02, 1975 AS BOOK 11369, PAGE 1515 OF OFFICIAL RECORDS.
- (6)** EASEMENT FOR STORM DRAIN PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF BREA AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 81-1135, FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS.
- (7)** EASEMENT FOR RECREATIONAL TRAIL AND PUBLIC WAY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF BREA AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 81-1135, FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS.
- (8)** EASEMENT FOR WATER PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF BREA AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 81-1135, FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS.
- (9)** EASEMENT FOR DRIVEWAY ACCESS AND RIGHTS INCIDENTAL THERETO AS DELINEATED ON PARCEL MAP NO. 81-1135, FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS.
- (10)** THE DEDICATION OF THE DOMESTIC WATER SYSTEM AND APPURTENANCES AS SHOWN ON THE IMPROVEMENT PLANS, AS ACCEPTED BY THE CITY OF BREA ON PARCEL MAP NO. 81-1135, FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS. (SAID DEDICATION IS BLANKET IN NATURE.)
- (11)** ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE COLLEGE BOULEVARD, EXCEPT AT DRIVEWAY LOCATIONS HAVE BEEN RELINQUISHED PER PARCEL MAP NO. 81-1135, FILED IN BOOK 171, PAGES 18 AND 19 OF PARCEL MAPS.
- (12)** NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND ACCESS ACROSS THAT PORTION OF EACH PARCEL WHICH IS PARKING AREA AND ACROSS ANY PORTION OF A LOT WHICH IS COMMON AREA AND IS DESIGNATED TO BE TRAVERSED BY PEDESTRIAN OR VEHICULAR TRAFFIC, AS SHOWN BY INSTRUMENT RECORDED FEBRUARY 22, 1984 AS INSTRUMENT NO. 84-074098 OF OFFICIAL RECORDS. (SAID EASEMENTS ARE BLANKET IN NATURE.)
- (13)** EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED DECEMBER 15, 1981 IN BOOK 14323, PAGE 1538 OF OFFICIAL RECORDS. (SAID EASEMENT DOES NOT LIE WITHIN PARCEL 5 BUT LIES IN PARCEL 4 OF SAID PARCEL MAP NO. 81-1135.)
- (14)** EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED AUGUST 06, 1986 AS INSTRUMENT NO. 86-346435 OF OFFICIAL RECORDS.
- (16)** EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED AUGUST 20, 2008 AS INSTRUMENT NO. 2008000395945 OF OFFICIAL RECORDS.

NOTE: THE EASEMENT REFERENCE NUMBERS ABOVE CORRESPOND TO THE EXCEPTION NUMBERS CONTAINED IN FNTG BUILDER SERVICES PRELIMINARY TITLE REPORT NO. 00087128-996-SD1-RT4, DATED MARCH 6, 2018.