



PLANNING COMMISSION AGENDA

Tuesday, June 26, 2018
Study Session 6:00 p.m.

***Melanie Schlotterbeck**, Vice Chair*

***Pat Fox**, Commission Member **James McGrade**, Commission Member **Jim Grosse**, Commission Member*

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. 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

CALL TO ORDER / ROLL CALL

1. Reorganization
2. Matters from the Audience
3. Informational / Project Updates
4. New Business

A request to allow temporary placement of an office trailer, outdoor storage of pipes and storage containers at 711 West Imperial Highway.

NO PUBLIC HEARINGS

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 06/26/2018

SUBJECT: TEMPORARY TRAILER PERMIT NO TT 18-01, A REQUEST TO ALLOW A
TEMPORARY OFFICE TRAILER, STORAGE CONTAINERS AND OUTDOOR
STORAGE AT 711 WEST IMPERIAL HIGHWAY (FORMER HITCHING POST SITE)

REQUEST

This request would allow temporary placement of an office trailer, outdoor storage of pipes and storage containers at 711 West Imperial Highway.

RECOMMENDATION

Staff recommends that the Planning Commission approve Temporary Trailer No. TT 18-01, with the Findings of Fact and conditions contained in the draft Resolution.

BACKGROUND/DISCUSSION

Walter's Wholesale Electric has served the construction industry throughout Southern California for six decades. The business has operated their 250,000 square foot distribution center at 200 North Berry Street in Brea since 2004. The company is currently testing the piping market and have an overage of stock. The applicant proposes to store the additional pipe at 711 West Imperial Highway (former Hitching Post Site). Ordering and sales will continue to occur at the Berry Street location however the customer will be able to pick up their pipe order on Imperial Highway. To accommodate the order pickup, the applicant proposes a temporary office trailer and five storage containers. This would be a short term solution while the company tests the pipe market and determines next steps for this division of the company (See Attachment 3 – Project Description). Walter's Electric Wholesale requests that the City grant a 1 year permit for the temporary trailer and associated uses. The City's Zoning Code allows the Planning Commission to grant a temporary trailer permit effective for a maximum of two years. The current request is to temporarily allow the trailer and storage for 1 year however Staff has included Condition b which would allow the applicant to request an extension of 1 more year (consistent with the maximum 2 year code allowance) subject to review and approval of the City Planner.

The subject property is located at 711 West Imperial Highway which was the former Hitching Post Trailer & Sales business. The property has existing wrought-iron fencing and the front portion of the site is paved. The applicant proposes to stripe nine parking stalls within the paved area to accommodate customer pickup. The trailer will be located north of the parking stalls and the storage containers and pipe storage will be accommodated towards the rear of the property (See Attachment 4, Plans). The size of the trailer is 760 square feet measuring approximately 12 wide by 60' long. A photo of the trailer and pipe storage is provided in Attachment 5 - Photos. To further screen the temporary trailer and storage, the applicant proposes to provide green screen along the wrought-iron fence along Imperial Highway and Berry Street.

The City Code allows temporary trailers on industrial properties for a maximum of two years. This use

is permitted by Code and is not anticipated to negatively impact the property or adjacent properties. Staff recommends approval of this temporary trailer permit.

ENVIRONMENTAL ASSESSMENT

The proposed project is categorically exempt from requirements of the California Environmental Quality Act, pursuant to Section 15311 – Accessory Structures, of said Act.

RESPECTFULLY SUBMITTED

Prepared by: Maribeth Tinio, Senior Planner

Attachments

1. Draft Reso
 2. Vicinity Map
 3. Project Description
 4. Plans
 5. Photos
 6. Technical Background
-

RESOLUTION NO. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING TEMPORARY TRAILER NO. TT 18-01, SUBJECT TO THE CONDITIONS AS SET FORTH HEREIN

A. RECITALS.

(i) The Planning Commission of the City of Brea has heretofore reviewed, as required by law, on Temporary Trailer Permit No. TT 18-01, a request to locate a temporary office trailer, storage containers and pipe storage on vacant property.

(ii) The subject property is located at 711 West Imperial Highway, legally described as a portion of Map Book 296, Page 10, Block 101, Parcels 03 and 05 as shown in the latest rolls of the County of Orange Tax Assessor.

(iii) The project proponent is Walter's Wholesale Electric, located at 200 North Berry Street, Brea, CA 92821 and lessee for property owner, Village Brea Inc., 1422 Edinger Avenue, Tustin CA 92780.

(iv) The General Plan designation is General Industrial and zoned C-M, Commercial Industrial (Parcel 3) and M-2, General Industrial (Parcel 5).

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

8. RESOLUTION.

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

1. In all respects as set forth in the Recitals, Part A, of this Resolution.
2. The Planning Commission hereby finds that the project identified above is exempt from requirements of the California Environmental Quality Act of 1970, as amended, and the Guideline promulgated thereunder pursuant to Section 15311 of Title 14, Chapter 3, Article 19 of the California Code of Regulations.

3. The Commission further finds in consideration of Temporary Trailer No. TT 18-01 as follows:

a. Finding: The temporary trailer and uses with conditions as imposed, is harmony with the various elements or objectives of the General Plan.

Fact: The site has a General Plan Land Use Designation of General Industrial. The General Plan Industrial Land Use Designation provides for a broad range of industrial uses and incidental office uses and the Zoning Code permits temporary trailers with Planning Commission approval.

c. Finding: The temporary trailer and uses will not be detrimental to existing uses or uses specifically permitted in the specific area in which the temporary trailer is proposed to be located.

Fact: The property is zoned C-M Commercial Industrial and M-2 General Industrial which allows for a broad range of industrial uses including outdoor storage. Placement of the temporary trailer and storage will be located over 120-feet from the public street. The property currently has wrought iron fencing and green screen will be provided along the fence on Imperial Highway and Berry Street to further screen any temporary storage from public view. The conditions of approval will require the applicant to meet all current codes for the Building Division and Fire Department. As conditioned, the temporary use will not be detrimental to the surrounding uses or area.

d. Finding: The temporary trailer and uses will not be detrimental to property or the use of property located in the City, particularly property location within three hundred (300) feet of the exterior boundaries of the property where the temporary trailer is located.

Fact: The property is primarily surrounded by similar industrial uses to the north and west. The property located to the east is a commercial use but is at a higher elevation than the subject property and generally not visible from the commercial property. The property to the south is residential however the subject property currently has a wrought-iron fence and green screen will be placed along the

street to screen the temporary storage from public view. Further, the neighborhood currently has a masonry wall which blocks the view of the homes from Imperial Highway and the industrial uses north.

4. Temporary Trailer No. TT 18-01 is hereby approved subject to conditions as set forth herein:

- a. The temporary trailer, storage and uses shall be in substantial conformance with plans, description and photos submitted to the Planning Commission dated June 26, 2018.
- b. Placement of the temporary trailer, temporary uses, temporary storage shall not exceed one (1) year from the date of this approval. Consideration of an extension may occur subject to review and approval of the City Planner. Any proposed extension shall be for no more than one additional year (for a total maximum of two years from the date of this permit.)
- c. The applicant shall screen the temporary storage from public view and shall provide green screen along the existing wrought-iron fencing on Imperial Highway and Berry Street. Said green screen shall remain in quality condition for the length of this permit. The applicant shall repair any tears and/or damage immediately.
- d. A fire apparatus access road onto property with an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches shall be provided. The road shall be designed and maintained to support the imposed loads of fire apparatus (75,000 lbs. load/25,000 lbs. point load) and shall be surfaced so as to provide all-weather driving capabilities. Fire access road turns and corners shall have a minimum inner radius of 17 feet and an outer radius of 45 feet. Radius must be concentric.
- e. The applicant shall submit construction plans including a site plan with a common architectural scale to the Building Division and Fire Department prior to occupancy

and placement of storage on the site. Said plans shall include the following:

- The dimensions of all pipe storage piles (width and length) and show that hose pulls will be within 150 feet from the fire apparatus access road to all pipe storage locations, containers and trailer.
 - Location of all existing public hydrants and on-site hydrants on the site plan.
 - Note on the site plan that Knox padlocks will be provided for gates to allow for Fire Department access for emergency and non-emergency purposes.
- f. The applicant shall provide product description and/or data spec sheet for product stored on-site prior to occupancy and placement of any storage on the site.

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

ADOPTED AND APPROVED this 26th day of June 2018.

I, Jennifer 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 26th day of June 2018, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 26th day of June, 2018, by the following votes:

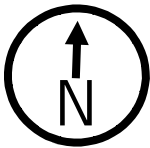
AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTACHMENT 2



SUBJECT PROPERTY AND VICINITY MAP

DATE:
June 21, 2018

CASE NO:
TEMPORARY TRAILER NO. TT 18-01

Walters Wholesale Electric
200 N. Berry Blvd
Brea, CA
June 13, 2018

City of Brea
Planning Department
1 Civic Center Circle
Brea, CA 92821

Dear City of Brea :

We are writing this letter to introduce our company and our reason for the use of the temporary trailer to be used at 711 West Imperial Hwy Brea, CA.

For over six decades, Walters Wholesale Electric Company has served the construction industry throughout Southern California. The key to Walters network is our 250,000-square foot distribution center in Brea, California. We have over \$20,000,000 of construction material for daily deliveries to our customers. This makes our Brea facility the largest and most capable distributor warehouse in Southern California. The modern, central repository of inventory is stocked to provide excellent fill-rates on tickets, and to furnish a more efficient system for pulling and staging orders. The large capacity of the site increases the Walters purchasing power, giving every branch a more complete inventory. In addition, Walters has specialty divisions selling low voltage, industrial automation, energy efficient products, lighting controls, residential construction, tools and lighting products.

We at Walters Wholesale Electric need to continue to meet the demand of the piping market, hence the need for the extra space. We have an overage of stock at our main distribution center on Berry Blvd. We are testing the piping market by leasing the land at 711 Imperial Hwy for one year. The land will be used to store pipes. Ordering will be done from our facility on Berry Blvd and the customer will be able to pick up their pipe order on Imperial Hwy.

I hope this letter clarifies our use for the temporary trailer and please do not hesitate to reach us for any questions or concerns

Thank You,

Walters Wholesale Electric

REVISIONS	BY

WALTERS WHOLESALE ELECTRIC
711 WEST IMPERIAL HWY
BREA, CA

SITE PLAN

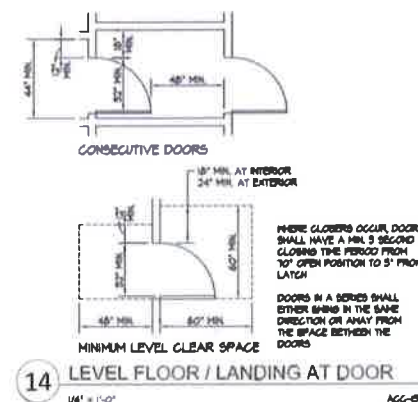
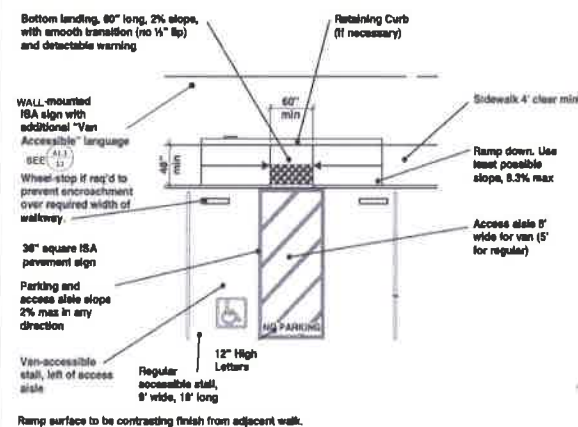
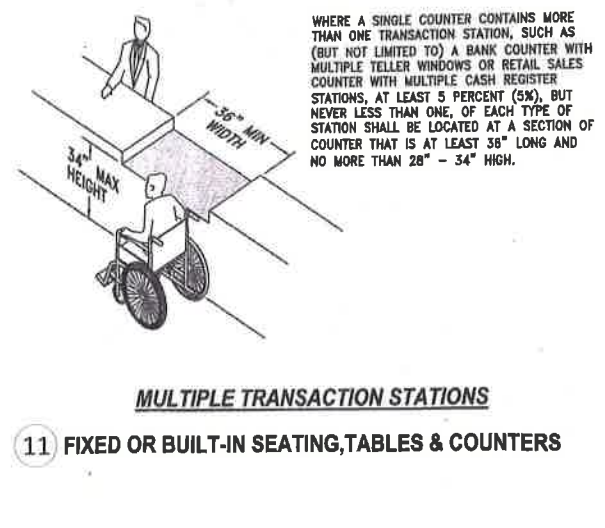
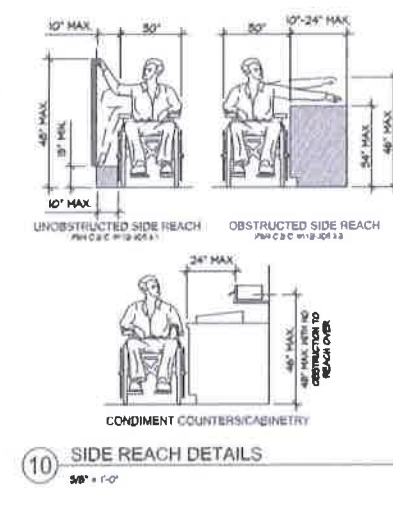
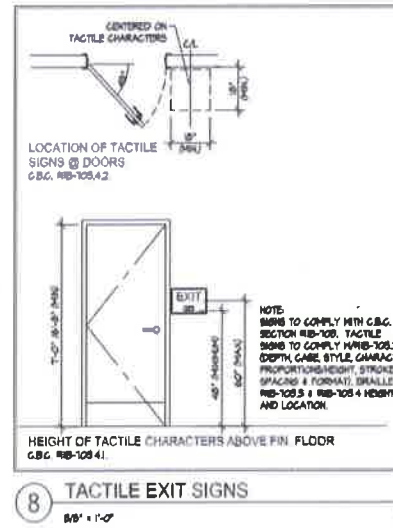
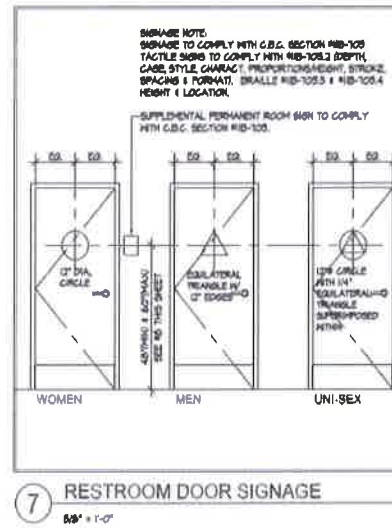
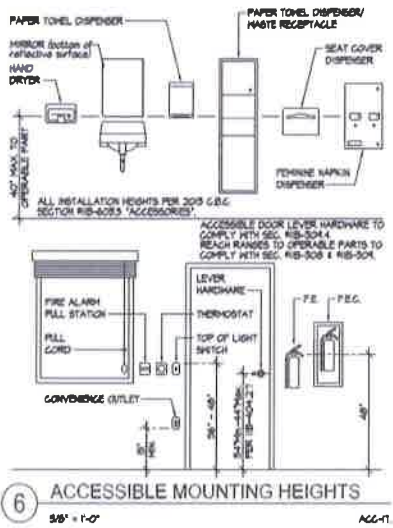
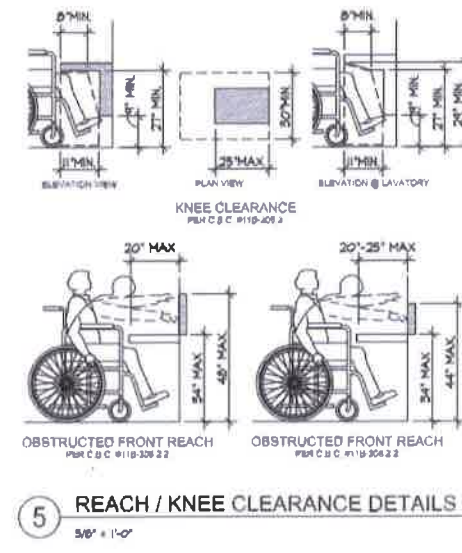
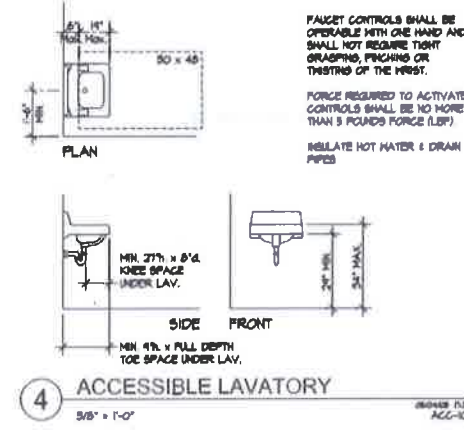
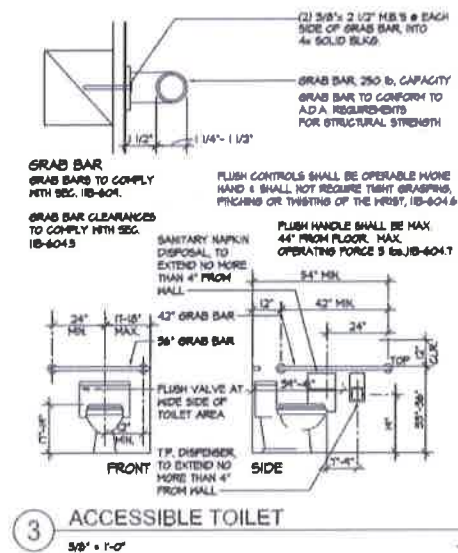
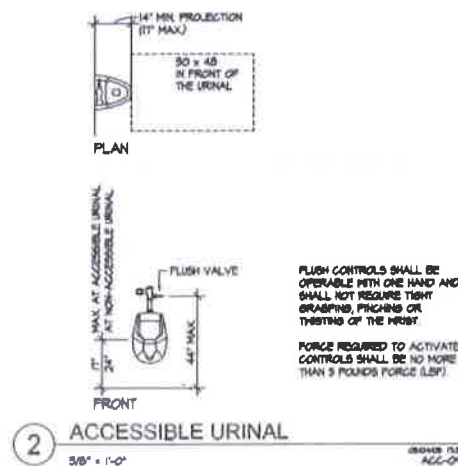
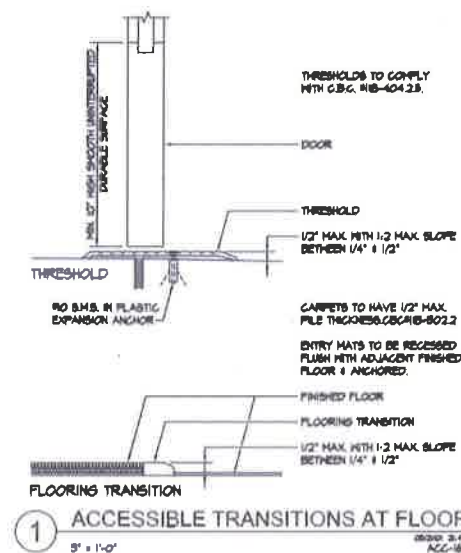
DATE
SCALE 1/4" = 1'-0"
DRAWN
JOB
SHEET
A1.0
OF SHEETS



NOTE: EXISTING ACCESSIBLE PARKING SPACES
TO COMPLY WITH 2013 C.B.C. CHAPTER 11B,
MARKINGS/PAINT, ETC.



PROJECT DESCRIPTION



SHEET NOTES

- DWYRT HAYS**

1. APPLICABLE PRIMARY ENTRANCES TO BUILDINGS ARE TO BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR EQUIVALENT TO BUILDING ENTRANCE, GROUND PORTION OF PORTAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PHYSICALLY HANDICAPPED PERSONS.

2. RECESSED DOORWAYS MUST BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAVEL.

ACCESS REQUIREMENTS - DOOR

1. TYPE OF LOCK OR LATCH. EXIT DOORS SHALL COME FROM THE INSIDE WITHOUT A KEY, OR ANY OTHER SPECIAL KNOWLEDGE OR EFFORT.

2. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 AND 48 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PULL-BARS, PUSH-BALL, ACTIVATING SLASH OR OTHER HARDWARE THAT PROVIDES PASSAGE WITHOUT GRASPING THE HARDWARE. LOCKED EXIT DOORS SHALL OPERATE IN BOTH DIRECTIONS. DOORS TO INDIVIDUAL HOMES OR HOTEL SUITS MUST OPERATE SIMILARLY.

3. EXIT DOOR HARDWARE SHALL BE AN APPROVED TYPE AND TESTED IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED BY STATE FIRE MARSHAL STANDARDS 502 AND 505.

4. EFFORT TO OPERATE DOORS. MAJORITY EFFORT TO OPERATE DOORS MUST EXCEED 5 LBS. BURN RUM OR FALL EFFORT BEING APPLIED AT RIGHT ANGLES TO INWARD DOORS AND AT THE CENTER PLATE OR SLIDING OR FOLDING DOORS, COMBINATION OF EFFORTS.

5. CONSTRUCTION. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH UNTEXTURED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

6. DOOR SIZE. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 8 FEET, 6 INCHES IN HEIGHT. ALL DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO ADJUSTED THAT THE CLEAR WIDTH OF THE EXITWAY IS NOT LESS THAN 32 INCHES. CBC-HB-404.2.3

7. PAIR OF DOORS. WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 40 DEGREES FROM THE DOOR.

8. AUTOMATIC DOORS. WHEN AN AUTOMATIC DOOR OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 34 INCHES WITH THE DOOR POSITIONED AT AN ANGLE OF 40 DEGREES FROM THE DOOR'S POSITION.

SITE ACCESSIBILITY

1. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE PATHS OF TRAVEL ARE TO BE CONTINUOUSLY ACCESSIBLE. A MINIMUM 8' IN WIDTH HAVE MAXIMUM 1/2" CHANGES IN ELEVATION & A MAXIMUM 3% GRADE SLOPE. CURBS SHOULD BE 9" OR 10" IN THE DIRECTION OF TRAVEL. PROVIDE CURB RAMPS COMPLYING WITH CBC 18-02.01 OR PEDESTRIAN RAMPS COMPLYING WITH CBC 18-02.04

PARKING

2. ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE ENTRANCE.

3. ACCESSIBLE SPACES SHALL BE SO LOCATED THAT DISABLED PERSONS ARE NOT COMPELLED TO HEEK OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN. PEDESTRIAN TRAILS ARE ALSO ACCESSIBLE TO DISABLED PERSONS SHALL BE PROVIDED FROM EACH ACCESSIBLE PARKING SPACE TO RELATED FACILITY, INCLUDING CURBS OR RAMPS AS NEEDED.

4. IDENTIFICATION OF ACCESSIBLE STALLS SHALL BE BY A REPRODUCTION SIGN PERMANENTLY POSTED AT EACH SPACE AND BY AN ACCESSIBLE STALL SYMBOL, PAINTED ON PARKING SURFACE. SEE RELATED SIGN DETAILS THIS PAGE.



EXISTING POWER :
220 VOLTS
100 AMPS
SINGLE PHASE

A1.3	S	AWN	SCALE 1/4" = 1'-0"	TRAILER FLOOR PLAN	ADA BATHROOM DETAIL	WALTERS WHOLESALE ELECTRIC 711 WEST IMPERIAL HWY BREA, CA	1430 TANGELO LANE WIKER ELECTRIC & CONSTRUCTION LA HABRA HEIGHTS , CA 90631	BY	





TECHNICAL BACKGROUND

Case No:	Temporary Trailer No. TT 18-01
Property Location:	711 West Imperial Highway
Applicant:	Walter's Wholesale Electric 200 North Berry Street Brea, CA 92821
Property Owner:	Village Brea Inc. 1422 Edinger Avenue Tustin, CA 92780
General Plan Designation:	General Industrial
Zoning Designation:	Commercial Industrial (C-M) – Parcel 5 General Industrial (M-2) - Parcel 3
Property Size:	3.37 acres
Adjacent Zoning/Land Uses	
North:	M-2 - General Industrial Uses
South:	Imperial Highway R-1, Single Family Residential
East:	C-G, General Commercial
West:	M-2 – General Industrial Uses