



PLANNING COMMISSION AGENDA

Tuesday, February 26, 2019

Study Session 6:00 p.m.

Planning Commission Hearings 7:00 p.m.

Melanie Schlotterbeck, Chair

James McGrade, Vice Chair

Sara Barnes-Ramos, Commission Member **Dan Phu**, Commission Member **Gary Brattain**, 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. MATTERS FROM THE AUDIENCE
 2. REORGANIZATION
 3. AGENDA ITEMS/CLARIFY REGULAR MEETING TOPICS
 4. INFORMATIONAL / PROJECT UPDATES
 5. TRAINING
-

PLANNING COMMISSION PUBLIC HEARINGS

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

6. CALL TO ORDER / ROLL CALL - COMMISSION
7. INVOCATION - Torrian Scott- Harvest International Church
8. PLEDGE OF ALLEGIANCE
9. COMMENDATIONS - Commendations for Commissioner Pat Fox and Commissioner Jim Grosse
10. MATTERS FROM THE AUDIENCE

APPROVAL OF MINUTES

11. APPROVAL OF PLANNING COMMISSION MEETING MINUTES OF AUGUST 28, 2018, SEPTEMBER 25, 2018, OCTOBER 23, 2018 AND NOVEMBER 2, 2018.

PUBLIC HEARINGS

12. AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP 16-02 – A REQUEST TO AMEND THE EXISTING MASTER SIGN PROGRAM FOR THE EMBASSY RETAIL COURT.
13. CONSIDERATION OF PD 19-01 AND AMENDMENT TO CUP 10-15: A REQUEST TO INCREASE THE NUMBER OF APPROVED SEATS, MODIFY LOCATION OF SANCTUARY AND CONSTRUCT 8,514 SQUARE FOOT ADDITION IN THE C-P(PD) ADMINISTRATIVE AND PROFESSIONAL OFFICE (PRECISE DEVELOPMENT) ZONE.

ADMINISTRATIVE ITEMS

14. COMMITTEE REPORTS
15. INFORMATIONAL / PROJECT UPDATES
16. ADJOURNMENT

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 02/26/2019

SUBJECT: Approval of Planning Commission Meeting Minutes of August 28, 2018, September 25, 2018, October 23, 2018 and November 27, 2018.

RESPECTFULLY SUBMITTED

Jennifer A. Lilley, AICP, City Planner

Attachments

Draft Minutes 8/28/18

Draft Minutes 9/25/18

Draft Minutes 10/23/18

Draft Minutes 11/27/18

DRAFT

PLANNING COMMISSION MEETING MINUTES STUDY SESSION August 28, 2018

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

CALL TO ORDER / ROLL CALL

Chair Schlotterbeck called the meeting called to order at 6:04 pm.

All members present with the exception of Vice Chair McGrade.

1. Matters from the Audience

Opened/Closed.

2. Preview of Upcoming Planning Commission Items

City Planner Lilley gave an overview of the PC Zone. The item has been continued to the next Planning Commission Meeting on September 25, 2018.

3. Agenda Items / Clarify Regular Meeting Topics

There is a discrepancy in Item #10 on tonight's agenda for hours of operation. The error is in the staff report but is correct in the resolution.

4. Informational / Project Updates

None.

Meeting adjourned at 6:50 pm.

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

5. CALL TO ORDER / ROLL CALL - COMMISSION

Meeting called to order at 7:03 pm.

Present: Chair Schlotterbeck; Commissioner Fox; Commissioner Grosse;
Commissioner Gary Brattain; ;

Absent: Vice Chair McGrade

6. INVOCATION - Pastor Steve Chang - Living Hope Community Church

7. PLEDGE OF ALLEGIANCE - Commissioner Grosse led the Pledge of Allegiance.

8. MATTERS FROM THE AUDIENCE

Opened/closed.

PUBLIC HEARINGS

9. GENERAL PLAN AMENDMENT NO. GPA 18-01 AND ZONING ORDINANCE AMENDMENT NO. ZOA 18-02 – A request to amend The City of Brea General Plan and the City of Brea zoning ordinance to amend text and figures regarding implementation of the Planned Community (PC) Zone. **Item Continued to September 25, 2018.**

10. CONDITIONAL USE PERMIT NO. CUP 18-02 – To allow a fitness studio in an existing office and warehouse building and parking modification located at 610 Lunar, Suite A in the M-1, Light Industrial Zone.

Assistant Planner, Paige Montojo, presented the item.

Commissioner Grosse asked if this is an existing business?

Assistant Planner, Paige Montojo, stated that it is.

Commissioner Grosse asked about additional staff and operating hours.

Assistant Planner, Paige Montojo stated there is one employee and seven clients, any change in operating hours would need review and approval by the City Planner.

Commissioner Brattain asked if the other occupant of the building was ok with this use.

Assistant Planner, Paige Montojo, stated that she had not received any opposition.

Commissioner Fox inquired about changing rooms.

City Planner Lilley suggested the applicant provide those details.

Chair Schlotterbeck shared she visited the site.

Chair Schlotterbeck opened the Public Hearing.

The applicant, Eric Arevalo, introduced himself and thanked staff.

Chair Schlotterbeck closed the Public Hearing.

Commissioner Grosse moved to approve. Commissioner Brattain seconded the motion.

Motion carried 4-0-1.

- 11. CONDITIONAL USE PERMIT NO. CUP 18-03** – To allow a fitness studio in an existing office and warehouse building located at 480 West Lambert Road, Suites H and I in the M-1, Light Industrial Zone.

Assistant Planner, Paige Montojo, presented the item.

Chair Schlotterbeck as well as Commissioners Grosse and Brattain visited the site.

Commissioner Grosse asked if this is an expansion?

Assistant Planner Montojo explained it was not, CUP was to bring them into compliance.

Chair Schlotterbeck opened the Public Hearing.

The applicant, Christian Wadwa, and Robert Bohi, introduced themselves to the Commission and described the use.

Chair Schlotterbeck closed the Public Hearing.

Commissioner Grosse moved to approve. Commissioner Brattain seconded the motion.

Motion carried 4-0-1.

ADMINISTRATIVE ITEMS

12. COMMITTEE REPORTS

None

13. INFORMATIONAL / PROJECT UPDATES

Commissioner Fox asked what happened to the trees at the Silverado site.

City Planner Lilley stated the trees were removed in error. Staff has been working with the applicant to replace the trees with equal size and quality.

14. ADJOURNMENT

Meeting adjourned at 7:59 pm.

Respectfully submitted,

The foregoing minutes are hereby
approved this ____ day of _____

Jennifer A. Lilley, AICP, City Planner

Melanie Schlotterbeck, Chair

DRAFT

PLANNING COMMISSION MEETING MINUTES STUDY SESSION September 25, 2018

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

CALL TO ORDER / ROLL CALL

Chair Schlotterbeck called the meeting to order at 6:00 pm. All members present.

1. Matters from the Audience

Opened/Closed.

2. Agenda Items / Clarify Regular Meeting Topics

Chair Schlotterbeck asked if there were any clarifications needed regarding tonight's agenda item.

Staff gave an overview of Item 9.

3. Informational / Project Updates

City Planner Lilley let the Commission know that Ms. Hosozawa would email them to coordinate Holiday schedules.

Meeting adjourned at 6:57 pm.

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

4. CALL TO ORDER / ROLL CALL - COMMISSION

Chair Schlotterbeck called the meeting to order at 7:05 pm.

Present: Chair Schlotterbeck; Vice Chair McGrade; Commissioner Fox;
Commissioner Grosse; Commissioner Gary Brattain

5. INVOCATION - Pastor Doug Green - North Hills Church

6. PLEDGE OF ALLEGIANCE - Commissioner Fox led the Pledge of Allegiance

7. MATTERS FROM THE AUDIENCE

Opened/Closed

APPROVAL OF MINUTES

8. Approval of Planning Commission Meeting Minutes of July 24, 2018.

Commissioner Fox made a motion to approve. Commissioner McGrade seconded.
Motion carried 5 - 0.

PUBLIC HEARINGS

9. GENERAL PLAN AMENDMENT NO. GPA 18-01 AND ZONING ORDINANCE AMENDMENT NO. ZOA 18-02 – a request to amend the City of Brea General Plan and the City of Brea Zoning Ordinance to amend text and figures regarding implementation of the Planned Community (PC) zone.

Community Development Director, David Crabtree, City Planner, Jennifer Lilley and Attorney Steven Flower presented the item.

Chair Schlotterbeck began discussion and commented that she had spoken to a few members of the public.

Vice Chair McGrade asked if we are overlapping efforts in regards to the Brea Core Plan.

City Planner Lilley stated that we don't know where we will be with the Brea Core Plan and so what we wanted to provide was an avenue for applications to move forward if that's the City's desire rather than putting everything on hold.

Commissioner Fox asked if applicants would be able to shop around to see which zoning would fit their project best?

Director Crabtree stated that yes you could pick and choose from the different development standards we have today or if you can't find in there what you like you could enter something new into the equation. Ultimately, the Planning Commission and the City Council get to decide if that's OK.

Commissioner Fox again asked if they could shop around. City Planner Lilley responded that you could “” shop but you do not have to allow them to buy.

Commissioner Fox stated that basically you were looking for uniqueness in projects?

Attorney Stephen Flower stated that there would be findings that would need to be made to approve the master plan. When the master plan itself would have to be consistent with the General Plan. Would also need to be consistent with the Brea Envision Strategic Plan. Specifically there would have to be a finding to provide for innovative development in an area that presents a unique planning challenges and the master plan itself would be in the best interest of the City as a whole. With those findings as guide posts, you're looking to make a decision.

Commissioner Grosse asked in a floating zone if someone changes their zoning on their property, what kind of input do their neighbors have? City Planner Lilley stated at the very minimum they would have the public hearing process but in addition, there's a requirement built into this process for Community Outreach.

Commissioner Gross asked if this is broader than the typical 500 foot mailing City Planner Lilley stated yes and Director Crabtree stated this amendment gives you more control.

Commissioner Brattain would like to clarify that tonight they are voting to approve that this go forward with presenting this to the City Council. City Planner Lilley stated yes you would be making a recommendation to the City Council to approve this process.

Attorney Stephen Flower stated that this would be an amendment to the General Plan .

City Planner Lilley also stated the Planning Commission has the option of not recommending approval tonight.

Chair Schlotterbeck asked what the typical process of making amendment change? City Planner Lilley stated you would need to do a zone map amendment.

Chair Schlotterbeck said the applicant is not necessarily required to come to the City Council with with an actual project it's just whether or not the Council would be interested in considering something unique and different in that location.

Attorney Stephen Flower stated nor would you expect an applicant to do that because the level of detail and investment that would go into doing the master plan.

Chair Schlotterbeck stated that they can pull from existing standards or they can create their own. Is that correct? Attorney Stephen Flower said yes that's correct. Chair Schlotterbeck also stated that this doesn't just apply to the Brea Core Plan, this applies to all of Brea, correct? Attorney Stephen Flower said yes that's correct.

Chair Schlatterbeck asked in terms of CEQA , the steps would be City Council, Planning Commission and then City Council again? Attorney Stephen Flower stated that yes once we have a complete application we can get those studies running.

Chair Schlatterbeck said that she reviewed other PC zones in other cities and a lot of them focus on residential.

City Planner Lilley stated to create flexible zoning are we didn't see it as being limit to one type of land-use.

Chair Schlatterbeck asked if any other ordinance that exists on the books today, for example, hillside management or accessory dwelling units, those could or could not apply because they're writing their own standards or they automatically apply? Attorney Stephen Flower stated doesn't overlay the other

Chair Schlatterbeck asked how does this differ from a specific plan?

Attorney Stephen Flower said in essence this is "junior" specific plan.

Commissioner Brattain asked for clarification that this is site specific? City Planner Lilley said yes.

Chair Schlatterbeck opened the Public Hearing.

Thomas Quan: Brea Resident asked if the terms of the DA are opened ended? Has concerns with environmental review and traffic.

Attorney Stephen Flower said the terms of the DA would be subject to negotiations with the City.

City Planner Lilley said there is potential that someone could apply for a PC Zone that de-intensifies the land use. In that case there may not be a CEQA or an EIR.

Chair Schlatterbeck closed the Public Hearing.

Commissioner Fox : Won't this make it more complicated?

City Planner Lilley: This is intended to update an existing tool.

Chair Schlatterbeck would like to recommend circulation and trails be specified in the plan? Also to update the title in Exhibit A to "Specific Plan" and "Planned Community Zone" so it is clear?

Chair Schlatterbeck made a motion to approve. Vice Chair McGrade seconded.

Motion carried 5-0.

ADMINISTRATIVE ITEMS

10. COMMITTEE REPORTS

None.

11. INFORMATIONAL / PROJECT UPDATES

None.

12. ADJOURNMENT

Meeting adjourned at 8:33 pm.

Respectfully submitted,

The foregoing minutes are hereby
approved this ____ day of _____

Jennifer A. Lilley, AICP, City Planner

Melanie Schlotterbeck, Chair

DRAFT

PLANNING COMMISSION MEETING MINUTES STUDY SESSION October 23, 2018

Present: Chair Schlotterbeck; Vice Chair McGrade; Commissioner Fox; Commissioner Grosse; Commissioner Gary Brattain

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

CALL TO ORDER / ROLL CALL

Chair Schlotterbeck called the meeting to order at 6:00 pm. All members present.

1. Matters from the Audience

Heidi Gallegos addressed the Commission and stated there needs to be additional housing for our millennials. She read a prepared statement from Ashley Cole.

Maragarita Gochiolo - Brea Resident- Feels there is a need for more housing for millennials and retirees.

Quang Dang spoke about the desire to live and work in Brea.

2. Agenda Items / Clarify Regular Meeting Topics

Opened/Closed

3. Informational / Project Updates

City Planner Lilley updated the Commission on upgrades to roadways, street closures and tree removal on the Brea Place project.

Vice Chair McGrade asked about the Temporary Trailer for Walters Electric and their landscaping maintenance. Senior Planner Tinio will follow up.

4. Administrative Review: Brea Place Hotel architecture and design final review.

Staff presented an overview of the final Brea Place Hotel architecture and design for review.

City Planner Lilley summarized the Commission's agreement and direction: the materials, colors and the application is similar, equal or better than what was previously submitted. The project must use a high quality stucco finish (30/30) and will coordinate a patch test with staff prior to stucco application.

Commissioner Brattain made motion to approve. Commissioner Grosse seconded. Motion carried 5-0.

Meeting adjourned at 7:03 pm.

NO PUBLIC HEARINGS

Respectfully submitted,

The foregoing minutes are hereby
approved this ____ day of _____

Jennifer A. Lilley, AICP, City Planner

Melanie Schlotterbeck, Chair

DRAFT

PLANNING COMMISSION MEETING MINUTES STUDY SESSION November 27, 2018

Present: Chair Schlotterbeck; Vice Chair McGrade; Commissioner Fox; Commissioner Grosse; Commissioner Gary Brattain

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

CALL TO ORDER / ROLL CALL

Chair Schlotterbeck called the meeting to order at 6:00 pm. All members present.

1. Matters from the Audience

Opened.

Ashley Cole introduced herself as part of the Chamber of Commerce.

Closed.

2. Agenda Items / Clarify Regular Meeting Topics

None.

3. Informational / Project Updates

Staff gave an overview of current projects in the city.

4. Old Business/ Central Park Village - Lot 5

Staff gave an overview of updates to Central Park Village - Lot 5.

Meeting adjourned at 6:58 pm.

NO PUBLIC HEARINGS

Respectfully submitted,

The foregoing minutes are hereby
approved this ____ day of _____

Jennifer A. Lilley, AICP, City Planner

Melanie Schlotterbeck, Chair

City of Brea**PLANNING COMMISSION COMMUNICATION**

TO: Honorable Chair and Planning Commission

DATE: 02/26/2019

SUBJECT: AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP 16-02 – A
REQUEST TO AMEND THE EXISTING MASTER SIGN PROGRAM FOR THE
EMBASSY RETAIL COURT.

REQUEST

Mr. Patrick M. Nesbitt, on behalf of Nesbit Partners Brea Venture, LTD., is requesting to amend the master sign program for Embassy Retail Court, which was first approved by Conditional Use Permit No. CUP 16-02 in March 2016. Chapter 20.28 of the Zoning Code allows consideration of a comprehensive sign program subject to a Conditional Use Permit. Significant modifications to an approved sign program requires the review and approval of the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission approve amendment to Conditional Use Permit No. CUP 16-02, subject to the conditions in the draft Resolution.

BACKGROUND/DISCUSSION**BACKGROUND**

Embassy Retail Court is located at the southwest corner of Birch Street and the Mall Entrance Road (see Figure 1). The property is developed with an Embassy Suites hotel on the west side and the retail court building on the east side. At the time of development, Embassy Suite's sign criteria was adopted by the Planning Commission as a part of Development Agreement No. DA 88-2. In March 2016, a comprehensive sign program was approved and updated and enhanced the overall signs for the retail court through a comprehensive approach to sign placement, and style. The applicant is requesting to amend the existing sign program to include revised placement and standards resulting in greater flexibility for the management of the property and higher quality for sign design.



DISCUSSION

The proposed amendment to the Embassy Retail Court sign program will continue to provide sign criteria addressing the needs of current and future commercial tenants. The new program includes robust standards outlining expectations for sign design and material. The existing sign program does not include standards that explicitly speak to sign design, construction and materials. The new program is proposing solid aluminum sign faces, sides, and panels with creative lighting methods including various types of halo illumination and back-lit dimensional letters. The amended sign program also proposes a maximum letter height of 24 inches and a maximum logo height of 36 inches for all tenants, regardless of being a major or secondary tenant, providing a streamlined appearance and avoiding dominant sign design by a single tenant.

The current sign program shows 25 sign locations on the building for the retail court's commercial tenants. The proposed amendment reduces the amount of locations to 13, maximizing and enabling visibility for the commercial tenants. The applicant is proposing to allow a maximum of 5 tenant signs on the Birch Street façade, 5 signs on the Mall Entrance Road façade and 3 tenant signs on the building facing the Brea Mall (See Exhibit A – Amended Sign Program). The reduced number of signs coupled with the improved design standards will result in a less cluttered façade and will improve the building aesthetics overall.

The proposed amendment to the sign program will provide a comprehensive set of standards, ensuring higher quality sign design and greater flexibility and opportunities for future commercial tenants while maintaining architectural compatibility with the existing buildings and signs on the property.

ENVIRONMENTAL ASSESSMENT

The proposed project as submitted is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061b.3 of Title 14, Chapter 3, Article 19 of the California Code of Regulations.

RESPECTFULLY SUBMITTED

Jennifer A. Lilley, AICP, City Planner

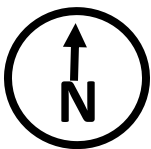
Prepared by: Paige Montojo, Assistant Planner

Attachments

1. Technical Background
 2. Vicinity Map
 3. Notice of Public Hearing
 4. Draft Resolution
 5. Proposed Sign Program
-

TECHNICAL BACKGROUND

Case No:	Amendment to Conditional Use Permit No. CUP 16-02
Property Location:	910 East Birch Street
Applicant:	Windsor Capital Group 3000 Ocean Park Blvd., Suite 3010 Santa Monica, CA 90405
Property Owner:	Nesbitt Partners Brea Venture, Ltd. 2235 Faraday Avenue #O Carlsbad, CA 92008
General Plan Designation:	Regional Commercial
Zoning Designation:	C-C (PD) Major Shopping Center (Precise Development)
Property Frontage:	Approximately 480 linear feet (north side along Birch)
Adjacent Zoning	
North:	MU-I (PD), Mixed Use I (Precise Development)
South:	C-C (PD) Major Shopping Center (Precise Development)
East:	C-C (PD) Major Shopping Center (Precise Development)
West:	PF (PD), Public Facilities (Precise Development)
Site and Neighborhood Characteristics:	The project site is situated east of an existing hotel and Civic Center, north of Brea Mall, and south Brea Market Place. The proposed amendment to the master sign program proposes enhanced visibility of commercial tenants along Birch Street and Mall Entrance Road.
Public Hearing Notices and Outreach:	Legal Notice was published in the <i>Star Progress</i> on February 15, 2019, and 20 notices were sent to property owners within a 500-foot radius of the subject property.



**SUBJECT PROPERTY
AND VICINITY MAP**

DATE: February 26, 2019

**CASE NO:
Amendment to Conditional Use Permit No. CUP 16-02**

notice of public hearing

TO: Property Owners within a 500-Foot Radius
FROM: City of Brea, Community Development Department
SUBJECT: Amendment to Conditional Use Permit No. CUP 16-02

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held at a 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, February 26, 2019, 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

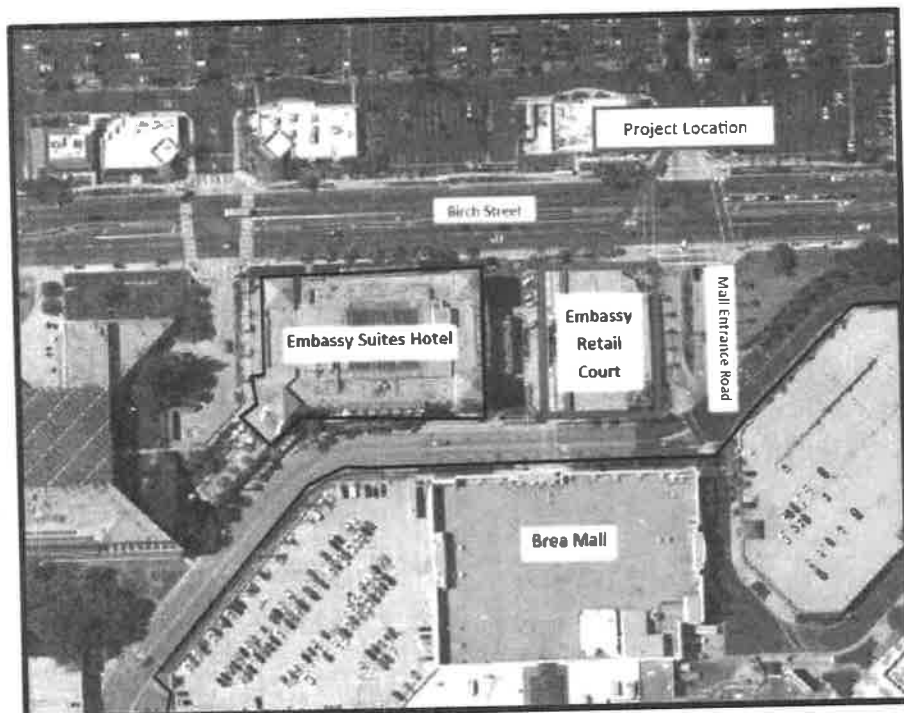
REQUEST: A request to amend the existing sign program for Embassy Retail Court in the C-C (PD) Major Shopping Center (Precise Development) Zone.

PROPERTY INVOLVED: 910 East Birch Street
Brea, CA 92821

APPLICANT: Patrick M. Nesbitt
3250 Ocean Park Blvd., Suite 350
Santa Monica, CA 90405

PROPERTY OWNER: Nesbitt Partners Brea Venture, Ltd.
3250 Ocean Park Blvd., Suite 350
Santa Monica, CA 90405

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 15061(b)(3) of said Act.

AREA MAP:

IF YOU CHALLENGE THIS AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP 16-02 AND THE 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 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA AMENDING CONDITIONAL USE PERMIT NO. CUP 16-02, A REQUEST TO AMEND EXISTING MASTER SIGN PROGRAM AT THE EMBASSY RETAIL COURT, SUBJECT TO 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 the Amendment to Conditional Use Permit No. CUP 16-02, a request to amend the existing master sign program for the Embassy Retail Court in accordance with Chapter 20.232, 20.260 and 20.28 of the Brea Zoning Code.

(ii) The subject property is located at 910 E. Birch Street and is legally described as a portion of Map Book 319, Page 10, Block 101, Parcel 46 as shown in the latest records of the County of Orange Tax Assessor.

(iii) The project applicant is Patrick M. Nesbitt of Nesbitt Partners Brea Venture, Ltd. at 3250 Ocean Park Blvd., Suite 350, Santa Monica, CA 90405.

(iv) The property is zoned C-C (PD) – Major Shopping Center (Precise Development), and has a General Plan land use designation of Regional Commercial.

(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 proposed amendment to Conditional Use Permit 16-02 will revise a master sign program consistent with the provisions for such programs stipulated in the City's Sign Ordinance (Chapter 20.28 of the Brea Zoning Code).

3. The Planning Commission further finds in consideration of the Conditional Use Permit application as follows:

a. Finding: The use with any conditions to be 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 to uses specifically permitted in the zone in which proposed use is to be located.

Fact: The amendment to the existing master sign program would ensure that future installation of signs will be of quality design and construction and allow commercial tenants enhanced public visibility, revitalizing the retail court and encouraging economic growth. This project will not result in any significant physical changes or impacts to the property or surrounding land uses.

b. Finding: The site is adequate in size and shape to accommodate the proposed development and all of the yards, setbacks, walls or fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood.

Fact: The site has been developed to accommodate commercial uses on the property. The property has a substantial frontage of approximately 500 linear feet and the building has adequate façade areas to accommodate the proposed signs for the building as prescribed in the amended master sign program.

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

Fact: Additional traffic will not be generated with the implementation of a master sign program for this property. The placement of the monument signs have been designed to ensure they will not interfere with the line-of-sight for vehicles entering or exiting the property.

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

Fact: Installation of any signs require review and approval of the Building Division ensuring all life safety requirements are met. This project will enhance the aesthetics on the property by ensuring the design quality and proper placement for all signs.

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

5. Conditional Use Permit No. CUP 16-02 is hereby amended, subject to the conditions as set forth herein:

- a) All conditions from Planning Commission Resolution No. 16-07 shall be adhered to.
- b) All signage at the site shall be in compliance with the text and exhibits detailed in the "Embassy Retail Court Master Sign Program & Tenant Signage Criteria" submitted to the Planning Commission and dated

February 26, 2019, the conditions contained herein and all applicable City regulations.

- c) Minor modifications of the sign program are subject to the review and approval of the City Planner. Significant modifications to the sign program require an amendment to this entitlement subject to the review and approval of the Planning Commission.
- d) The applicant shall submit plans to the Community Development Department to repair the monument sign on the southwest corner of Birch Street and Mall Entrance Road as shown in the sign program.
- e) Any sign criteria not expressly identified in this sign program shall be subject to the City's Sign Ordinance.
- f) Inflatable-type signs and hand held signs (e.g., sign spinners, sign dancers) on or off-site shall not be permitted at any time.
- g) All signage must be submitted for review and approval by The Building and Safety and Planning Divisions under a separate permit.
- 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 amending this Conditional Use Permit No. CUP 16-02 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, the 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.

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

ADOPTED AND APPROVED this 26th day of February, 2019.

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 26th day of February, 2019, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 26th day of February, 2019, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

EMBASSY RETAIL COURT
910 E. BIRCH ST
BREA, CA



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MODIFIED SIGN PROGRAM JANUARY 28, 2019

Project Description:

Tenant signage is expected to embellish the essence of the architectural character of the Brea Retail Court by expressing clearly the Tenant name and function, while also serving as an extension of the desired qualities of the retail environment.

Tenant graphic design shall be imaginative, simple and clear. Creative and expressive signage solutions using a variety of materials are strongly encouraged as a means of enhancing customer experience. Additional icon/imagery will be considered, at the sole discretion of the Owner, provided it contributes to the overall identity and design of the store. Tenants shall retain the services of a professionally trained graphic designer to create their identity and sign program. The design of signs shall be harmonious with the materials, color, texture, size, scale, shape, height, placement and design of Tenant premises and the Owner’s buildings. Strict adherence to these sign design criteria shall ensure that the character of the shopping center is maintained.

Tenant Signage Criteria:

Shop Tenant Guidelines, Page 6 & 7

- 1. Primary Signage: REQUIRED
 - a. Reverse pan channel halo lit individual dimensional letters -OR-
 - b. Pan channel internally lit with translucent face
- 2. Optional Signage:
 - a. Applied window graphics may not exceed twenty (25) percent of the area of glazing on which it is located.
 - b. Permanent glazing signs may include incidental signs, and information such as hours of operation or a proprietor’s name. Any window sign used as permanent identification of the business name or logo shall be considered a wall sign and the sign area shall be included in the total wall sign area allowed for the building or tenant space.

Address & Front Door Signage & Directory, Page 10

Primary Signage:

Primary Signage shall be limited to tenant names and/or logos and exclude tag lines or secondary signage. Each Tenant shall be allowed Primary Signage on each of its exterior facades associated with the Tenant’s space (i.e. Primary Signage is allowed on front and back facades of in-line spaces and on front, back and side facades of end-cap spaces). For the purposes of the Master Sign Program, Primary Signage Criteria is specific to each façade.

Any sign criteria not expressly identified in this sign program is subject to the City of Brea Municipal Code Section 20.28.

Temporary Tenant Signage:

Temporary signage must conform to the City of Brea sign code ordinance section 20.28.090 (Temporary signage) as of the approval date of this master sign program.

Design Guidelines for Tenants:

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center’s success. High quality signage, which reflects the integrity of the architecture, is encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials. Encouraged sign treatments include:

- A. MIXED MEDIA FORMS AND EMBELLISHMENTS
 - Dimensional, geometric shapes or icon representing a tenant’s product or service.
 - Dimensional letter forms with seamless edges.
 - Faux stone effect finish.
 - Oxidized and patina finishes.
- B. ILLUMINATION, See Page 8 & 9
 - Tenant signage must incorporate one or more of the following acceptable lighting methods subject to Owner, and City approval:
 - Halo-Illuminated Dimensional Letters w/ Push Through Copy
 - Halo-Illuminated Channel Letters
 - Reverse Halo Illumination
 - Reverse Halo & Push Through Illumination
 - Internal & Uplight Illumination
- C. SIGN COLORS AND FINISHES
 - All Tenants’ colors must be approved by the Owner, governing agencies and City prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:
 - Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
 - Colors within each sign should be compatible.
 - Sign colors should provide variety and excitement.
- D. TYPE STYLES AND LOGOS, See Page 10
 - The use of logos and distinctive typestyles is encouraged for all tenant signs. Tenants may adapt established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. These images must be architecturally compatible and approved by Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.
- E. SIZES AND QUANTITIES
 - Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.
- F. MISCELLANEOUS SIGNAGE
 - Window display(s) will be allowed and subject to owner’s approval on a case by case basis.

Prohibited Signs:

Only those signs types provided herein and specifically approved in writing by the Owner, and City will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures including A-frame signs or billboards
- Roof Signs
- Handheld Signs (Spinners or dancers on site, off site, or in the public right-of-way)
- Pylon Signs
- Freestanding signs, except as provided in this text
- Animated, audible, flashing, digital or moving signs:
Signs which move, swing, rotate, flash, except as provided in this text
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval
- Billboard signs
- Exposed conduits and raceways
- Illuminated trim capped acrylic faces

Submittals & Approvals:

A formal process for the creation, review and approval of Tenant signs is required. All Tenant’s signage is subject to the Owner’s, or his managing agent (hereinafter referred to as “Owner”), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards as set forth in this sign criteria.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of The City of Brea Planning Department.

Submittals shall include the following:

- 1 . STOREFRONT ELEVATION:
Scaled elevation of Tenant’s storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant’s storefront.
2. SHOP DRAWINGS:
Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
3. SAMPLE BOARD:
Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner’s approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Brea, CA for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

B. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Brea, CA, and will be responsible for all applicable applications, permit fees for the Planning Departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met :

1. A stamped set of final drawings reflecting the Owner’s, and City’s approvals shall be on file in the Owner’s office.

C. TENANT’S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive the Sign Contractor’s Certificate of Insurance.
2. The Owner must be notified 48 hours in advance prior to sign installation.
3. Tenant’s Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant’s behalf and at the Tenant’s expense.
4. The Owner may, at his sole discretion and at the Tenant’s expense, correct, re place, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

5. If the Tenant chooses to change his exterior sign at any time during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

6. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, Governing Agency, City, UL and the Uniform Electrical Code.

7. Tenant shall be responsible for the following expenses relating to signage for his store:

- Design consultant fees (if applicable).
- 100% of approval and permit processing costs and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.
- Tenant to provide wiring, power and final hook-up from Tenant’s house panel to j-box.

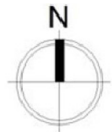
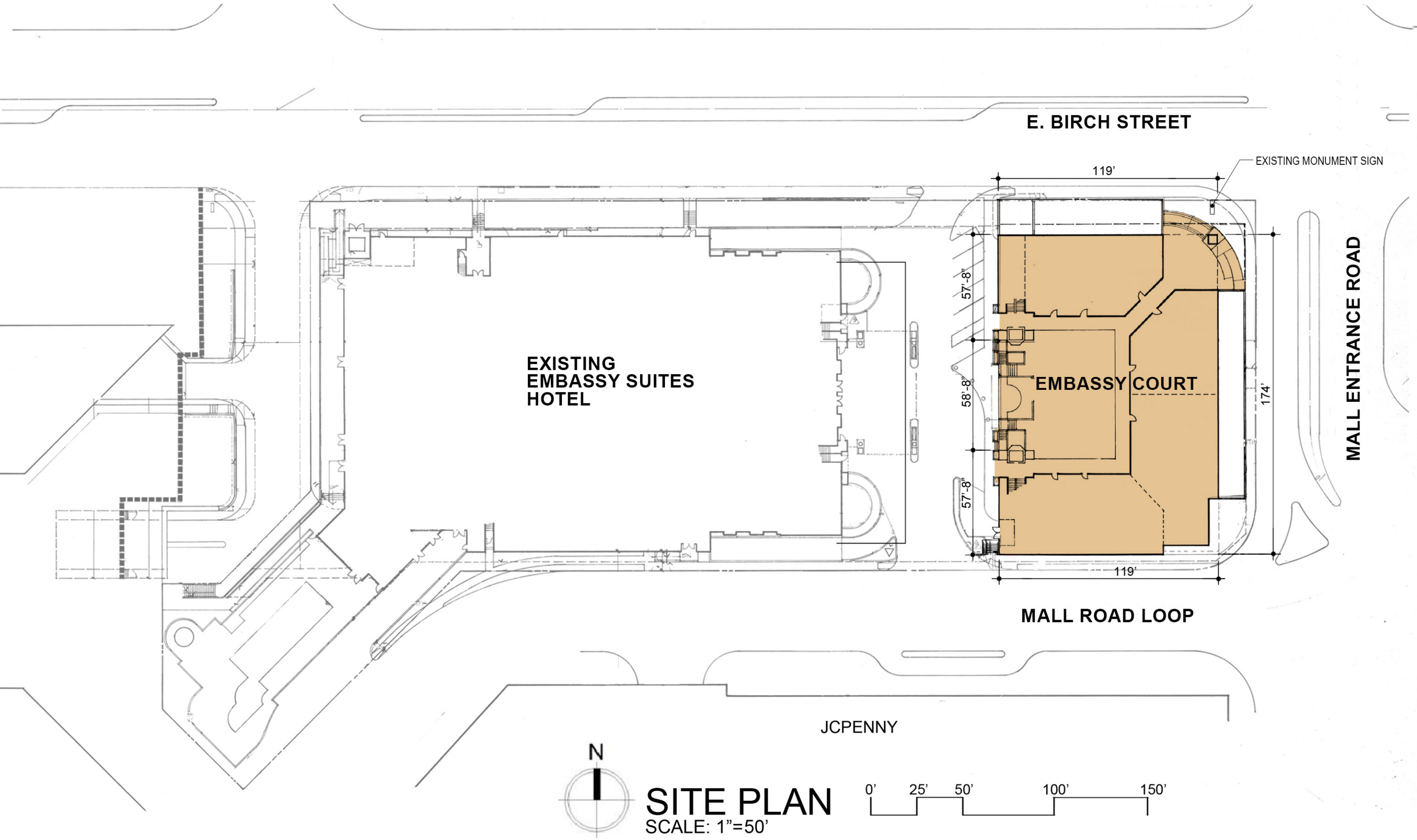
Fabrication Requirements:

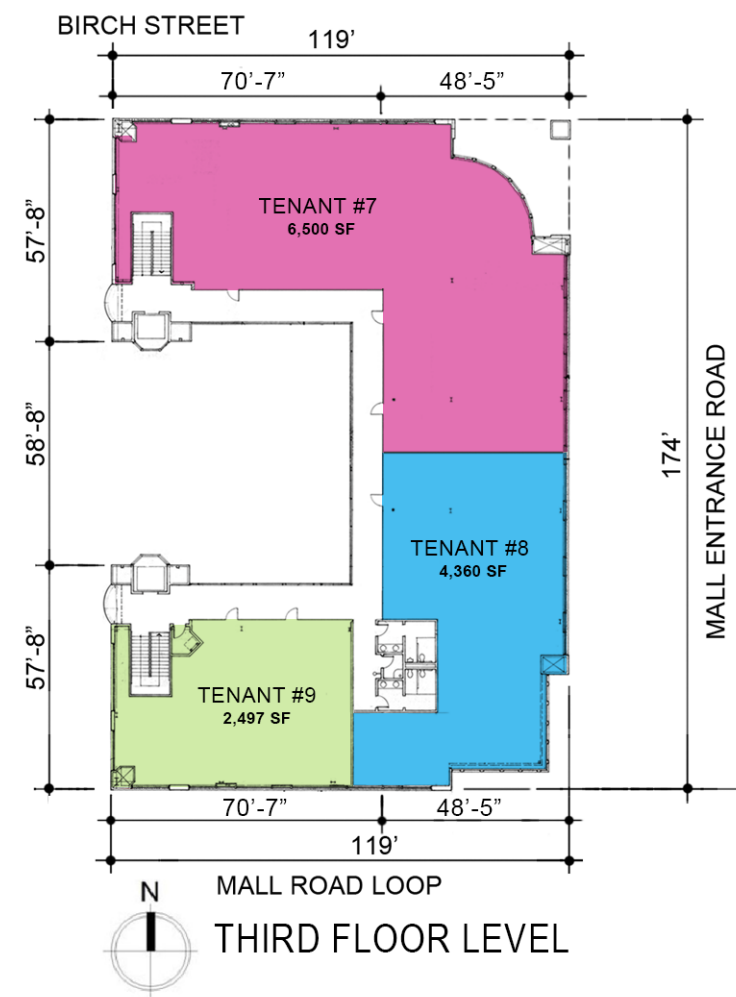
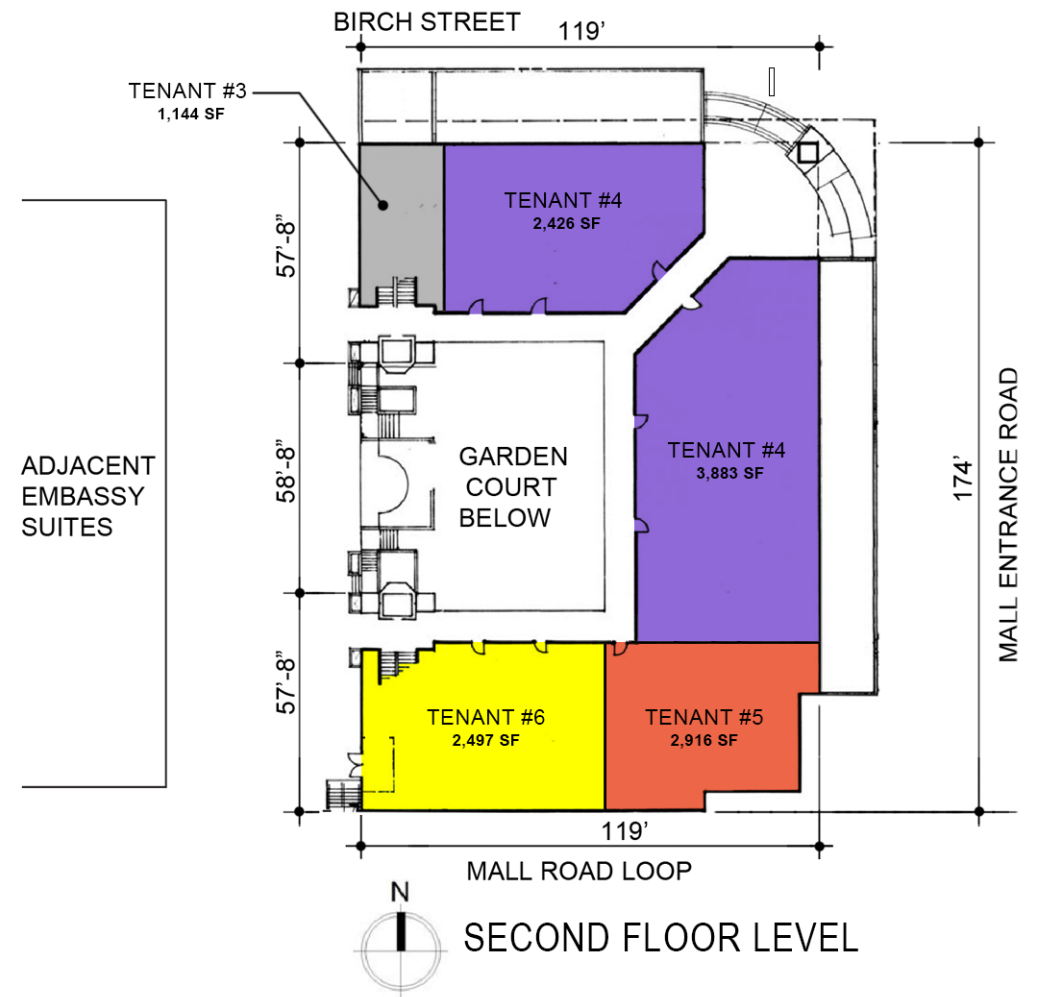
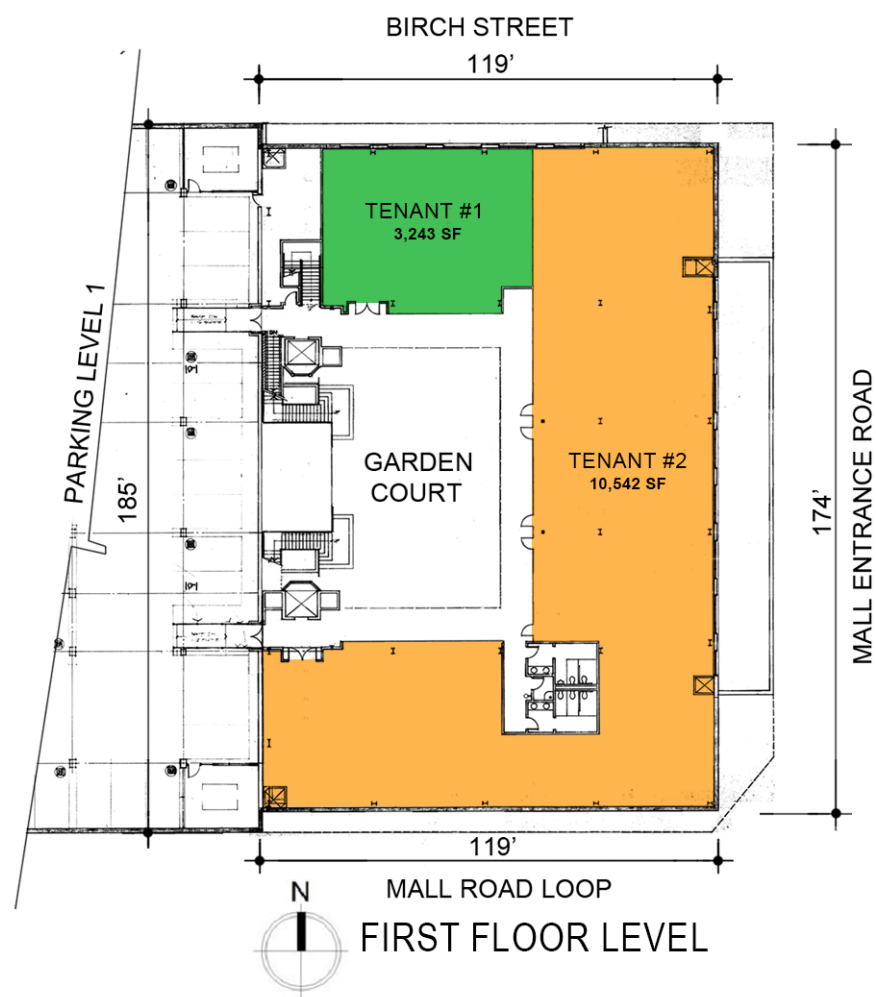
The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- B. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture’s label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the top edge of signs or letters, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust Inhibited materials that are appropriate and complementary to the building.
- E. All formed metal (i . e. letter forms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished sur faces shall be free from “oil canning” or warping.
- G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non- ferrous metals.
- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. Surfaces with color hues prone to fading (e. g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e. g., Matthews Paint Company (800)323-6593 or approved equal).
- L. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

Maintenance:

- a. Maintenance of signs. Every sign and all parts, portions and materials comprising the sign, together with the frame background, support or anchorage, including those signs otherwise exempt by Brea zoning, shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust or corrosion. Any crack, broken surface, malfunctioning light, missing sign copy or other unmaintained or damaged portion of a sign shall be repaired or replaced within thirty (30) calendar days following notification by the City of Brea. Any sign not properly maintained shall constitute a public nuisance and may be abated.





FLOOR PLANS

SCALE: 1"=50'



SHOP TENANT SIGNAGE CRITERIA:

SIGN AREA: 1 Square foot per lineal foot of lease frontage.

MAX WIDTH: 75% of lease frontage.

MAX HEIGHT: 36" maximum logo height
24" maximum letter height.

MAX NUMBER: 1 sign per building face, not to exceed 2 signs for corner and end cap tenants.

NOTE: A combination of lighting techniques are encouraged and permitted.

NOTES

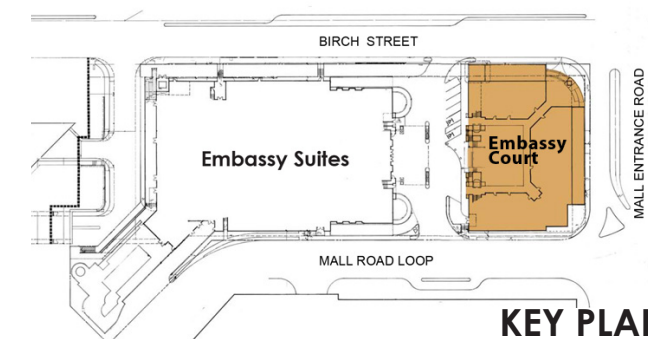
The intent of the revised signage program is to allow Landlord maximum flexibility with regard to sign locations. Signage program will specify the maximum number of signs permitted on the building. Exact location of each tenant's sign is at the discretion of Landlord.



EAST ELEVATION FACING MALL ENTRANCE ROAD



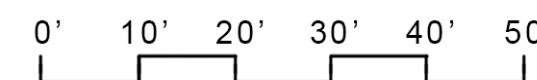
NORTH ELEVATION FACING BIRCH STREET



KEY PLAN

SHOP TENANT SIGN LOCATIONS

Scale: 1" = 20'-0"



SHOP TENANT SIGNAGE CRITERIA:

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MAX HEIGHT: 36" maximum logo height
24" maximum letter height.

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NOTES

The intent of the revised signage program is to allow Landlord maximum flexibility with regard to sign locations. Signage program will specify the maximum number of signs permitted on the building. Exact location of each tenant's sign is at the discretion of Landlord.

Existing monument sign beyond to remain



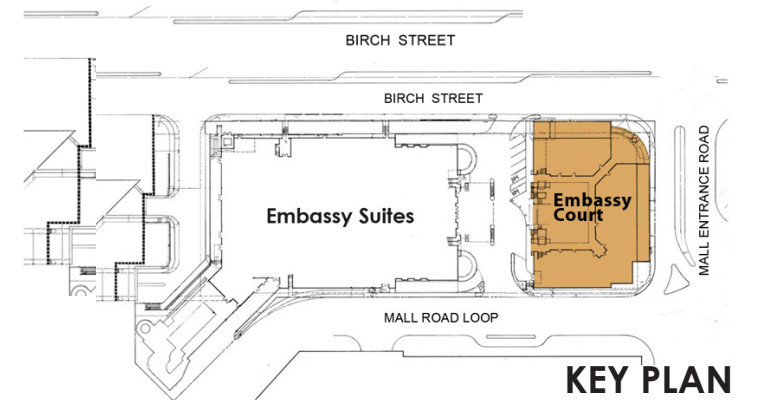
WEST ELEVATION FACING EMBASSY SUITES
Scale: = 1" = 20'-0"



SOUTH ELEVATION FACING MALL ROAD LOOP
Scale: =1" = 20'-0"

Existing monument sign beyond to remain

0' 10' 20' 30' 40' 50'

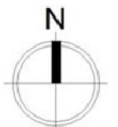


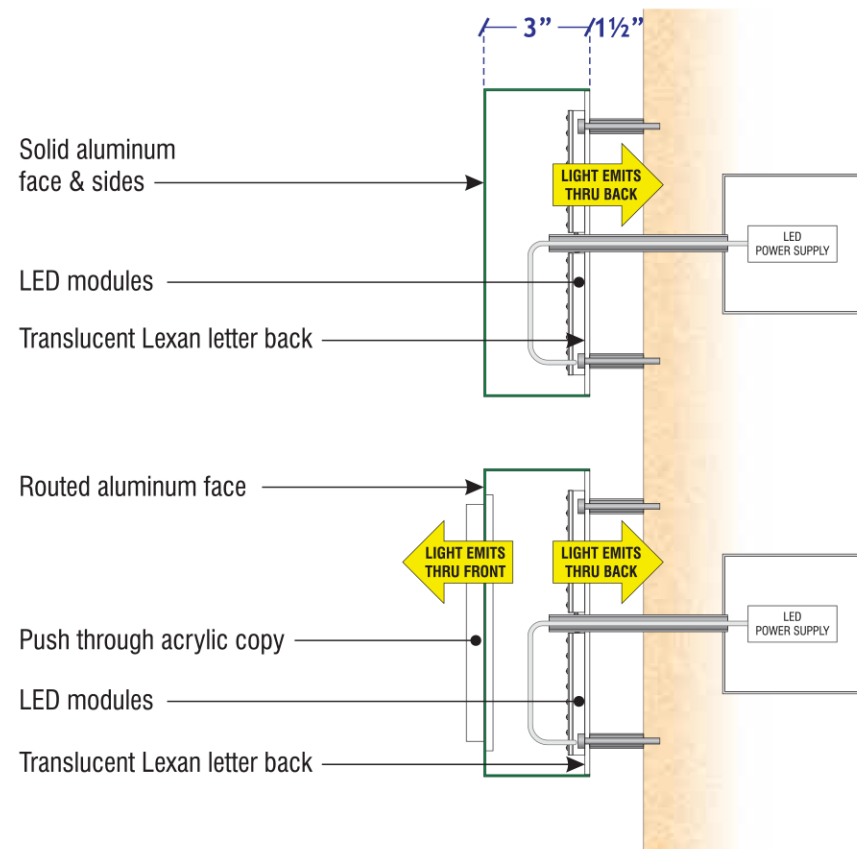
KEY PLAN

SHOP TENANT SIGN LOCATIONS

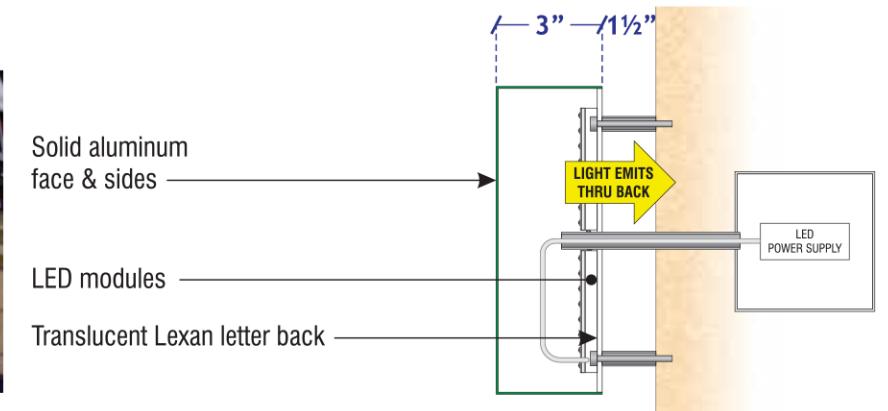
Scale: 1" = 20'-0"

0' 10' 20' 30' 40' 50'

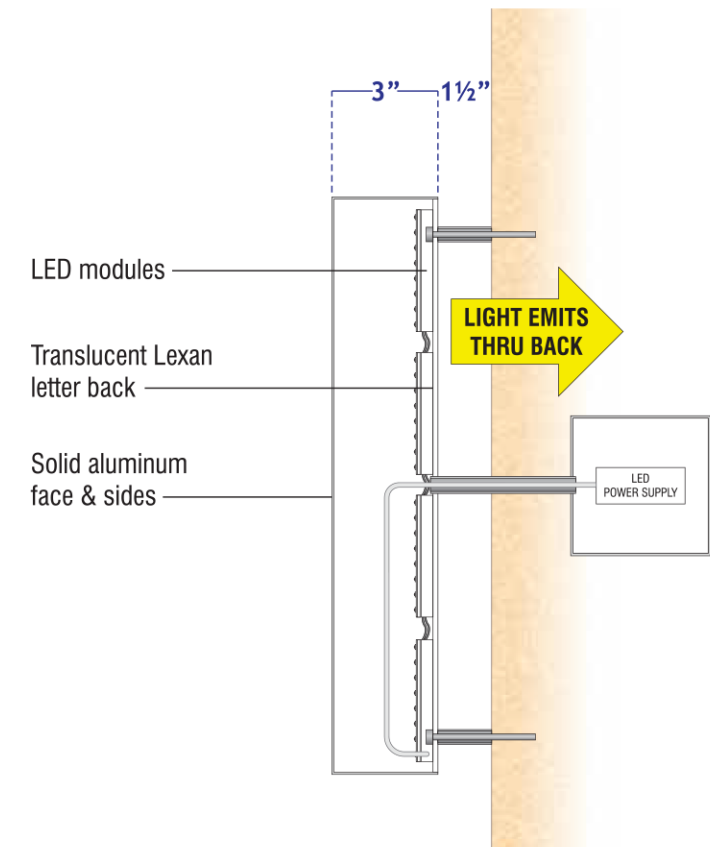




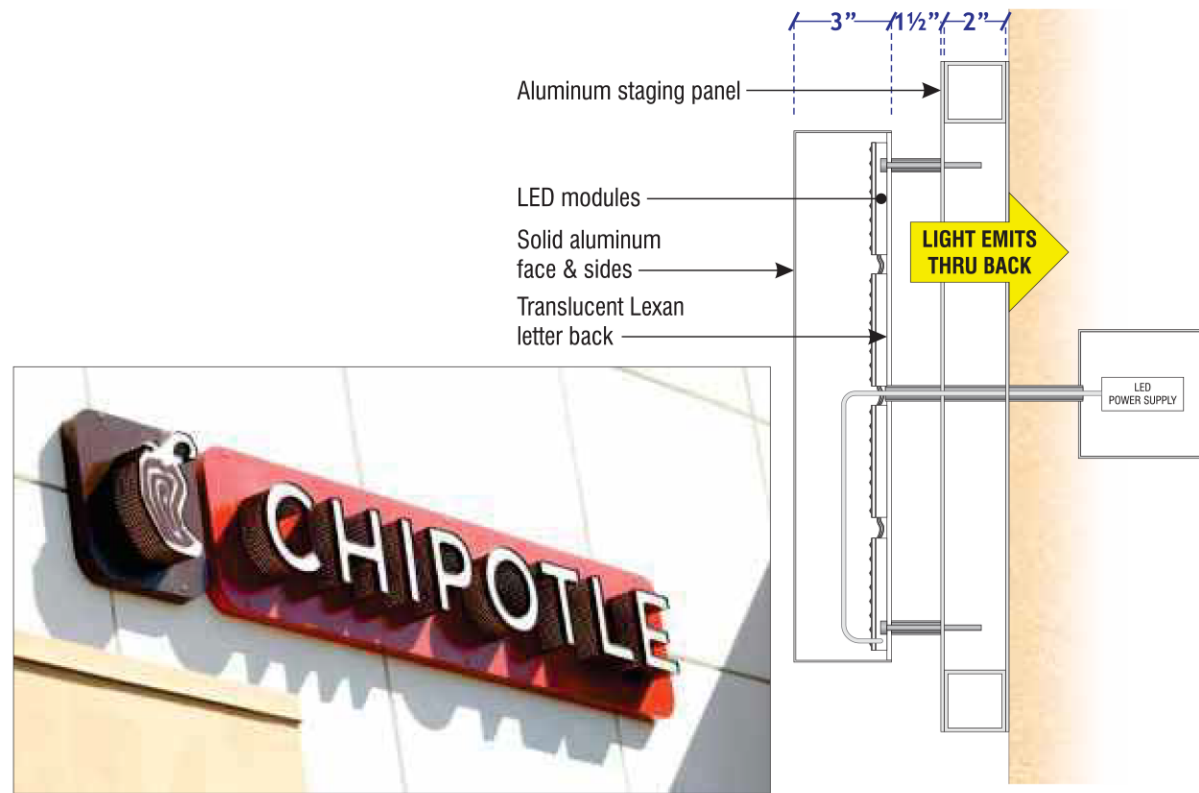
A HALO-ILLUMINATED DIMENSIONAL LETTERS W/PUSH TROUGH COPY



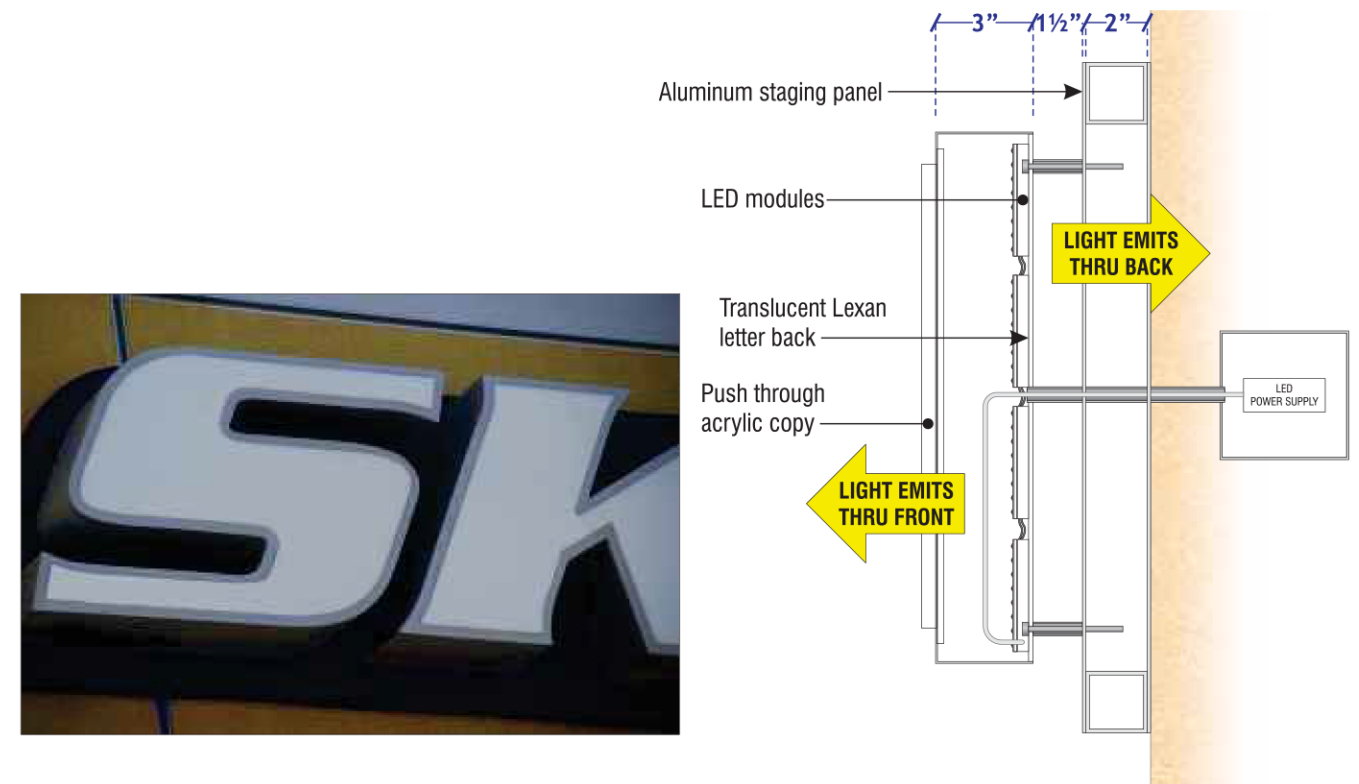
B REVERSE HALO ILLUMINATION



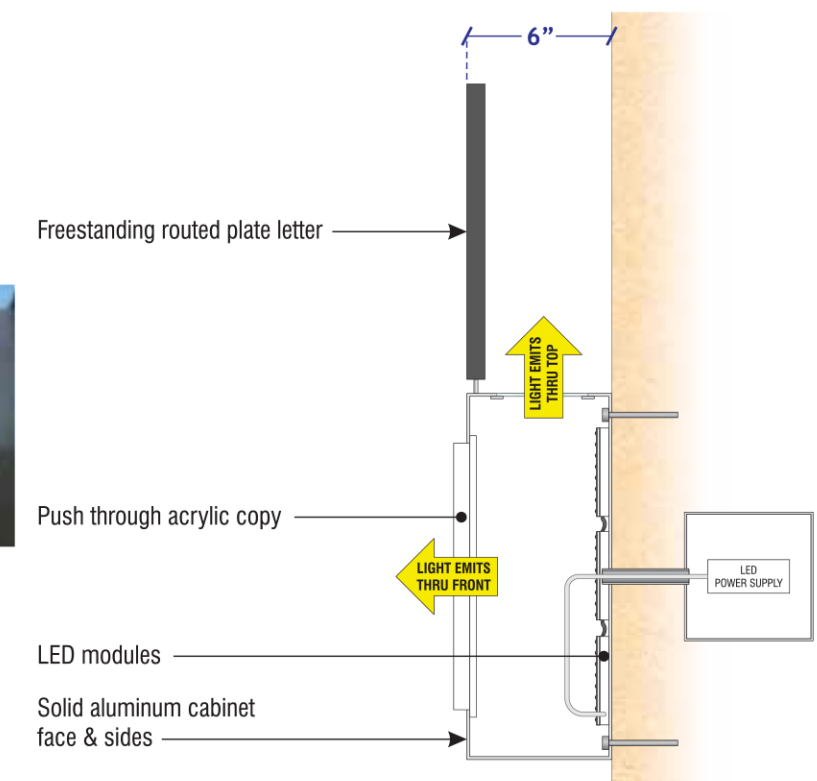
C HALO-ILLUMINATED CHANNEL LETTERS:



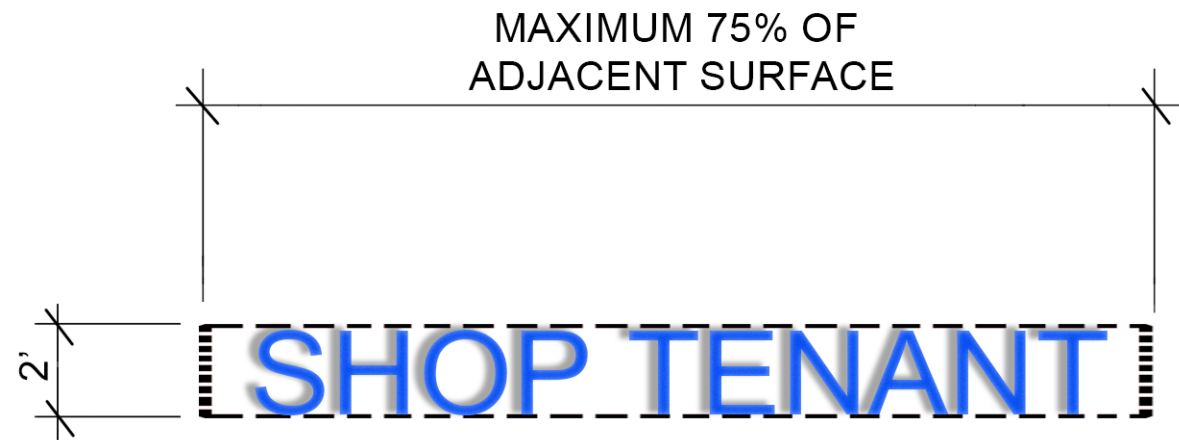
D HALO-ILLUMINATED CHANNEL LETTERS ON STAGING PANEL:



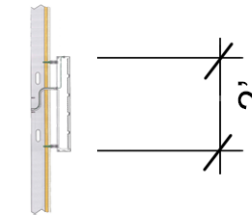
E HALO-ILLUMINATED CHANNEL w/ PUSH THROUGH LETTERS ON STAGING PANEL:



F BACK-LIT DIMENSIONAL LETTERS W/PUSH THROUGH CABINET



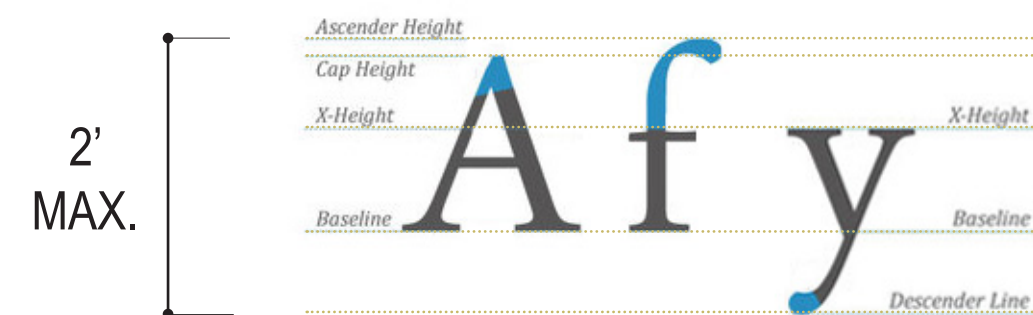
ELEVATION
scale 1/4"=1'-0"



SECTION
scale 1/4"=1'-0"

NOTE: TENANT GRAPHICS MAY UTILIZE SPECIFIC CORPORATE BRANDING COLORS AND LETTER STYLES WITH LANDLORD APPROVAL.

TYPEFACE ELEMENTS FOR UPPER CASE LETTERS AND LOWERCASE LETTERS "F" AND "T" EXTENDING PAST THE ASCENDER HEIGHT AND LOWER CASE LETTERS SUCH AS "G", "P", "Q", AND "Y" EXTENDING PAST THE DESCENDER LINE HEIGHT MUST BE CONTAINED WITHIN THE 2' MAXIMUM SIGN HEIGHT. LOGO ELEMENTS MUST COMPLY WITH THE 3' MAXIMUM HEIGHT.



TYPEFACE LIMITS



LOGO LIMITS

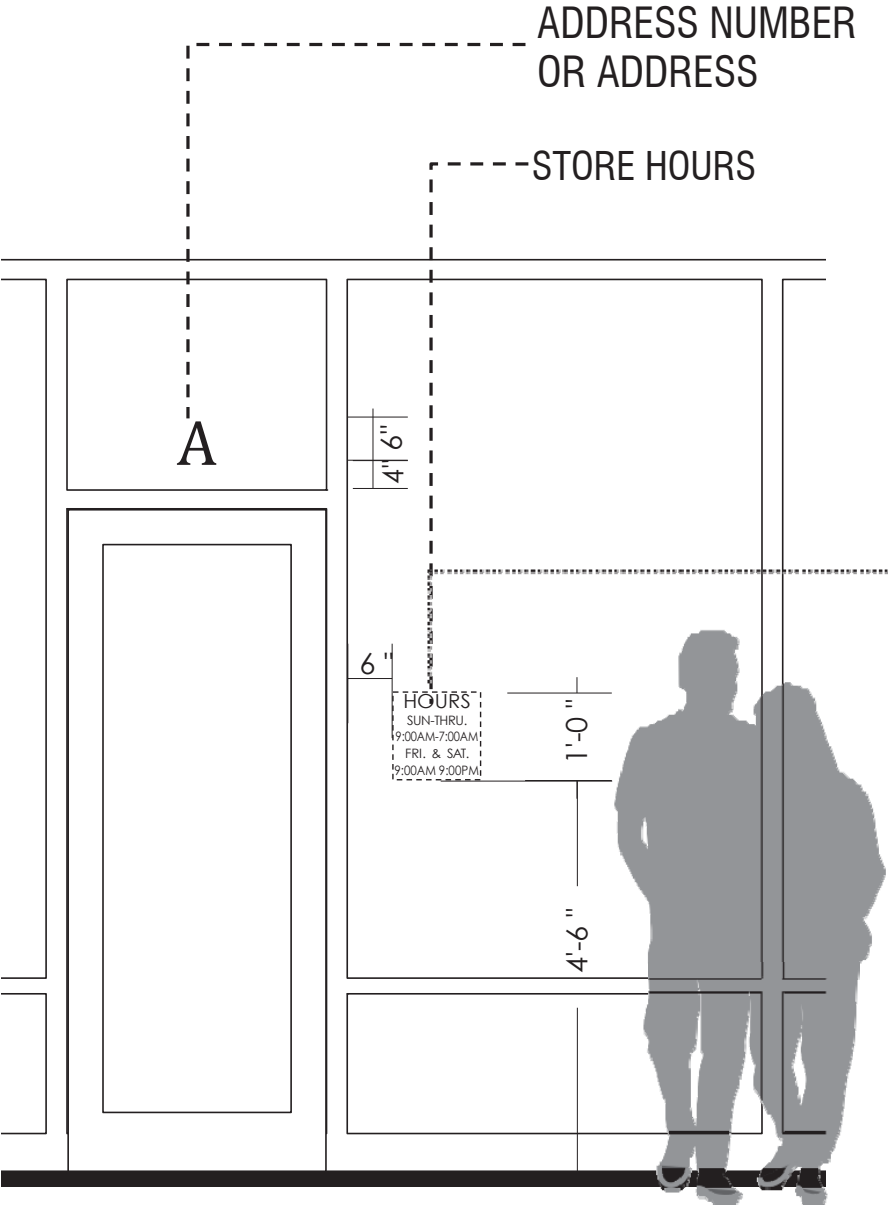
TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info
12" x 12".

SIGN AREA: 2.5 sq. ft. maximum sign area

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle. Copy to be installed on second surface of glass.



TYPICAL ELEVATION

RETAIL CENTER DIRECTORY EXAMPLE

MATERIALS: Clear Acrylic w/ Matte vinyl letters

LOCATION: Address or Suite Number with tenant name.
Directory to be placed next to the elevator on the Garden Court & Ground Level of the building.

DIRECTORY		
3 FLOOR	301	TENANT
	302	TENANT
	303	TENANT
	304	TENANT
	305	TENANT
2 FLOOR	201	TENANT
	202	TENANT
	203	TENANT
	204	TENANT
	205	TENANT
1 FLOOR	101	TENANT
	102	TENANT
	103	TENANT
	104	TENANT
	105	TENANT

PROPOSED CONCRETE BASE
FINISH WITH GRAPHITE (CARBON) 8084
COLORED CONCRETE BY DAVIS COLOR

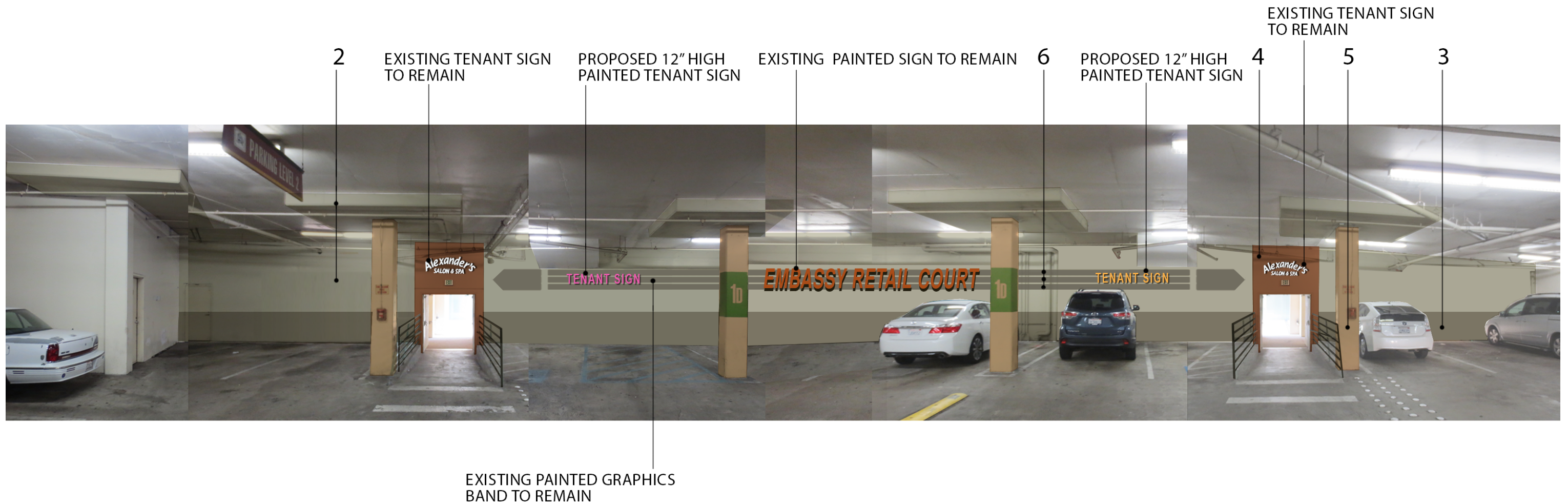


EXISTING MONUMENT SIGN
WITHOUT CONCRETE BASE

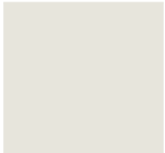


EXISTING MONUMENT SIGN

EXISTING MONUMENT SIGN TO REMAIN



Colors and Materials



1 PPG1029-1 SILVERY MOON BY PPG THE VOICE OF COLOR (For Ceiling)



2 PPG1029-3 FRENCH GRAY LINEN BY PPG THE VOICE OF COLOR



3 PPG1029-5 MEANDER BY PPG THE VOICE OF COLOR



4 PPG1069-6 FOXFIRE BROWN BY PPG THE VOICE OF COLOR



City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 02/26/2019

SUBJECT: CONSIDERATION OF PD 19-01 AND AMENDMENT TO CUP 10-15: A REQUEST TO INCREASE THE NUMBER OF APPROVED SEATS, MODIFY LOCATION OF SANCTUARY AND CONSTRUCT 8,514 SQUARE FOOT ADDITION IN THE C-P(PD) ADMINISTRATIVE AND PROFESSIONAL OFFICE (PRECISE DEVELOPMENT) ZONE.

REQUEST

The applicant, Calvary Community Church of Brea, is requesting to amend their current Conditional Use Permit to increase the number of approved seats, to relocate the existing sanctuary space and construct an 8,514 square foot addition to the existing building located at 603 South Valencia Avenue.

RECOMMENDATION

Staff recommends that the Planning Commission approve Precise Development No. PD 19-01 and the amendment to Conditional Use Permit 10-15.

BACKGROUND/DISCUSSION

BACKGROUND

In 2010, Calvary Community Church of Brea received approval of a Conditional Use Permit allowing the establishment of a church occupying an existing 47,000 square foot office building in the C-P (PD) Administrative and Professional Office (Precise Development) Zone. The church is currently operating under the approval of this Conditional Use Permit (CUP 10-15), with a 2,645 square foot sanctuary space located along the north side of the building.



Figure 1 - Aerial Map

The previous approval included a sanctuary expansion to accommodate seating for 470 attendees located on the south side of the building (See Figure 2).

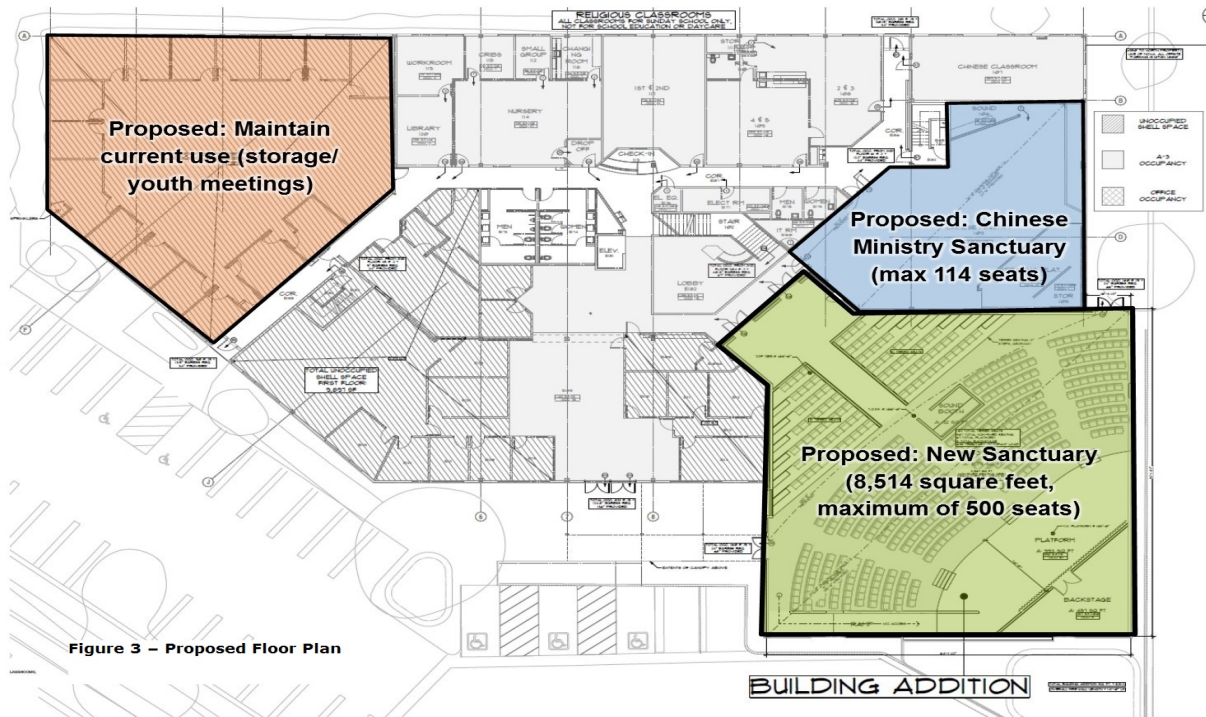


Figure 3 – Proposed Floor Plan

There are currently two Sunday Morning Services (see Figure 4 – Peak Day Operations); one at 8:15 am with an average attendance of 145 individuals (including the Chinese language congregation) and 27 children in Sunday school, and one at 10:45 am with an average attendance of 160 individuals (including the Chinese language congregation) and 57 children in Sunday school. At 9:45 AM on Sundays, there are Life Groups with an average of 86 adults, 40 youth, and 60 children. There are various smaller events that are regularly scheduled throughout the week, such as Youth Groups, Bible Study, and Worship Team practices which can

TIME	ACTIVITIES	TOTAL AVERAGE ATTENDEES
8:45 AM	Sunday Service Chinese Language Service Sunday School	172
9:45 AM	Life Groups	186
10:45 AM	Sunday Service Chinese Language Service Sunday School	217

Figure 4 – Peak Day Operations

be found in the Project Description (Exhibit A). The new sanctuary space is proposed to seat a maximum of 500 attendees. The second congregation area is proposed to seat a maximum of 114 attendees. Staff has included Condition C to ensure the maximum number of seats in both areas does not exceed 614 in total.

PARKING

Today there are 199 parking spaces on site. As proposed the site will have 12 parking spaces eliminated resulting in 187 parking spaces on site. The peak day with the highest parking demand is Sunday during morning services. The required parking ratio is 1 stall for every 2 seats or 307 parking stalls. The Code permits churches to utilize off-site parking within 1,000 feet of the property line. Through a reciprocal parking agreement with 601

South Valencia, the applicant will have access to 150 stalls (See Exhibit B – Site Utilization Map, Exhibit C – Letter of Intent). This will result in a total of 337 parking spaces, providing a surplus of 30 parking spaces (See Figure 5 – Parking Table).

Figure 5 – Parking Table

REQUIRED PARKING	PARKING ON-SITE	PARKING OFF-SITE	TOTAL PARKING PROVIDED	SURPLUS
307 spaces	187 spaces	150 spaces	337 spaces	30 spaces

Figure 5 – Parking Table

To ensure parking is adequate at all times, Staff has included Condition E which requires the applicant to provide a copy of the parking agreement prior to the issuance of any building permits and Condition F requiring the applicant to remedy parking impacts, should they occur, with any necessary modifications to scheduling and attendance of weekly events. Should the parking agreement terminate at any point, Condition E requires the applicant to secure sufficient parking for peak times prior to the commencement of any church services.

PRECISE DEVELOPMENT

The request is to add 8,514 square feet to the north east corner of the existing building. The development has been reviewed by staff and complies with all development standards required in the C-P Administrative and Professional Office Zone including setbacks, building heights, and gross floor area ratio. The proposed materials are comprised of BASF Stucco System, Orco concrete masonry units, Vitro tinted glass, and Centra metal paneling (See color and material elevations found in Exhibit B).

The colors and finishes are complimentary to the existing structure and adjacent buildings while the design meets the needs of the current use. The proposed entryway will be shaded by a mesh canopy to soften the transition from the exterior to the interior environment. The building design utilizes parapets varying in height as well as contrasting materials facing Valencia Avenue to ensure the massing of the building is not overwhelming to the public view while still keeping with the architecture of the surrounding neighborhood. To ensure the material finishes on the building remain high in quality, staff has included Condition N requiring any modifications to the approved plans, including colors and materials, be reviewed and approved by the City Planner. Any significant changes to the plans shall require review and approval by the Planning Commission. To ensure the building will comply with all applicable building and fire codes, staff has included Conditions L and S requiring plans be submitted to the Building and Safety Division and Fire Department for review and approval.

The proposed project is in accordance with City standards and guidelines to accommodate the proposed use. Staff anticipates the church can operate harmoniously with the adjacent uses and with minimal impact to its neighbors.

ENVIRONMENTAL ASSESSMENT

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(2) of Division 6 of Title 14 of said Act.

RESPECTFULLY SUBMITTED

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

Attachments

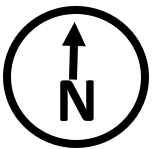
1. Technical Background
 2. Vicinity Map
 3. Notice of Public Hearing
 4. Draft Resolution
 5. Project Description
 6. Project Plans
 7. Letter of Intent Parking Agreement
-

TECHNICAL BACKGROUND

Case No:	Amendment to Conditional Use Permit No. CUP 10-15, Precise Development No. PD 19-01
Property Location:	603 South Valencia Avenue
Applicant:	Calvary Community Church of Brea 603 South Valencia Avenue Brea, CA 92821
Property Owner:	Calvary Community Church of Brea 603 South Valencia Avenue Brea, CA 92821
General Plan Designation:	Office/Financial
Zoning Designation:	C-P (PD), Administrative and Professional Office (Precise Development)
Building Size:	55,514 square feet
Adjacent Zoning/Land Uses	
North:	C-P (PD), Administrative and Professional Office (Precise Development)
South:	R-1, Single-Family Residential
East:	R-1, Single-Family Residential
West:	M-1(PD), Light Industrial (Precise Development)
Previous Actions/History:	Precise Development No. PD 82-11 – Original development of the site Conditional Use Permit No. CUP 10-15 – Establishing a church in the C-P (PD) Administrative and Professional Office (Precise Development) Zone.
Site and Neighborhood Characteristics:	The subject church is located in an existing commercial building. It is surrounded by offices to the north, industrial uses on the west side, with residential on the east and south.
Public Hearing Notices and Outreach:	Legal Notice was published in the <i>Star Progress</i> on February 15, 2019 and 75 notices (including property owners within the City of Placentia) were sent to all property owners within a 500-foot radius of the subject property.



**SUBJECT PROPERTY
AND VICINITY MAP**



DATE: February 26, 2019

**CASE NO:
Precise Development No. PD 19-01
Amendment to Conditional Use Permit No. CUP 10-15**

TO: Property Owners within a 500-Foot Radius

FROM: City of Brea, Community Development Department

SUBJECT: Consideration of Precise Development PD 19-01, Amendment to Conditional Use Permit No. CUP 10-15,

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held at a 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, February 26, 2019, 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 increase the number of approved seats, modify location of sanctuary and construct 8,514 square foot addition in the C-C (PD) Administrative and Professional Office (Precise Development) Zone

PROPERTY INVOLVED: 603 South Valencia Avenue
Brea, CA 92821

APPLICANT: Calvary Community Church of Brea
603 South Valencia Avenue
Brea, CA 92821

PROPERTY OWNER: Calvary Community Church of Brea
603 South Valencia Avenue
Brea, CA 92821

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(e)(2) of said Act.

AREA MAP:



IF YOU CHALLENGE THIS PRECISE DEVELOPMENT NO. PD 19-01, AMENDMENT TO CONDITIONAL USE PERMIT NO. CUP 10-15 AND THE 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 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA, APPROVING PRECISED DEVELOPMENT NO. PD 19-01 AND AMENDING CONDITIONAL USE PERMIT NO. CUP 10-15, A REQUEST TO INCREASE THE NUMBER OF APPROVED SEATS, MODIFY LOCATION OF SANCTUARY AND CONSTRUCT 8,514 SQUARE FOOT ADDITION IN THE C-P (PD) ADMINISTRATIVE AND PROFESSIONAL OFFICE (PRECISE DEVELOPMENT) ZONE

A. RECITALS.

(i) The Planning Commission of the City of Brea has heretofore held a duly noticed public hearing, as required by law, on the Amendment to Conditional Use Permit No. CUP 10-15, a request to increase the number of approved seats, modify the location of the sanctuary, and construct a new addition to the existing building, in accordance with Chapters 20.224 and 20.260 of the Brea Zoning Code.

(ii) The subject property is located at 603 South Valencia Avenue and is legally described as a portion of Map Book 336, Page 53, Block 531, Parcel 24, as shown in the latest records of the County of Orange Tax Assessor.

(iii) The project proponent is: Calvary Community Church of Brea, 603 South Valencia Avenue.

(iv) The property is zoned C-P (PD), Administrative and Professional Office (Precise Development) and has a General Plan land use designation of Office/Financial.

(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. It is hereby found that the Conditional Use Permit application for the location set forth is authorized by Sections 20.224 and 20.408.030 of the Brea Zoning Ordinance, as amended.

3. The Planning Commission further finds as follows:

a. Finding: The use with any conditions to be 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 to uses specifically permitted in the zone in which proposed use is to be located.

Fact: The proposed project is consistent with General Plan Policy CD-1 by providing a balance of land uses to meet the present and future needs of all residents. Churches provide beneficial community and social services to the community. Calvary Church has fostered a harmonious relationship with the surrounding uses since it began services at this location in 2010 and the building addition will help accommodate a growing church congregation in the community.

b. Finding: The site is adequate in size and shape to accommodate the proposed development and all of the yards, setbacks, walls or fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood.

Fact: The site was developed and in accordance with the City's Zoning requirements and can accommodate a church use. The addition of the sanctuary space meets all development standards within the C-P (PD) Commercial, Administrative, and Professional Office (Preside Development) Zone.

c. Finding: The proposed site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed development.

Fact: The site is served by and accessed along Valencia Avenue, a fully improved secondary arterial, and is properly designed to carry the traffic generated by the existing use and proposed addition.

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

Fact: Church operations will be conducted mainly within the building. With the conditions contained herein, the building addition will be in compliance with all applicable Building and Fire Department code standards assuring the project will not adversely affect the health, safety, and general welfare of the community.

4. The Planning Commission hereby finds and determines that the project identified above in this Resolution is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301(e)(2) of Division 6 of Title 14 of said Act.

5. Conditional Use Permit No. CUP 10-15 is hereby approved, subject to the conditions as set forth herein:

- a) The approval of this request and the conditions herein supersede Planning Commission Resolution No. PCR 10-24 and its conditions.
- b) The project shall occur in substantial conformance with the plans submitted to the Planning Commission and dated February 26, 2019 which includes a project description, site plan, floor plan, architectural elevations, colors and materials, and

landscaping plan on file with the Planning Division, the conditions contained herein, and all applicable City regulations.

- c) Seating within the sanctuary and the “Chinese Ministry” worship area, as depicted on the approved floor plans, shall not exceed a total of 614 seats. Any expansion to the sanctuary and/or number of total seats shall require additional parking evaluation subject to the review and approval of the Planning Commission. Prior to any modifications including a decrease in the number of seats, a revised parking agreement shall be provided to the Planning Division for review and approval.
- d) The church shall be responsible for assuring that adequate parking is available for its activities at all times. Scheduling and attendance of said activities shall be consistent with the descriptions provided to the Planning Commission and contained in the Project Description
- e) The church shall secure a reciprocal parking agreement with the adjacent property located at 601 South Valencia Avenue. The approved parking agreement shall provide 150 off-site spaces as required for the approved use. A copy of said parking agreement shall be submitted to the City Planner prior to the issuance of any building permits. Should the parking agreement terminate at any point in the future or changed to the location of offsite parking occur, applicant is responsible for securing sufficient parking for peak times (including but not limited to Sunday services) subject to the review and approval of the City Planner prior to the commencement of any church services.
- f) If at any time parking issues should arise, the applicant shall modify the scheduling, activities, attendance, or number of seats, and shall be reviewed and approved by the City Planner prior to the commencement of any church services.
- g) A final parking management plan shall be submitted for the review and approval of the City Planner. Said plan shall include details on a communications program for site users to effectively inform them of the location of available parking and prohibited parking. A key goal of the plan shall be communication and enforcement from the church membership to assure parking occurs in conformation with the information presented to the Planning Commission, the Project Description, and these conditions of approval.
- h) The applicant shall submit any proposed uses for vacant areas within the building and demonstrate adequate parking is provided for the review and approval of the City Planner prior to the occupancy of any space. Significant changes to the project description or uses on site shall require Planning Commission review and approval.
- i) Should the property change in use in entirety, any future uses of this property shall be submitted to the City Planning Division for review and approval. Adequate on-

site parking for the proposed use must be demonstrated and may result in limited square footages for the proposed use.

- j) No academic school activities outside of church ministries shall occur (e.g. elementary/junior/high school).
- k) The applicant shall secure any temporary parking agreements for events (e.g., weddings, banquets, dinners, youth events, seminars) that exceed the number of parking stalls secured with parking agreements and/or on days that are not covered in said parking agreement. All temporary parking arrangements shall be subject to the review and approval of the City Planner.
- l) The applicant shall provide five complete sets of plans that include architectural details, structural calculations, a site specific geotechnical report, Title 24 Energy design and California Green Code compliance for review and approval by the Building and Safety Division prior to the issuance of any building permit. Said plans shall include fire and life safety analysis with proposed occupant loads.
- m) All existing or new roof-top equipment shall be screened from public view. All screen designs shall be architecturally integrated with the building and shall be subject to review and approval by the City Planner and the Building and Safety Division.
- n) The applicant shall provide detailed elevations, colors and material samples, and cut/specifications sheets as part of the construction plans. Any modifications from the approved plans shall require review and approval by the City Planner prior to the issuance of any building permits. Any significant modifications from the approved plans shall require review and approval of the Planning Commission.
- o) All signage including building signs must be reviewed under a separate building permit.
- p) The applicant shall provide a detailed final landscaping plan including a full coverage irrigation plan. Said landscaping plan is to be reviewed and approved by the City Planner prior to the issuance of any building permits. No mature trees shall be removed without prior review and approval of the City Planner. Any mature trees removed shall be replaced in kind on site in an appropriate location subject to the Review and approval of the City Planner. Approved landscaping and irrigation shall be installed prior to the issuance of the Certificate of Occupancy. All landscaping and irrigation shall comply with provisions of the City's Water Efficient Landscape Ordinance.
- q) The applicant shall submit final Water Quality Management Plan for review and approval by the Public Works Department prior to the issuance of any grading permit.

- r) The applicant shall submit final drainage report for review and approval by the Public Works Department prior to the issuance of any grading permit. No property drainage shall be allowed to cross public sidewalks (parkways) or drive approaches. Yard basins, concrete gutters and under sidewalk (parkway) drains shall be constructed to adequately drain the property.
- s) The applicant shall submit a Fire Master Plan to the Brea Fire Department for review and approval prior to the issuance of any building permits. Said plan shall include a fire department access road, location of existing public fire hydrants and private on-site fire hydrants. Information on the required fire flow and required number of hydrants shall be included in the plans.
- t) The applicant shall provide a protection plan for the existing art piece during construction of the sanctuary space. Said plan shall be reviewed and approved by the Community Services Department prior to the issuance of any building permits.
- u) 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 work or the exercise of rights authorized by the approval Precise Development No. PD 19-01 and Amendment to Condition Use Permit No. 10-15 and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of the Precise Development action and Conditional Use Permit amendment and/or the granting or exercise of the rights authorized by said approvals; 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, the Precise Development and Conditional Use Permit amendment approvals. Applicant's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required.

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

ADOPTED AND APPROVED this 26th day of February, 2019.

Chairman, Planning Commission

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 February, 2019, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 26th day of February, 2019, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

**Project Description
Calvary Community Church
603 S. Valencia**

Current Attendance

Our 2018 average-to-date Sunday attendance is 389, which includes 305 adults and 84 children. We also have 70 Chinese adults who meet in a separate room while their children attend English Sunday school. The English average attendance for the past five years was 387.

Worship Services

We have two Sunday morning services. Our 8:15 AM service currently has 145 in average attendance with 27 children in Sunday school and our 10:45 AM service currently has 160 with 57 children in Sunday school.

At 9:45 AM, there are an average of 86 adults in Life Groups, 40 youth, and 60 children.

New Sanctuary Seating

We are planning a new Worship Center to seat 500 people. It will be multi-purpose and will be a place for occasional social events such as ladies teas or dinners, wedding receptions, and men's breakfasts. If we ever grow to where we approach 750 in our combined services, we are planning to plant a daughter church in another location rather than becoming a mega church.

Our current, temporary sanctuary will become a multi-purpose center for youth and Chinese meetings and could also be used for occasional social events.

Parking

We understand that we may need a parking agreement with MOXA, the company who owns the building at 601 S. Valencia. Our parking lots are adjoining. We currently have 199 parking places, 6 of which are for the handicapped. We anticipate losing 12 of those spots with this new building addition. MOXA has agreed to share 150 spaces with the church on Sunday. With this agreement, we would have 337 total parking spaces, which is more than one parking space for every two seats in the new worship center. A letter of intent and parking map has been included in this submittal.

School Plans

We have no plans for any type of school, preschool, or daycare. Classrooms shown on the plan are for religious use only; for Sunday school or bible study gatherings.

Plans for the South End of the Building

The second floor of the South end of the building will continue to be used for youth meetings and for storage. As funds become available, we would like to have an indoor playground for children on the first floor.

Typical Daily Operations

Sunday — At 8:15 AM we have 145 adults in Worship Service and 27 children in Sunday School. At 10:45 AM we have 160 adults in Worship Service, 70 Chinese adults in their own service, and 57 children in Sunday school. An adult class meets from 4-6 PM 12 weeks out of the year with 15 people. Current parking usage: 90 spaces at 8:15 AM; 135 spaces at 10:45 AM; 15 spaces at 4:00 PM.

Monday — Adult small group at 6:00 PM with 8 in attendance. Current parking usage: 8 spaces.

Tuesday — Adult small group at 5:30 AM with 10 in attendance. Adult small group at 5:00 PM with 7 in attendance. TLC board meeting twice a month at 7:00 PM with 10 in attendance. Equippers meeting once a month at 7:00 PM with 35 in attendance. Deacons meeting once a month at 7:00 PM with 6 in attendance. Current parking usage: 10 spaces at 5:30 AM; 7 spaces at 5:00 PM; 6-45 spaces at 7:00 PM.

Wednesday — Chinese Leaders' Meeting at 7:00 AM with 4 in attendance. Women's Bible Study at 9:30 AM with 25 in attendance. Adult small group at 4:30 PM with 9 in attendance. Adult small group at 5:00 PM with 10 in attendance. Junior and senior high youth groups at 7:00 PM with 35 in attendance. Ten adult small groups at 7:00 PM with 111 adults in attendance, and 5 children in childcare. Current parking usage: 4 spaces at 7:00 AM; 25 spaces at 9:30 AM; 9 spaces at 4:30 PM; 10 spaces at 5:00 PM; 75 spaces at 7:00 PM.

Thursday — Adult small group at 5:30 AM with 12 in attendance. English Bible Study (for Chinese speakers) at 9:30 AM with 15 in attendance. Worship team practice at 7:00 PM with 10 in attendance. Elders meeting twice a month at 7:00 PM with 5 in attendance. Current parking usage: 12 spaces at 5:30 AM; 15 spaces at 9:30 AM; 10-15 spaces at 7:00 PM.

Friday — Adult class at 6:30 PM with 20 adults and 8 children in childcare (10 weeks). Current parking usage: 11 spaces at 6:30 PM.

Saturday — Adult small group at 7:00 AM with 7 in attendance. About 3 men's breakfasts per year at 8:00 AM with 60 in attendance, and an occasional women's luncheon. Chinese Prayer and Leaders meeting once a month at 9:00 AM with 15 in attendance and 2 children in childcare. Current parking usage: 7 spaces at 7:00 AM; 60 spaces for a men's breakfast; 80 spaces for a women's luncheon; 15 spaces at 9 AM.

Tuesday – Friday --- Working hours for church staff are 9:00 AM to 5:00 PM with 6 full-time staff members and 2 part-time employees. Current parking usage: 8 spaces.

Church Administration

We have 6 full-time staff members and 2 part-time employees.

CALVARY COMMUNITY CHURCH

WORSHIP FACILITY - ADDITION

603 S. VALENCIA AVE.

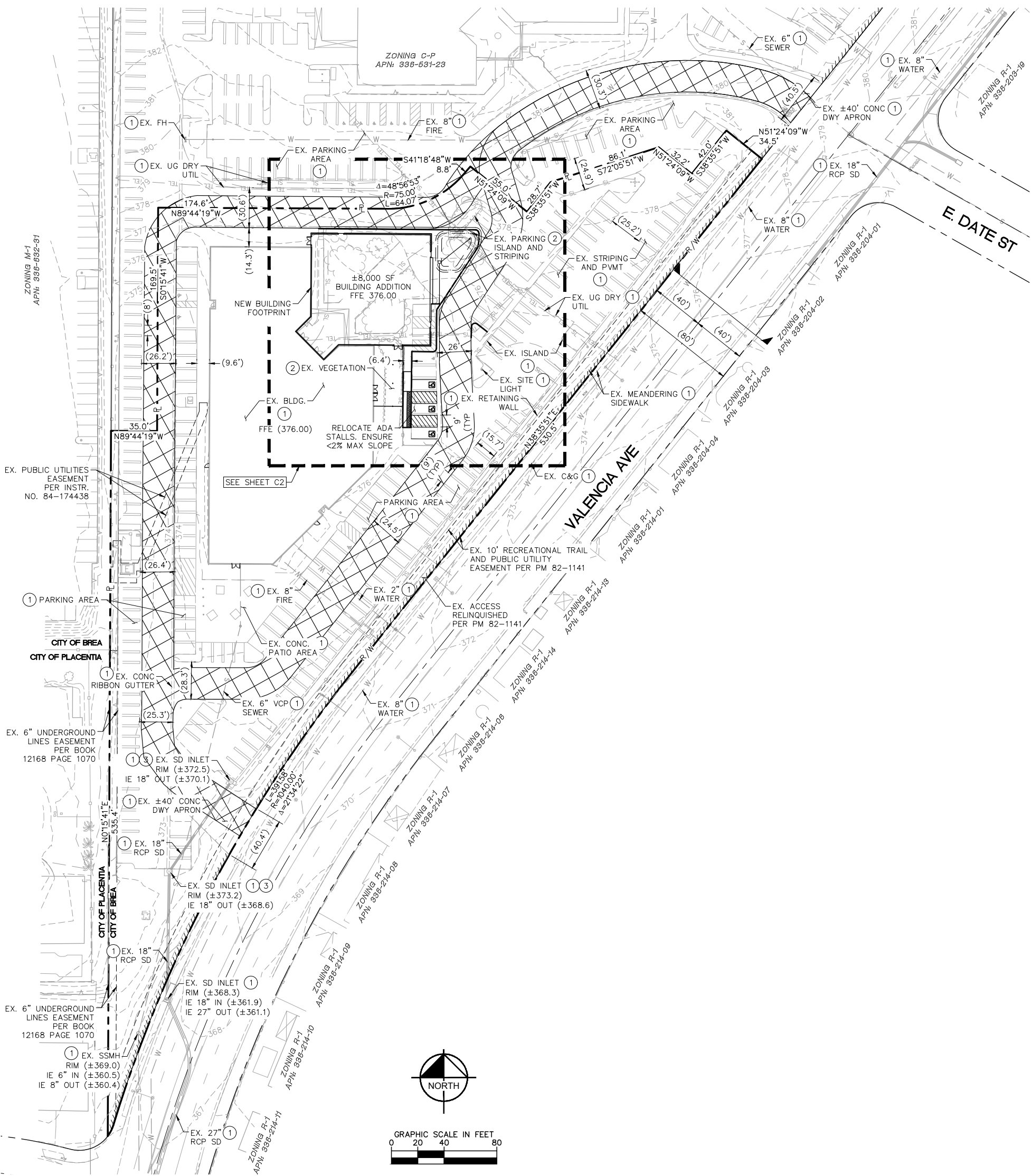
BREA, CA 92821

ORIGINAL CONDITIONAL USE CUP 10-15-2010

	ARCHITECTURAL: BGW ARCHITECTS II, PC 2909 WASHINGTON BLVD OGDEN, UT 84401 CONTACT: JOSH FELIX PHONE: 800-552-1131 X1069 E-MAIL: JFELIX@BGWSERVICES.COM
	GENERAL CONTRACTOR: ERICKSON-HALL CONSTRUCTION CO. 500 CORPORATE DR. ESCONDIDO, CA 92029 CONTACT: DON ROMO PHONE: 760-532-1436 E-MAIL: DROMO@ERICKSONHALL.COM
	OWNER: CALVARY COMMUNITY CHURCH 603 S. VALENCIA AVE. BREA, CA 92821 CONTACT: TODD DIXON E-MAIL: DIXOTODD@GMAIL.COM
	CIVIL ENGINEER: KIMLEY-HORN 401 B ST. STE 600 SAN DIEGO, CA 92101 CONTACT: TOM EAGLING PHONE: 619.144.0156 E-MAIL: TOM.EAGLING@KIMLEY-HORN.COM
	LANDSCAPE ARCHITECT: KIMLEY-HORN 401 B ST. STE 600 SAN DIEGO, CA 92101 CONTACT: MATTHEW MORGAN PHONE: 619.212.7192 E-MAIL: MATTHEW.MORGAN@KIMLEY-HORN.COM

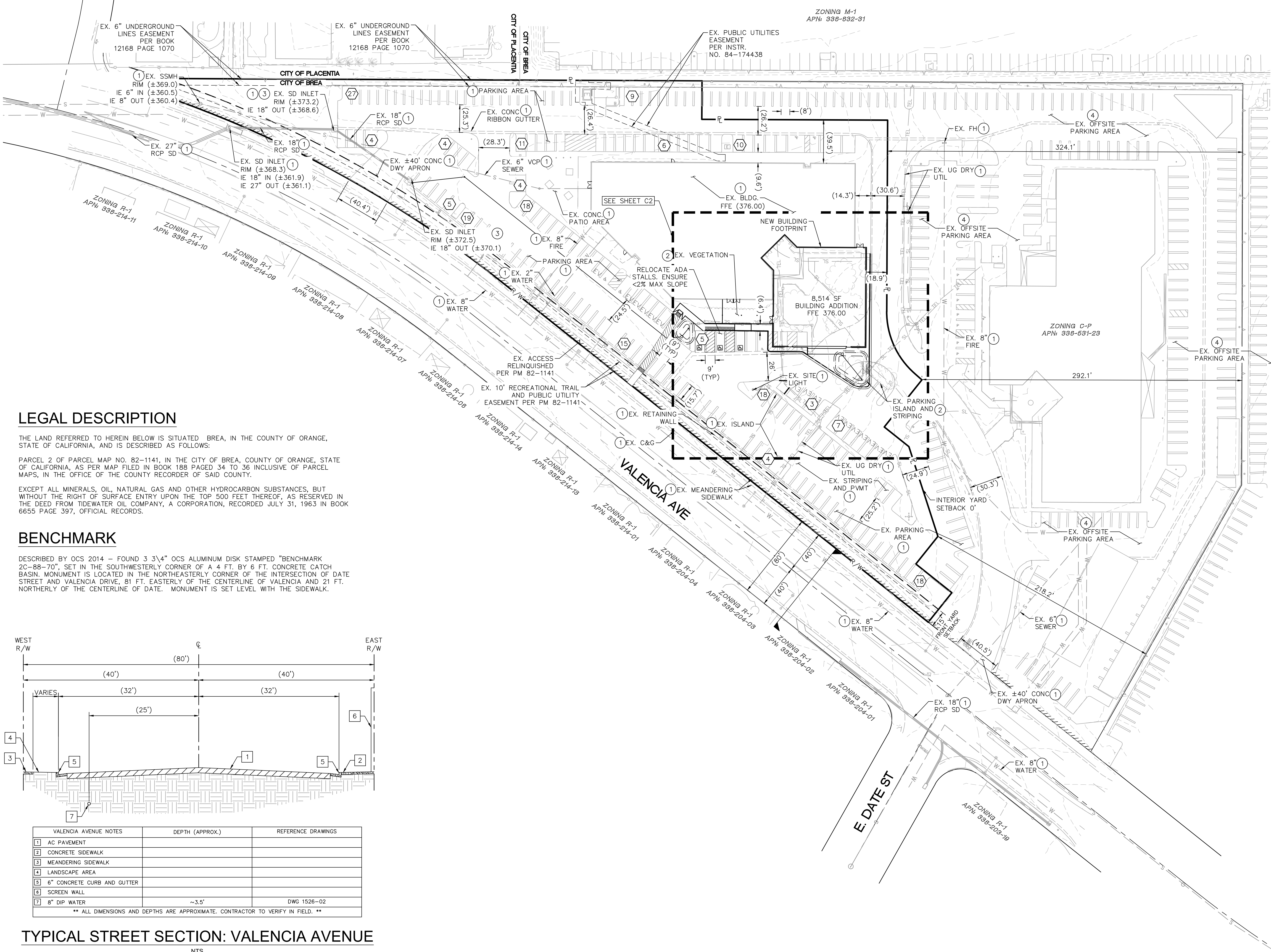


REV 2 SUBMITTAL
1/17/19



SHEET INDEX
0 COVER PAGE
C1 SITE UTILIZATION MAP
C2 CONCEPTUAL GRADING PLAN
C3 FIRE MASTER PLAN
L1 CONCEPTUAL LANDSCAPING PLAN
L2 CONCEPTUAL MATERIALS BOARD
A1 FIRST FLOOR PLAN
A2 SECOND FLOOR PLAN
A3 CONCEPT ELEVATIONS
A4 COLOR AND MATERIALS BOARD

PROJECT DESCRIPTION
PROJECT CONSISTS OF NEW BUILDING ADDITION TOTALING 8,514 SF TO AN EXISTING 41,000 SF STRUCTURE. THE ORIGINAL APPROVED MASTER PLAN (BREA CUP 10-15) ALLOWED A PHASE 2 INTERNAL EXPANSION TO INCLUDE A TOTAL OF 550 SEATS FOR THE CHURCH. DUE TO COST CONSTRAINTS OF STRUCTURAL UPGRADES TO PROVIDE INTERIOR REMODEL OF THIS WORSHIP SPACE, THE PROPOSED PLAN ADDS A NEW WORSHIP SPACE OUTSIDE THE CURRENT BUILDING FOOTPRINT. TOTAL SEAT COUNT FOR THIS NEW SPACE IS 500. THE BUILDING ADDITION IS PLANNED FOR AN AREA OF THE BUILDING WHICH PROVIDES A NATURAL ALCOVE FOR BUILDING EXPANSION. INSTEAD OF THE EXTERIOR FACADE HAVING AN INDENT ARCHITECTURAL FEATURE, IT WILL NOW HAVE A CORNER PEDIMENT PROVIDING A STRONG DESIGN ELEMENT. THE EXTERIOR MATERIALS WILL BE A MIXTURE OF STUCCO AND SMOOTH METALLIC RAIN SCREEN PANEL. THE ORIGINAL BUILDING EXTERIOR DESIGN WAS GEARED AROUND LIGHT MEDICAL AND OFFICE USE AND DID NOT REFLECT THE CURRENT USE OF THE BUILDING. THE PROPOSED ELEVATIONS PROVIDE A MORE CONTEMPORARY STYLE AND ARE VERY MUCH IN LINE WITH CURRENT USE OF THE BUILDING AS A PLACE OF WORSHIP. THE MAIN ENTRY HAS SHIFTED EAST AND WILL BE COVERED BY A NEW ENTRANCE CANOPY AND LANDSCAPED COURTYARD. STORMWATER MITIGATION HAS BEEN INCORPORATED INTO THE PLANTING AREAS DIRECTLY IN FRONT OF THE MAIN BUILDING STREET SIDE FACADE.



OWNER INFORMATION

NAME	CALVARY COMMUNITY CHURCH OF BREA
ADDRESS	603 VALENCIA AVE, BREA, CA 92823
PHONE	(714) 582 1174
EMAIL	HMOOD@CALVARYCOMM.ORG

DESIGN TEAM

ARCHITECT –	BGW SERVICES
ADDRESS	2909 WASHINGTON BLVD, OGDEN, UT 84401
CONTACT	REBECCA NOLL
PHONE	(801) 409 1053
EMAIL	RNOLL@BGWSERVICES.COM
CIVIL –	KIMLEY-HORN
ADDRESS	401 B ST, STE 600, SAN DIEGO, CA 92101
CONTACT	TOM EAGLING
PHONE	(619) 744 0156
EMAIL	TOM.EAGLING@KIMLEY-HORN.COM
LANDSCAPE ARCHITECT –	KIMLEY-HORN
ADDRESS	401 B ST, STE 600, SAN DIEGO, CA 92101
CONTACT	MATTHEW MORGAN
PHONE	(619) 272 7192
EMAIL	MATTHEW.MORGAN@KIMLEY-HORN.COM

PROJECT INFORMATION

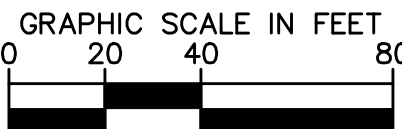
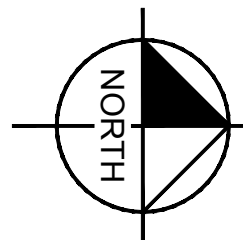
603 VALENCIA AVENUE, BREA, CA 92823	
PARCEL NUMBER	336-531-24
ZONING CLASSIFICATION	C-P
EXISTING USE	CHURCHES AND RELIGIOUS INSTITUTIONS
PROPOSED USE	CHURCHES AND RELIGIOUS INSTITUTIONS
SITE AREA	142502 S.F. (3.27 ACRES)
EXISTING IMPERVIOUS AREA	108083 S.F. (2.48 ACRES; 76%)
EXISTING PERVIOUS AREA	34419 S.F. (0.79 ACRES; 24%)
PROPOSED IMPERVIOUS AREA	111670 S.F. (2.56 ACRES; 78%)
PROPOSED PERVIOUS AREA	30832 S.F. (0.71 ACRES; 22%)
FLOOR AREA RATIO	0.16
SET BACKS	
FRONT YARD	15 FEET
SIDE YARD	15 FEET
INTERIOR YARD	0 FEET
REAR YARD	10 FEET MIN. PLUS 1 ADDITIONAL FOOT FOR EVERY 1 ADDITIONAL FOOT OF BUILDING HEIGHT IN EXCESS OF 10 FEET

LEGEND

	RIGHT OF WAY
	EASEMENT
	OF PARKING SPACES

CONSTRUCTION NOTES

- 1 TO REMAIN. PROTECT IN PLACE.
- 2 TO BE REMOVED.
- 3 STORM DRAIN INLET PROTECTION PER CASQA SE-10
- 4 SEE SHARED PARKING AGREEMENT. NOTE: ALL OFFSITE PARKING IS WITHIN 1,000 FEET OF PROJECT BOUNDARY.



LEGAL DESCRIPTION

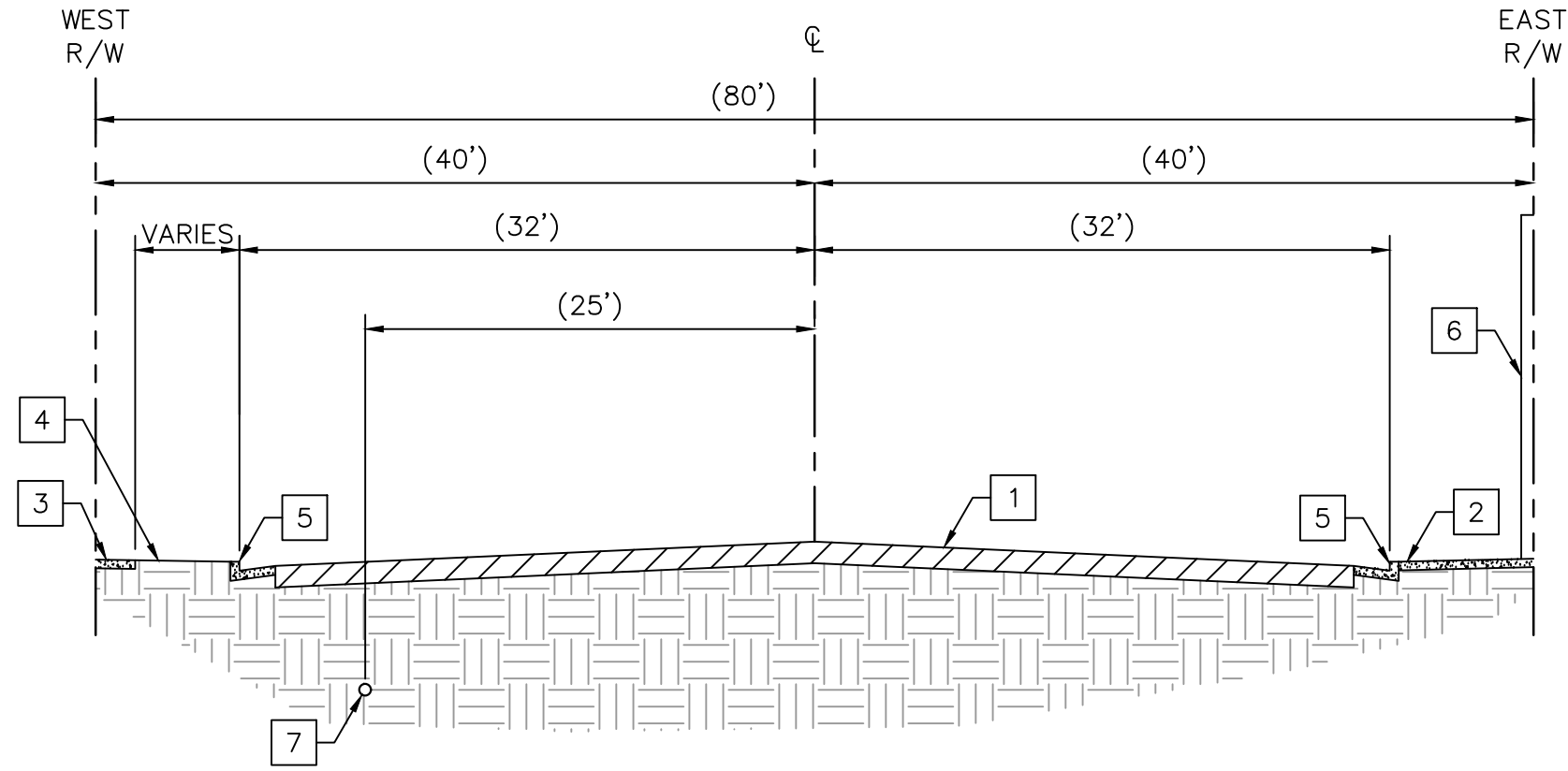
THE LAND REFERRED TO HEREIN BELOW IS SITUATED BREA, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 82-1141, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 188 PAGED 34 TO 36 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, OIL, NATURAL GAS AND OTHER HYDROCARBON SUBSTANCES, BUT WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE TOP 500 FEET THEREOF, AS RESERVED IN THE DEED FROM TIDEWATER OIL COMPANY, A CORPORATION, RECORDED JULY 31, 1963 IN BOOK 6655 PAGE 397, OFFICIAL RECORDS.

BENCHMARK

DESCRIBED BY OCS 2014 – FOUND 3 3/4" OCS ALUMINUM DISK STAMPED "BENCHMARK 2C-88-70", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 6 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF DATE STREET AND VALENCIA DRIVE, 81 FT. EASTERLY OF THE CENTERLINE OF VALENCIA AND 21 FT. NORTHERLY OF THE CENTERLINE OF DATE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.



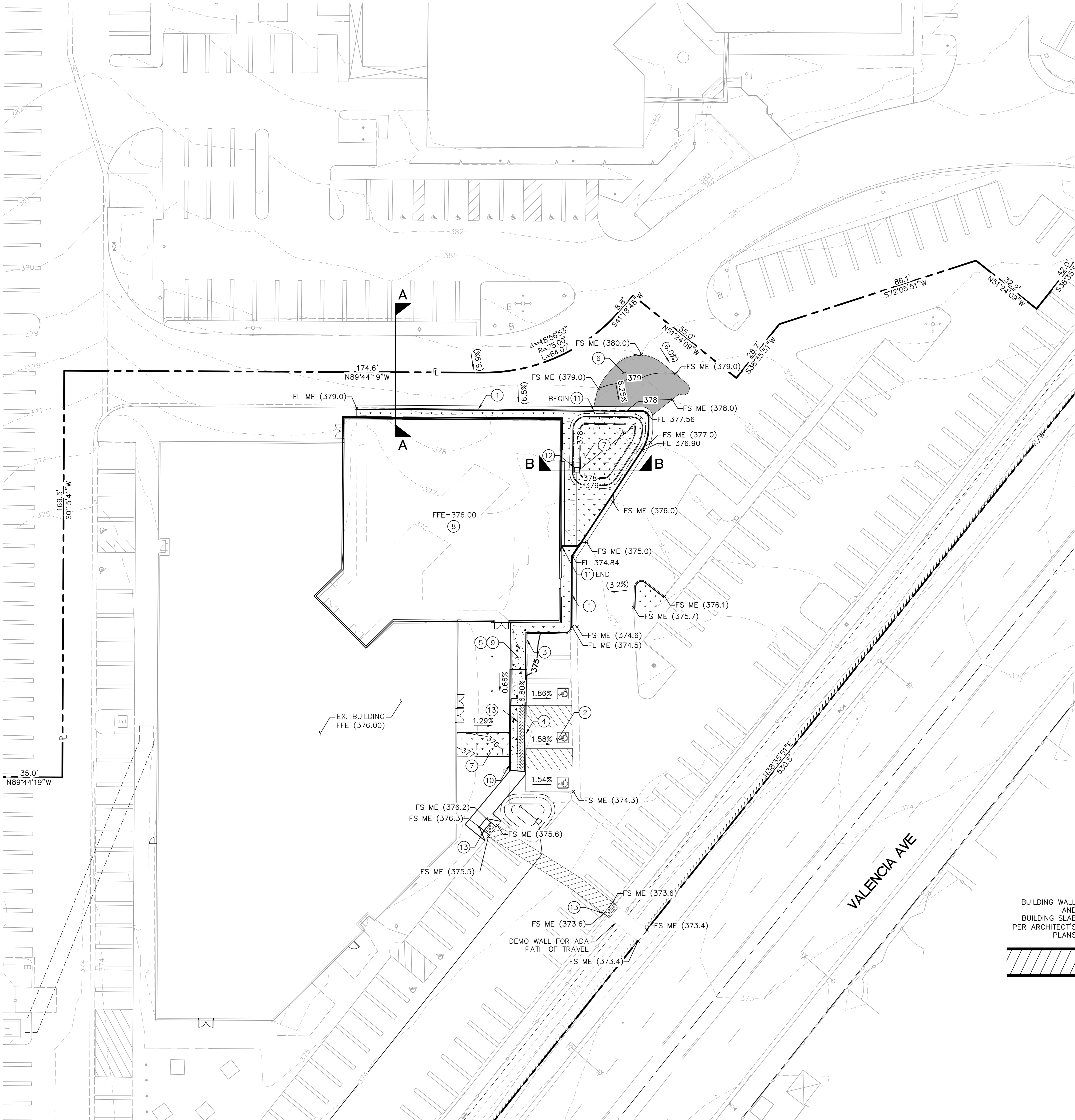
VALENCIA AVENUE NOTES	DEPTH (APPROX.)	REFERENCE DRAWINGS
1 AC PAVEMENT		
2 CONCRETE SIDEWALK		
3 MEANDERING SIDEWALK		
4 LANDSCAPE AREA		
5 6" CONCRETE CURB AND GUTTER		
6 SCREEN WALL		
7 8" DIP WATER	~3.5'	DWG 1526-02
** ALL DIMENSIONS AND DEPTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD. **		

TYPICAL STREET SECTION: VALENCIA AVENUE

NTS

SITE UTILIZATION MAP

CALVARY CHURCH - BREA, CA



LEGEND

---	RIGHT OF WAY
---	EASEMENT
XXXX	PROPOSED CONTOUR
----	EXISTING CONTOUR
---	AC PAVEMENT
---	CONCRETE PAVEMENT
---	LANDSCAPED AREA

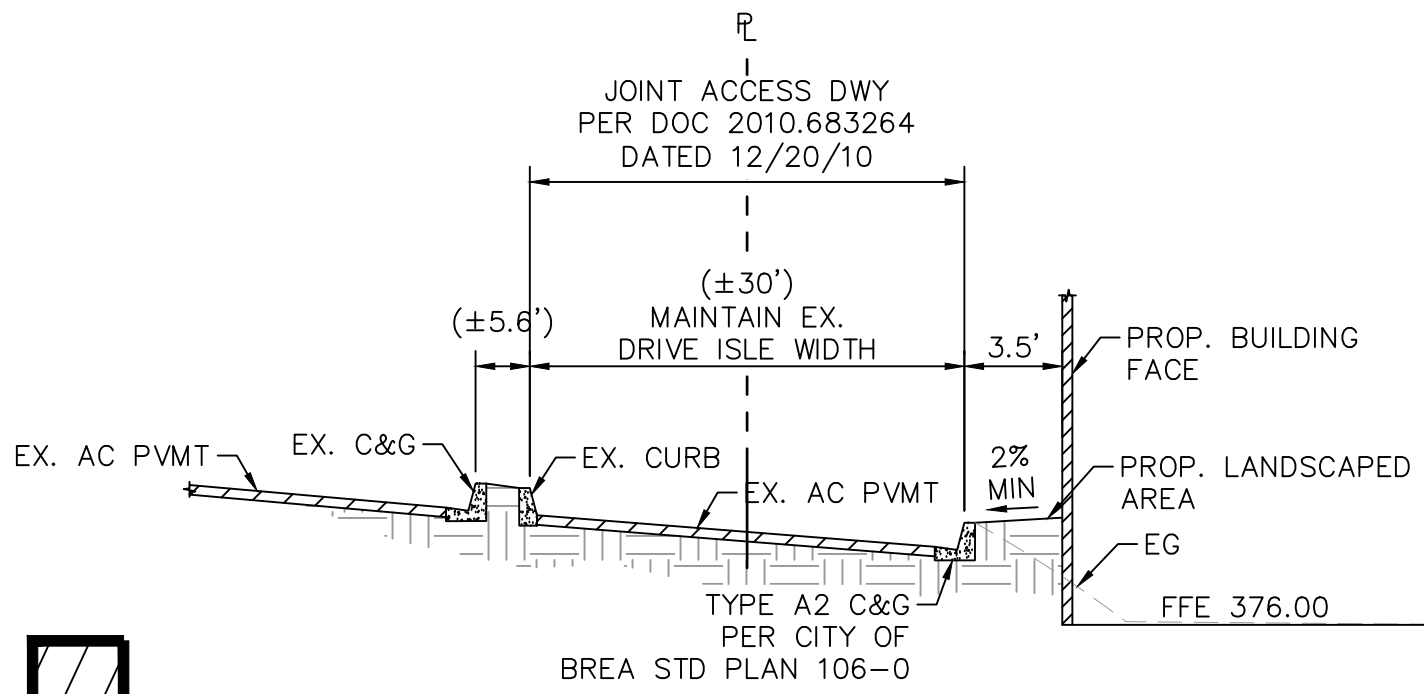
CONSTRUCTION NOTES

- 1 TYPE A2 CONCRETE CURB AND GUTTER PER CITY OF BREA STD PLAN 106-0
- 2 ADA PARKING STALL STRIPING AND SIGNAGE
- 3 TYPE A1 CONCRETE CURB PER CITY OF BREA STD PLAN 106-0
- 4 0" CURB
- 5 CONCRETE PAVEMENT
- 6 AC PAVEMENT
- 7 LANDSCAPED AREA/STORMWATER TREATMENT
- 8 NEW BUILDING ADDITION PER ARCHITECTURAL PLANS
- 9 SIDEWALK PER CITY OF BREA STD PLAN 103-0
- 10 RETAINING WALL (MAX HEIGHT=1.2')
- 11 RETAINING WALL (MAX HEIGHT=4.4')
- 12 STORM DRAIN RISER
- 13 TRUNCATED DOMES PER CITY OF BREA STANDARD PLAN NO. 107-0

EARTHWORK QUANTITIES

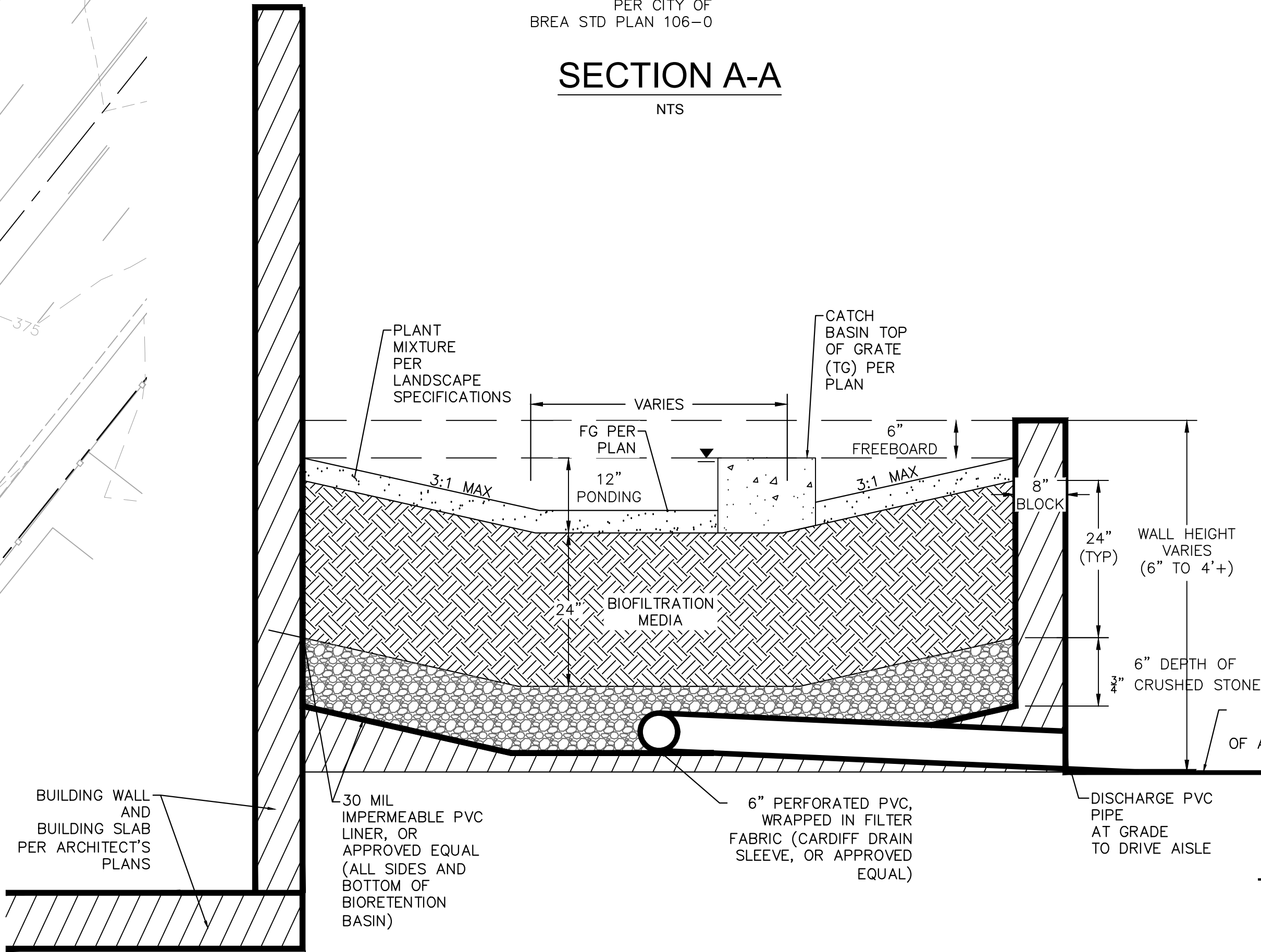
THE QUANTITIES LISTED BELOW ARE APPROXIMATE AND FOR REFERENCE ONLY. THEY DO NOT REFLECT SHRINKAGE, SWELL, SUBSIDENCE, AND REMOVAL OF EXISTING BUILDING STRUCTURES AND SURFACE IMPROVEMENTS. REMOVAL QUANTITIES FOR POSSIBLE SOIL CONTAMINATION OR EXISTING ABANDONED SUBSTRUCTURES HAVE NOT BEEN INCLUDED BECAUSE THEY ARE UNKNOWN AT THIS TIME. FIELD CONDITIONS DURING CONSTRUCTION MAY VARY RESULTING IN ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE ESTIMATED BELOW.

TOTAL AREA OF DISTURBANCE =0.33 AC
CUT =±230 CY
FILL =±170 CY
NET (CUT/FILL) =±60 CY



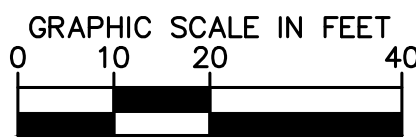
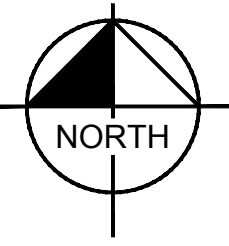
SECTION A-A

NTS



SECTION B-B

NTS

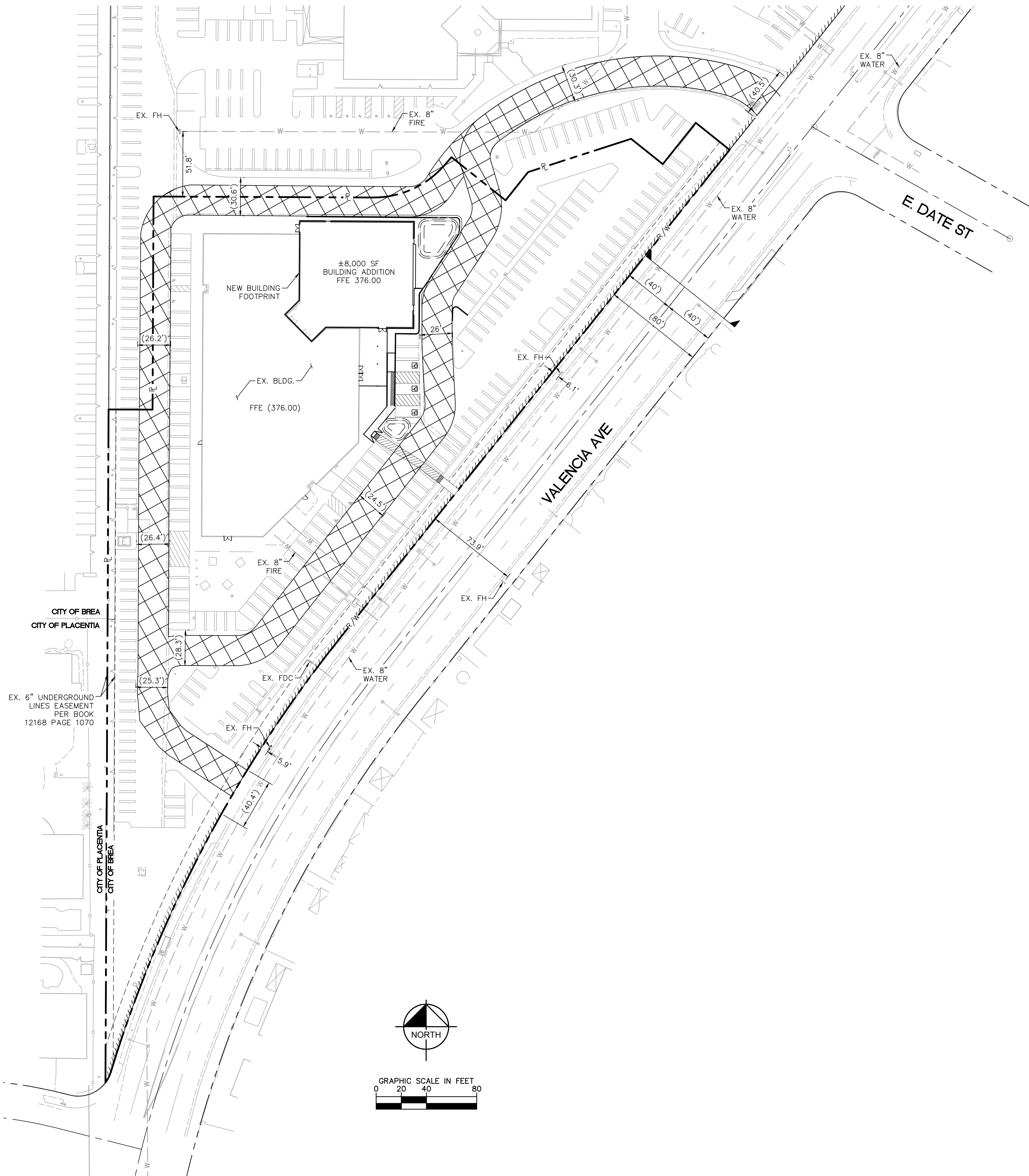


CONCEPTUAL GRADING PLAN

CALVARY CHURCH - BREA, CA

12/4/18

C2



LEGEND

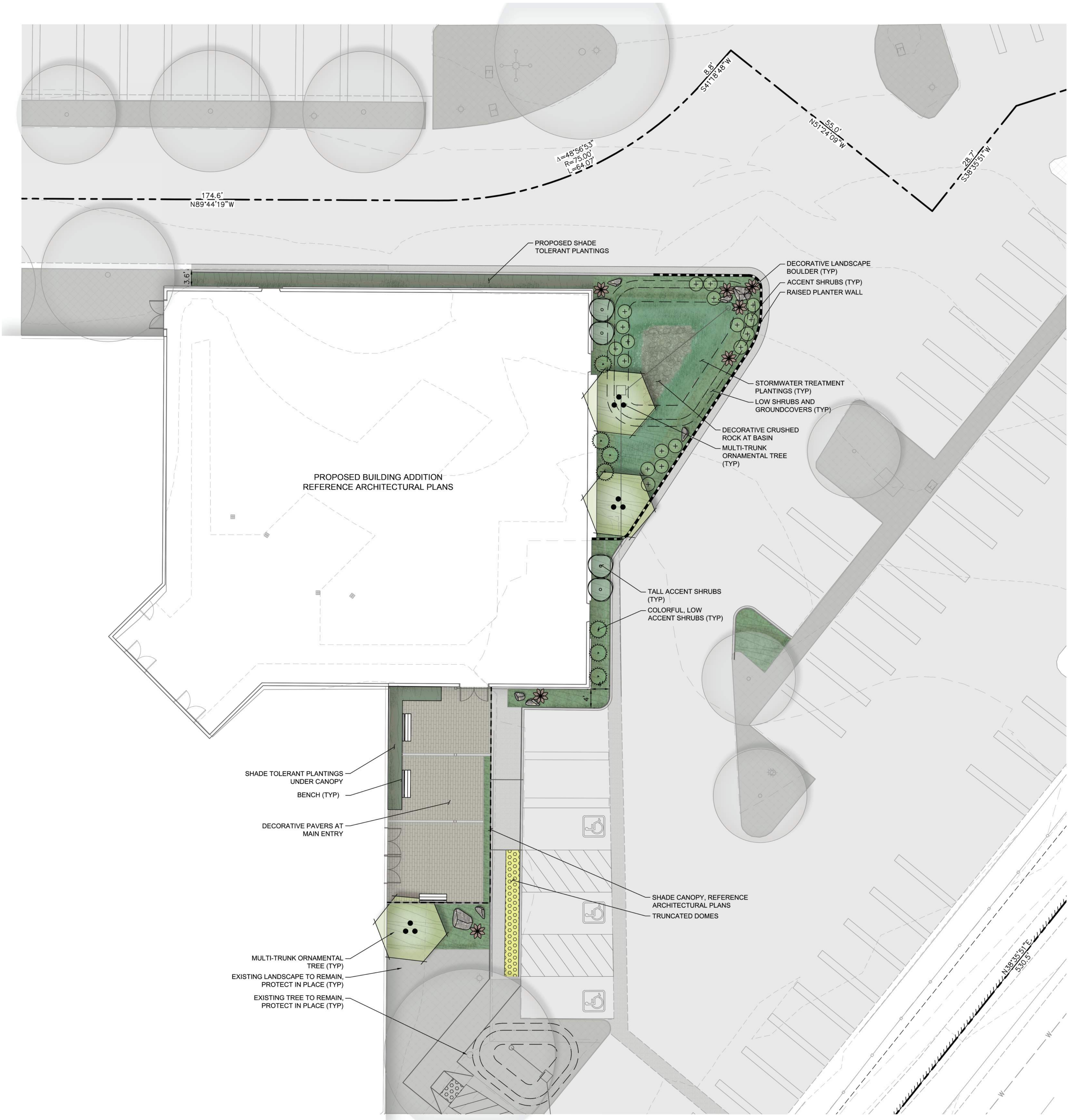
	RIGHT OF WAY
	FIRE ACCESS (MIN. 24' WIDE PER BRE FIRE CODE 16.04.060, SECTION 803.2.1)
	EX. FIRE HYDRANT
	EX. STREET LIGHT

CONSTRUCTION NOTES

- 1 TO REMAIN. PROTECT IN PLACE.
- 2 TO BE REMOVED.
- 3 STORM DRAIN INLET PROTECTION PER CASQA SE-10

FIRE FLOW NOTES

1. A FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND EQUIPPED TO DELIVER A MINIMUM OF 3,750 GALLONS PER MINUTE (GPM) FOR 3 HOURS IN ACCORDANCE WITH APPENDIX B, TABLE B105.1(2) OF THE 2016 CALIFORNIA FIRE CODE.
2. FOUR (4) PUBLIC FIRE HYDRANTS SHALL BE AVAILABLE TO PROVIDE THE REQUIRED FIRE FLOW. HYDRANTS SHALL BE 210 FEET FROM PROPERTY FRONTAGE. A FIRE FLOW TEST IS REQUIRED AND SHALL BE WITNESSED BY BREa FD.

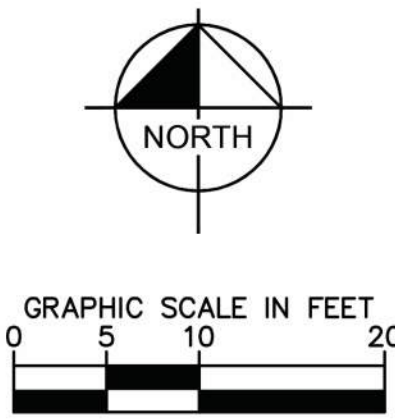


CONCEPTUAL LANDSCAPE LEGEND

	<u>EXISTING TO REMAIN</u>	<u>DESCRIPTION</u>		
	EXISTING TREE TO REMAIN	PROTECT IN PLACE		
	EXISTING LANDSCAPE AREAS TO REMAIN	PROTECT IN PLACE		
	<u>PROPOSED TREE</u>	<u>QUANT.</u>	<u>CONT.</u>	<u>WUCOLS</u>
	TYP. LANDSCAPE ACCENT TREE SUCH AS:			
	CERCIS OCCIDENTALIS / WESTERN REDBUD	3	24" BOX	VL
   	<u>ACCENT SHRUBS</u>	<u>WUCOLS</u>	<u>CONT.</u>	<u>SPACING</u>
	TYP. PROPOSED ACCENT SHRUBS SHALL CONSIST OF THE FOLLOWING:			
	CARPENTERIA CALIFORNICA / BUSH ANEMONE	L	5 GAL.	AS SHOWN
	CHONDROPETALUM TECTORUM / DWARF CAPE RUSH	L	5 GAL.	AS SHOWN
	HESPERALOE PARVIFLORA / RED YUCCA	L	5 GAL.	AS SHOWN
	HETEROMELES ARBUTIFOLIA / TOYON	L	5 GAL.	AS SHOWN
	PHORMIUM TENAX / NEW ZEALAND FLAX	M	5 GAL.	AS SHOWN
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWIHI	M	15 GAL.	AS SHOWN
	<u>SHRUBS AND GROUNDCOVER (36" HT. MAX)</u>			
	TYP. PROPOSED GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:			
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	L	5 GAL.	30" O.C.
	CEANOTHUS MARITIMUS 'VALLEY VIOLET' / VALLEY VIOLET CEANOTHUS	L	5 GAL.	36" O.C.
	DIETES GRANDIFLORA / WILD IRIS	L	5 GAL.	30" O.C.
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	L	1 GAL.	24" O.C.
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	L	1 GAL.	24" O.C.
	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	L	1 GAL.	30" O.C.
	MYOPORUM PARVIFOLIUM / MYOPORUM	L	1 GAL.	36" O.C.
	PENSTEMON PSEUDOSPECTABILIS / DESERT BEARDTONGUE	L	1 GAL.	30" O.C.
	RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY	L	5 GAL.	30" O.C.
	SEDUM RUPESTRE 'BLUE SPRUCE' / BLUE SPRUCE STONECROP	L	1 GAL.	24" O.C.
	<u>BMP (STORMWATER TREATMENT)</u>			
	TYP. PROPOSED BMP PLANTS SHALL CONSIST OF THE FOLLOWING:			
	CAREX SPISSA / SAN DIEGO SEDGE	M	1 GAL.	24" O.C.
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	L	1 GAL.	36" O.C.
	MUHLENBERGIA RIGENS / DEER GRASS	L	1 GAL.	36" O.C.
	RIBES CALIFORNICUM / HILLSIDE GOOSEBERRY	L	1 GAL.	48" O.C.
	<u>SHRUBS FOR NORTHERN EXPOSURE AND SHADED AREAS</u>			
	TYP. PROPOSED SHADE TOLERANT SHRUBS CONSIST OF THE FOLLOWING:			
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	L	1 GAL.	24" O.C.
	RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	L	5 GAL.	30" O.C.
	RIBES VIBURNIFOLIUM / EVERGREEN CURRANT	L	5 GAL.	30" O.C.
	SANSEVIERIA TRIFASCIATA / MOTHER-IN-LAW'S TONGUE	L	1 GAL.	24" O.C.
	<u>LANDSCAPE STONE</u>	<u>SIZE</u>	<u>DESCRIPTION</u>	
	DECORATIVE LANDSCAPE BOULDER	2' - 3' DIA.	TAN/GRAY BLEND	
	DECORATIVE COBBLE FOR BASIN	6" - 8" DIA.	CRUSHED ROCK TAN/GRAY BLEND	
	<u>SITE FURNISHINGS</u>	<u>DESCRIPTION</u>		
	BENCH	FORMS+SURFACES, MODEL: DASH		
	<u>HARDSCAPE</u>	<u>DESCRIPTION</u>		
	DECORATIVE PAVERS AT ENTRY PLAZA	ACKER STONE, MODEL: AQUA VIA		

CONCEPTUAL
LANDSCAPE PLAN

CALVARY CHURCH - BREA, CA



1/14/19

L1

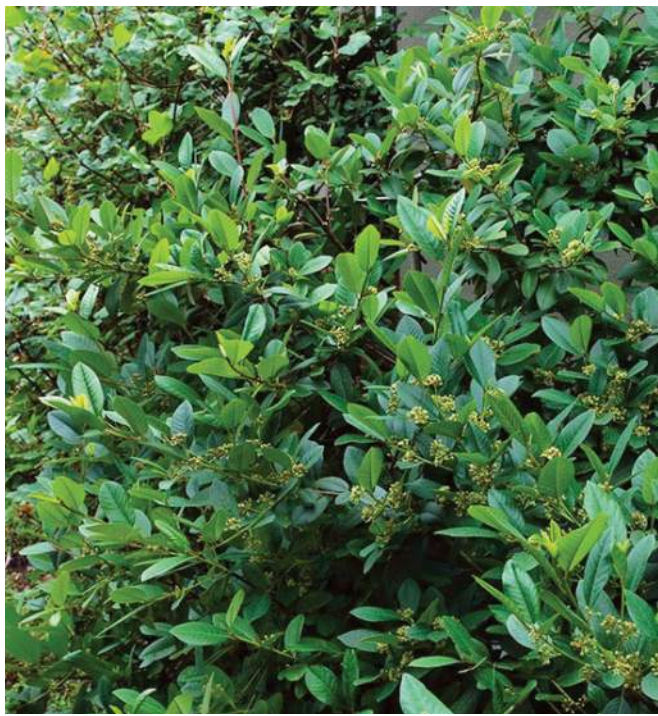
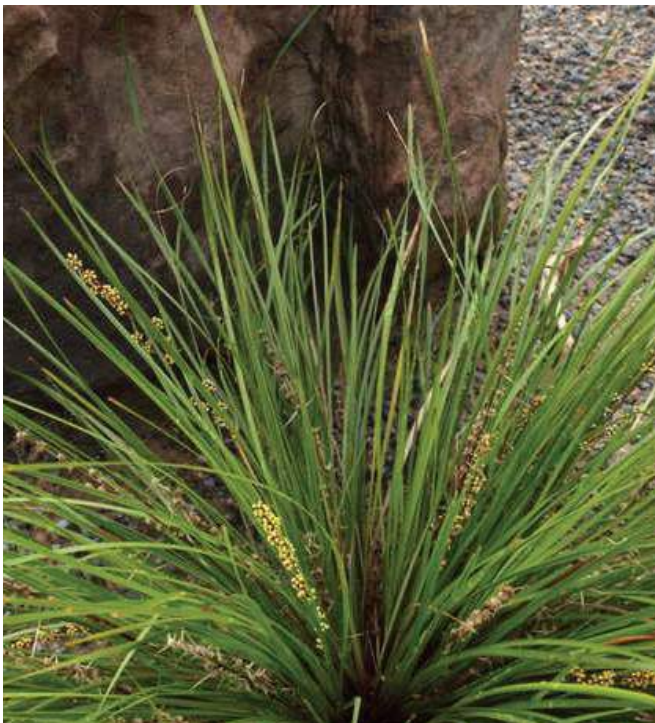
CONCEPTUAL PLANTING LEGEND

	STORMWATER TREATMENT	VEGETATED BUFFER STRIP	CA NATIVE	DROUGHT TOLERANT
<u>TREES</u>				
CERCIS OCCIDENTALIS / WESTERN RED BUD		X	X	X
<u>SHRUBS AND GROUND COVERS</u>				
CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH		X		X
CAREX SPISSA / SAN DIEGO SEDGE	X	X	X	X
CARPINTERIA CALIFORNICA / BUSH ANEMONE		X	X	X
CEANOTHUS MARITIMUS 'VALLEY VIOLET' / VALLEY VIOLET CEANOTHUS		X	X	X
CHONDROPETALUM TECTORUM / DWARF CAPE RUSH	X	X		X
DESCHPAMPsia CESPITOSA / TUFTED HAIR GRASS		X	X	X
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY		X		X
DIETES GRANDIFLORA / WILD IRIS		X		X
HESPERALOE PARVIFLORA / RED YUCCA		X	X	X
HETEROMELES ARBUTIFOLIA / TOYON		X	X	X
JUNCUS PATENS / CALIFORNIA GRAY RUSH	X	X	X	X
LOMANDRA LONGIFLIA 'BREEZE' / DWARF MAT RUSH	X	X		X
MUHLENBERGIA RIGENS / DEER GRASS	X	X	X	X
MYOPORUM PARVIFOLIUM / MYOPORUM		X		X
PENSTEMON PSEUDOSPECTABILIS / DESERT BEARDTONGUE		X	X	X
PHORMIUM TENAX / NEW ZEALAND FLAX	X		X	X
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEE BERRY		X	X	X
RIBES VIBURNIFOLIUM / EVERGREEN CURRANT		X	X	X
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHIWHI		X		X
SANSEVIERIA TRIFASCIATA / MOTHER-IN-LAW'S TONGUE		X		X
SEDUM RUPESTRE 'BLUE SPRUCE' / BLUE SPRUCE STONE CROP		X		X

CONCEPTUAL LANDSCAPE MATERIALS IMAGERY

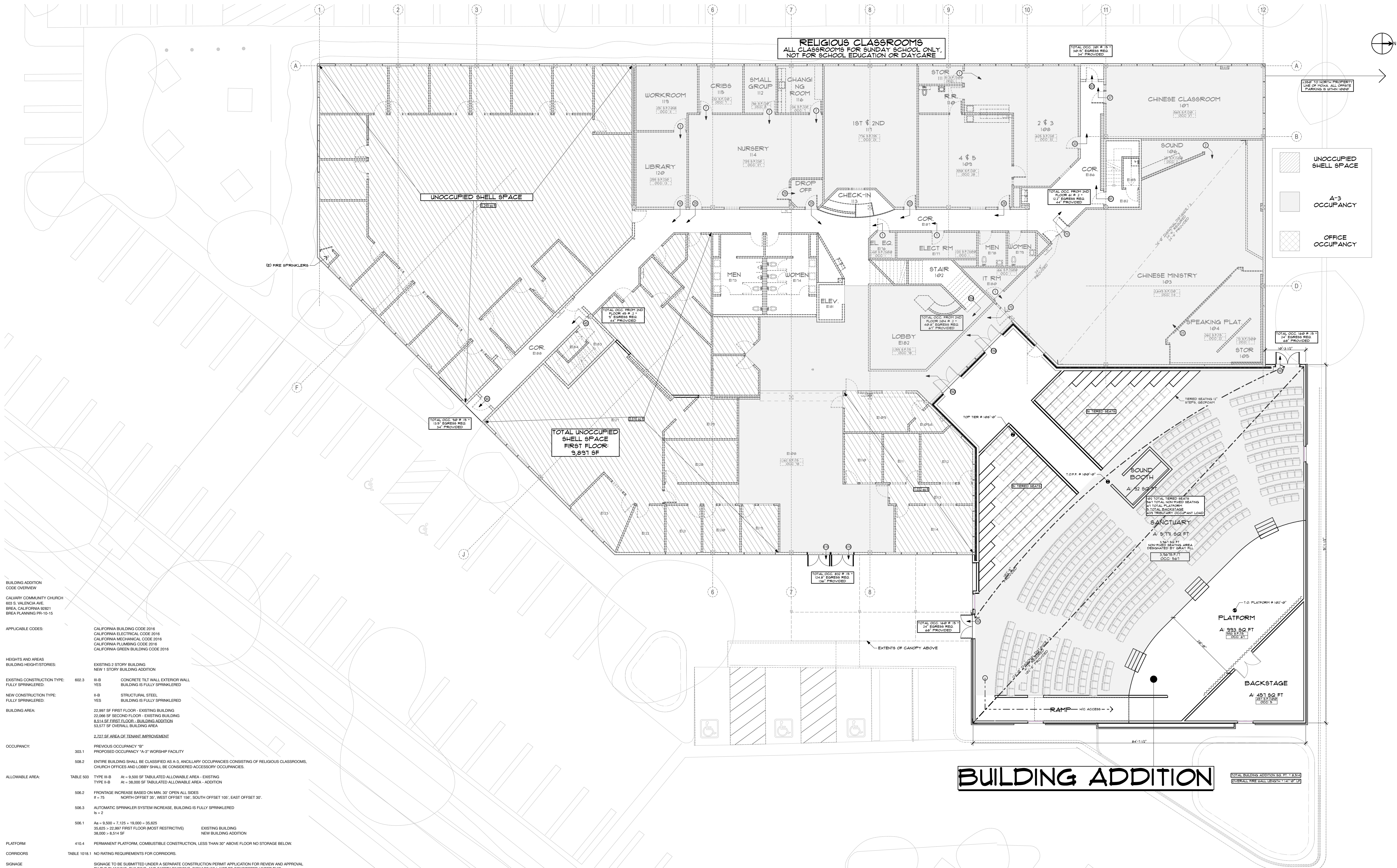


WESTERN RED BUD (IN BLOOM / LEAFED OUT)



CONCEPTUAL MATERIALS BOARD

CALVARY CHURCH - BREA, CA



BUILDING ADDITION CODE OVERVIEW

CALVARY COMMUNITY CHURCH
603 S. VALENCIA AVE.
BREA, CALIFORNIA 92821
BREA PLANNING PER 10-15

APPLICABLE CODES:

CALIFORNIA BUILDING CODE 2016
CALIFORNIA ELECTRICAL CODE 2016
CALIFORNIA MECHANICAL CODE 2016
CALIFORNIA PLUMBING CODE 2016
CALIFORNIA GREEN BUILDING CODE 2016

HEIGHTS AND AREAS

BUILDING HEIGHT/STORIES:

EXISTING 2 STORY BUILDING
NEW 1 STORY BUILDING ADDITION

EXISTING CONSTRUCTION TYPE:

602.3 II-B CONCRETE TILT WALL EXTERIOR WALL
YES BUILDING IS FULLY SPRINKLERED

NEW CONSTRUCTION TYPE:

II-B STRUCTURAL STEEL
YES BUILDING IS FULLY SPRINKLERED

BUILDING AREA:

22,997 SF FIRST FLOOR - EXISTING BUILDING
22,066 SF SECOND FLOOR - EXISTING BUILDING
8,514 SF FIRST FLOOR - BUILDING ADDITION
53,577 SF OVERALL BUILDING AREA

2,727 SF AREA OF TENANT IMPROVEMENT

OCCUPANCY:

PREVIOUS OCCUPANCY "B"
PROPOSED OCCUPANCY "A-3" WORSHIP FACILITY

303.1 ENTIRE BUILDING SHALL BE CLASSIFIED AS A-3, ANCILLARY OCCUPANCIES CONSISTING OF RELIGIOUS CLASSROOMS, CHURCH OFFICES AND LOBBY SHALL BE CONSIDERED ACCESSORY OCCUPANCIES.

ALLOWABLE AREA:

TABLE 503 TYPE II-B A1 = 9,500 SF TABULATED ALLOWABLE AREA - EXISTING
TYPE II-B A1 = 38,000 SF TABULATED ALLOWABLE AREA - ADDITION

506.2 FRONTAGE INCREASE BASED ON MIN. 30' OPEN ALL SIDES
IF = 75 NORTH OFFSET 35', WEST OFFSET 156', SOUTH OFFSET 105', EAST OFFSET 30'.

506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE, BUILDING IS FULLY SPRINKLERED
Is = 2

506.1 A1 = 9,500 + 7,125 + 19,000 = 35,625
35,625 > 22,997 FIRST FLOOR (MOST RESTRICTIVE) EXISTING BUILDING
38,000 > 8,514 SF NEW BUILDING ADDITION

PLATFORM

410.4 PERMANENT PLATFORM, COMBUSTIBLE CONSTRUCTION, LESS THAN 30' ABOVE FLOOR NO STORAGE BELOW.

CORRIDORS

TABLE 1018.1 NO RATING REQUIREMENTS FOR CORRIDORS.

SIGNAGE

SIGNAGE TO BE SUBMITTED UNDER A SEPARATE CONSTRUCTION PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE PLANNING, BUILDING, AND SAFETY DIVISIONS. SIGNAGE WILL NOT BE CONSIDERED UNDER THIS ENTITLEMENT.

1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

PLUMBING CALCULATIONS

**TOTAL 153 OCCUPANTS	WATER CLOSETS		URINAL MALE	LAVATORIES	
	MALE	FEM.		MALE	FEM.
TOTAL REQ'D	3:201-400	8:301-400	3:201-400	2:201-400	5:301-500
TOTAL PROVIDED	6	11	4	8	9

**BASED ON TRIBUTARY OCCUPANCY LOAD IN NEW SANCTUARY * EXISTING CHINESE MINISTRY 103

EXISTING BUILDING: TYPE II-B CONSTRUCTION W/ AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT
BUILDING ADDITION: TYPE II-B CONSTRUCTION W/ AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT

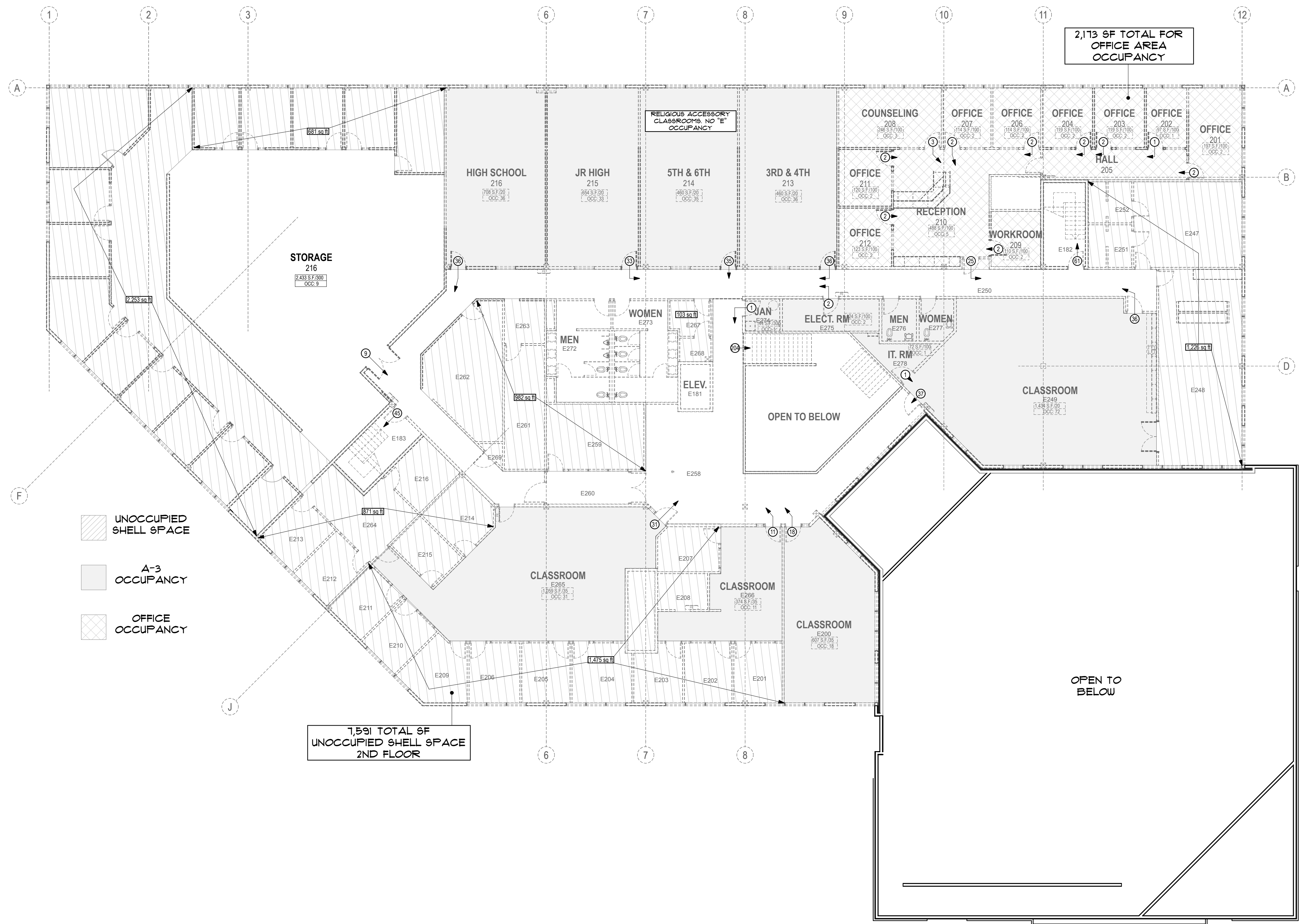
BUILDING ADDITION

1ST FLOOR PLAN

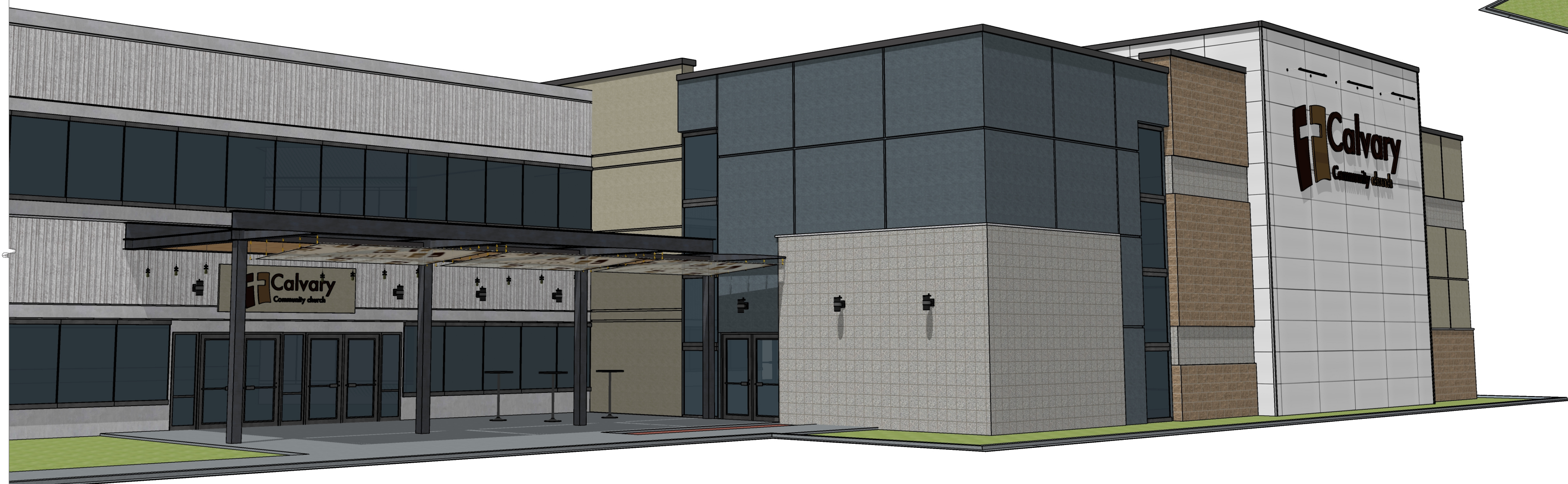
CALVARY CHURCH - BREA, CA

1/30/19

AI



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



CONCEPT ELEVATIONS

CALVARY CHURCH - BREA, CA

1/17/19

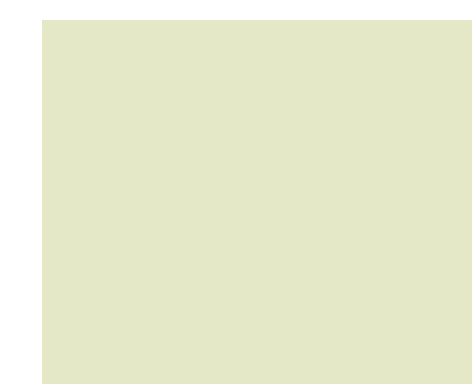
A3



NEW CANOPY



SYNERGY - BLUET
BASF STUCCO SYSTEM



SYNERGY - MINT ASPIC
BASF STUCCO SYSTEM



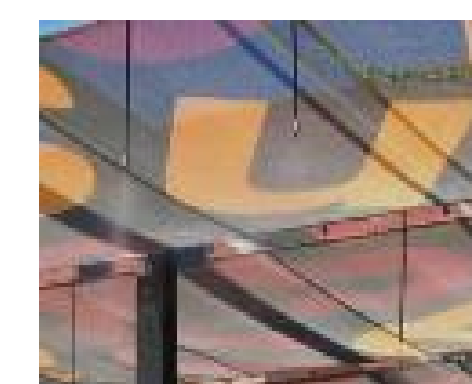
SYNERGY - SEATTLE MIST
BASF STUCCO SYSTEM



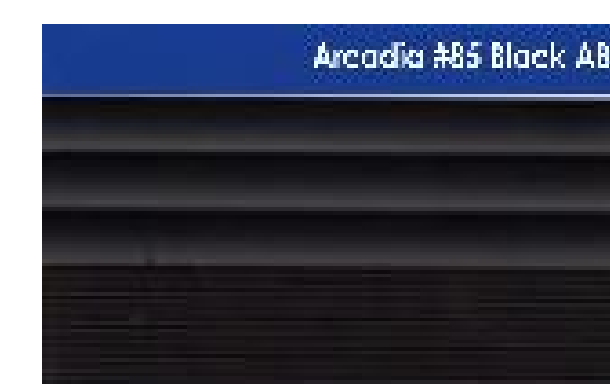
ORCO - PORTOLA



ORCO - BURNISH WHITE



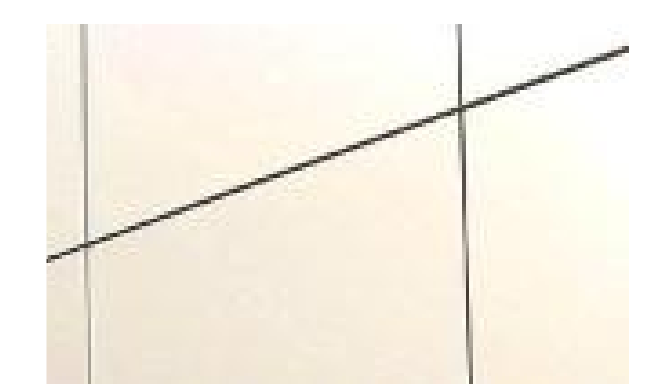
RAINIER - SCREEN PRINTED MESH



ARCADIA - #85 BLACK AB-8



VITRO GLASS - GRAYLITE II



CENTRIA - ENTYRE - SILVERSMITH



EXISTING BUILDING FINISHES

EXISTING CONCRETE FINISH

EXISTING STOREFRONT FINISH

EXTERIOR FINISHES

CALVARY CHURCH - BREA, CA

1/17/19

A4



Letter of Intent for
Reciprocal Parking Agreement

November 29, 2018

To Whom It May Concern:

Moxa Americas, Inc., (601 Valencia Ave, Brea, CA) agrees to permit Calvary Community Church of Brea (603 Valencia Ave, Brea, CA) to use up to 150 parking spaces in the parking lot owned by Moxa and located at 601 Valencia Avenue, Brea, California, on Sundays beginning in June 2019.

One hundred fifty parking stalls are labeled on the attached picture by numbers with circles.

Calvary Community Church of Brea agrees to permit Moxa to use 66 spaces in the front of our building Monday through Friday from 8 am to 6 pm.

These 66 parking stalls are labeled on the attached map by numbers with squares.

Agreed to by:

Date:

A handwritten signature in black ink, appearing to read "David Tebay", written over a horizontal line.

David Tebay,
Senior Pastor
Calvary Community Church of Brea

The date "11/29/18" is handwritten in black ink over a horizontal line.

A handwritten signature in black ink, appearing to read "KAR TA", written over a horizontal line.

Authorized Representative
Moxa Americas, Inc.

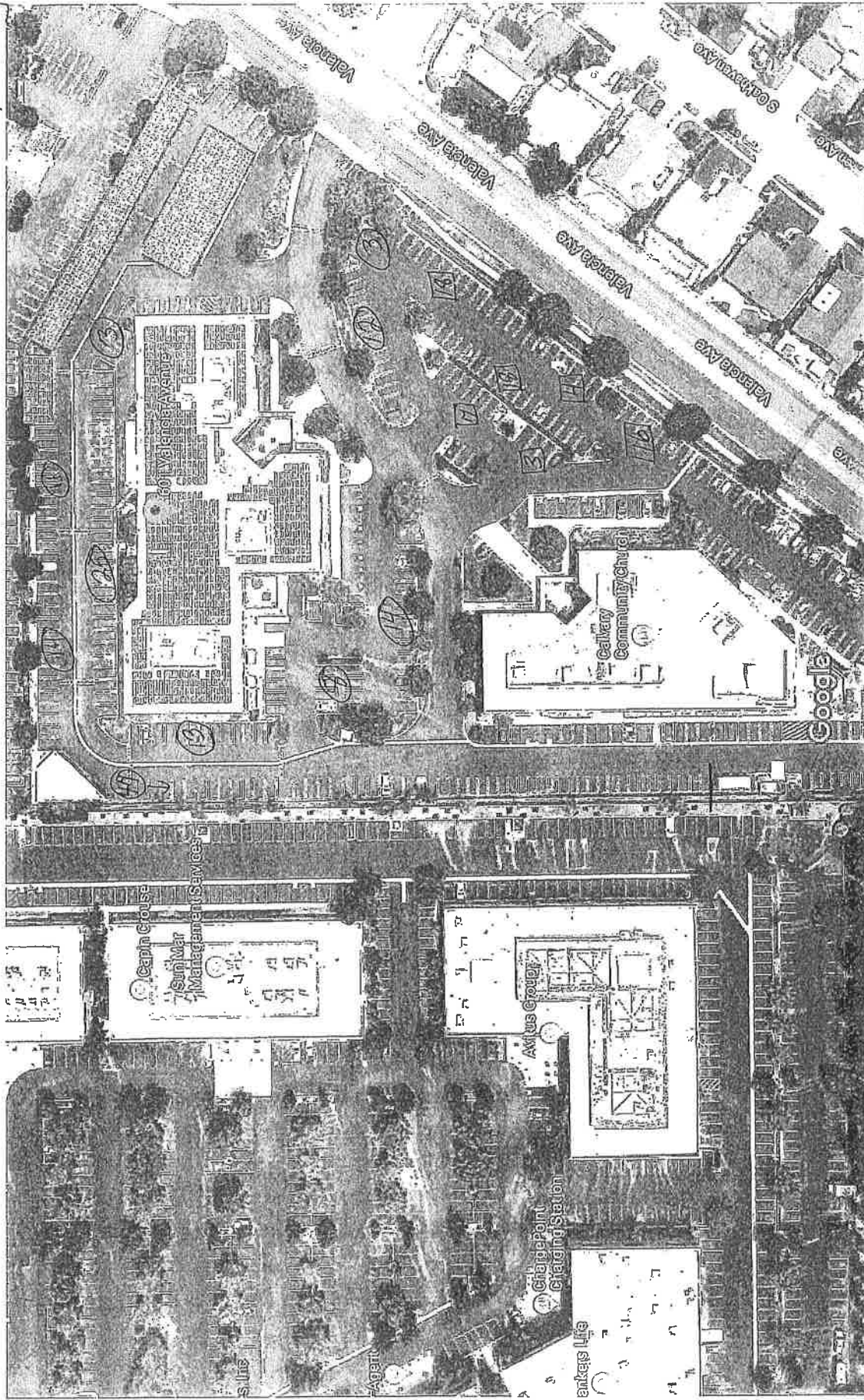
The date "11/29/18" is handwritten in black ink over a horizontal line.

11/13/2018

601 Valencia Ave - Google Maps

Google Maps 601 Valencia Ave

150 owned by Moxa
66 owned by Calvary



Imagery ©2018 Google, Map data ©2018 Google 50 ft