



PLANNING COMMISSION AGENDA

Tuesday, June 23, 2020

Study Session 6:30 p.m.

Planning Commission Hearings 7:00 p.m.

James McGrade, Chair

Gary Brattain, Vice Chair

Sara Barnes-Ramos, Commission Member

Dan Phu, Commission Member

Melanie Schlotterbeck, Commission Member

This agenda contains a brief general description of each item the Commission will consider. The Planning Division 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, planning@cityofbrea.net or view the Agenda and related materials on the City's website at www.cityofbrea.net.

PURSUANT TO THE LOCAL EMERGENCY CONCERNING THE COVID-19 VIRUS DECLARED BY THE BREA CITY COUNCIL ON MARCH 19, 2020 AND EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 18, 2020, THE PLANNING COMMISSION MEETING WILL BE CONDUCTED BOTH IN THE BREA CITY COUNCIL CHAMBERS AND TELEPHONICALLY VIA THE ZOOM TELECONFERENCING PLATFORM. THESE GUIDELINES MAY BE UPDATED UP TO AND DURING THE MEETING AS NEEDED TO IMPLEMENT GUIDANCE AND DIRECTION FROM FEDERAL, STATE, AND LOCAL AUTHORITIES.

Procedures for Addressing the Commission

The Commission encourages public participation during Public Hearings and under Matters from the Audience. State Law prohibits the Commission from responding to or acting upon matters not listed on this agenda.

- To provide comments in person, the Council Chambers will be open to a limited number of members from the public in observance of social distancing guidelines. Based on capacity, the public may be required to cycle in and out of the Chambers as to provide everyone in attendance an opportunity to address the Commission.
- Written comments must be to the Planning Division at planning@cityofbrea.net no later than 4:00 p.m. on Tuesday, June 23, 2020. The email subject line should state: "Brea Planning Commission Meeting" followed by the number of the relevant agenda item and/or "Non-Agenda Item." Summaries of all written comments will be read during the meeting by City Staff.
- To provide comments by teleconference, members of the public must contact City Staff at (714) 990-7674 or planning@cityofbrea.net no later than 12:00 p.m. on Tuesday, June 23, 2020 to obtain the Zoom Meeting ID number. Teleconference participants will be muted until recognized at the appropriate time by the Commission.

Special Accommodations. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (714) 990-7674. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

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

STUDY SESSION

6:30 p.m.

CALL TO ORDER / ROLL CALL

1. **MATTERS FROM THE AUDIENCE**
 2. **AGENDA ITEMS / CLARIFY REGULAR MEETING TOPICS**
 3. **VEHICLE MILES TRAVELED (VMT) UPDATE**
-

PLANNING COMMISSION

PUBLIC HEARINGS

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

4. **CALL TO ORDER / ROLL CALL - COMMISSION**
5. **PLEDGE OF ALLEGIANCE**
6. **MATTERS FROM THE AUDIENCE**
7. **COMMENDATION - COMMENDATION FOR CITY PLANNER JENNIFER LILLEY**

APPROVAL OF MINUTES

8. **Approval of Planning Commission Meeting Minutes of May 26, 2020.**

PUBLIC HEARINGS

9. **Conditional Use Permit No. CUP 20-08 – A Request to Allow an Office Trailer, Storage Containers and Outdoor Storage for Two Years at 711 West Imperial Highway**

ADMINISTRATIVE ITEMS

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

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

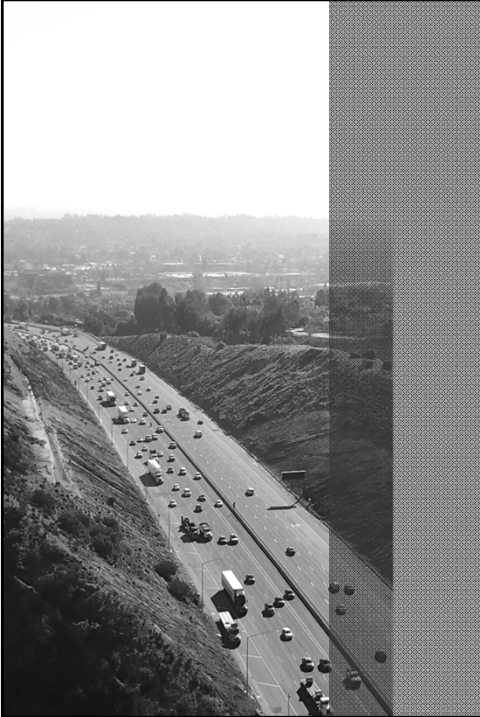
DATE: 06/23/2020

SUBJECT: VEHICLE MILES TRAVELED (VMT) UPDATE

RESPECTFULLY SUBMITTED


Attachments

1. VMT Presentation



Traffic Studies, Vehicle Miles Traveled (VMT) and CEQA

Planning Commission Meeting | June 23, 2020



Topics

- Traffic Studies
- Senate Bill 743
- Vehicle Miles Traveled (VMT)
- Current Status
- Next Steps



Traffic Studies

- Used to evaluate the impact of a change in land use on the street system to determine if a project has an environmental impact
- Contents
 - Trip Generation
 - Site Access
 - Vehicular Circulation
 - Anticipated Traffic Congestion
 - Identification of Needed Improvements



Traffic Studies (Continued)

CEQA Transportation Review Process

- Step #1: Determine how many trips a development generates
- Step #2: Determine where the trips are coming from and going to
- Step #3: Choose intersections to analyze
- Step #4: Determine Intersection Level of Service (LOS)
 - Existing
 - Existing + Project
 - Opening Year
 - Opening Year + Project
- Step #5: Identify Impacts
- Step #6: Determine Mitigations

Traffic Studies (Continued)

Outcomes of CEQA Transportation Review Process

- Many projects mitigate localized traffic congestion
- Mitigations facilitate vehicle travel
- Severe peak period congestion on freeways
- Suburban sprawl
- Vehicle miles traveled increase every year
- Cumulative air pollution impacts
- Fewer and fewer people use alternative modes of transportation

Senate Bill 743

- Goal is to “promote the reduction of Green House Gas emissions, the development of multimodal transportation networks, and a diversity of land uses”
- Assess total travel rather than localized congestion
 - No longer use LOS
 - VMT is the new assessment measure
- Determine “travel behavior” associated with a project
 - How much will people drive?
 - How far will people drive?
- Mitigations to address travel behavior not congestion
- Cities to develop new study procedures and guidelines



Vehicle Miles Traveled (VMT)

- State mandate
 - In 2019 Natural Resources Agency finalized CEQA guidelines incorporating SB 743
 - VMT requirement by July 1, 2020
- Cities can follow the Office of Planning & Research guidelines
- Cities are encouraged to develop their own study parameters and thresholds of significance
- Local serving projects that reduce VMT should be encouraged
- Some projects can be exempted
 - Low trip generating projects
 - Public projects
 - K-12 public schools
 - Local parks



VMT (Continued)

Results

- Some projects will be screened out
- VMT will be determined for projects based on type and location
- Dominant factor in VMT calculations will be location
- Existing VMT in an area will play a significant role
- Studies will be significantly smaller in size
- VMT Assessments will not outline specific location impacts



VMT (Continued)

Project Outcomes

- Many low-density residential projects will show increases in VMT
- Many retail uses will not show increases in VMT
- Two similar projects may have very different VMT results
- Mitigation strategies available
 - Continued use of Transportation Demand Management (TDM) measures
 - Potential for regional mitigation programs
 - Transit projects
 - Mitigation may no longer take place in the local community
 - Mitigation banks/exchanges may develop



Current Status

- Senate Bill 743 is a state mandate
- LOS is still a powerful assessment tool used by traffic engineers
- Cities can still require a LOS analysis
 - Brea General Plan still has LOS goals
 - Access & Congestion Assessments
 - Streamlined LOS studies
 - Determination of needed traffic improvements
- Intersection improvements will become conditions of approval rather than mitigation measures



Next Steps

- All new CEQA documents will have project VMT assessments
- All access/congestion assessments using LOS will become conditions of approval
- City specific study parameters and thresholds are under development
- Present to City Council to formally adopt VMT as the transportation assessment tool for CEQA



Questions?

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 06/23/2020

SUBJECT: Approval of Planning Commission Meeting Minutes of May 26, 2020.

RESPECTFULLY SUBMITTED

Jennifer A. Lilley, AICP, City Planner

Attachments

1. May 26, 2020 Draft Minutes

DRAFT

PLANNING COMMISSION MEETING MINUTES STUDY SESSION May 26, 2020

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

1. CALL TO ORDER / ROLL CALL - COMMISSION

Present: Chair McGrade; Commissioner Schlotterbeck; Commissioner Barnes-Ramos; Vice Chair Brattain;
Commissioner Phu

2. MATTERS FROM THE AUDIENCE

None.

APPROVAL OF MINUTES

3. Approval of Planning Commission Meeting Minutes of April 28, 2020

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Barnes-Ramos to approve April 28, 2020 Planning Commission Minutes.

AYES: Chair McGrade, Commissioner Schlotterbeck, Commissioner Barnes-Ramos, Vice Chair Brattain, Commissioner Phu

Passed

PUBLIC HEARINGS

4. Precise Development No. PD 20-03 and Conditional Use Permit No. CUP 20-09 for the Development of a Residential Care Facility for Assisted Living and Memory Care at 251 South Randolph Avenue

Contract Planner Vander Dussen provided a presentation of the project.

Commission had questions of staff and the applicant team related to:

- Parking

- CEQA
- Memory Care vs. Assisted Living
- Grading
- Charging Stations
- Noise
- Material Finishes
- Generator
- Shoring and notifying adjacent property owners.

Commissioner Schlotterbeck stated she had driven by the site. No other Commissioners had Ex Parte disclosures.

Chair McGrade opened the Public Hearing.

The Applicant, Angela Meyer, and team that included Architect, Civil Engineer and Principal responded to questions.

Three letters were received in advance of the meeting and were summarized into the record.

Chair McGrade closed the Public Hearing.

After some discussion, the Commission added the following Condition language:

- To specify a 30/30 finish
- Update Parking Study for deficiencies specific to residents, employees and visitors
- Addition of a shuttle stop and bike racks
- Exhaust to moved away from the intake
- Owners of record to be notified by certified mail of shoring in advance

Chair McGrade reopened the Public Hearing to hear from the Applicant.

Applicant is opposed to 30/30 stucco finish as well as having an agreement with the neighbors regarding shoring.

Chair McGrade closed the Public Hearing.

Motion was made by Commissioner Schlotterbeck, seconded by Vice Chair Brattain to approve Precise Development No. PD 20-03 and Conditional Use Permit No. CUP 20-09 for the Development of a Residential Care Facility for Assisted Living and Memory Care at 251 South Randolph Avenue with added conditions.

AYES: Chair McGrade, Commissioner Schlotterbeck, Commissioner Barnes-Ramos, Vice Chair Brattain, Commissioner Phu

Passed

ADMINISTRATIVE ITEMS

5. Update to Regular Planning Commission Meetings

The Commission discussed changing the scheduled Planning Commission Meetings from once to twice a month. The Commission decided to maintain the existing schedule with the option of having Special Meetings as needed.

Motion was made by Vice Chair Brattain, seconded by Commissioner Barnes-Ramos to maintain current schedule as it exists in the current resolution.

AYES: Chair McGrade, Commissioner Schlotterbeck, Commissioner Barnes-Ramos, Vice Chair Brattain, Commissioner Phu

Passed

6. COMMITTEE REPORTS

Vice Chair Brattain noted he has an Arts in Public Places meeting later in the week and will give an update at the next meeting.

7. INFORMATIONAL / PROJECT UPDATES

None.

8. ADJOURNMENT

In honor of Memorial Day, Commissioner Schlotterbeck moved to close the meeting in recognition of Joel K. Brattain who lost his life in Operation Iraqi Freedom on March 13, 2004.

Respectfully submitted,

The foregoing minutes are hereby
approved this 23rd day of June, 2020.

Jennifer A. Lilley, AICP, City Planner

James McGrade, Chair

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 06/23/2020

SUBJECT: CONDITIONAL USE PERMIT NO. CUP 20-08 – A REQUEST TO ALLOW AN OFFICE TRAILER, STORAGE CONTAINERS AND OUTDOOR STORAGE FOR TWO YEARS AT 711 WEST IMPERIAL HIGHWAY

REQUEST

This request would allow Walters Electric to maintain the use of a temporary office trailer, storage containers, and outdoor storage of pipes for an additional two years at 711 West Imperial Highway.

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution approving Conditional Use Permit No. CUP 20-08, subject to the recommended Conditions of Approval.

BACKGROUND/DISCUSSION

BACKGROUND

Walters Wholesale has operated a 250,000 square foot distribution center at 200 North Berry Street in Brea since 2004. In 2018, the company was approved to use the subject site as a temporary annex for customers to pick up materials under Temporary Trailer Permit No. TT 18-01. Temporary Trailer permits are approved for one-year and allow for a one-year extension. This Temporary Trailer permit is set to expire in June 2020. The applicant is requesting to continue their current operations at 711 West Imperial Highway for an additional two years, see Attachment 5 – Project Description. The Brea Municipal Code, Section 20.08.040B.2 allows this use to continue at this site through the consideration of a Conditional Use Permit.

DISCUSSION

The property is an L-shaped parcel located north of Imperial Highway and west of Berry Street, see Attachment 3, Vicinity Map. Adjacent uses include a business park to the west, a two-story office building to the east across Berry Street, industrial uses to the north and residential uses to the south across West Imperial Highway. A sound attenuation wall lines the south side of Imperial Highway creating a visual and sound buffer for the residential neighborhood to Imperial Highway as a visual buffer to the uses to the north.



Figure 1: Vicinity Map

The front portion of the site is paved and nine parking spaces are provided to accommodate customer pickup and parking needs for this use, see Figures 2 and 3. The temporary trailer providing for administrative needs on site is isolated north of the parking stalls and the storage containers and outdoor pipe storage is located to the rear of the property, see Attachment 6,



Figure 2 – View of trailer from entrance gate of W.

Project Plans. The trailer is 760 square feet, approximately 12-feet wide by 60- feet long. Operations will continue on-site as approved under TT 18-01, see Attachment 5. Ordering and sales will continue to occur at the Berry Street location and customers will be able to pick up pipe orders at this Imperial Highway site. Continued use of this site is a short-term solution while the company searches for and secures suitable property for permanent operations. This

use is not anticipated to negatively impact the property or adjacent properties. Walters Wholesale Electric has operated for the past two years at the project site under a Temporary Trailer Permit without complaints or concern related to these operations.

Walters Wholesale Electric requests that the City grant the Conditional Use Permit to allow them to continue operating for an additional two years. Staff has included Condition “b,” see Attachment 1, which limits the temporary use for two years from the date of this approval and includes a provision for any extension of time to be with the review and approval of the Planning Commission.



Figure 3 - View of trailer and parking provided

ENVIRONMENTAL ASSESSMENT

The proposed project is exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Section 15311 of Title 14, Chapter 3, Article 19 of the California Code of Regulations.

RESPECTFULLY SUBMITTED

Jennifer A. Lilley, AICP, City Planner

Prepared by: Sheri Vander Dussen, AICP, Contract Planner

Attachments

1. Draft Resolution
 2. Technical Background
 3. Vicinity Map
 4. Public Hearing Notice
 5. Project Description
 6. Project Plans
-

RESOLUTION NO. PC 2020-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. CUP 20-08, SUBJECT TO CONDITIONS AS SET FORTH HEREIN

A. RECITALS:

(i) On June 23, 2020, the Planning Commission of the City of Brea held a duly noticed public hearing, as required by law, on Conditional Use Permit No. CUP 20-08, a request to allow a trailer, storage containers, and outdoor storage at 711 W. Imperial Highway for up to two years.

(ii) The project proponent is Jeff MacArthur of Walters Wholesale Electric at 200 N. Berry Street, Brea, CA 92821.

(iii) The property owner is Village Brea, Inc., 330 W. Birch Street, Suite 201, Brea, CA 92821.

(iv) The subject property is located at 711 W. Imperial Highway in the City of Brea and is legally described as Map Book 296, block 101, page 10, parcels 3 and 5, as shown in the latest records of the County of Orange Assessor's Office.

(v) The General Plan designation is General Industrial and the site is within the M- 2 (PD), General Industrial (Precise Development) zone.

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

B. RESOLUTION:

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

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

2. The Planning Commission hereby finds that the project identified above in this Resolution is exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Section 15311 of Title 14, Chapter 3, Article 19 of the California Code of Regulations.

3. The Commission further finds in consideration of Conditional Use Permit No. CUP 20-08 as follows:

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

Fact: The zoning on the proposed site is M-2 (PD) General Industrial (Precise Development). The proposed temporary use consisting of a trailer, storage containers, and outdoor storage may be permitted, subject to Planning Commission review and approval of a Conditional Use Permit.

b. Finding: The use, with any conditions to be imposed is necessary or desirable for 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 the proposed use is to be located

Fact: The General Plan designation of the site is General Industrial and is zoned M-2 (PD) General Industrial (Precise Development). The General Plan encourages a balance and mixture of uses, not only complementing the existing community but accommodating future needs and desires of the community. This temporary use provides additional services and products to local and regional patrons. The proposed operations are consistent with the goals and policies of the General Industrial designation. Given all information known to date and the conditions of approval, this request is not anticipated to result in significant impacts to City services nor to be detrimental to existing uses in the zone. The conditions of approval require the applicant to meet all current codes for the Building Division and Fire Department. As conditioned, the temporary use will not be detrimental to the surrounding uses or area.

c. 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 is located within an existing industrial area and is surrounded by similar industrial uses to the north and west. The property located to the east is a commercial use. All operations and outdoor storage meet the development standards of the zone. Screening fences, landscape, and site topography generally block views of the property from the commercial property to the east. The property to the south is residential but is across Imperial Highway and behind a high sound attenuation wall providing noise buffering from the

vehicles and visual buffering to the uses to the north. Additionally, the subject property currently has a wrought-iron fence along the street and green screen will be added to screen the use from view.

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

Fact: Vehicular access will be provided from Imperial Highway (SR90) and Berry Street. The existing roadways were designed to carry the traffic generated by this temporary use and is not anticipated to have any significant impact of additional traffic generated. Further, conditions of approval have been included to ensure no truck and/ or vehicle queuing shall occur on the public streets.

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

Fact: The proposed operations are required to meet Building and Fire codes and standards. Based on all information known today, the approval of a Conditional Use Permit to allow this temporary use will not adversely affect the public health, safety, or general welfare.

4. Conditional Use Permit No. CUP 20-08 is hereby approved, subject to conditions as set

- a. Business operations shall occur in substantial conformance with the site plan, project description, and associated Planning Commission documents submitted to the Planning Commission and dated June 23, 2020, on-file in the Planning Division, the conditions contained herein, and all applicable Federal, State and City regulations.
- b. Placement of the temporary trailer and outdoor storage shall not exceed two (2) years from the date of this approval. On or before, June 23, 2022, all materials, containers, the temporary trailer and any other structures shall be removed from the site. Request to extend the temporary use of the site shall be subject to Planning Commission review and approval.
- c. Hours of operation shall be limited to 6 a.m. to 5 p.m. Monday through Friday. No trucks, vehicles, or other equipment shall idle prior to hours of operation. (this is awkward and doesn't really make sense. I think it is that trucks shouldn't be on site prior to business hours but also they shouldn't be staged awaiting operations prior to or after hours. And no trucks should be idling for more than 1 hour or whatever that limitation is?)
- d. Applicant shall apply for a new Certificate of Occupancy Certificate from Building & Safety. Expiration date shall be June 23, 2022, consistent with Condition "b" within this resolution.
- e. Americans with Disabilities (ADA) features shall remain in place including, but not limited to, parking, ramps, access, restrooms, etc.
- f. The site is subject to Building & Safety inspection for verification of ADA features. Any violations shall be noted and must be corrected prior to release of the Temporary Certificate of Occupancy.
- g. Prior to issuance of a Certificate of Occupancy, the applicant shall ensure the green screen along the existing wrought-iron fencing on Imperial Highway and Berry Street is installed. Said green screen shall remain in quality condition for the duration of this permit. The applicant shall repair any tears and/or damage immediately.
- h. The applicant shall trim and maintain all on-site and perimeter landscaping. Said maintenance shall occur prior to issuance of a

temporary certificate of occupancy and landscaping shall continue to be maintained for the duration of this permit.

- i. No truck and/ or vehicle queuing shall occur on the public streets (Imperial Highway and Berry Street). Should any issues occur, the applicant shall immediately remedy the situation and provide a truck management plan to the City Engineer for review and approval.
- j. Property owner shall be responsible to implement and maintain Best Management Practices (BMP's) to prevent and control the discharge of pollutants to the municipal storm drain system and receiving waters. These BMP's include but are not limited to, IC1 - Outdoor storage and IC21 - Waste Handling and Disposal.
- k. City of Brea Public Works Department Environmental Section reserves the right to perform inspections as necessary to protect the environment. The property owner shall be subject to administrative citations for not properly implementing the BMP's.
- l. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of this Conditional Use Permit No. CUP 20-08; and (ii) any and all claims, lawsuits, liabilities, and/or actions arising out of, or related to the approval of this Conditional Use Permit and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this Conditional Use Permit. Applicant's obligation to indemnify, defend, and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitees' choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

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

RESOLUTION NO. PC 2020-XX

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Applicant: Walters Wholesale Electric
CUP 20-08

ADOPTED AND APPROVED this 23rd day of June, 2020.

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 23rd day of June, 2020, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 23rd day of June, 2020, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

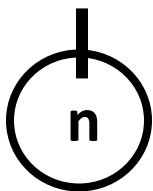
ATTEST: _____
Secretary, Planning Commission

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit No. CUP 20-08
Property Location:	711 W. Imperial Highway
Applicant:	Jeff MacArthur Walters Wholesale Electric 200 N. Berry Street Brea, CA 92821
Property Owner:	Village Brea, Inc. 330 W. Birch Street, Suite 201 Brea, CA 92821
General Plan Designation:	General Industrial
Zoning Designation:	M-2 (PD) General Industrial (Precise Development)
Adjacent Zoning	
North:	M-2 (PD) General Industrial (Precise Development)
South:	R-1 5000 Single Family Residential 5000
West:	C-G (PD) General Commercial (Precise Development)
East:	C-M (PD) Industrial Commercial (Precise Development)
Site and Neighborhood Characteristics:	The subject site is north of W. Imperial Highway and west of S. Berry Street, surrounded by light industrial and church uses.
Public Hearing Notices and Outreach:	Legal Notice was published in the <i>Brea Progress</i> on June 11, 2020 and 47 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP



DATE: June 23, 2020

CASE NO: Conditional Use Permit No. CUP 20-08

CITY OF BREA notice of public hearing

ATTACHMENT 4

TO: Property Owners within a 500-Foot Radius
FROM: City of Brea, Community Development Department
SUBJECT: CONDITIONAL USE PERMIT NO. CUP 20-08

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

DATE AND TIME: Tuesday, June 23, 2020, 7:00 p.m.
OF HEARING: 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

PURSUANT TO THE LOCAL EMERGENCY CONCERNING THE COVID-19 VIRUS DECLARED BY THE CITY COUNCIL OF THE CITY OF BREA ON MARCH 19, 2020, AND EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 18, 2020, THE PLANNING COMMISSION MEETING MAY BE CONDUCTED IN WHOLE OR IN PART BY TELECONFERENCE.

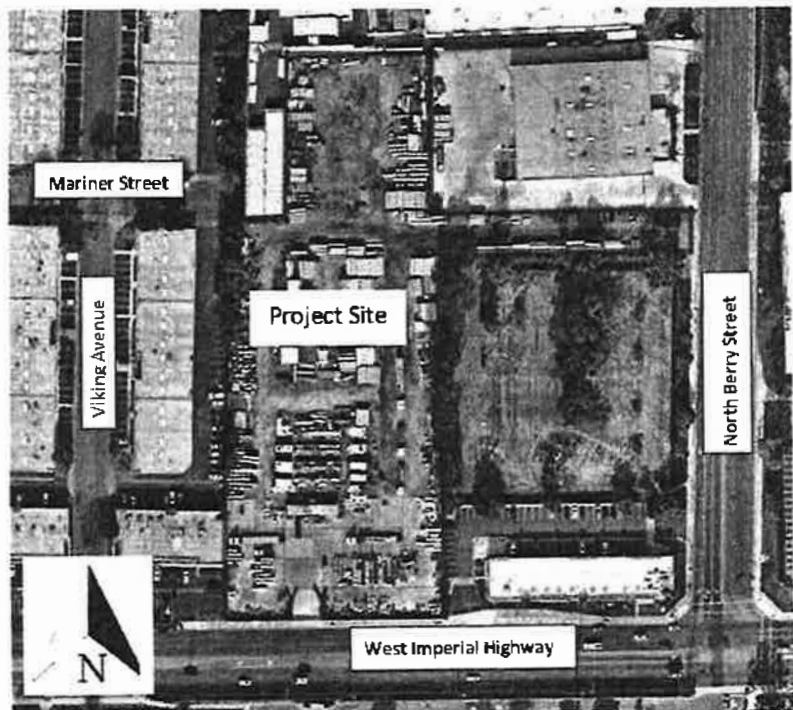
FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714)990-7674 OR BY EMAILING planning@cityofbrea.net. ALL PERSONS WISHING TO PARTICIPATE BY TELECONFERENCE SHOULD CONTACT THE CITY NO LATER THAN 4 HOURS BEFORE THE HEARING

REQUEST: A request to allow an office trailer, storage containers and outdoor storage on an approximately 4.21-acre property within the General Industrial (M-2) zone. The property is located at 711 W. Imperial Hwy, and is legally described as Map Book 296, page 101, parcel 03 and Map Book 296, page 101, parcel 05 as shown in the latest records of the County of Orange Tax Assessor.

PROPERTY INVOLVED: 711 W. Imperial Hwy

APPLICANT: Walters Wholesale Electric
200 N Berry St, Brea CA 92821

ENVIRONMENTAL INFORMATION: The City of Brea has determined that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15311 of said act.



AREA MAP:

IF YOU CHALLENGE THIS CONDITIONAL USE PERMIT NO. CUP 20-08 AND/OR 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.

COMMUNITY DEVELOPMENT DEPARTMENT


Jennifer A. Lilley, AICP
City Planner

Temporary Trailer Narrative

Our ongoing need for the temporary trailer permit is in conjunction with established and ongoing occupancy of the parcel. While our plan is not to permanently operate our new business division from 711 W Imperial, it is critical we have a temporary trailer to operate from while we do occupy the parcel. Our search for suitable property is ongoing but would ask the Commission to consider the trailer need, concurrently with our occupancy of the parcel. Walters will transition the Underground Utility business to a permanent location elsewhere in April of 2021 when the current lease ends. If the property is available, we will negotiate for another year long lease. This would end in April of 2022.

FIELD COPY

FIRE PLAN NOTES :

1. COMPACTION REPORT TO BE PROVIDED TO FIRE DEPARTMENT BEFORE FINAL

REVISIONS	BY

IKE ELECTRIC & CONSTRUCTION
1430 TANGLO LANE
LA HABRA HEIGHTS, CA 90631

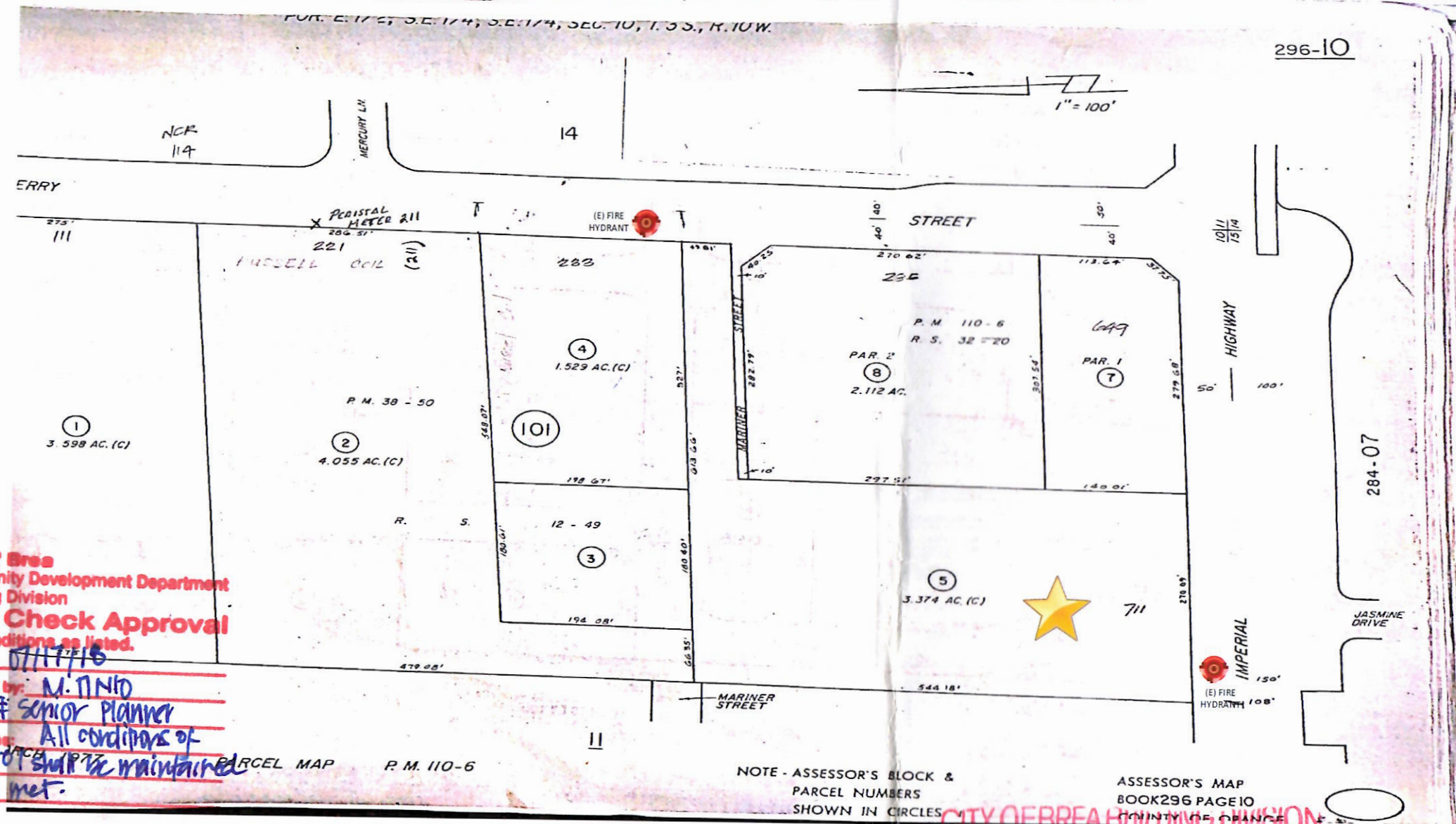
WALTERS WHOLESALE ELECTRIC
711 WEST IMPERIAL HWY
BREA, CA

FIELD COPY

SITE PLAN

C00535 B18-000-560R
07/17/18

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



City of Brea
Community Development Department
Planning Division
Plan Check Approval
with conditions as listed.

Date: 07/17/18

Checked by: M. TIND

Title: Senior Planner

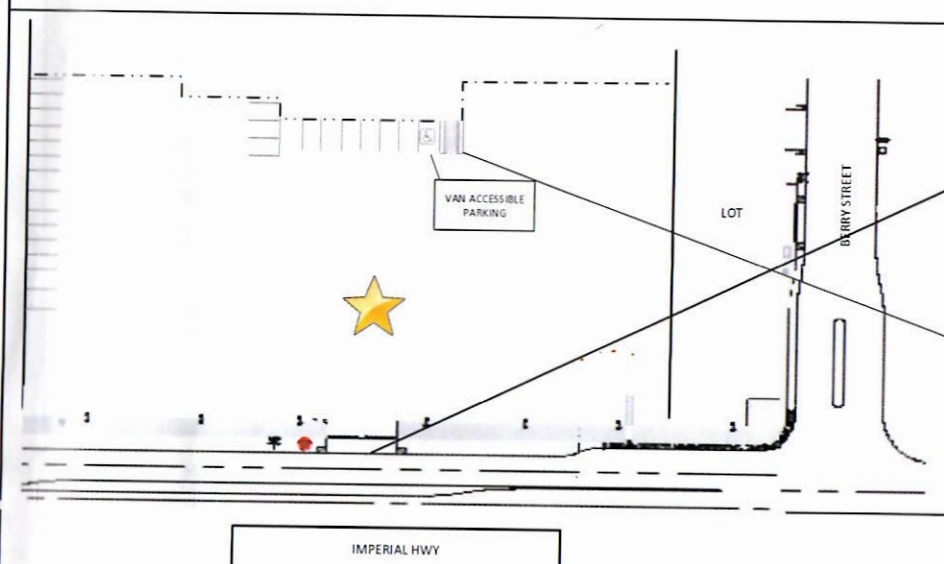
Conditions: All conditions of
IT 10 of the map maintained
and met.

BREA FIRE DEPARTMENT
REVIEWED

Approval subject to field inspection and required test, notations herein, conditions in correspondence and conformance with applicable regulations. The stamping of plans shall not be held to permit or approve the violation of any law. Deviation/revision may void this approval.

By: _____ Date: _____

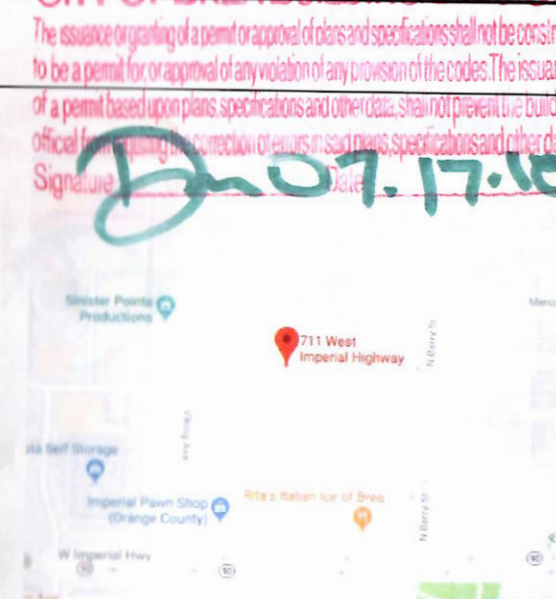
PROJECT SITE PLAN



- SIGNAGE NOTE:
1. POSTED AT SITE ENTRANCE TO OFF-STREET PARKING FACILITIES OR ADJACENT TO AND VISIBLE FROM EACH STALL A 17" x 22" MINIMUM SIGN WITH 1" LETTERING STATING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED OR PERSON WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____ CBC #118-502.8.2
 2. AT SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES, AN ADDITIONAL SIGN BE PROVIDED BELOW THE SYMBOL OF ACCESSIBILITY STATING "MINIMUM FINE OF \$250.00 (CBC SEC 1129B.4) OR PER LOCAL CODE AND ORDINANCE
 3. THE LOADING AND UN-LOADING AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES A MAX OF 36" ON CENTER SHALL BE PAINTED A COLOR / CONTRASTING WITH PARKING SURFACE, PREFERABLY BLUE OR WHITE (CBC CHAPTER 11B)

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

VICINITY MAP



LEGAL DESCRIPTION :

296-101-03
PM 38-50 PAR 2 POR OF PAR

INSTALL 12'-0" X 60'-0" TEMPORARY TRAILER
WITH ADA ACCESSIBLE RAMP

LOT USE: STORAGE OF PIPE

FIELD COPY

PROJECT DESCRIPTION

TIE DOWN ENGINEERING

Engineered Tie Down System

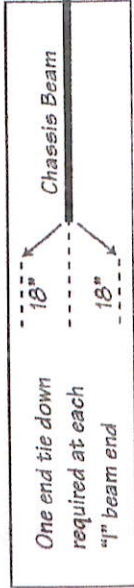
Manufactured home/commercial tie down calculation and schedules for single/double & triple wifes.

Design Loads

Wind	15 PSF
Soil Bearings	1000 PSF
Tie Down Straps	3150# Working Load
Seismic Category	C, D & E
Tie down straps meet federal specifications QQ-S-781H for Type I, Class B, Grade I Strapping and be at least 1-1/4" x .035, zinc plated.	
Earth Auger	3150# (Tested to 4725#) Min.
Cross Drives	3150# (Tested to 4725#) Min.
Concrete Slab Anchors	3150# (Tested to 4725#) Min.

General Notes

1. The charts shown herein are for the required number of tie downs on the sides of the Manufactured Home.
2. Tie downs are required at each chassis beam, each end of each transportable section of the Manufactured Home and can be any types shown herein.
3. Combination of the different types of tie downs can be used.
4. In the event an earth auger cannot be installed due to obstruction, use of cross drive anchors is permitted, provided 2 cross drive anchors are installed for each earth auger that cannot be installed.
5. For all tie down installations, the Manufactured Home chassis members are shown as "I" beams for illustration purposes only. Chassis beams can also be "C" shaped or RFC shaped.
6. End tie downs can be located within 18" of either side of the chassis beam axis as shown.



7. The sizes, types, lengths, etc. of materials shown herein are minimum. Larger, longer, heavier materials supplied by Tie Down Engineering may be used at the same spacing and locations shown.
8. Alternate devices may be substituted with engineers and HCD approvals.
9. This plan can be used in FEMA Flood Hazard Zones A, AE and AH provided the ground anchors are from soil classes 2-4 on page 4 and concrete are on page 3.

Engineer Approval



State Approval

ENGINEERED TIEDOWN SYSTEM

APPROVED

Approved does not authorize or approve any omission or deviation from requirements of applicable State laws and regulations

State of California

Department Housing and Community Development
DIVISION OF CODES AND STANDARDS

By *[Signature]* Date *1/12/17*

SPA NO *ETS 174*

This Plan Approval Expires *2/22/19*

This tie down system meets the requirements of Title 25 Section 1536.5, subsection (a)

Approved FH AE/AH with soil class 2, 4 p 4 or concrete p 3

01615.d474

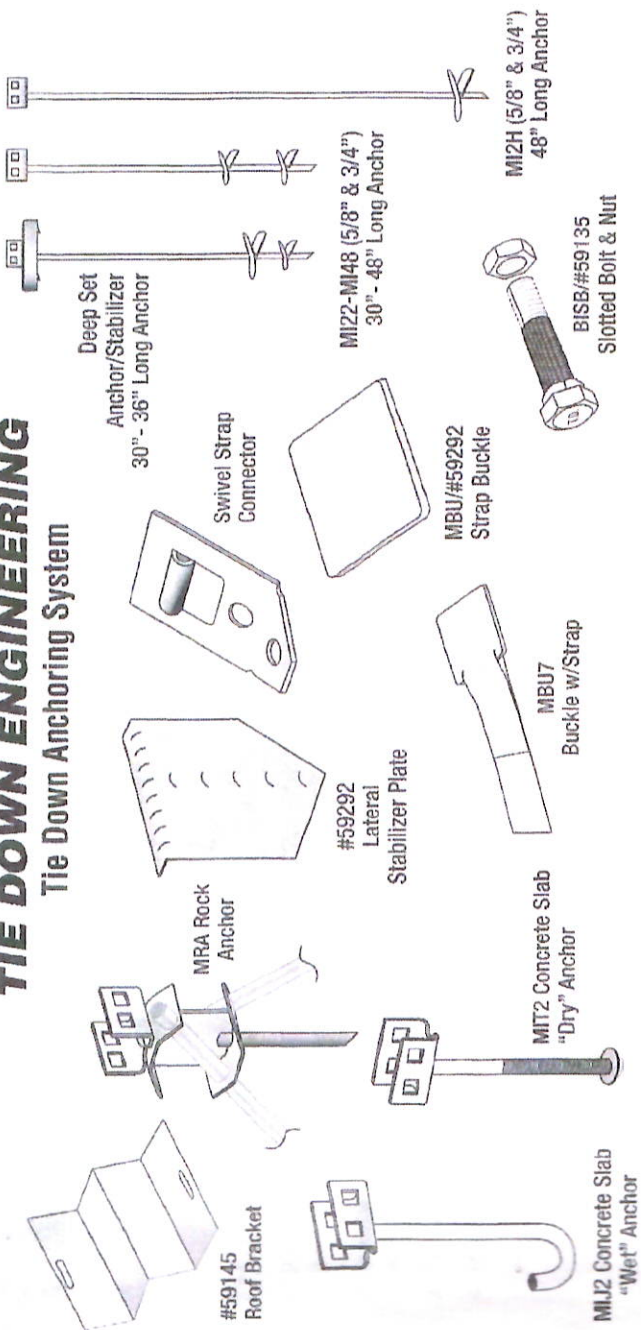


TIE DOWN ENGINEERING • 255 Villanova Drive SW • Atlanta, GA 30336
www.tiedown.com (404) 344-0000 Fax (404) 349-0401

01615.4474

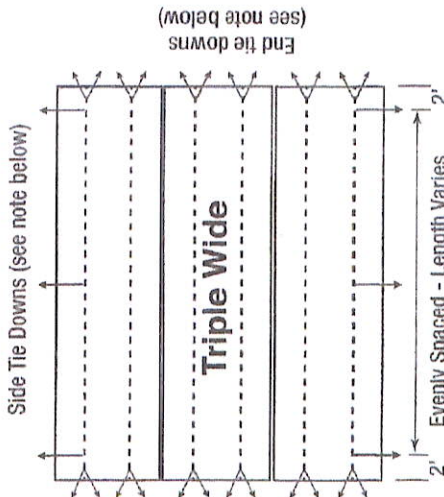
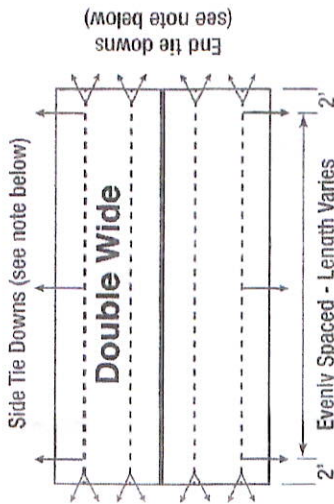
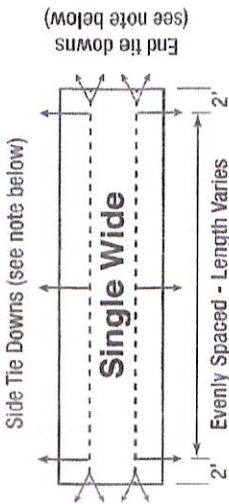
TIE DOWN ENGINEERING

Tie Down Anchoring System



Earth, Concrete Slab or Cross Drive Anchors						
Minimum Number of Anchors Along Each Side	Maximum Length of Home					
	32 ft.	44 ft.	50 ft.	56 ft.	64 ft.	80 ft.
	2	3	3	4	4	5
WZ1 (15 psf) Seismic C & D						
WZ1 (15 psf) Seismic E	7	8	9	10	10	10

One tie down is required at each end of "I" beam.



Side tie downs must begin within 24" of the end of the chassis beam. End tie downs can be located within 18" of the center line of each chassis beam. One tie down is required for each end of the "I" beam.

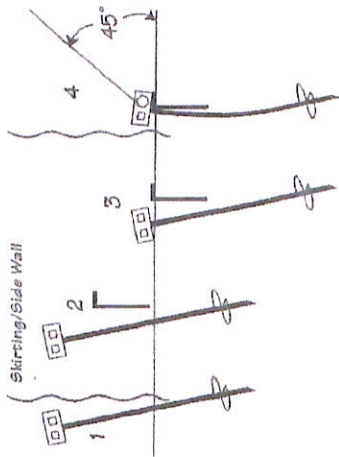
HCD
EBS 114

INSTALLATION INFORMATION

ALWAYS CHECK FOR UNDERGROUND UTILITY LOCATIONS BEFORE STARTING INSTALLATION OF ANY ANCHORING SYSTEM!

Frame Tie Anchor Installation

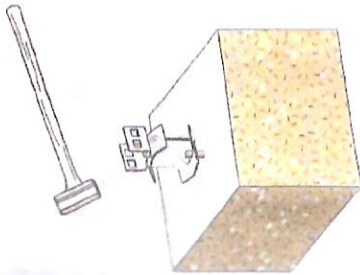
1. Position anchor at a slight back angle (10°) so that when fully installed, the anchor head will be inside any skirting or side wall.
2. Install anchor to +/- 2/3 depth, then install stabilizer vertically, within 3"- 4" of anchor shaft, parallel to wall of home.
3. Fully drive anchor.
4. Attach strap, and pretension strap to pull anchor rod against the stabilizer plate.



Cross Drive Rock Anchor - MRA

Engineered for installation into solid rock within 1 in. from bottom of the anchor base. Exact alignment is achieved with the swivel tensioning head.

1. Drill 5/8 in. diameter hole 5-1/2 in. deep in center of anchor location. Insert pilot stud into hole.
2. Drill two 3/4 in. diameter holes, (the length of the rods) into the rock at 45° angles, using the anchor head as a locating guide.
3. Place rod through top and corresponding bottom web flange and into 45° hole. Drive rod into rock. Rod must be driven into rock at least 80% of it's length to achieve minimum allowable pullout resistance. Repeat using 2nd rod.
4. Maximum pullout resistance is developed when ground surface is solid rock. Maximum distance from lowest edge of anchor flange to rock surface is 1 in.



Concrete Anchors

- Concrete must be a 2500 P.S.I. minimum slab with 4 in. minimum thickness.
- A layer of 6/6 or 10/10 mesh or fiber mesh is required under 6 in. thickness
- Concrete slab must provide 4725 lbs. of vertical resistance on each anchor without lifting.
- For a typical concrete this would be minimum: 4 in. thick slab: 95 sq. ft., 6 in. thick slab: 65 sq. ft. and 8 in. thick slab: 48 sq. ft..
- Minimum distance from the anchor shaft to one edge of the slab is 4 in. from one edge and 5 ft. from opposite edge.

Patio Slab Anchor

The MIT2 anchor is designed to be inserted through a 3/4 in. hole drilled or formed into an existing concrete slab.



"J" Concrete Anchor

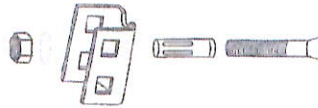
The MJ2 is designed to be installed into a concrete slab at the time the concrete is being poured.



Concrete Slab Anchor

The MICS2 anchor is designed to be bolted to an expansion sleeve in an existing concrete slab.

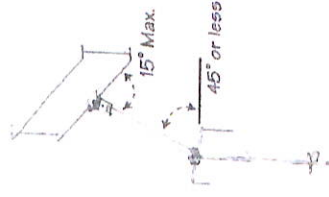
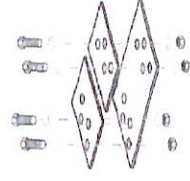
1. After reviewing restrictions listed above, drill a 5/8 in x 3 in. hole in the slab where the anchor head is to be located.
2. Place steel expansion sleeve over bolt and place into the drilled hole.
3. Place the washer onto the expansion bolt.
4. Thread nut onto expansion bolt and tighten until maximum expansion of steel expansion sleeve has been achieved.
5. Remove nut and washer and place anchor head over exposed bolt.
6. Place washer and nut onto bolt to attach anchor head, tighten nut.



INSTALLATION INFORMATION

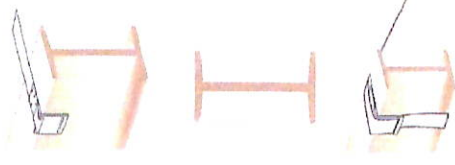
Gator Beam Clamp - Longitudinal Hookup #58999
4 Bolt Gator Clamp (Wind Zone 1, 2 & 3)

NOTE: Gator Beam Clamp must be attached with a Swivel Strap Connector #59002. One crimp seal is used when strap is attached strap connector.



- 1. Determine anchor/stabilizer plate location and bracket location on I-beam to insure a 45° or lower strap angle.
- 2. Attach beam clamp with 1/2" Grade 5 bolts and nuts as shown.
- 3. Connect swivel connector and strap to bolt nearest to anchor with a 1/2" Grade 5 bolt and nut from bracket.

Frame Tie with Buckle



- 1. Install strap by pushing the end between the inside of the frame "1" beam and the floor.
- 2. Position the buckle at upper end of the "1" beam frame. Wrap the end of the strap around the "1" beam. Thread the end of the strap through the slot in the buckle as shown. Push the end of strap in-between "1" beam and floor.
- 3. Pull the strap, making certain the buckle stays in position. Thread loose end of strap thru slotted tensioning bolt attached to tension head of anchor. Tighten slotted tensioning bolt a minimum of 4 to 5 full turns until all slack in strap is removed.

Soil Classification Chart

Soil Class	Soil Description	Recommended Anchors	
		Model #	STK# Description
1	Massive Crystalline Bedrock	MRA	59110 Cross Drive Rock Anchor
2	Sedimentary and Foliated Rock	M12255/8	30" x 5/8" rod / 2 - 4" helix
		M12233/4	30" x 3/4" rod / 2 - 4" helix
3	Sandy Gravel and/or Gravel (GW and GP)	M12H5/8	48" x 5/8" rod / 1 - 6" helix
		M12H3/4	48" x 3/4" rod / 1 - 6" helix
		Deepset	30" x 3/4" rod / 2 - 4" helix
			with stabilizer cap
4	Sand, Silty Sand, Clayed Sand, Silty Gravel	M12H5/8	48" x 5/8" rod / 1 - 6" helix
		M12H3/4	48" x 3/4" rod / 1 - 6" helix
		Deepset	36" x 3/4" rod / 1 - 4" & 1 - 6 helix
			with stabilizer cap
		M148	48" x 3/4" rod / 2 - 4" helix
		M142	42" x 3/4" rod / 2 - 4" helix

Higher class anchors can be used in lower class soils. Example; Class 4 anchors can be used in Class 3 soils.

Installer/Contractor Certification

I certify that I have installed the TIE DOWN ENGINEERING Anchoring System as per Tie Down's installation instructions and that no modification have been made to the anchoring system or building structure.

Company Name: _____ Contractor's License # _____

Date: _____ Signature: _____



