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

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
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 mile 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?
Agenda Item 8.

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorabe Chair and Planning Commission
DATE: 06/23/2020

RESPECTFULLY SUBMITTED
Jennifer A. Lilley, AICP, City Planner

Attachments
1. May 26, 2020 Draft Minutes
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
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
Agenda Item 9. 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.
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 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, 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.

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 or the site is General Industrial and is zoned is 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.
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 Brea Progress 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
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. Miller, 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.
TIE DOWN ENGINEERING

Engineered Tie Down System
Manufactured home/commercial tie down calculation and schedules for single/double & triple wide.

Design Loads

Wind: 15 PSF
Soil Bearings: 1000 PSF
Tie Down Straps: 3150# Working Load
Seismic Category: C, D & E
Tie down straps must meet federal specifications OS-S-786H for Type I, Class B.
Grade I Strapping and be at least 1-1/4" x 0.05, zinc plated.
Earth Auger: 3150# (Tested to 47254#) Min.
Cross Drives: 3150# (Tested to 47254#) Min.
Concrete Stud Anchors: 3150# (Tested to 47254#) 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 type shown herein.
3. Combination of the different types of tie downs can be used.
4. In the event the 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 "T" 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.

One end tie down required at each "T" beam end

7. The size, type, length, 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 approval.
9. This plan can be used in FEMA flood hazard zones A, AE and AH. Tritium anchors are from soil classes 2-4 on page 2 and concrete are on page 2.

1 of 4

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

Engineer Approval

State Approval

This tie down system meets the requirements of Title 25 Section 1356.3, subsection (a)
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 4'-6" depth, then install stabilizer vertically, within 5"-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 posts.

Cross Drive Rock Anchor - MRA
Engineered for installation into solid rock within 1 ft. 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 location 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 its 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 6/8 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 96 sq. ft., 6 in. thick slab 65 sq. ft., and 8 in. thick slab 40 sq. ft.
- Maximum distance from the anchor shaft to one edge of the slab is 4 ft. from one edge and 6 ft. from opposite edge.

Patio Slab Anchor
The NRM2 anchor is designed to be inserted through a 3/4 in. hole drilled or formed into an existing concrete slab.

"J" Concrete Anchor
The NRM2 anchor is designed to be inserted into a concrete slab at the time the concrete is being poured.

Concrete Slab Anchor
The NRM3 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**

4 Bolt Gator Clamp (Wind Zone 1, 2 & 3)

**NOTE:** Gator Beam Clamp must be attached with a Swivel Connector #9002. One colling rod is used when strap is attached short 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.

### Soil Classification Chart

<table>
<thead>
<tr>
<th>Soil Class</th>
<th>Soil Description</th>
<th>Recommended Anchors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Massive Crystalline Bedrock</td>
<td>MRA 58110 Cross Drive Rock Anchor</td>
</tr>
<tr>
<td>2</td>
<td>Sedimentary and Foliated Rock</td>
<td>M2265/8 58060 30&quot; x 5/8&quot; rod / 2 - 4&quot; helix&lt;br&gt; M2233/4 58095 30&quot; x 3/4&quot; rod / 2-4&quot; helix</td>
</tr>
<tr>
<td>3</td>
<td>Sandy Gravel and/or Gravel (Silty and SP)</td>
<td>M2065/6 58030 48&quot; x 3/8&quot; rod / 1 - 6&quot; helix&lt;br&gt; M2051/4 58035 48&quot; x 3/4&quot; rod / 1 - 6&quot; helix&lt;br&gt; Deepset 58081 30&quot; x 3/4&quot; rod / 2 - 4&quot; helix with stabilizer cap</td>
</tr>
<tr>
<td>4</td>
<td>Sand, Silty Sand, Clayey Sand, Silty Gravel</td>
<td>M2051/4 58065 48&quot; x 3/4&quot; rod / 1 - 6&quot; helix&lt;br&gt; Deepset 58090 36&quot; x 3/4&quot; rod / 1 - 6&quot; helix&lt;br&gt; with stabilizer cap</td>
</tr>
<tr>
<td></td>
<td></td>
<td>M40 58036 48&quot; x 3/4&quot; rod / 2 - 4&quot; helix&lt;br&gt; M42 58018 42&quot; x 3/4&quot; rod / 2 - 4&quot; helix</td>
</tr>
</tbody>
</table>

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:**

**Date:**

**Contractor’s License #:**

4 of 4