

City of Brea Planning Commission Staff Report

Meeting Date: 6/23/2020

TO: Honorable Chair and Planning Commission

FROM: Jennifer A. Lilley, AICP, City Planner

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

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



Figure 1: Vicinity Map

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 is



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

located north of the parking stalls and the storage containers and outdoor pipe storage is



Figure 3 - View of trailer and parking provided

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.

ALTERNATE PLANNING COMMISSION ACTIONS

- Approve with alternate conditions
- Deny
- Deny without prejudice
- Continue

Prepared by:

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Consultant

ATTACHMENTS

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