

Lowé lures Irvine Ranch to Brea Place

By Brian H. Greene
DSP Staff Writer

BREA — Robert MacLeod Jr. is pursuing the "continued fulfillment of a dream."

Working for Lowe Development Corp. of Los Angeles, MacLeod is one of the key players helping build a corporate dream for Brea business.

And, as vice president for Lowe overseeing operations in Brea, MacLeod has seen one of his dreams come true in the form of the six-story Travelers building at the corner of State College Boulevard and Birch Street.

The building reached a 100 percent occupancy level prior to its opening — guaranteeing a financial success.

But the latest dream for MacLeod and the Brea City Council came true in June when Irvine Ranch Farmers Market authored a letter of intent to build a 40,000-square-foot market in Brea where Brea-Olinda High School now stands.

"I have a personal attachment into the project and so does the architect," MacLeod explained, referring to Ross Andrews.

A La Habra High School graduate, Andrews first came to Brea at age 13 when his family moved here. Andrews ironically designed the Travelers build-

ing, the structures in the Brea Financial Commons as well as plans for Irvine Ranch Farmers Market.

"We are responding to the council's direction for an upscale retail development," MacLeod said. "We know the council wanted them and we wanted them. If we didn't have a major anchor, we couldn't build a major project."

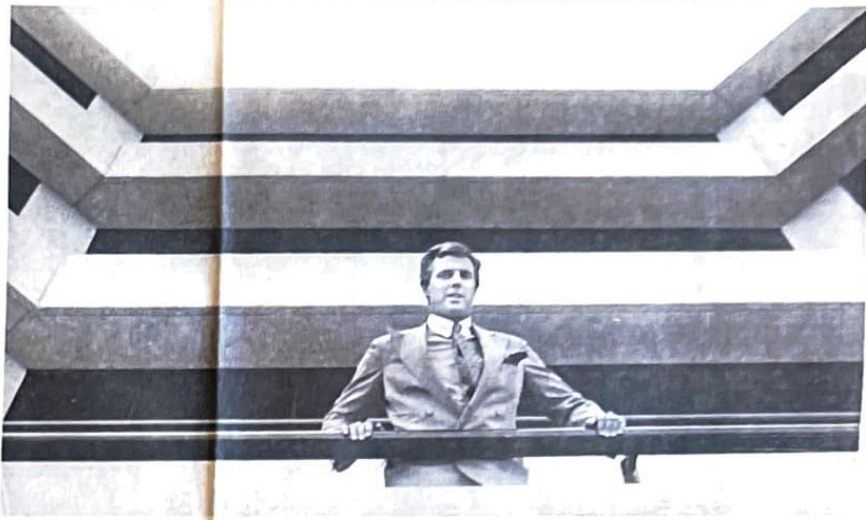
Negotiations first began with Irvine Ranch in 1984 but were dropped when they seemed uninterested. In reality, Irvine Ranch was just too busy with the construction of another market, according to Lowe Property Manager Cheryl Cain.

"Rob downplayed it, but it was quite a feat to have obtained them as a tenant," Cain said.

"We contacted them for over a year but they were busy with their Newport Beach market."

Irvine Ranch currently has nine markets in operation and several in the negotiation and planning stages. Cain said she almost literally "camped out on the doorstep" of Irvine Ranch President John Hubbard for over a year in an effort to obtain their interest in the downtown Brea project.

"I called about twice a week for almost a year before he (Hubbard) would return my



A VIEW FROM THE TOP — Lowe Development Vice President Robert MacLeod Jr. peers down from the Travelers building located at the corner of State College Boulevard and Birch Street. Including

the Travelers building, MacLeod, along with corporation president Bob Lowe, has developed one million square feet of office space with another two million square feet in the planning stages.

calls," Cain said. But her persistence paid off and the highly desirable development, in the eyes of Lowe and city officials, should be opening in the summer of 1987.

And, with the bond sale for the new high school approved by the Board of Education on July 1, the City Council last week approved the development agreement with

Lowe for the 39-acre Brea Place project on the current high school property.

"Of course we are very pleased to have a store like that one coming to Brea," Mayor John Sutton said last week. He agreed that having a key store like Irvine Ranch will encourage "high quality retailers" filling the remaining square footage of retail space.

Sutton said they hope to attract retailers that aren't necessarily in competition with stores in the Brea Mall across the street, but hopefully gain stores which will supplement the high retail area.

In addition, the development will include an eight-screen cinema as well as retail stores filling out the atrium area. MacLeod and Cain emphasize it will be similar in design to Fashion Island in Newport Beach, though the Brea project will include one level of retail stores instead of two.

Originally, MacLeod presented the City Council with a proposal for a Ralphs market to be in the project instead of Irvine Ranch. But when the ranch market's interest was revived, Ralphs was immediately dropped from the picture.

"The image that it has for corporate tenants isn't that great," MacLeod explained of Ralphs. "If Ralphs felt they could do business here, then Irvine thought they could do better."

Though the city and Lowe have had to overcome several hurdles together, Sutton doesn't feel the project has lost stride.

"So far, our relationship with Lowe has been good," Sutton

said. When the Travelers building went up, there was public outcry about the rosey color of the tiles on the multi-million dollar building, which created heat the council had to burden.

"We approved the color and then we turned around and complained," Sutton said. But he said the council's resentment of the color was premature.

Sutton said the council was "impatient" and "too susceptible to public criticism." But the conflict remains the only major obstacle Lowe and the council collided on during the four-year relationship.

"We're satisfied with the job Rob has done and we're anxious for the whole thing to go forward and for the school district to build on the new high school site," Sutton said.

The district is guaranteed a certain amount of income from sale and lease of the 39-acre high school site to Lowe. The agreement calls for the district to receive no less than \$1.8 million annually.

"Generally, we're lucky because the buildings have been leased before they've been completed," MacLeod said of the Brea Financial Commons and Travelers projects.

Brea Financial Commons, developed by Lowe on the northeast corner of Birch Street and State College Boulevard, includes plans for two buildings at the north end of the development.

One of the buildings, which would be approximately 15,000 square feet, would generally be used by a real estate office or a bank. The 70,000 square foot building, which would set back

behind the smaller building on State College, would be another corporate structure with offices.

The quality of the Travelers building is upscale, a feature MacLeod speaks of proudly.

"If you spend the time and the money and do it right, people appreciate it," MacLeod said. "Don't compromise quality. We could have spent \$80,000 less on interiors for the Travelers building — but we're creating an environment."

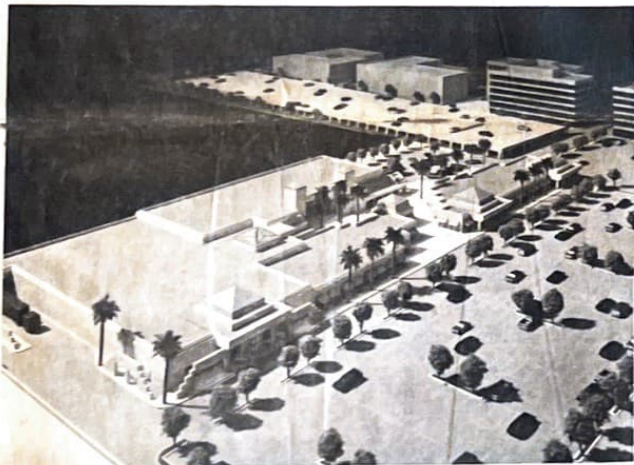
Included in the plush interior are sleek chrome stairway railings as well as a \$40,000 water fall in the patio area off the cafeteria.

A personal touch of his own came in the form of modern art sculptures throughout the Travelers building — sculptures MacLeod created.

A Hoover vacuum upright, which is spray painted silver, scoops up bags and orange souvenirs into its see-through plastic bag. The MacLeod original is displayed at the entrance of the corporate structure.

"It's how you run the offices and how you build the buildings that matters most," MacLeod said. He emphasized the Lowe management team treats the tenants "like customers — not like problems. And people appreciate that."

"The bottom line is it comes back to you," MacLeod said of the reputation he is attempting to create for Lowe and himself. "Not right away, but eventually it will."



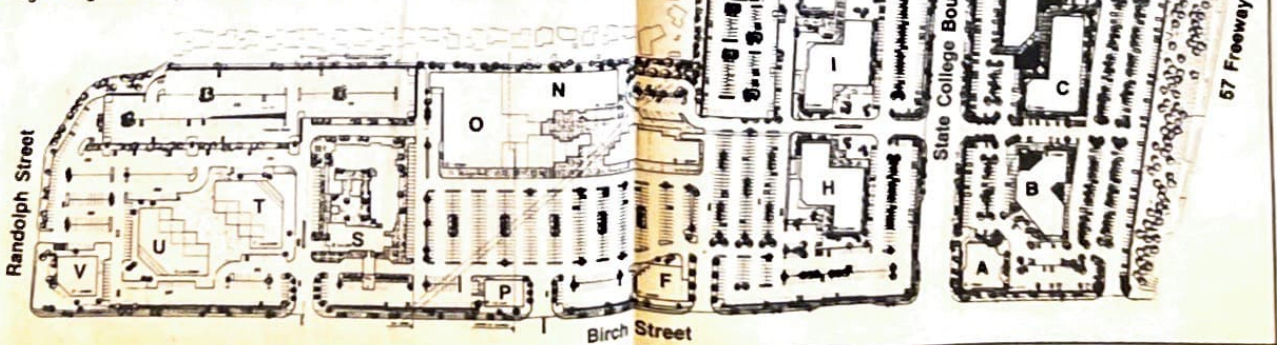
Shown above is the scale model of Brea Marketplace featuring Irvine Ranch Farmers Market, left, with the Travelers building in the background. Construction could be complete on the market by next summer.

Brea Place

- A. Rusty Pelican Restaurant
 - B. Future office site
 - C. Existing office site
 - D. Existing office site
 - E1 and E. Two-story office site
- (Construction to begin August 1986)

- F. Future retail or restaurant structure
- H. Future office site
- I. Travelers building
- J. Future retail or restaurant structure
- K. Future office site
- L. Future office site
- M. Future office site

- N. Future eight-cinema UA theatre
- O. Future Irvine Ranch Farmers Market
- S. Future office or hotel structure
- T. Future office site
- U. Future office site
- V. Future office site



Police blotter

La Habra Monday

9:20 a.m. — A grand theft was reported in the 400 block of West Dover Drive. After a party in which 50 guests attended, jewelry and cash, valued at \$805, were missing.

9:25 a.m. — A residential burglary was reported in the 100 block of Sundown Street. Taken were a VCR, jewelry and coins valued at \$1,285.

9:57 a.m. — A vehicle burglary was reported in the 400 block of McPherson Street. Taken was a dual cassette player valued at \$150.

2:10 p.m. — A vehicle burglary was reported at Fashion Square. Taken was an auto stereo valued at \$325.

5:25 p.m. — A grand theft was reported in the 1300 block of Las Rientas Drive. A suspect broke a carport lock and took camping gear valued at \$500.

8:05 p.m. — An attempted purse snatch was reported in the 2200 block of West La Habra Boulevard. A suspect grabbed a purse out of a shopping cart. When the victim grabbed the purse back, the suspect fled.

8:15 p.m. — A vehicle burglary was reported in the 700 block of West Lambert Road. Taken were tapes and a shirt valued at \$175.

BREA Monday

2:14 p.m. — Two female juveniles were detained at Imperial Highway and Laura Avenue in connection with a burglary at Broadway in Brea Mall.

2:30 p.m. — A commercial burglary was reported at The Greens Keeper, 499 Nibus St. Suspect entered a locked warehouse and took gardening equipment valued at \$1,650.

4:04 p.m. — A male juvenile was detained at Sears Brea Mall for petty theft.

8:39 p.m. — Four male juveniles, ages 15 and 16, were detained at a construction yard on Lambert Road west of Cliffwood Avenue, for theft of wood.

11:45 p.m. — A Brea man reported being struck in the face by an 18-year-old male who then sped off in a black sports car. Crime occurred in the 1100 block of East Imperial Highway.

Concours D'Elegance scheduled

NEWPORT BEACH — The Newport Beach Concours D'Elegance has been scheduled for Oct. 5, according to Catherine Thyen, chair of the Concours committee. An annual fund raising benefit for the Assessment and Treatment Services Center, the Concours is held each year on the rolling green lawns of the University of California Irvine campus.

The Newport Beach event caps the national concours season with its display of the most elite in antique and classic automobiles. The honored car for this year's event will be the Duesenberg. General William Lyon, of the William Lyon Co., Newport Beach, will have his 1929 Duesenberg SJ Murphy Tour Car featured on both the Concours program and the Collectors' poster.

The classic cars will be judged in 14 categories: Antique Pre-1916 Vintage 1916-1924, American Classic Open 1933-1941, American Classic Closed 1933-1941, European Classic 1925-1939, Duesenberg Honored make, Bentley Pre-War, Rolls-Royce Pre-War, European Custom Coachwork Post War, Auburn, Cord, European Sportscar Through 1967, Contemporary Classics, and Mercedes Benz through 1961 (3 Liters).

Ticket information is available from ATSC at (714) 756-0993. All proceeds go to ATSC, a private non-profit agency which offers family counseling to juvenile offenders, as an alternative to the juvenile justice system.

Ombudsman training

GARDEN GROVE — A limited number of applications are being accepted through Aug. 12 for adults interested in joining the Orange County Council on Aging's Long Term Care Ombudsman Services. Ombudsmen are objective independent mediators who investigate and resolve complaints on behalf of patients in nursing homes.

All volunteers will participate in a state mandated 36 hour orientation and training program on Tuesdays and Thursdays, 12:30 p.m. to 3:30 p.m. Training will start Aug. 19, for six weeks at Coastline College, Baker and Mesa Verde, Costa Mesa. The course offers 2 college credits in gerontology and state ombudsman certification. Fee \$10. For further information call (714) 892-7769.

Train trip set for San Diego

Aug. 10, the Centennial Committee of the Orange County Historical Society will sponsor a train excursion to San Diego aboard two vintage lounge cars attached to the Amtrak.

The morning schedule calls for passengers to board at the Fullerton Station at 8:35 a.m. and at the Santa Ana Transportation Center at 8:52 a.m.

Breakfast rolls, orange juice, and coffee will be served on the trip south as part of the price of the ticket. All tickets, regardless of the age of the buyer, \$40 round trip.

Arrival in San Diego's Santa Fe Station will be at 10:45 a.m. allowing a five hour trip to the city. On board the train will be pamphlets suggesting places you might want to go during the day, such as taking a stroll to the Mexican border and perhaps cross on over into Tijuana. Seaport Village (nearby the station), harbor cruise, visit a naval vessel that is having open house, Balboa Park, Old Town, the refurbished Gas Lamp section of the old downtown section, near the station.

Reboarding at the Santa Fe Station will be at 4:30 p.m. Train leaves at 4:45. Arrival back into Orange County is 6:30 p.m. into Santa Ana and 6:50 at Fullerton.

Because seating is limited for such a trip, the first 70 requests received will be honored. For more information, write to: Train Trip, Orange County Historical Society, P.O. Box 10984, Santa Ana 92711.

TLC ROMANCE — The love bug hit the La Habra TLC with the wedding Tuesday of Evelyn Jacobs and Don Berkebile. The two met in Desert Hot Springs and after a whirlwind courtship lasting two months, are now spending their honeymoon in Hawaii.



CAR WINNERS — Peter and Lana Kokayeff of Fullerton, recently won the grand prize in a contest to mark the re-opening of the Ralph's supermarket in La Habra. Presenting the car keys to the winners is store manager Dave Puglisi. Also pictured are the Kokayeffs' two daughters, Nina, left, and Anna.

Update

All-American band plays

The All-American College Marching Band, a handpicked musical contingent composed of 22 of the nation's top collegiate musicians, entertains throughout Disneyland Tuesdays through Saturdays from 4 to 9 p.m. The versatile group performs a selection of music ranging from swing to Broadway show tunes to upbeat rock hits.

The Park's Gift-Giver Extraordinary Machine continues to daily award a gift to every guest visiting Disneyland, including a brand new Pontiac Firebird every day. Other prizes include an RCA color television, a round-trip PSA flight ticket, a Kodak camera, a Lotus Mickey Mouse watch and a Disney video cassette. Also awarded are Disneyland Passports, food items and Disney collectible pins.

Disneyland offers more than 50 attractions for guests to experience, including the new "Big Thunder Ranch," the amazing 3-D film "Magic Journeys," the hilarious "Country Bear Vacation Hoodwink" and "Space Mountain," among many others.

For further information about Disneyland activities, call (714) 999-4565 or (213) 626-8605 ext. 4565.

Les Brown swings at Disneyland

During the week of July 27, Disneyland spotlights the mellow music of Les Brown and his Band of Renown and also offers its regular entertainment which includes the Main Street Electrical Parade, Totally Minnie Parade, aerial fireworks and Videopolis nightspot.

The Magic Kingdom continues its prize giveaway to very guest visiting the Park, including a brand new Pontiac Firebird each day. Park hours for the week are 8 a.m. to 1 a.m. daily.

The popular Les Brown and his Band of Renown swing into Disneyland's Plaza Gardens for nightly performances July 27 through Aug. 2, with show times set for 7, 8, 9:35, and 10:30 p.m. Brown and his group have been playing their special brand of music for five decades, and during that time have performed for royalty and presidents, and alongside such stars as Bob Hope, Bing Crosby and Doris Day. During their week-long engagement, the talented band will perform their classic hits for dancing or just listening, with the most famous tunes being "Sentimental Journey" and "I've Got My Love To Keep Me Warm."

Nighttime at Disneyland comes aglow with the magic of the Main Street Electrical Parade, a glittering pageant of lights presented every evening at 8:30 and 11 p.m. This half-hour cavalcade is comprised of more than 40 scenic sets outlined with thousands of lights, with individual units measuring up to 112 feet in length.

At 9:30 p.m. each evening, the sparkling fireworks extravaganza "Fantasy in the Sky" colors the sky above Sleeping Beauty Castle. Tinker Bell flies high above and, with a wave of her wand, sparks the start of the festive show.

Videopolis, a club for young adults, features dancing to the latest music videos projected on 70 television monitors and a 9,500-watt sound system. Open every night at 8:30 p.m., the nightspot boasts three multi-level dance floors and offers a variety of snacks and refreshments.

Catholic seniors meet

ORANGE — St. Polycarp Catholic Church in Stanton has planned a variety of opportunities for its senior citizens and interested persons from neighboring parishes.

The Seniors Program, under the direction of Sylvia Hoover, offers monthly luncheons and bingo; volunteer work with shut-ins and convalescents; Bible study; a RENEW group; an exercise class; a travel class; mini-retreats and "Self-esteem" seminars.

The "Happy Timers" were one of the first senior activities organized in the parish eight years ago. Members meet once each month to share a pot-luck or holiday luncheon followed by an

afternoon of bingo. Seniors volunteer their help in many parish events, including the parish fiesta.

Sponsored by the Women's Council, many seniors participate in the preparation for a Christmas Bazaar. They meet each Monday morning in the spirit of community to share needlework skills and craft ideas.

The Volunteers in Action (VIA), working with Sister Beatrice, C.S.C., share their time, talents and themselves in preparing decorations and gifts for residents in convalescent homes and for parishoners confined to their own homes. Seniors also encourage participation from the parish school children who contribute handmade cards to be given to the sick and elderly.

Meeting each Wednesday morning, the Bible study class prepares seniors for a deeper understanding of the Sunday Mass readings in their historical framework and in their message today. Members share faith experiences in an atmosphere of openness and acceptance. Many seniors are faithful to the parish Holy Hour on Adoration Day, the 22nd of each month. A RENEW group of seniors meets during the RENEW seasons on Wednesday mornings. Mini-retreats, a Day of Prayer and Self-Esteem workshops also are offered.

An Exercise Class led by Wyoma McKinley from Coastline Community College puts everyone through the paces to help keep fit. Nutrition education has been an important part of this program dedicated to good health.

In the fall, St. Polycarp Senior Services will expand its program to include seminars on medical and financial information. Also, parish seniors are sponsoring and participating in a benefit fashion show luncheon to prepare for the parish's silver jubilee celebration during the week of September 7.

Further information is available by contacting Sylvia Hoover at (714) 897-6306.

Church holds Bible School

WHITTIER — Summertime fun for boys and girls in the community including swimming, playing, going to camp and other activities will be offered by East Whittier Friends Church in a Vacation Bible School from July 28 to Aug. 1 at the church, 15911 E. Whittier Bl., Whittier. The school will be held from 9 to 11 a.m.

This year's theme is "Walking With Jesus." The daily schedule provides fun times of crafts and recreation, as well as learning experiences with the Bible. According to Director Beverly Palmer, the goal of this summer's VBS is to help children from pre-school ages (2 years) through sixth grade develop the spiritual dimension of their lives. This will be accomplished through a study of Jesus from the New Testament.

"The public is invited to take advantage of this summertime adventure," said Larry Mendenhall, pastor of the church. "Our church is in this community because we care about children." For further information call the church office (213) 947-9441.

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- ★ Includes Continental Breakfast
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RAYMOND L. McCORD — Age 75. Resident of La Habra. Passed away July 17. Visitation Wednesday, July 23, 4:00 — 8:00 p.m. Graveside service Thursday 9:00 a.m. Loma Vista Memorial Park, Fullerton.



City Of BREA COMMUNITY SERVICES

TO: Doug Stevenson

FROM: *MAM* Margo A. Mohn

SUBJECT: CLIENT REFERRAL

DATE: August 17, 1989

Thanks, Doug, for referring Ann Buel to us for an outreach visit. As you can see from the attached form, we did visit Ann and she has voiced the same concern that we're hearing from other seniors, a disappointment that the former Ray's Market on Brea Boulevard will not be replaced by another market. We've responded to letters to the City on this issue in the past. Keeping in mind that there are many seniors in the old downtown section who live in apartments and older homes, most of them walked to the market in the past. In fact, Ray's had so many seniors that they had a "senior day" where discounts were extended.

I wonder if it might be a good idea to attempt to replace the market in the center for the sake of this older population who live within walking distance. There is no bus service for South Brea Boulevard. They would have to walk all the way to Imperial Highway to catch the nearest bus, ride it to the Alpha Beta Store, and then catch another bus back down Imperial Highway to Brea Boulevard and walk home carrying their groceries. We have offered each of these older residents the option to become involved in the senior center so that they may go grocery shopping with the afternoon group following lunch. We do not do special trips for individuals, for the group outing is intended for Center participants. Senior centers are not for everyone... for many, the confusion, after living alone, puts them on "overload".

Might you pass this information on to whomever is responsible for the input on the development of South Brea Boulevard. I'm sure the seniors would be appreciative.

MAM:vb2.13

Attachment

cc: Ret Wixted

SENIOR SERVICE'S SPECIAL FORM

DATE: 8/4/89 INITIATED FROM: Doug Stephens (Civic Center) via letter

REQUEST TO SENIOR SERVICES BY: M. Mohn

CLIENT'S NAME: Ann Buel CLIENT'S PHONE: ?

CLIENT'S ADDRESS: 301 Alder

NATURE OF PROBLEM: Ann wrote a letter to the city indicating that she was having trouble getting to the grocery store. Doug called for information so he could respond to Ann's letter, and I told Doug to send over the letter and we would do an outreach call and give her info. on the center and our grocery shopping outing. Please wait for her letter to Doug, and then call and make a time to go see Ann. I don't think she's a client...yet!

REQUESTED ACTION: _____

REPLY: _____ CLIENT STATUS: NEW X

DATE: 8-9-89 ON FILE _____

ACTION TAKEN: LADY IS CONCERNED ABOUT NO MARKET IN BABA HEIGHTS CENTER. EXPLAINED WE HAD NOTHING TO DO ABOUT WHAT IS SHIT IN THERE. SHE IS CONCERNED ABOUT ELDER PEOPLE IN AREA HAVING TO WALK TO ALPHA BETA FID FOOD. TOLD HER ABOUT SERVICES.

FOLLOW-UP ACTION: FRM SHOWING FROM CENTER. PHS SERVICE

[Handwritten Signature]
SIGNATURE

REPORT GIVEN TO COMMUNITY SERVICES MANAGER

8-10-89
DATE



8-cc

ZONE CHANGE PROPOSAL covers this 24-acre orchard area south of Deodara and west of Madrona. The West boundary is the Orange County Flood Control Ditch. A change of zone from industrial to single-family residential is sought to build about 80 one and two-story homes, \$20,000 and up, similar to those south of Imperial Hwy. in the Beach Blvd. vicinity. Brea planning commissioners

Plaza

(Continued from Page 1)

Wilson, announced that the grand opening for the center will be Aug. 30 and the Brea Youth Band, sponsored by Brea American Legion Post and Auxiliary 181, will play on Sept. 1 and 8. It is directed by Benjamin Murphey, Brea Junior High instrumental and vocal music instructor.

Wildcat Of Week

The grand opening also will include visits by Engineer Bill and Chucko the Clown, television personalities.

Merchants association members plan to cooperate with the Brea Lions Club in its Wildcat of the Week contest to award honors to the Wildcat of the Week from the Brea-Olinda High School varsity football team and place his picture on display at the center.

Speakers at the dedication also included Studebaker and Miller.

Local Girl Makes College Honor Roll

The grade point average of Louene Weber, daughter of Mrs. Luella Weber, 310 E. Penmar Ave., La Habra, Calif., has enticed her to be placed on the Dean's list of outstanding students at California Lutheran College for the academic year just past.

will consider the matter further Sept. 6. They took no action Thursday as the four present individually objected to the proposed zone change which, they said, would cut in half an area proposed for industry. The area is a block away from the north Brea Blvd. industrial and business district.

STAR-PROGRESS PHOTO



HELPFUL DONATION — Irving Friedman, secretary of the California Committee of Boys' Incorporated of America, is shown presenting a check for \$6,000 to John Lindgren,

representing the La Habra Boys' Club. The money will be used for building improvements at the local clubhouse.

'Coyote Golf Tourney

Ladies' Day Golf Tournament winners at Los Coyotes Country Club last week for "Most Pars" were Greta Litten in Class "A" competition with 16 pars and Juanita Ludwick in Class "g" action with 13 pars.

Runners-up in the "A" matches were: Lee Tanza and Jeanne Blake, tied for second with 15; and Elaine Kennedy, 3rd, with 14.

Elsie Povey, Kitty Wire, Helen Wheelan and Carlis Swan tied for second in "g" competition with 12 pars each.

Winner of the Class "c" tourney was Carolyn Clark who hit 12 pars. Pat Cassimir and Doris Rose with 11 were tied for second and Lois Dickerson, Annabelle Jones and Trudy Osborne tied for third with 10 apiece.

State Candidate

Visits Tomorrow

Bruce V. Reagan, Republican candidate for California State Controller, brings his campaign to Orange County tomorrow with a speech at Orange.

He will talk at the Farm Bureau Auditorium, 1916 W. Chapman, at 7:30 p.m., under the auspices of the Orange Young Republicans.

Reagan has scheduled a press conference prior to his speech.

Lee G. Parsons, Publisher
Earl G. Parsons, Editor

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What in th

Electrically produced right in your closet appliances... shopping depend on things to come. The electric industry ways to use and business. WE HAVE ALREADY involving the use of magnetohydrodynamic Whatever the source Edison will contribute lowest possible rate

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