

**TECHNICAL BACKGROUND**

<b>Case Nos:</b>	General Plan Amendment No. 2024-01 (GPA No. 2024-01), Zone Change No. 2024-01 (ZC No. 2024-01), Density Bonus No. 2024-01 (DB No. 2024-01), Precise Development No. 2024-01 (PD No. 2024-01), and Conditional Use Permit Nos. 2024-03, 2024-04, and 2025-05 (CUP Nos. 2024-03, 2024-04, and 2025-05,)
<b>Property Location:</b>	1639 East Imperial Highway
<b>Project area:</b>	15.58 acres
<b>Building Size:</b>	118,620-square-foot apartment building (120 units) over a 43,451-square-foot parking structure
<b>Applicant:</b>	Jahn Nguyen, Architects of Orange 144 North Orange Street Orange, CA 92866
<b>General Plan Designation:</b>	General Commercial
<b>Zoning Designation:</b>	General Commercial (C-G) with a Precise Development (P-D) Overlay
<b>Adjacent Zoning</b>	
<b>North:</b>	General Commercial (C-G) with a Precise Development (P-D) Overlay; R-2 Multi-Family Residential (R-2) ( <i>Across Greenbriar Lane</i> )
<b>East:</b>	R-1 Single Family Residential (R-1) ( <i>Across Associated Road</i> )
<b>South:</b>	City of Fullerton ( <i>Across Imperial Highway</i> )
<b>West:</b>	Mixed-Use I (MU-I) and Major Shopping Center (C-C) ( <i>Across 57 freeway</i> )
<b>Site and Neighborhood Characteristics:</b>	The Project site, commonly known as the Brea Plaza Shopping Center, is approximately 15.58-acres and is adjacent to an office building to the north, SR 57 freeway and Brea Mall to the west, residential uses to the east, and City of Fullerton to the south.
<b>Public Hearing Notices and Outreach:</b>	Legal Notice was published in the Brea Star-Progress on February 27, 2025, and approximately 68 notices were sent to all property owners within a 500-foot radius of the subject property.