

CITY OF BREA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT NO. 2024-01, ZONE CHANGE NO. 2024-01, DENSITY BONUS NO. 2024-01, PRECISE DEVELOPMENT NO. 2024-01 AND CONDITIONAL USE PERMIT NOS. 2024-03, 2024-04, AND 2025-05: TO ALLOW CONSTRUCTION OF A NEW RESIDENTIAL DEVELOPMENT CONSISTING OF A 120-UNIT APARTMENT BUILDING, A MODIFICATION OF THE OFF-STREET PARKING REQUIREMENTS AND A COMPREHENSIVE SIGN PROGRAM AMENDMENT LOCATED AT 1639 EAST IMPERIAL HIGHWAY.

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 OF HEARING:

Tuesday, March 11<sup>th</sup>, 6:00 p.m.  
*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
- REQUEST:

The Applicant, Jahn Nguyen with AO Architects, is requesting the following entitlements: General Plan Amendment (GPA) No. 2024-01, Zone Change (ZC) No. 2024-01, Density Bonus (DB) No. 2024-01, Precise Development (PD) No. 2024-01 and Conditional Use Permit (CUP) Nos. 2024-03, 2024-04, and 2025-05 to allow construction of a new residential development consisting of a four-story, 120-unit apartment building with a private terrace atop a two-level parking structure with 95 spaces, a surface parking area with 51 parking spaces, a modification of the off-street parking requirements based on a shared parking analysis and a comprehensive sign program amendment.
- LOCATION:

The project site is an existing 15.5-acre shopping center known as Brea Plaza, with the proposed development occurring on an approximately 1.7-acre area located at the northwest corner of the shopping center. The project site is located at the northwest corner of South Associated Road and Imperial Highway. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of C-G General Commercial.
- ENVIRONMENTAL:

As authorized by the State of California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Section 15164), an Addendum to the Final Environmental Impact Report (FEIR) approved for the Brea Plaza Expansion Project (SCH # 2020079022), as certified by the City of Brea by Resolution No. 2022-030, was prepared. The 2022 FEIR analyzed the proposed General Plan Amendment and Zone Change for the project site along with a larger mixed-use development project than is currently proposed. Specifically, the FEIR analyzed a five-story residential structure with 189 residential units atop a three-story parking structure with 397 parking spaces, resulting in an eight-story building. A 21,355 square foot office component was also analyzed in the FEIR. The Addendum examines whether the environmental impacts of the proposed project were addressed in the 2022 FEIR.

IF YOU CHALLENGE THE PROJECT AND 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.

FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING [planner@cityofbrea.gov](mailto:planner@cityofbrea.gov).

COMMUNITY DEVELOPMENT DEPARTMENT



Joanne Hwang, AICP, City Planner

AREA MAP

