



Planning Commission

Tuesday, February 27, 2024, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

and via Teleconference - 350 W Central Ave #455, Brea, CA 92821

Joseph Covey, Chair

Melanie Schlotterbeck, Vice Chair

Tom Donini, Commissioner

Bill Madden, Commissioner

Blake Perez, Commissioner

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 Division at (714) 990-7674 or view the Agenda and related materials on the City's website at www.cityofbrea.net Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Planning Division at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Commission

The Commission encourages interested people to address this legislative body by making a brief presentation on a public hearing item when the Chair calls the item or addresses other items under Matters from the Audience. State Law prohibits the Commission from responding to or acting upon matters not listed on this agenda.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks to 3 minutes. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Commission rules prohibit clapping, booing, or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Commission is in session. Thank you.

Written comments may be submitted in advance of the meeting by emailing planner@cityofbrea.net. Written comments received by 3 p.m. on the day of the meeting will be provided to the Commission, will be made available to the public at the meeting, and will be included in the official record of the meeting.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning at (714) 990-7674. Notification 48 hours before the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

The City of Brea shows a live broadcast of the Planning Commission meeting over the internet at <https://cityofbrea-net.zoom.us/j/89166452644>. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

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.

1: CALL TO ORDER/ROLL CALL - COMMISSION

2: INVOCATION

Pastor Tyler Lemen from Birch Street Friends Church

3: PLEDGE OF ALLEGIANCE

4: MATTERS FROM THE AUDIENCE

5: CONSENT CALENDAR

5A. Approval of Minutes

Approval of January 23, 2024 Planning Commission Minutes.

6: PUBLIC HEARINGS

6A. Conditional Use Permit No. 2023-11

Request to allow on-site sale and consumption of beer and wine at an existing restaurant (Super Juicy Dumpling) located within the Brea Union Plaza Shopping Center at 2445 E Imperial Highway, Suite A.

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities): and,
- 2. Approve CUP No. 2023-11 to allow on-site sale and consumption of beer and wine at an existing restaurant (Super Juicy Dumpling), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

7: ADMINISTRATIVE ITEMS

7A. Committee Reports

7B. Informational/Project Updates

8: ADJOURNMENT

Date Posted: February 20, 2024



City of Brea
Planning Commission Communication

Approval of Minutes

Approval of January 23, 2024 Planning Commission Minutes.

Meeting	Agenda Group
Tuesday, February 27, 2024, 6:00 PM	CONSENT CALENDAR Item: 5A
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

RECOMMENDATION

Staff recommends that the Planning Commission approve the Planning Commission minutes of January 23, 2024.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

1-23-24 Draft PC minutes.pdf

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

January 23, 2024, 6:00 PM

1. CALL TO ORDER/ROLL CALL - COMMISSION

Madden, Covey, Donini, Perez, Schlotterbeck

2. INVOCATION

Pastor Dan Crane from Formation Church provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Perez led the Pledge of Allegiance.

4. COMMISSION REORGANIZATION

City Planner Joanne Hwang went over the commission reorganization procedure.

Chair Madden made a motion to nominate Vice Chair Covey for the Chair, and Commissioner Madden seconded the motion. The motion was approved 5-0.

Ayes: Madden, Perez, Schlotterbeck, Covey, Donini.

Newly appointed Chair Covey assumed the role of the Chair and opened the floor up for the Vice Chair nomination.

Commissioner Madden made a motion to nominate Commissioner Schlotterbeck for the Vice Chair, and hearing no second, Commissioner Covey made a subsequent motion to nominate Commissioner Donini for the Vice Chair. Commissioner Schlotterbeck seconded the first motion made by Commissioner Madden and the first motion was approved by a 3-2 vote and as such, the subsequent motion became null and void.

AYES: Madden, Perez, Schlotterbeck

NOES: Covey, Donini.

5. MATTERS FROM THE AUDIENCE

None.

6. CONSENT CALENDAR

Commissioner Donini made a motion to approve, which was seconded by Commissioner Perez. The motion passed 4-0-1. (Commissioner Madden abstained.)

6A. Approval of December 12, 2023 Planning Commission Minutes

6B. Receive and File the Quarterly Traffic Monitoring Report for Tentative Parcel Map No. 2016-178 located at the Northwest Corner of Birch Street and State College Boulevard

6C. 2023 Administrative Remedies Summary Memorandum

7. PUBLIC HEARINGS

7A. Zoning Ordinance Text Amendment No. 2023.04

Senior Planner Jessica Newton provided a presentation of the code update.

Commissioner Donini asked for a clarification regarding political signs.

Chair Covey opened the Public Hearing and hearing no testimony, he closed it. Commissioner Perez suggested single-family residences be allowed to have two flags and one flag pole.

Commissioner Perez made a motion to approve with a modification of the maximum number of flags in single-family zones to two with the maximum number of flagpoles in a single-family zone as one. The motion was seconded by Vice Chair Schlotterbeck and the motion passed 5-0.

8. ADMINISTRATIVE ITEMS

8A. Committee Reports

None.

8B. Informational/Project Updates

None.

9. ADJOURNMENT

Chair Covey adjourned the meeting at 6:28 pm.



Conditional Use Permit No. 2023-11

Request to allow on-site sale and consumption of beer and wine at an existing restaurant (Super Juicy Dumpling) located within the Brea Union Plaza Shopping Center at 2445 E Imperial Highway, Suite A.

Meeting	Agenda Group
Tuesday, February 27, 2024, 6:00 PM	PUBLIC HEARINGS Item: 6A
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

EXECUTIVE SUMMARY

The Applicant, Mingfeng Liu, is requesting a Conditional Use Permit (CUP) No. 2023-04 to allow on-site sale and consumption of beer and wine at an existing restaurant (Super Juicy Dumpling) located within the Brea Union Plaza Shopping Center at 2445 E Imperial Highway, Suite A, in the Birch Hills Specific Plan (BHSP) Zone. The afore-mentioned entitlement herein is referred to as the “Project”.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution (Attachment A) taking the following actions:

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities): and,
2. Approve CUP No. 2023-11 to allow on-site sale and consumption of beer and wine at an existing restaurant (Super Juicy Dumpling), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site, located at 2445 E Imperial Highway, Suite A, is one of the tenant spaces within the 57-acre Brea Union Plaza Shopping Center. The Project site is located at the northwest corner of Imperial Highway and Kraemer Boulevard. The Brea Union Plaza Shopping Center features a mix of retail, restaurants, and service-oriented businesses. The Project site has a General Plan Land Use designation of General Commercial and zoning designation of BHSP. The surrounding land uses and zoning designations are shown in Tables 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	Single-family residential (Portarosa) and Birch Hills Golf Course
East	Offices, light industrial uses, and RV storage (<i>Across Kraemer Boulevard</i>)
South	Imperial Center East Shopping Center (<i>Across Imperial Highway</i>)
West	Single Family Residential

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	BHSP (Birch Hills Specific Plan) & R-3 (Multiple Family)
East	C-M (Commercial Industrial) & M-1 (Light Industrial)
South	C-G (General Commercial)
West	R-1 (Single Family Residential)

The Project site is currently developed with a number of commercial buildings with associated surface parking areas and landscaping. Ingress and egress to the site is provided by four driveway approaches on Imperial Highway and three driveway approaches on Kraemer Boulevard.

FIGURE 1 - AERIAL VIEW OF THE PROJECT SITE



The Technical Background Summary and the Vicinity Map are provided in Attachment C and D, respectively.

Entitlement History

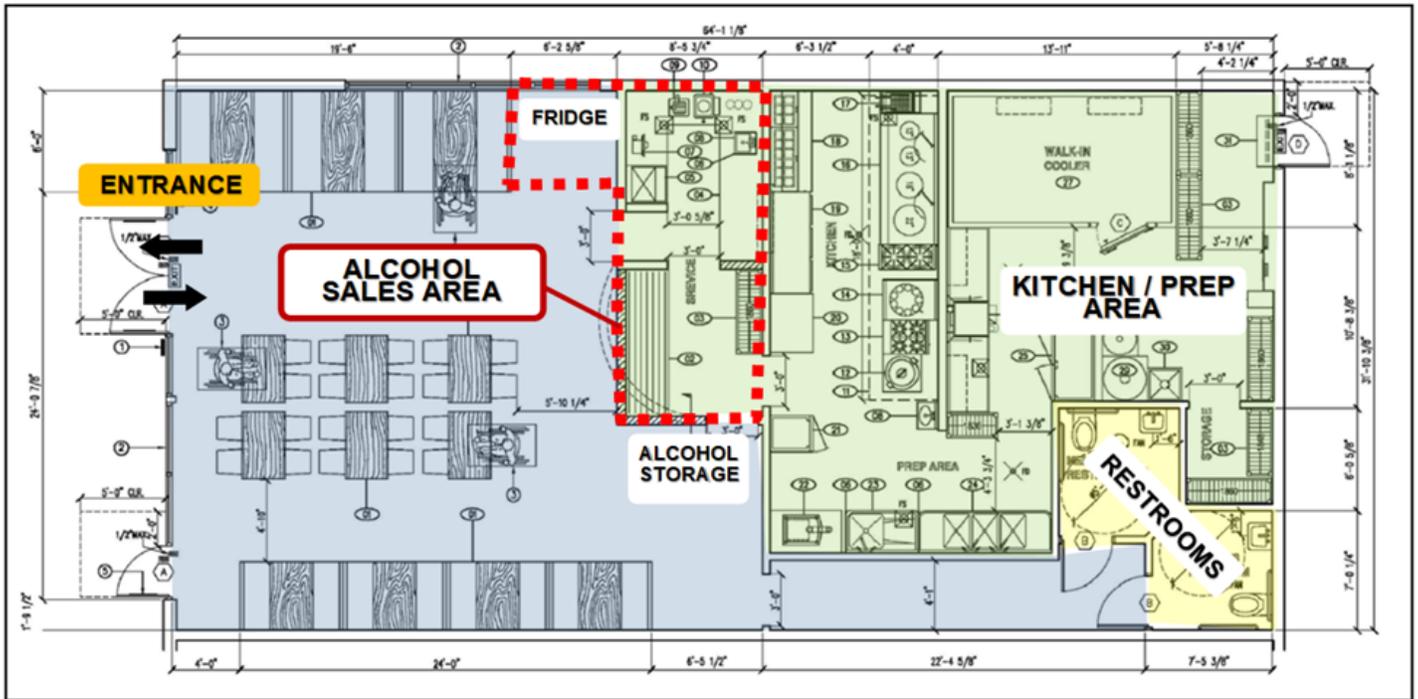
- In 1995, the City Council approved the BHSP (applications ZC No. 94-2, GPA No. 94-2, SPA No. 94-1).
- On October 22, 1996, the Planning Commission approved the Brea Union Plaza project (applications PM No. 96-1, CUP No. 96-3, PD No. 96-1) per Resolution No. PC 96-30.
- The following suites within the 2445 E Imperial Highway building (Pad 10B) have approved CUPs to serve alcoholic beverages, in conjunction with a restaurant.
 - Suite F: CUP No. 07-04 per Resolution No. PC 07-11 (currently Pita Greek Food)
 - Suite K: CUP No. 22-10 per Resolution No. PC 22-14 (currently Kenkotsu Ramen)
 - Suite M: CUP No. 97-12 per Resolution No. PC 97-32 (On the Hook Seafood Grill)

PROJECT DESCRIPTION

The Applicant proposes to establish on-site sale and consumption of beer and wine (Type 41 from the California Department of Alcohol Beverage Control, or ABC) for an existing restaurant Super Juicy Dumpling, located at 2445 E Imperial Highway, Suite A. The suite is approximately 2,126 square feet and the footprint of the suite will remain the same, with no expansion proposed.

Super Juicy Dumpling is a full-service Asian cuisine restaurant. Main dishes served include soup dumplings, noodles, and stir fry dishes. The existing hours of operation, which are from 11:30 a.m. to 2:30 p.m. and 5:30 p.m. to 8:30 p.m., Monday through Friday, and 11:30 a.m. to 8:30 p.m., Saturday and Sunday, would continue as is. The Applicant is proposing to offer beer and wine as part of the restaurant dining operations within the dining room area. The proposed floor plan is shown in Figure 2 below.

FIGURE 2 - PROPOSED FLOOR PLAN



The Operational Breakdown, Project Plans, and Project Application are Attachments E, F, and G, respectively.

DISCUSSION

Conditional Use Permit No. 2023-11: On-Site Sale of Beer and Wine

Pursuant to the development regulations specified in Section 4.4.2 of the BHSP zone, along with the permitted uses in the C-G Zone listed in Brea City Code (BCC) Section 20.236.020, on-site sales and consumption of beer and wine are permitted at the Project site, subject to Planning Commission approval of a CUP.

The existing restaurant is a full-service restaurant where the requested on-site beer and wine service is an accessory use that is complimentary to the in-house dining experience. The restaurant will continue its operations as a full-service restaurant, and as such, it will continue to be compatible with the existing businesses within the existing commercial center, which is comprised of a mix of retail, restaurants, and service-oriented uses. The Project does not propose any expansion of square footage of the existing restaurant, therefore there would be no impact on the parking supply of the commercial center.

To further ensure the Project would be compatible with surrounding uses and not adversely affect the public, health, or general welfare, staff has prepared draft Conditions of Approval (Attachment B). Notable conditions include:

- Conditions 3 & 4: The applicant is required to obtain and maintain a "Type 41" license from ABC.
- Condition 8: No live entertainment on the premises is permitted unless proper permits have been obtained.

As such, the Project, as proposed and conditioned, is not anticipated to adversely affect the health and safety of the surrounding neighborhood.

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public notice requirements, which involved mailed notices sent to property owners within 500 feet of the Project site, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided in Attachment H. As of the writing of this report, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of beer and wine with an existing restaurant does not include any physical expansion or modification to the exterior of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment I.

CONCLUSION

For the reasons discussed above and the information attached to this report, the Project would conform with all the requirements of the General Plan and the provisions of the BCC. The proposed recommendation would not have an adverse effect on the public, health, safety, or general welfare. Therefore, staff recommends approval of the Project.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Graham Bultema, Assistant Planner

Attachments

Attachment A - Draft Resolution CUP No. 2023-11.pdf

Attachment B - Draft Conditions of Approval CUP No. 2023-11.pdf

Attachment C - Technical Background.pdf

Attachment D - Vicinity Map.pdf

Attachment E - Operations Breakdown.pdf

Attachment F - Project Plans.pdf

Attachment G - Project Application.pdf

Attachment H - Notice of Public Hearing.pdf

Attachment I - Notice of Exemption.pdf

RESOLUTION NO. PC 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT 2023-11: TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE FOR AN EXISTING RESTAURANT LOCATED AT 2445 EAST IMPERIAL HIGHWAY, SUITE A.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Conditional Use Permit No. 2023-11 to allow on-site sales and consumption of beer and wine at an existing restaurant (referred to herein as the “Project”) for that certain real property located at 2445 East Imperial Highway, Suite A, in the City of Brea, and further legally described as Assessor Parcel Number 320-331-05, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project applicant is Mingfeng Liu, 147 East Foothill Boulevard, Monrovia, CA 91016.

(iii) The Project site is zoned Birch Hills Specific Plan (BHSP) and designated as General Commercial by the General Plan.

(iv) On February 27, 2024, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to adoption of this resolution.

(v) 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 Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The proposed Project involves the on-site sale and consumption of beer and wine within an existing commercial tenant space that functions as a restaurant. The Project proposes no expansion or modifications to the exterior of the existing building.
3. The Commission further finds in consideration of CUP No. 2023-11 as follows:
 - a. Finding: The use applied for at the location set forth in the application is one for which a CUP is authorized by this title.

Fact: The Project site is zoned Birch Hills Specific Plan (BHSP). Pursuant to the development regulations specified in Section 4.4.2 of the BHSP, which permits any use permitted in the General Commercial (C-G) Zone for the Project site, on-site sales and consumption of beer and wine requires review and approval of a conditional use permit.
 - b. Finding: The proposed Project, with conditions as imposed, is desirable for the development of the community, in harmony with the various elements or objectives of the General Plan, and not detrimental to existing uses or uses permitted in the zone in which the proposed use is located.

Fact: The Project site is located within an existing commercial shopping center, Brea Union Plaza, which offers a variety of commercial retail and service establishments. The proposed on-site sale of beer and wine at the existing restaurant contributes to maintaining a mixture of business and retail uses within the community, in support of General Plan Policy CD-1.11. The Project as designed and conditioned is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity.

c. Finding: The site is adequate in size and shape to accommodate the proposed development and to accommodate the proposed use.

Fact: The Project tenant space is approximately 2,126 sq. ft. in size and is located within a larger shopping center, which provides multiple access points along Imperial Highway and Kraemer Boulevard and shared parking throughout the center. The Project will allow an accessory on-site beer and wine service in conjunction with an existing service-oriented restaurant business, consistent with the General Plan Land Use designation of the site, and proposes no on-site modifications to the commercial shopping center or expansion of the subject tenant space. As such, the Project site is adequate in size and shape to accommodate the proposed development.

d. Finding: The proposed site relates to streets and highways which are properly designed and improved to carry the quantity of traffic generated.

Fact: Vehicular access to the Project site will continue to be provided off of Imperial Highway and Kraemer Boulevard. The Project is not anticipated to result in any traffic impacts to the adjacent uses as the Project

consists of allowing accessory on-site beer and wine service at the existing restaurant established within an existing shopping center, proposed without any building expansion. The Project site provides sufficient parking spaces for both the existing restaurant and other existing uses within the shopping center.

e. Finding: With the conditions stated in the permit, the use will not adversely affect the public, health, safety, or general welfare.

Fact: The Project is designed to comply with all applicable development standards and will operate similarly to other existing commercial land uses in Brea Union Plaza. All activities will be conducted within the building, and conditions of approval have been included to ensure the use of the site will not affect adjacent properties and land uses.

4. CUP No. 2023-11 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

5. The Commission Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 27th day of February 2024.

Chairman, Planning Commission

I, Joanne Hwang, 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 27th day of February 2024 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 27th day of February 2024, by the following votes:

Resolution No. 2024-XX
Page 5
Applicant: Mingfeng Liu
CUP No. 2023-11

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2024-XX
CONDITIONAL USE PERMIT NO. 2023-11**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2023-11 is hereby approved, subject to conditions as set forth herein:

1. Development and business operations shall occur in substantial compliance with the plans submitted to the Planning Commission and dated February 27, 2024, which includes site and floor plans on file in the Planning Division, the conditions contained herein, and all applicable Federal, State and local Regulations. The City Planner may approve any minor changes to the approved plans.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The Applicant shall obtain a "Type 41" alcoholic beverage license from the California Department of Alcoholic Beverage Control (ABC) for the sale of alcoholic beverages prior to commencing on-site beer and wine service. Any modification of license types for on-site consumption are subject to City approval.
4. The Applicant shall maintain a "Type 41" alcoholic beverage license from the ABC for the on-site sale of beer and wine.
5. The service of alcoholic beverages shall be limited to designated dining areas. "No alcohol permitted beyond this point" signs shall be posted at the exits.
6. Any violation of the regulations of the ABC, as it pertains to the subject location and on-site sale and consumption of beer and wine, may result in the revocation of the subject CUP, as provided for in Section 20.412.020 of the Brea City Code.
7. The on-site sale and consumption of beer and wine shall remain incidental to the food service and the operation of the restaurant. At all times when the premise is open for business, the premise shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant.
8. No live entertainment, amplified music, or dancing is permitted on the premise at any time unless the proper permits have been obtained from the City of Brea.
9. The business operations shall comply with the City's Noise Ordinance.
10. The hours of alcohol sales shall be restricted to the restaurant hours of operation.

11. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of beer and wine.
12. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
13. Permits are subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or of any other ordinance.
14. 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 amendment to Conditional Use Permit CUP No. 2023-11; and (ii) any and all claims, lawsuits, liabilities, 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 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 Indemnitee's 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 attorney's fees in any such lawsuit or action.

TECHNICAL BACKGROUND

Case No: Conditional Use Permit No. 2023-11

Property Location: 2445 East Imperial Highway, Suite A

Shopping Center Size: 57 acres

Tenant Space Size: 2,126 square feet

Applicant: Mingfeng Liu
Super Juicy Dumpling
147 E Foothill Blvd
Monrovia, CA 91016

General Plan Designation: General Commercial

Zoning Designation: Birch Hills Specific Plan (BHSP)

Adjacent Zoning

North: BHSP (Birch Hills Specific Plan) & R-3 (Multiple Family)

South: C-G (General Commercial)

West: R-1 (Single Family Residential)

East: C-M (Commercial Industrial) & M-1 (Light Industrial)

Site and Neighborhood Characteristics: The project site is located in Brea Union Plaza on the northwest corner of Imperial Highway and Kraemer Boulevard. The site is surrounded by residential, commercial, office, and industrial uses.

Public Hearing Notices and Outreach: Legal Notice was published in the Brea Star Progress on February 15, 2024, and 15 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: FEBRUARY 27, 2024

CASE NO:

ACCELA RECORD NO. PLN-2023-00058
CONDITIONAL USE PERMIT NO. 2023-11

Business Operation Plan Details

Company Name: AB America Group LLC.

DBA: Super Juicy Dumplings

Store number: (714) 792-7666

Location: Brea Union Plaza

2445 E Imperial Hwy a, Brea, CA 92821

Hours: Monday – Friday

11:30 am – 2:30 pm, 5:30 pm – 8:30 pm

Saturday & Sunday

11:30 am – 8:30 pm

Mailing Address: AB America Group LLC

147 E Foothill Blvd. Monrovia CA 91016

Manager: Mingfeng Liu

Manager Cell: 626-244-9662

Office Cell: 626-466-7233

Office Contact Person: Yanjun

Email: abamericagroup@gmail.com

The store ownership was taken over from the previous owner in 2022, and then officially opened to public under new ownership on **11/1/2022**.

Super Juicy Dumplings is a full-service restaurant, Asian Cuisine, sells soup dumplings, noodles, stir-fries, etc. We offer deliveries through third parties, such as UberEats and DoorDash. Pick up service is also available.

Currently the store sells soft drinks/soda such as coke, sprite etc., and would like to sell alcohol to add more varieties to our beverages. We are applying for a Type 41 ABC License.



DESIGN BY:
DESIGN FOR RESTAURANT PLUS, INC.
 119 S. ATLANTIC BLVD., SUITE 228
 MONTEREY PARK, CA 91754
 TEL: (626) 289-7823
 FAX: (626) 289-7823
 E-mail: jimmy@hellodrp.com

SITE PLAN FOR REFERENCE ONLY

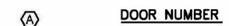
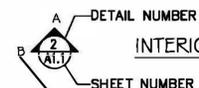
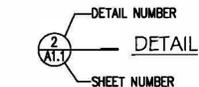
RON TONG
 (TENANT IMPROVEMENT)

2445 E. IMPERIAL HWY #A
 BREA, CA. 92821

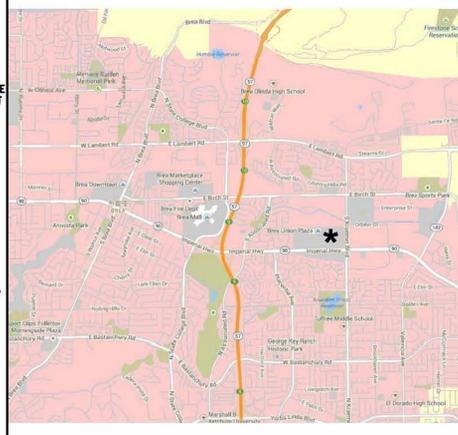
DESIGN FOR RESTAURANT PLUS, INC.
 119 S. ATLANTIC BLVD. SUITE 228,
 MONTEREY PARK, CA 91754

KITCHEN DESIGN: JIMMY ZHANG
 CIVIL ENGINEER: JASON CHEN
 CIVIL ENGINEER: YAO ZHANG
 ELECTRICAL ENGINEER: JOSEPH ZHANG
 MECHANICAL ENGINEER: JOSEPH ZHANG

TEL: (626) 570-9978
 FAX: (626) 289-7823
 WEB SITE: WWW.HELLODRP.COM
 E-MAIL: JIMMY@HELLODRP.COM



- 1) EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- 2) WIDTH & HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 1003.3.1.3 & 1008
- 3) EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL.
- 4) EXIT SIGN SHALL BE PER TITLE 24, 1011.2
- 5) BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- 6) AN APPROVAL UPDATED UL300 FIXED FIRE EXTINGUISHERS SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES SHALL BE HANDLED BY THE LICENSED FIRE PROTECTION CO.
- 7) PROVIDE A "2A-10B" FIRE EXTINGUISHER WITH RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE OF ALL POINTS IN THE OCCUPANCY. EXTINGUISHERS SHALL BE MOUNTED IN EASILY ACCESSIBLE LOCATION AT 48" FROM THE TOP OF THE EXTINGUISHERS TO THE FINISHED FLOOR.
- 8) IN KITCHEN AREA, PROVIDE A CLASS K TYPE FIRE EXTINGUISHER, MOUNTED AT 48" AFF MAX. TO TOP PROVIDE A RECESSED PORTION OF WALL TO MOUNT THE FIRE EXTINGUISHER. COORDINATE LOCATION OF THIS FIRE EXTINGUISHER WITH THE PULL STATION FOR THE HOOD SUPPRESSION SYSTEM TO BE LOCATED TOGETHER.
- 9) INSTALLATION OF EXH. HOOD EXTINGUISHING SYSTEM (UPDATED UL300) SHALL BE APPROVED UNDER SEPARATED PERMIT & SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTOR.
- 10) THE LICENSED FIRE PROTECTION CO. IS RESPONSIBLE FOR THE U.L. APPROVAL SYSTEM NUMBER, THE SUBMISSION U.L. APPROVAL SCHEMATIC DRAWING TO AREA INSPECTION UNIT.
- 11) INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER B TABLE 803.9 COMPLY WITH COUNTY FIRE CODE.
- 12) ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIALS SHALL COMPLY WITH COUNTY FIRE CODE.
- 13) COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY ON 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- 14) THE MODIFICATION OF FIRE SPRINKLER SYSTEM (IF REQUIRED) WILL BE SEPARATELY SUBMITTED FOR PLAN CHECK AND PERMIT BY AN LICENSED FIRE PROTECTION CO.
- 15) EXTEND AND/OR MODIFY SPRINKLER AND LIFE SAFETY SYSTEM AS NEEDED



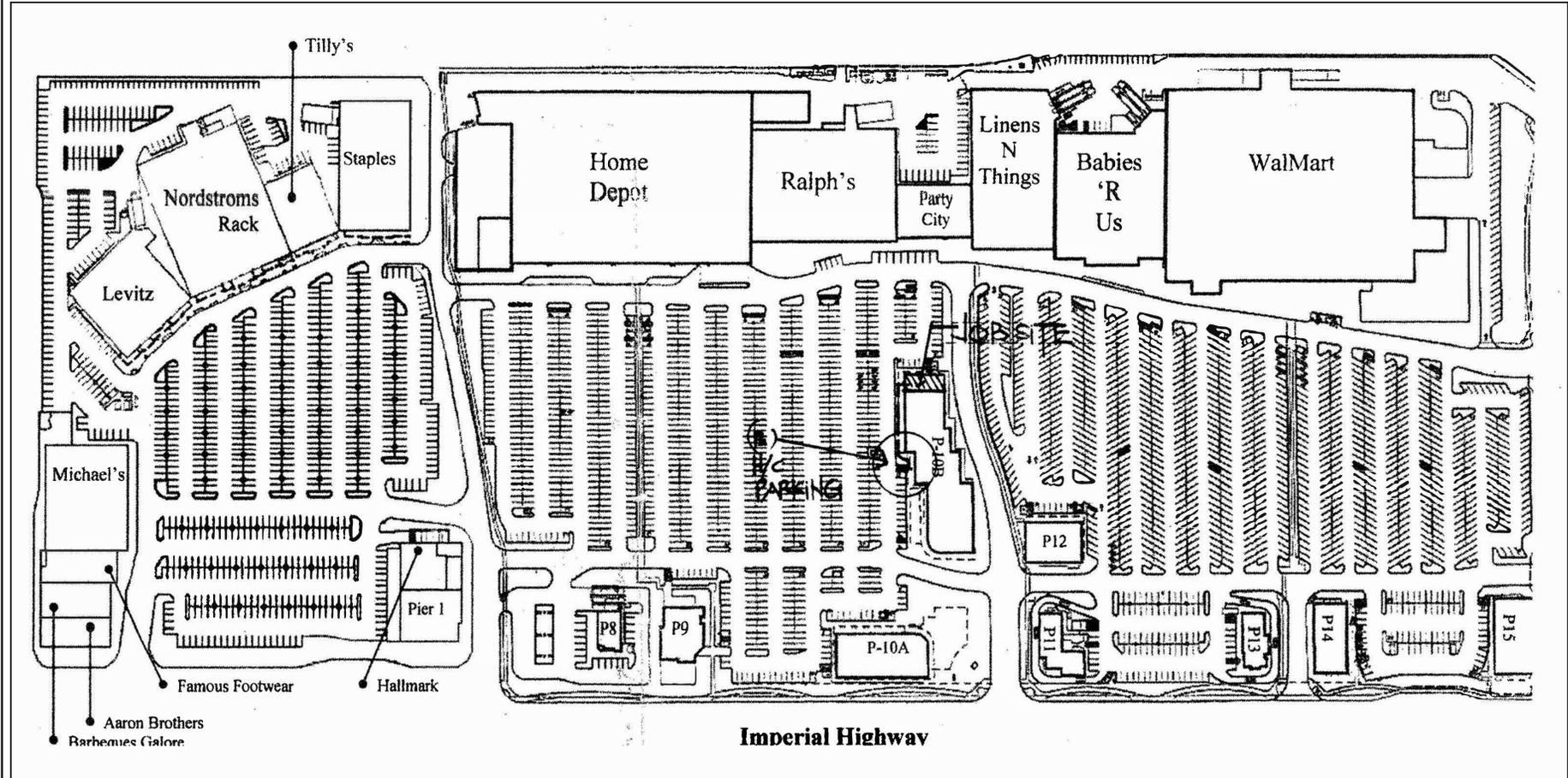
EXISTING RESTAURANT CHANGE TO CHINESE RESTAURANT. TENANT IMPROVEMENT WORK ONLY.

EXISTING KITCHEN WITH EXISTING EQUIPMENTS, SINKS AND DISH WASHERS
 EXISTING WALK-IN COOLER NO CHANGE,
 EXISTING WATER HEATER NO CHANGE
 EXISTING TYPE "I" HOOD NO CHANGE
 EXISTING RESTROOM NO CHANGE
 EXISTING GREASE TRAP NO CHANGE
 EXISTING CEILING AND LIGHTING FIXTURE NO CHANGE

REMODELING WORK:
 INSTALL NEW INTERIOR NON-BEARING WALL
 NEW SERVICE AREA WITH SINK EQUIPMENT AND ICE MAKER
 NEW COOKING EQUIPMENT NO CHANGE
 NEW WORK TABLE, WORK TOP REFRIGERATOR AND COLD TABLE BEHIND COOKING LINE

A-0.0	COVER SHEET, SITE PLAN, PROJECT SUMMARY
A-0.1	GENERAL NOTING
A-1.0	FLOOR PLAN, EQUIPMENT SCHEDULE, FINISH SCHEDULE
HC-1	HANDICAPPED, DETAILS
E-1	POWER PLAN, PANEL SCHEDULE
P-0	PLUMBING DETAILS
P-1	PLUMBING PLAN

PROJECT TEAM	N.T.S. 09	SYMBOLS	N.T.S. 08	NOTE FOR FIRE DEPT.	N.T.S. 07	VICINITY MAP	N.T.S. 06	SCOPE OF WORK	N.T.S. 04	INDEX	N.T.S. 02
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- 1) PROJECT NAME: RON TONG inc. RESTAURANT
 PREVIOUS: RESTAURANT
- 2) PROJECT ADDRESS: 2445 E. IMPERIAL HWY #A BREA, CA. 92821
- 3) BUILDING AREA: 2,126 SF
- 4) BUILDING USE: RESTAURANT
- 5) NUMBER OF STORIES: 1
- 6) CONSTRUCTION TYPE: V-B
- 7) FIRE SPRINKLER: (E) FULLY FIRE SPRINKLERED
- 8) SCOPE OF WORK: T. I. WORK
- 9) CODE COMPLIANCE:
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA ELECTRICAL CODE
- 10) OCCUPANCY GROUP: A-2
- 11) OCCUPANCY ANALYSIS:
 TOTAL O.L. = 53 O.L.
 CUSTOMER AREA = 734 sf (1/15) = 490.L.
 EMPLOYEE AREA = 786 sf (1/200) = 4 O.L.
 OTHER AREA (WALK-IN, HALL WAY, RESTROOMS) = 520 sf O.L. = N/A
- 12) MAX EMPLOYEES: 4 (INCLUDING MANAGER)
- 13) EXIT REQUIRED: 2
 EXITS PROVIDED: 2
- 14) EGRESS WIDTH REQUIRED: 10.2" (53 x 0.2)
 PROVIDED: 144"
- 15) OWNER INFORMATION:
 NAME: LI OAI
 TEL: 626-688-7198
 EMAIL: WUXIGAIU@126.COM
- 16) ALCOHOLIC PERMIT: SEPARATE PERMIT IF NEEDED
- 17) EXISTING HVAC SYSTEM REMAIN NO CHANGE
- 18) FIRE SPRINKLER/SIGN/COMMERCIAL HOOD ANSUL ARE REQUIRED SEPARATE PERMIT

ABV	ABOVE	MECH	MECHANICAL
A/C	AIR CONDITIONING	MFR	MANUFACTURER
ADJ	ADJUSTABLE	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MTL	METAL
ARCH	ARCHITECTURAL	MTD	MOUNTED
BD	BOARD	N	NORTH
BLDG	BUILDING	(N)	NEW
BOT	BOTTOM	NO	NUMBER
CAB	CABINET	N.T.S.	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OD	OUTSIDE DIMENSION
COL	COLUMN	OFF	OFFICE
CONC	CONCRETE	O.H	OVERHEAD
CONN	CONNECTION	OPNG	OPENING
CONT	CONTINUOUS	PA	PLANTING AREA
CT	CERAMIC TILE	P.L.	PROPERTY LINE
CTR	CENTER	PLAS	PLASTER
CPT	CARPET	PLBG	PLUMBING
DBL	DOUBLE	PLYWD	PLYWOOD
DIA	DIAMETER	POC	POINT OF CONNECTION
DIM	DIMENSION	FR	PAIR
DN	DOWN	PT	POINT
DR	DOOR	PTD	PAPER TOWEL DISPENSER
DTL	DETAIL	QT	QUARRY TILE
DWG	DRAWING	R	RISER, RADIUS
E	EAST	RA	RETURN AIR
(E)	EXISTING	RAD	RADIUS
EA	EACH	RD	ROOF DRAIN
E/F	EXHAUST FAN	REFRIG	REFRIGERATOR
EL, ELEV	ELEVATION	REF	REFERENCE
ELEC	ELECTRICAL	REQ	REQUIRED
ENCL	ENCLOSURE	RM	ROOM
EQ	EQUIPMENT	S	SOUTH
EQUIP	EQUIPMENT	SA	SUPPLY AIR
EXH	EXHAUST	SEC	SECTION
EXT	EXTERIOR	SH	SHEET
EXIST	EXISTING	SF	SQUARE FEET
FD	FLOOR DRAIN	SIM	SIMILAR
FF	FLOOR FINISH	SOV	SOFT OFF VALVE
FS	FLOOR SINK	SPEC	SPECIFICATION
FT	FOOT/FEET	SQ	SQUARE
GALV	GALVANIZED	STD	STANDARD
GL	GLASS	STL	STEEL
GYP	GYPSONUM	STOR	STORAGE
GRD	GROUND	STRUCT	STRUCTURAL
HC	HANDICAPPED	STRANL	STAINLESS STEEL
HOW	HORIZONTAL	SUSP	SUSPENDED
HOR	HORIZONTAL	T	TRANSFORMER
HP	HORSE POWER	TC	TOP OF CONCRETE
HR	HOUR	TD	TRENCH DRAIN
HT	HEIGHT	TEL	TELEPHONE
HVAC	HEATING, VENTILATION & AIR CONDITIONING	TRK	TRUCK
ID	INSIDE DIMENSION	TOP	TOP OF FRAMING
INFO	INFORMATION	TP	TRAP PRIMER
INSUL	INSULATION	TV	TELEVISION
INT	INTERIOR	TYP	TYPICAL
INSTR	INSTRUMENT	VTR	VENT THROUGH ROOF
JST	JOIST	W	WEST
LAV	LAVATORY	W/	WITH
LT	LIGHT	WC	WATER CLOSET
LTG	LIGHTING	WD	WOOD
M/A	MAKE UP AIR	W/H	WATER HEATER
MAX	MAXIMUM	WT	WEIGHT

SITE PLAN	N.T.S. 05	PROJECT DATA	N.T.S. 03	ABBREVIATIONS	N.T.S. 01
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CONSULTANT BY:

DATE: REVISION:

PROJECT NAME AND ADDRESS:

RON TONG
 (TENANT IMPROVEMENT)
 2445 E. IMPERIAL HWY #A
 BREA, CA. 92821

COVER SHEET

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Date: 05/05/2014
 Drawn No: 2014#1935
 Drawn By: JIMMY ZHANG
 Scale: N.T.S.
 Sheet title: COVER SHEET
 Sheet No:



DESIGN FOR RESTAURANT PLUS, INC.
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MONTREPOLE PARK, CA 91754
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CONSULTANT BY:



DATE: REVISION:

RON TONG
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2445 E. IMPERIAL HWY #A
BREA, CA. 92821

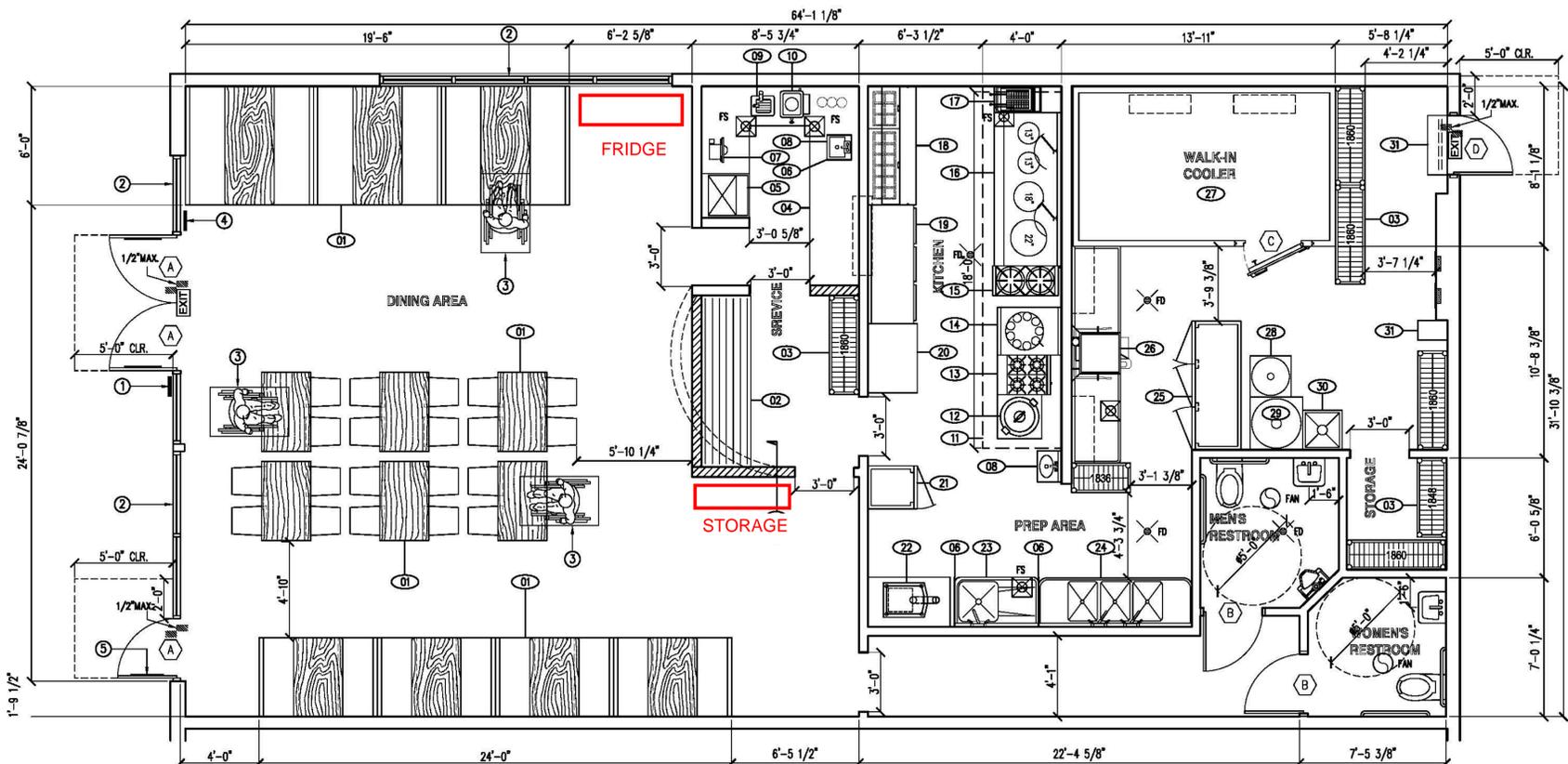
1/4"=1'-0"
DRP BOB

FLOOR PLAN

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Date: 05/05/2014
Drawn By: 2014#1935
Scale: 1/4"=1'-0"
Sheet title: FLOOR PLAN
Sheet No:

FLOOR PLAN FOR REFERENCE ONLY



(E) HOOD SYSTEM 1 SPECIFICATION

1. EXHAUST HOOD SIZE: 18'-0"x4'-0" TYPE "I", Q=100A	TOTAL: 7200 CFM
2. (2) EXISTING DUCT, EACH 20"x14"=1,844 sq. (TOTAL 3,688) AIR VELOCITY: 1851 FPM. (Duct Velocity 1850 FPM MIN, 2500 FPM MAX)	
3. EXH. SHAFT: 32"x28" CLR. (MIN. AIR SPACE ALL AROUND THE DUCT, 12" MAX)	
4. FILTER SIZE: 20"x20" EACH, QUANTITY: 10 PIECES, 720 CFM, 321 FPM	
5. (2) EXH. BLOWER: "LAU" FGP 18-13A 0.75 SP, 1 HP.	
6. (2) MAKE-UP AIR: ("ARCTIC CIRCLE" ES 630C) 1/2 HP. TOTAL DELIVERY 7200 CFM (W/100% AIR DELIVER REQUIRED TO EXH. SYSTEM)	
7. COOKING EQUIPMENT: 1) DEEP FRYER, 2) WOK RANGE, 3) POT STOVE, 4) PASTA COOKER, 5) 4 BURNER, 6) RICE COOKER	

ROOF EQUIPMENT SCHEDULE

NO.	DESCRIPTION
MA 1,2	(2) EXISTING MAKE-UP AIR "ARCTIC CIRCLE" EVAPORATIVE COOLER, MODEL: ES 630C TOTAL UNIT SHALL DELIVERY 7200 CFM, @ 0.2 SP, 3/4 HP, FAN MOTOR ELECTRICAL: 115V-1-60 HZ, UNIT APPROX. WEIGHT: 245 LBS
EF 1,2	(2) EXISTING EXH. FAN "LAU" SERIES BLOWER, MODEL: FGP 18-13A TOTAL UNIT SHALL DELIVERY 7200 CFM @ 0.75 SP, 1 HP, FAN MOTOR ELECTRICAL: 208V-3-60 HZ, UNIT APPROX. WEIGHT: 115 LBS
FAN 3,4	GREENHECK MODEL SP-8110 OR EQUAL, 100 CFM @ 0.2" SP, 950 RPM ELECTRICAL: 115V/1#/60, 80 WATTS WITH BACK DRAFT DAMPER & CONTROL BY LIGHT SWITCH OPERATING WT: 10 LBS.

(E) TYPE "I" HOOD CALCU. N.T.S. 07

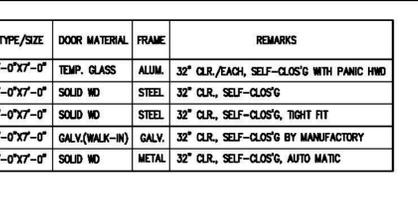
- 1) ALL CONSTRUCTION WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION.
- 2) THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS TO BE COMPLETED BEFORE BIDDING ON THE PROJECT. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO STARTING WORK, INCLUDING EXACT LOCATION, SIZE, DEPTH AND AVAILABILITY OF ALL UTILITIES CONCERNED, AND ALL CONSTRUCTION WORK MUST FOLLOW THE CITY AND HEALTH DEPARTMENT'S APPROVED PLANS.
- 3) ANY DISCREPANCIES AND/OR MISSING ITEM(S) SHALL BE BROUGHT TO THE DESIGNER AND/OR THE CONTRACTOR'S ATTENTION AT THAT TIME. ANY CHANGES TO THE APPROVED PLAN, MUST BE BROUGHT TO THE PLAN CHECKER'S ATTENTION.
- 4) THE GENERAL CONTRACTOR SHALL PROVIDE PROPER BACKING FOR ALL WALL MOUNTED EQUIPMENT AND SHELVING ACCORDING TO REGULATIONS.
- 5) THE GENERAL CONTRACTOR MAY NEED TO PROVIDE TILE SAMPLES TO SHOW THE HEALTH DEPT. PLAN CHECKER FOR VERIFICATION BEFORE INSTALLATION OF THE TILES.
- 6) THIS PLAN DOES NOT INCLUDE STRUCTURE CALCULATION OR DETAILS. IF NEEDED, THEY SHALL BE SEPARATE BY A L.C. STRUCTURAL ENGINEER.
- 7) THE EQUIPMENT CONTRACTOR TO VERIFY ALL EQUIPMENT MAKER & MODEL NUMBER, SIZE, AND DISCUSS WITH THE OWNER REGARDING ALL CUSTOM-MADE EQUIPMENTS.

CONSTRUCTION NOTE N.T.S. 06

1. ALL FOOD AND UTENSIL RELATED EQUIPMENT TO BE ANSI CERTIFIED FOR SANITATION.
2. DRY STORAGE SHELVING A MIN. 32 LN FT. ALL SHELVING MUST BE ACCESSIBLE WITH 30" AISLE CLR. THE SHELVING UNIT SHALL BE A MIN. 18" IN DEPTH AND 3 TIERS HIGH.
3. SNEEZE GUARD FOR DISPLAYS OF UNPACKAGED FOOD SHALL BE SHIELDED SO AS TO INTERCEPT A DIRECT LINE BETWEEN THE CUSTOMER'S MOUTH, ASSUMED TO BE BETWEEN 54" AND 60" ABOVE THE FLOOR, AND THE FLOOR BEING DISPLAYED.
4. THE FOOD PREP. SINK (S.S.) SHALL BE WITH AN INTEGRALLY INSTALLED DRAIN BOARD. THE WASTE FROM THE SINK MUST DRAIN INTO FLOOR SINK, AN INDIRECT CONNECTION.
5. THE DRAIN TO FLOOR SINK SHALL BE MIN. 1/4" SLOPE PER FOOT, THE PIPE AT LEAST 6" ABOVE THE FLOOR AND WITH 1" AIR CAP. THE FLOOR SINK MUST BE AT LEAST HALF-EXPOSED OR BE IN-LINE WITH THE FRONT FACE OF ELEVATED FREESTANDING EQUIPMENT AND WITHIN 15FT OF THE CONDENSATE PRODUCING EQUIPMENT.
6. A DOOR-ACTIVATED AIR CURTAIN DEVICE THAT DELIVERS AN AIR VELOCITY OF AT LEAST 750 FEET PER MINUTE, MEASURED 3 FT. ABOVE THE FLOOR, MUST BE PROVIDED OVER THE DELIVERY DOOR. THE AIR CURTAIN SHALL COVER THE ENTIRE WIDTH OF THE DOOR. FOR DELIVERY DOOR THAT ARE WIDER THAN 4 FT. THE AIR CURTAIN MUST PRODUCE AN AIR VELOCITY OF AT LEAST 1600 FT PER MIN. AS MEASURED 3 FT ABOVE THE FLOOR.
7. ALL EQUIPMENT WHICH GENERATES CONDENSATE OR SIMILAR LIQUID WASTES SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO FLOOR SINK. FLOOR DRAINS ARE NOT TO BE USED IN LEAD OF FLOOR SINKS. ALL FLOOR SINKS MUST BE AT LEAST HALF-EXPOSED OR BE IN LINE WITH THE FRONTFACE OF ELEVATED FREESTANDING EQUIPMENT, AND WITHIN 15 FT OF THE CONDENSATE PRODUCING EQUIPMENT.
8. ALL SINKS MUST BE WITH HOT (MIN. 120 F) AND COLD WATER FOR WASHING FAUCETS.
9. A MIN. 50-FOOT CANDLES OF LIGHT MEASURED 30" AFF. IN KITCHEN, SERVICE & WASHING AREA, THROUGH OUT FACILITY FOR DURING GENERAL CLEANING UP ACTIVITY. AND MIN. 10-FOOT CANDLES OF LIGHT MEASURED 30" AFF. IN RESTROOM AND STORAGE ROOM.
10. ALL EXISTING EQUIP. IN GOOD WORKING CONDITION IN COMPLIANCE WITH HEALTH CODE.
11. THE GREASE INTERCEPTOR MUST BE LOCATED OUTSIDE OF THE FOOD ESTABLISHMENT.

ACCEPTED TILE — (COMPLIES WITH ADA RECOMMENDATIONS FOR ACCESSIBLE ROUTES)
GLAZED FLOOR TILE (8"x8" OR 12"x12") 5/16" THICK
"AMERICAN OLEAN" #N150-N154
"DALITILE" #2800-2809, 1901-1929
QUARRY TILE (8"x8" OR 4"x8") 1/2" THICK
"AMERICAN OLEAN" #N1-N16, 001-053
"DALITILE" #0040-0048, 0101-0108, 0M28, 0M36, 0076, 0081

TILE INSTALL DETAIL N.T.S. 05



- NOTES:
1. REFER TO SPECIFICATIONS FOR DOOR HARDWARE GROUPS.
 2. WOOD DOORS AND FRAME TO BE PAINTED SEMI-GLOSS ENAMEL, FRONT AND BACK, INCLUDING TOP, BOTTOM AND EDGES. (TOILET ROOM DOOR COLOR TO MATCH COLOR OF WANSICOT)
 3. HOLLOW METAL DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT WALLS (REF FINISH SCHEDULE).
 4. PROVIDE SPRING ADJACENT TO LATCH SIDE OF EACH RESTROOM DOOR IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND LOCAL CODES. SPRING TO INCLUDE BOTH RAISED AND BRANLE CHARACTERS AND PICTORIAL SYMBOLS.
 5. EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SIGN AT TRANSOM WITH 1" HIGH LETTERS OF CONTRASTING COLOR TO THE BACKGROUND STAINING. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
 6. A EXIT DOORS SHALL BE A MIN. OF 3'-0" X 7'-0" WITH A MINIMUM SWING OF NINETY (90) DEGREE. WIDTH & HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 10033.1.3.
 7. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS. (CEC 116)

DOOR SCHEDULE N.T.S. 04

DOOR TYPE/SIZE	DOOR MATERIAL	FRAME	REMARKS
(A) 3'-0"x7'-0"	TEMP. GLASS	ALUM.	32" CLR., SELF-CLOS'G WITH PANIC HWD
(B) 3'-0"x7'-0"	SOLID WD	STEEL	32" CLR., SELF-CLOS'G
(C) 3'-0"x7'-0"	SOLID WD	STEEL	32" CLR., SELF-CLOS'G, TIGHT FIT
(D) 3'-0"x7'-0"	GALV.(WALK-IN)	GALV.	32" CLR., SELF-CLOS'G BY MANUFACTORY
(E) 3'-0"x7'-0"	SOLID WD	METAL	32" CLR., SELF-CLOS'G, AUTO MATIC

- (E) 36"x 7' DOOR, SELF-CLOSING, 32" CLR.
- PROVIDE ILLUMINATED "EXIT" SIGN PER CBC SEC 1011.1. BACK-UP POWER 90 MIN.
- LIMIT THRESHOLD = 1/4" MAX. LOWER 10" OF THE DOOR SHALL BE SMOOTH PLANE SURFACE.
- SIGN ABOVE THE DOORS: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- EXITING DOOR SHALL BE OPENABLE FROM AN EXIT DOOR WHICH LEADS DIRECTLY TO THE OUTSIDE. PER 2010 CBC 1011.3 SEE PLAN HC-1 FIG.9 A

- 1) INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES SEC.1117B.5.1, SEE DETAIL#02 ON THIS SHEET
- 2) FIXED WINDOW NON-OPENING
- 3) HANDICAPPED DINING TABLE SHALL BE 28" TO 34" MAX. UNDER TABLE 27" HIGH MIN. CLR SPACE WITH 19" DEEP KNEE FOR EACH H.C. SEATING, 48"x30" MIN CLEAR
- 4) TACTILE EXIT SIGNS IDENTIFIES AN EXIT DOOR WHICH LEADS DIRECTLY TO THE OUTSIDE. PER 2010 CBC 1011.3 SEE PLAN HC-1 FIG.9 A
- 5) PANIC HARDWARE

DRY STORAGE SHELVING CALCU.

WIRE SHELF (1)36"x24" 3-TIERS = 3 LN. FT. (FLOOR MEASURE)
WIRE SHELF (1)48"x24" 3-TIERS = 4 LN. FT. (FLOOR MEASURE)
WIRE SHELF (5)60"x24" 3-TIERS = 25 LN. FT. (FLOOR MEASURE)
TOTAL 32 LN. FT. AT FLOOR MEASURE
TOTAL HAVE STORAGE SHELVING 32 LN. FT. (AT FLOOR MEASURE)
PER REQ. MIN 96 LN. FT OF STORAGE SHELVING = OK

FLOOR PLAN (Scale: 1/4"=1'-0")

NO	QTY	NAME	(EX) / (NEW)	MANUFACTURER	MODEL NO.	ELECTRICAL	PLUMBING	REMARKS	NO
01	1	TABLES & CHAIRS	BY OWNER					WOOD TOP	01
02	1	WORK TABLE	BY OWNER					WOOD TOP	02
03	1	DRY STORAGE WIRE SHELVING	"EAGLE"					TOTAL 96 LN. FT. MIN. (3 TIERS)	03
04	1	BACK COUNTER	CUSTOM-MADE					TOP 34" HIGH (FORMICA FINISHED)	04
05	1	ICE MACH	"ICE-O-MATIC"	ICEUS10HA	120 9.8	1	OUTLET FS	WASTE TO F/S	10
06	3	S.S. SPLASHING GUARD	"EAGLE"					12" H. FROM SINK, 18" H. FROM M/S	06
07	1	POS SYSTEM	"DETECTO"			120 3	1	OUTLET FS	07
08	2	HAND SINK	"EAGLE"					w/TOWEL DISP. & SOAP DISP.	08
09	1	WATER FILLER	"EAGLE"					WASTE TO F/S	09
10	1	HOT WATER URN	"COOLWARE"	MEISE-N	208 22	3	OUTLET FS	WASTE TO F/S	10
11	1	EXH. HOOD TYPE "I"	BY CONTRACTOR					w/FIRE ANSUL SYSTEM, TYPE "I"	11
12	1	RICE COOKER	"BINNA"	PER-55AN				35,000 WITH S.S. STAND	12
13	1	4-BURNER	"AMERICAN RANGE"	AR-4				155,000	13
14	1	PASTA COOKER	"ASIS"	AR-SP6				61,416 WASTE TO F/S	14
15	1	STOCK POT STOVE	"AMERICAN RANGE"	ER-24	120 6.7	1	OUTLET FS	180,000	15
16	1	WOK RANGE	"NSF LIST"	ARSPSH-18-2				420,000 WASTE TO F/S	16
17	1	DEEP FRYER	"FRYMASTER"	GF-14				100,000	17
18	1	COLD TABLE	"BEVERAGE-AIR"	SP72-18	120 7.5	1	OUTLET FS	SELF-CONTAINED	18
19	1	3-DOOR W/WORKTOP REFRIG.	"BEVERAGE-AIR"	WTR-72	120 6.5	1	OUTLET FS	SELF-CONTAINED	19
20	1	1-DOOR REFRIG	"BEVERAGE-AIR"	ER-24	120 6.7	1	OUTLET FS	SELF-CONTAINED	20
21	1	S.S. WORK TABLE	"EAGLE"					STAINLESS STEEL	21
22	1	MEAT CHOPPER	"HOBART"	4812	120 7.0	1	OUTLET FS	WASTE TO F/S	22
23	1	PREP. SINK WITH DRAIN BD.	"TURBO AIR"					WASTE TO F/S	23
24	1	3-COMP. SINK 18"x22" W/2-DRAIN BD.	"TURBO AIR"					WASTE TO F/S	24
25	1	3-DOOR FREEZER	"BEVERAGE-AIR"	EF-74	230 11.5	1	OUTLET FS	1/2" 1/2"	25
26	1	DISHWASH MACHINE	"GENERAL"	A4	120 20	1	OUTLET FS	1/2" 1/2"	26
27	1	WALK-IN COOLER	"AUTO CHLOR"					LOW TEMP. CHEMICAL SANITIZING	27
28	1	WATER SOFTNER	BY OWNER					WASTE TO M/S	28
29	1	100 GAL. GAS WATER HEATER	"TURBO AIR"	G100-200				W/BACKFLOW PREVENT DEVICE	29
30	1	FLOOR STYLE MOP SINK W/HANGER BSHFL	"TURBO AIR"					w/6" MTL. LESS	30
31	1	EMPLOYEE LOCKER	"CSW, INC."					w/MICRO SWITCH, 1600RPM	31
32	1	AIR CURTAIN	"MARS"	36 NCH	120 5.1	1	OUTLET FS		32

FINISH SCHEDULE NOTE AND MATERIALS NOTE:

- 1) ALL WALL AND CEILING IN ALL EMPLOYEES AREA SHALL BE SMOOTH, WASHABLE, DURABLE, NONABSORBENT & EASILY CLEANABLE WITH A LIGHT COLORED (LIGHT COLORED IS DEFINED AS HAVING A LIGHT REFLECTANCE VALUE OF 70% OR GREATER) USE W/RGB BACKING FOR WANSICOT.
- 2) ALL FLOOR TILE TO BE DURABLE, NONABSORBENT AND EASILY WASHABLE.
- 3) FLOORING UNDER EQUIPMENT AND AT THE BASE COVES SHALL BE COMPLETELY SMOOTH FLOOR SURFACES WHICH CONTAIN SLIP RESISTANT THE APPROVED MATERIAL: BAW TILE CO. #S-2619T, AND THE APPROVED CONIC SEALERS MATERIAL: AQUA MIX SEALER'S CHOICE GOLD
- 4) ALL COUNTER SURFACE INCLUDING UNDERSIDE TO BE DURABLE, SMOOTH, NONABSORBENT, EASILY CLEANABLE AND WASHABLE FINISH (MAY REQUIRE STAINLESS STEEL OR NSF APPROVAL HIGH PRESSURE LAMINATE).
- 5) FLOOR SMOOTH CONC. MUST BE TOP-SET TYPE CERAMIC COVER BASE. THE APPROVED MATERIAL: BAW TILE CO. #S-2619T, AND THE APPROVED CONIC SEALERS MATERIAL: AQUA MIX SEALER'S CHOICE GOLD
- 6) IF USE SHEET VINYL, THE APPROVED MATERIAL: ARMSTRONG "CLASSIC CORLON" 88000 SERIES.
- 7) ALL EQUIPMENT SHALL BE EITHER EASILY MOVABLE (i.e., ON CASTERS), OR MIN. 6 INCH ROUNDED METAL LEGS, OR SEALED TO MIN. 4 INCH SOLID MASONRY ISLAND WITH MIN. 3/8" COVERED RADIIUS.
- 8) A MIN. 50-FOOT CANDLES OF LIGHT MEASURED 30" A.F.F. IN KITCHEN, UTENSIL WASHING AREA, SERVICE AREA, THROUGH OUT FACILITY FOR DURING GENERAL CLEANING UP ACTIVITY, AND, A MIN. 10-FOOT CANDLES OF LIGHT MEASURED 30" A.F.F. IN RESTROOM AND STORAGE ROOMS.

FINISH SCHEDULE N.T.S. 03

NO	QTY	NAME	(EX) / (NEW)	MANUFACTURER	MODEL NO.	ELECTRICAL	PLUMBING	REMARKS	NO
01	1	TABLES & CHAIRS	BY OWNER					WOOD TOP	01
02	1	WORK TABLE	BY OWNER					WOOD TOP	02
03	1	DRY STORAGE WIRE SHELVING	"EAGLE"					TOTAL 96 LN. FT. MIN. (3 TIERS)	03
04	1	BACK COUNTER	CUSTOM-MADE					TOP 34" HIGH (FORMICA FINISHED)	04
05	1	ICE MACH	"ICE-O-MATIC"	ICEUS10HA	120 9.8	1	OUTLET FS	WASTE TO F/S	10
06	3	S.S. SPLASHING GUARD	"EAGLE"					12" H. FROM SINK, 18" H. FROM M/S	06
07	1	POS SYSTEM	"DETECTO"			120 3	1	OUTLET FS	07
08	2	HAND SINK	"EAGLE"					w/TOWEL DISP. & SOAP DISP.	08
09	1	WATER FILLER	"EAGLE"					WASTE TO F/S	09
10	1	HOT WATER URN	"COOLWARE"	MEISE-N	208 22	3	OUTLET FS	WASTE TO F/S	10
11	1	EXH. HOOD TYPE "I"	BY CONTRACTOR					w/FIRE ANSUL SYSTEM, TYPE "I"	11
12	1	RICE COOKER	"BINNA"	PER-55AN				35,000 WITH S.S. STAND	12
13	1	4-BURNER	"AMERICAN RANGE"	AR-4				155,000	13
14	1	PASTA COOKER	"ASIS"	AR-SP6				61,416 WASTE TO F/S	14
15	1	STOCK POT STOVE	"AMERICAN RANGE"	ER-24	120 6.7	1	OUTLET FS	180,000	15
16	1	WOK RANGE	"NSF LIST"	ARSPSH-18-2				420,000 WASTE TO F/S	16
17	1	DEEP FRYER	"FRYMASTER"	GF-14				100,000	17
18	1	COLD TABLE	"BEVERAGE-AIR"	SP72-18	120 7.5	1	OUTLET FS	SELF-CONTAINED	18
19	1	3-DOOR W/WORKTOP REFRIG.	"BEVERAGE-AIR"	WTR-72	120 6.5	1	OUTLET FS	SELF-CONTAINED	19
20	1	1-DOOR REFRIG	"BEVERAGE-AIR"	ER-24	120 6.7	1	OUTLET FS	SELF-CONTAINED	20
21	1	S.S. WORK TABLE	"EAGLE"					STAINLESS STEEL	21
22	1	MEAT CHOPPER	"HOBART"	4812	120 7.0	1	OUTLET FS	WASTE TO F/S	22
23	1	PREP. SINK WITH DRAIN BD.	"TURBO AIR"					WASTE TO F/S	23
24	1	3-COMP. SINK 18"x22" W/2-DRAIN BD.	"TURBO AIR"					WASTE TO F/S	24
25	1	3-DOOR FREEZER	"BEVERAGE-AIR"	EF-74	230 11.5	1	OUTLET FS	1/2" 1/2"	25
26	1	DISHWASH MACHINE	"GENERAL"	A4	120 20	1	OUTLET FS	1/2" 1/2"	26
27	1	WALK-IN COOLER	"AUTO CHLOR"					LOW TEMP. CHEMICAL SANITIZING	27
28	1	WATER SOFTNER	BY OWNER					WASTE TO M/S	28
29	1	100 GAL. GAS WATER HEATER	"TURBO AIR"	G100-200				w/BACKFLOW PREVENT DEVICE	29
30	1	FLOOR STYLE MOP SINK W/HANGER BSHFL	"TURBO AIR"					w/6" MTL. LESS	30
31	1	EMPLOYEE LOCKER	"CSW, INC."					w/MICRO SWITCH, 1600RPM	31
32	1	AIR CURTAIN	"MARS"	36 NCH	120 5.1	1	OUTLET FS		32

EQUIPMENT SCHEDULE N.T.S. 02

ALL FOOD AND UTENSIL RELATED EQUIPMENT IS ANSI CERTIFIED TO SANITATION STANDARDS



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Alcohol Permit

Location of Project *(Address Required)*: 2445 E Imperial Hwy a, Brea, CA 92821
Legal Description of Project Location *(Assessor's Parcel No.)*: 320-331-05

APPLICANT INFORMATION:

Applicant's Name: Mingfeng Liu Phone: 626 466 7233

Email: abamericagroup@gmail.com

Address: 147 E Foothill Blvd

City: Monrovia Zip Code: 91016

TRUST ACCOUNT OWNER: *(see page 4 before completing)*

Name of Individual or Corporation Financially Responsible for the Project: AB America Group LLC

Address: 147 E Foothill Blvd

City: Monrovia Zip Code: 91016

Email: abamericagroup@gmail.com Phone: 626 466 7233

PROJECT CONTACT PERSON:

Contact Person: Mingfeng Liu Phone: 626 466 7233

Email: abamericagroup@gmail.com

STAFF USE ONLY

Accela Record Number:

Project Manager:

Entitlement File Number(s):

Related Files:

SUBMITTAL INFO:

Date Time Received:

Received by:

Deposit Received:



PROJECT INFORMATION: *(Print or Type)*

Zoning Designation:

General Plan Designation:

Existing Use:

Proposed Use:

Type of Development:

Residential

Commercial

Industrial

Mixed-Use

Lot Size *(square feet)*:

Lot Width:

Lot Depth:

Existing Floor Area *(square feet)*:

Existing FAR:

Existing Lot Coverage:

Proposed No. of Stories:

Proposed Building Height:

Existing Parking Stalls:

Proposed Parking Stalls:

Project Description: The project description should include a detailed description of demolition, on-side improvements, proposed use & operations, e.tc. In addition, please describe all building material and color as well as description of signage and their location. Please provide a separate PDF attachment labeled "Project Description if more space is needed.

Check if project description is attached.

Business Name: Super Juicy Dumpling

Alcohol Type: Beer

Store location: 2445 E Imperial Hwy a, Brea, CA 92821

The purpose of this application is to make our store able to sell beers as an additional option additional to our current non-alcoholic beverages such as Coke, Sprite, etc. We will not make any demoliation, or changing any interior and exterior structures, and the set up of our store.

TYPE OF REVIEW REQUESTED: *select all that apply*

Planning Commission/City Council

Conditional Use Permit

Planned Community

Historic Designation

Development Agreement

Precise Development Plan

Zone Change

General Plan Amendment

Temporary Trailer

Zone Variance

Certificate of Compatibility

Other _____

Other _____

Administrative/Community Development Director

Administrative Remedy

Large Family Day Care

Other _____

Certificate of Compatibility

Plan Review

PROPERTY OWNER INFORMATION & AUTHORIZATION

(as listed in the Orange County Assessor's records)

Legal Owner's Name: Mingfeng Liu

Company Name: AB America Group LLC

Email: xiaoliu626@gmail.com

Phone: 626 244 9662

Address: 21026 Parkridge Dr

City: Walnut

State: CA

Zip Code: 91789

I hereby certify under penalty of perjury under the laws of the State of California that I am the owner(s) of the subject property, or have been authorized to sign on behalf of the property owner, and consent to the filing of this application on the above referenced property. **If the owner did not sign below, a letter of authorization is required.**

By:  Date: 8/16/23
(Signature)

By: 
(Printed Name)

DESIGN PROFESSIONAL OR OWNER OF THE COPYRIGHT IF DIFFERENT (OPTIONAL)

Name(s):

Email:

Phone:

Address:

City:

State:

Zip Code:

AUTHORIZATION TO REPRODUCE PROJECT PLANS- Gov. Code § 65103.5(f)(2)

I hereby grant permission for the City of Brea to provide the project plans for inspection as a part of the public record, to copy for members of the public, and post the plans online. This permission shall be constituted as the permission for architectural drawings that contain a copyright annotation and are protected by the federal Copyright Act of 1976 (Government Code Section 65103.5(f)(2)).

By: _____ Date: _____
(Signature)

By: _____
(Printed Name)

TRUST ACCOUNT OWNER INFORMATION

All project applications require the specified minimum deposit to a Trust Account. Additional funds and/or subsequent deposits may be required depending upon the specified project and level of staff time necessary. All unused funds will be reimbursed following the completion of project and/or review. Staff time devoted to your project will be billed according to our [Development Processing Fees](#). The necessary staff time will vary according to the complexity of the project and may include, initial review and ongoing project processing by City staff including, but not limited to:

- Reviewing plans / submittal packages.
- Routing plans to, and communicating with other city staff and outside agencies.
- Researching documents relative to site history and site visits/inspections.
- Consulting with applicant and other interested parties (e.g. neighbors, adjacent property or business owners) in person or by phone.
- Preparing environmental documents, staff reports, presentations, and resolutions.
- Preparing pertinent maps, graphs and exhibits.
- Attending meetings / public hearings before the Planning Commission / City Council.
- Review of tentative maps and improvement plans by City staff.
- On-site inspections of the project by City staff.
- Consultant services

STATEMENT OF UNDERSTANDING AND AGREEMENT

I understand that my initial deposit is a retainer and not a fee. This deposit will be used to set up an account, against which fees shall be charged based on the hourly rate listed in the City fee schedule in effect at the time the work is performed. I understand that should the costs exceed the deposit, I will be billed monthly for any additional deposit amount intended to cover future charges. If I fail to pay the fees when due, I understand approximately that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be returned to me approximately 60 days after the conclusion of the process or final inspection of the completed project, whichever occurs later.

As the trust account owner, I assume full financial responsibility for all costs incurred by the City in processing this application(s).

BY SIGNING BELOW, I HEREBY CONSENT THAT I UNDERSTAND THE MATTERS AS DESCRIBED ABOVE AND AGREE TO THE TERMS. I HEREBY FURTHER REPRESENT THAT I HAVE AUTHORITY TO BIND MY BUSINESS BY SIGNING ON ITS BEHALF.

[Handwritten Signature]

Trust Account Owner's Signature

8/16/23

Date

ML

Trust Account Owner Printed Name

Staff Use Only

ACCELA RECORD NUMBER:

TRUST ACCOUNT NUMBER:

CITY OF BREA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2023-11: TO ALLOW THE ON-SITE SALES OF BEER AND WINE AT AN EXISTING RESTAURANT LOCATED AT 2445 EAST IMPERIAL HIGHWAY, UNIT A.

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, February 27, 2024, 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, Mingfeng Liu, is requesting Conditional Use Permit No. 2023-11 to allow for the on-site sales of beer and wine at an existing restaurant (Super Juicy Dumpling).

LOCATION: The project site is located in the Brea Union Plaza shopping center, at 2445 East Imperial Highway, Unit A. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of Birch Hills Specific Plan (BHSP).

ENVIRONMENTAL: The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). The Class 1 exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use.

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.net.

COMMUNITY DEVELOPMENT DEPARTMENT

[Signature]
Joanne Hwang, AICP, City Planner

AREA MAP



CITY OF BREA notice of public hearing



CEQA NOTICE OF EXEMPTION

TO: Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

FROM City of Brea
Community Development Department
1 Civic Center Circle
Brea, CA 92821

PROJECT TITLE/CASE NO.: **CONDITIONAL USE PERMIT NO. 2023-11, TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER & WINE AT AN EXISTING RESTAURANT (SUPER JUICY DUMPLING).**

PROJECT LOCATION: 2445 East Imperial Highway, Suite A, Brea CA 92821

PROJECT DESCRIPTION: A Conditional Use Permit to allow on-site sales of beer and wine at an existing restaurant within an existing commercial tenant suite at the Brea Union Plaza.

Name of Public Agency Approving Project: City of Brea

Project Applicant & Address: Mingfeng Liu
Super Juicy Dumpling
147 E. Foothill Blvd.
Monrovia, CA 91016

Exempt Status: (Check one)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15301) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (15282(s)) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: |

Reason why project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project proposes on-site sale and consumption of beer and wine within an existing commercial building that functions as a restaurant. The Project proposes no expansion or modifications to the exterior of the existing building.

Jason Killebrew, Community Development Director

Date



City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group
Tuesday, February 27, 2024, 6:00 PM	ADMINISTRATIVE ITEMS Item: 7B

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated February 13, 2024 (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

A - Planning Division Updates, dated February 13, 2024

Attachments

Planning Update - Updated 02.13.2024.pdf

City of Brea

Project Updates

February 13, 2024

CONTENTS

• IN PROCESS/UNDER REVIEW

Story Map ID	Project Name	Address
1	Lambert Road Office Condo Tentative Parcel Map	700-800 W. Lambert Road
2	Amazon Facility	275 Valencia Avenue
3	Pet Aquamation	580 W. Lambert Road
4	AT&T Wireless Rooftop Facility	380 W. Central Avenue
5	Albertson's Distribution Center Office Building	200 N. Puente Street
6	Corazon Modern Kitchen – Expansion of on-site Alcohol	120 S. Brea Boulevard #106
7	Wireless Modification	185 E. Alder Street
8	Loading Dock Addition	750 Challenger Street
9	South Brea Townhomes	685 S. Brea Boulevard
10	Super Juicy Dumpling – On-Site Alcohol	2445 E. Imperial Highway #A
11	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
12	Light Industrial Building	Northwest corner of Nasa Street and Surveyor Avenue
13	New warehouse building (Preliminary Plan Review)	3350 E. Birch Street
14	Imperial Mariner Tentative Parcel Map (Preliminary Plan Review)	915-975 W. Imperial Hwy
15	New Industrial Building	424 Berry Way
16	New residential development	1698-1700 Greenbriar Lane

• APPROVED/ENTITLED

Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Brea Imperial Center Remodel	SW corner of State College Boulevard and Imperial Highway
3	Transwestern	285 N. Berry Street; 711 W. Imperial Highway
4	The Phoenix Club	375 W. Central Avenue
5	Brea Regional Animal Hospital	2500 E. Imperial Highway, Suite 200
6	Brea 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
7	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
8	Accessory Dwelling Unit	527 E. Elm Street
9	Brea Metro Office Condo Tentative Parcel Map	330 E. Lambert Road
10	Industrial Building	2727 E. Imperial Highway
11	Brea Mall Mixed Use Project	100 Brea Mall Road
12	Gaslight Square Redevelopment	255 E. Imperial Highway
13	Southlands Church Fence Height	2950 E. Imperial Highway
14	Boiling Crab – Outdoor Patio	120 S. Brea Boulevard #106
15	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
16	Popping Yolk – On-site Alcohol	1160 E. Imperial Highway Suite J
17	Origami Handroll Bar – On-site Alcohol	1080 E. Imperial Highway Suite E-2
18	Boiling Crab – On-site Alcohol	120 S. Brea Boulevard
19	Westmoreland Wall Height	1944 Westmoreland Drive
20	Smart Parke Pet Daycare	835 E. Birch Street
21	Brea Place Sign Program Amendment	100-145 S. State College Boulevard
22	Wireless Co-location	145 S. State College Boulevard
23	Ulta Façade Modification	2395 E. Imperial Highway
24	California Spine Institute	721 E. Imperial Highway
25	Medical Use Parking Modification	330 E. Lambert Road
26	Macallans Public House – Expansion of On-Site Alcohol and New Outdoor Patios	330 W. Birch Street, Suite 1
27	Dr. Squatch Fence Height	114 N. Berry Street

- **REPEALED/DENIED (within one year)**

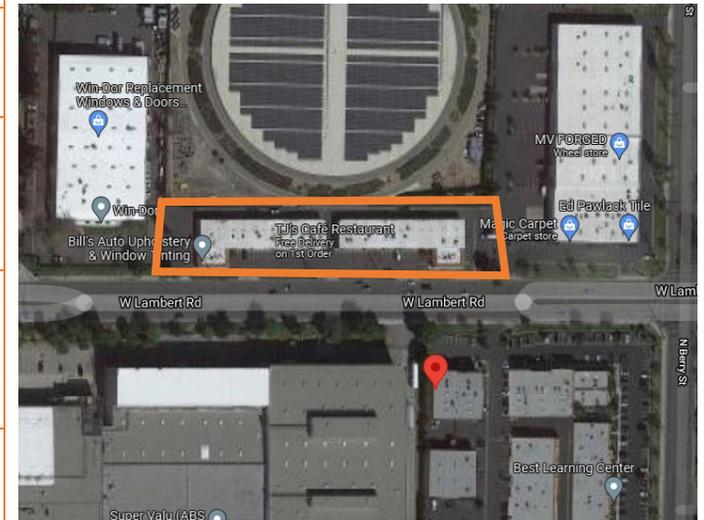
N/A

In-Process/Review

LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)

Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> TPM 2021-189; Accela No.: PLN-2021-00061
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 296-223-13 700-800 W Lambert Road.
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to convert two existing 12-unit buildings (total 24 units) into 24 office condominium units. No new construction is proposed; existing unit boundaries, floor plans and floor areas will not change.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> 801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)
Application submittal Date:	<ul style="list-style-type: none"> October 25, 2021
Current Status:	<ul style="list-style-type: none"> Application was deemed complete on October 12, 2023. Planning Commission review TBD pending applicant response.

PROJECT MAP:



AMAZON FACILITY (MAP ID: 2)	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-09; ACCELA No. PLN 2022-00042
Project Location:	<ul style="list-style-type: none"> 275 W. Valencia Assessor's Parcel Number (APN): 320-233-17
Project Description:	<ul style="list-style-type: none"> The Project proposes to demolish the existing 3-story, 637,503 square-foot, 60-foot high office building (previously occupied by Bank of America) and construct a new 181,500 square-foot, 44-foot high warehouse building that will be used as Amazon's parcel delivery facility.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Tim Reed of Ware Malcomb
Application submittal Date:	<ul style="list-style-type: none"> May 31, 2022
Current Status:	<ul style="list-style-type: none"> Project resubmitted, currently under review. EIR NOP was issued on July 13, 2023, and the public comment period ended on August 11, 2023. EIR Scoping Meeting was held on July 24, 2023.

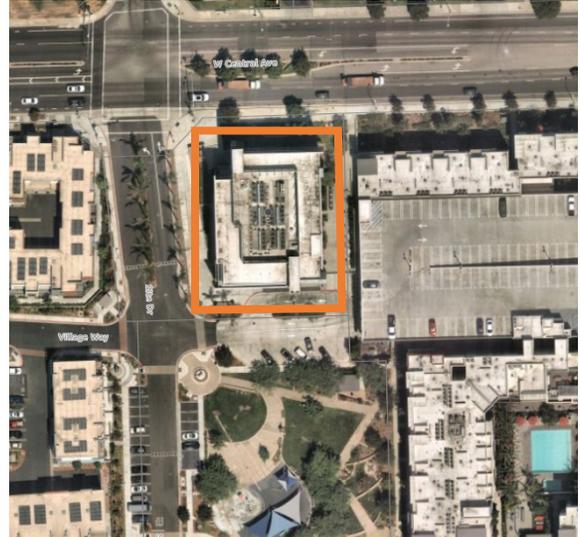
PROJECT MAP:



PET AQUAMATION BUSINESS (MAP ID: 3)	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-15; ACCELA No. PLN 2022-00053
Project Location:	<ul style="list-style-type: none"> 580 W Lambert Road, Unit E Assessor's Parcel Number (APN): 296-081-07
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to establish a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Dr. Annie Forslund (Home Pet Euthanasia of Southern California)
Application submittal Date:	<ul style="list-style-type: none"> July 19, 2022
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant.

PROJECT MAP:



AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 4)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-241-10 380 W Central Ave 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to install a new rooftop wireless communication facility on an existing commercial office building. 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> New Cingular Wireless PCS, LLC dba AT&T Wireless 	
Application submittal Date:	<ul style="list-style-type: none"> November 22, 2022 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant. 	

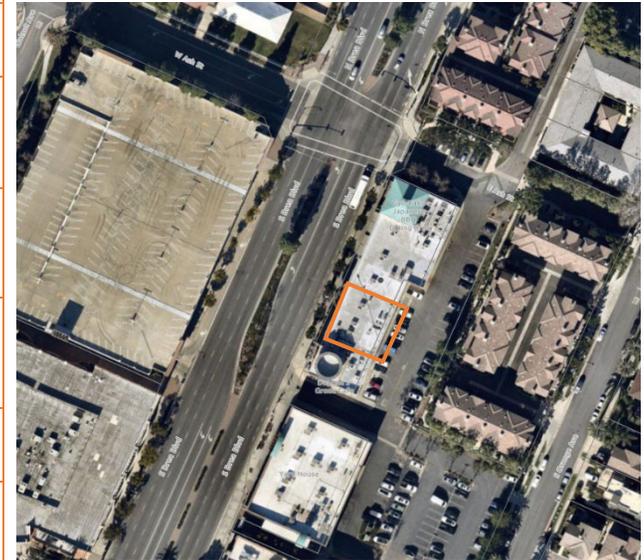
ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 5)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-231-12 200 N Puente St 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new two-story office building for an Albertson's distribution center. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> John Doan 	
Application submittal Date:	<ul style="list-style-type: none"> April 25, 2023 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant. 	



CORAZON MODERN KITCHEN – EXPANSION OF ON-SITE ALCOHOL (MAP ID: 6)

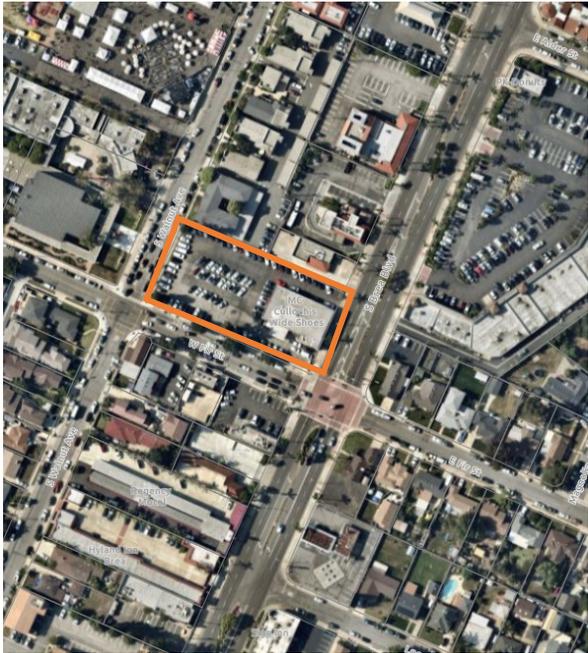
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2023-09; ACCELA No: PLN-2023-00045
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 296-364-25 • 120 S. Brea Blvd #106
Project Description:	<ul style="list-style-type: none"> • The applicant is proposing to expand the on-site alcohol from beer and wine to full service, and into the patio area.
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Mariara Lazae
Application submittal Date:	<ul style="list-style-type: none"> • July 11, 2023
Current Status:	<ul style="list-style-type: none"> • Pending resubmittal from the applicant.

PROJECT MAP:



<i>WIRELESS FACILITY MODIFICATION (MAP ID: 7)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-02; ACCELA No: PLN-2023-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-333-42 185 E. Alder 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Stephanie Rudolph 	
Application submittal Date:	<ul style="list-style-type: none"> February 22, 2023 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

LOADING DOCK ADDITION (MAP ID: 8)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-05; ACCELA No: PLN-2023-00031 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-223-19 750 Challenger Street 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to add a secondary loading dock and restripe parking stalls. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Esther Yang 	
Application submittal Date:	<ul style="list-style-type: none"> April 27, 2023 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

SOUTH BREA TOWNHOMES (MAP ID: 9)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Tree Removal Permit 	
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TTM 2023-01 and TRP 2023-01; ACCELA No: PLN-2023-00081 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-282-06 685 S. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new 32-unit, 3 story residential development <i>NOTE: This is based on a SB 330 preliminary application that was previously submitted on August 1, 2023</i> 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Patrick Chien of City Ventures 	
Application submittal Date:	<ul style="list-style-type: none"> November 21, 2023 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

SUPER JUICY DUMPLING – ON-SITE ALCOHOL (MAP ID: 10)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP 2023-11; ACCELA No: PLN-2023-00058
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 320-331-05 2445 E. Imperial Highway #A
Project Description:	<ul style="list-style-type: none"> The applicant is proposing on-sale beer and wine alcohol license at an existing sit-down restaurant (Super Juicy Dumpling).
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Mingfeng Liu
Application submittal Date:	<ul style="list-style-type: none"> August 17, 2023
Current Status:	<ul style="list-style-type: none"> Project deemed complete on February 12, 2024. Planning Commission public hearing is scheduled on February 27, 2024.

PROJECT MAP:



BREA PLAZA SIGN PROGRAM AMENDMENT (MAP ID: 11)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP 2023-10; ACCELA No: PLN-2023-00054 	
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-102-25 • 1639 East Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> • The applicant is proposing amend the existing comprehensive sign program for Brea Plaza shopping center. 	
Project Planner:	<ul style="list-style-type: none"> • Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Jahn Nguyen 	
Application submittal Date:	<ul style="list-style-type: none"> • August 1, 2023 	
Current Status:	<ul style="list-style-type: none"> • Pending resubmittal from the applicant. 	

LIGHT INDUSTRIAL BUILDING (MAP ID: 12)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-08; ACCELA No: PLN-2023-00049
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-303-11 NW corner of Nasa Street and Surveyor Avenue
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to construct a new 56,000 square-foot industrial building.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Dennis Roy
Application submittal Date:	<ul style="list-style-type: none"> July 25, 2023
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant.

PROJECT MAP:



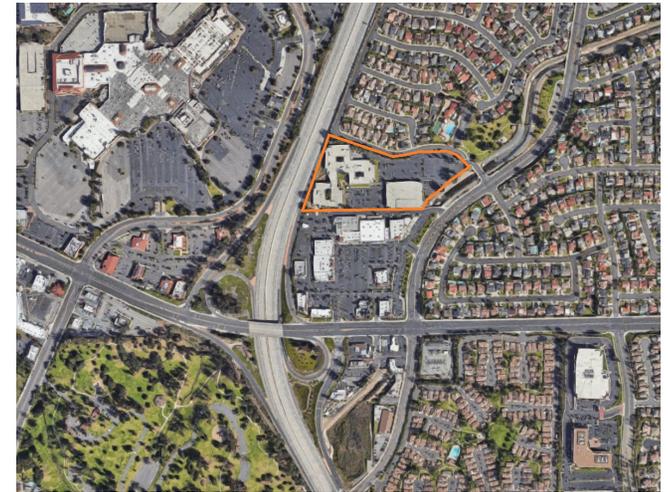
NEW WAREHOUSE BUILDING (MAP ID: 13)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Project No.:	<ul style="list-style-type: none"> ACCELA No: PLN-2023-00046 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-233-21 3350 E. Birch Street 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to demolish existing office building and construct a 86,145 sq. ft. warehouse building 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (Estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Scot A. Finch 	
Application submittal Date:	<ul style="list-style-type: none"> July 3, 2023 	
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on August 3, 2023. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. 	



NEW INDUSTRIAL BUILDING (MAP ID: 15)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review No. 2024-01 	
Project No.:	<ul style="list-style-type: none"> ACCELA No: PLN-2024-00009 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-04 424 Berry Way 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to demo existing industrial buildings located at the eastern portion of the parcel and construct a new 147,500 sq. ft. warehouse. 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Rexford Industrial, Berry, LLC. 	
Application submittal Date:	<ul style="list-style-type: none"> February 6, 2024 	
Current Status:	<ul style="list-style-type: none"> Under review 	

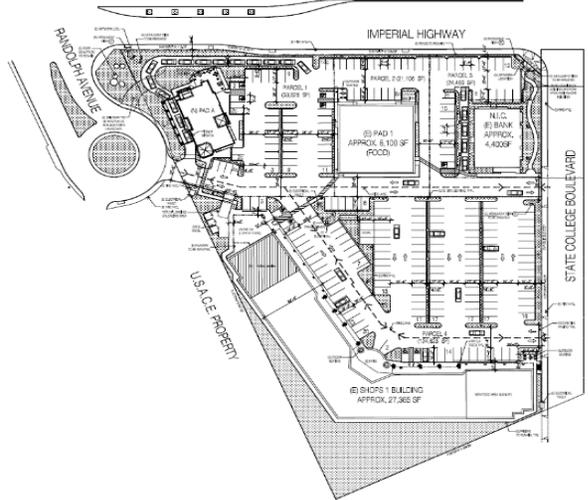


NEW RESIDENTIAL DEVELOPMENT (MAP ID: 16)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Project No.:	<ul style="list-style-type: none"> ACCELA No: PLN-2023-00087 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-34 1698-1700 Greenbriar Lane 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to demo existing office building and a parking structure and construct 183 single-family attached dwelling unit development. 	
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Gary Jones of Lennar Homes of California, Inc. 	
Application submittal Date:	<ul style="list-style-type: none"> December 18, 2023 	
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on January 18, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. 	



Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)		RENDERING: 
Case Type:	<ul style="list-style-type: none"> Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report 	
Project No.:	<ul style="list-style-type: none"> PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-05 Southeast corner of Mercury Lane and Berry Street 	
Project Description:	<ul style="list-style-type: none"> The project is a new 5-story building with 114 workforce residential units. 	
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net) 	
Applicant	<ul style="list-style-type: none"> Dwight Manely 	
Approval Dates:	<ul style="list-style-type: none"> Planning Commission recommended approval of the project to the City council on April 28, 2020 City Council approved the project on June 2, 2020 	
Current Status:	<ul style="list-style-type: none"> In building permit plan check process 	

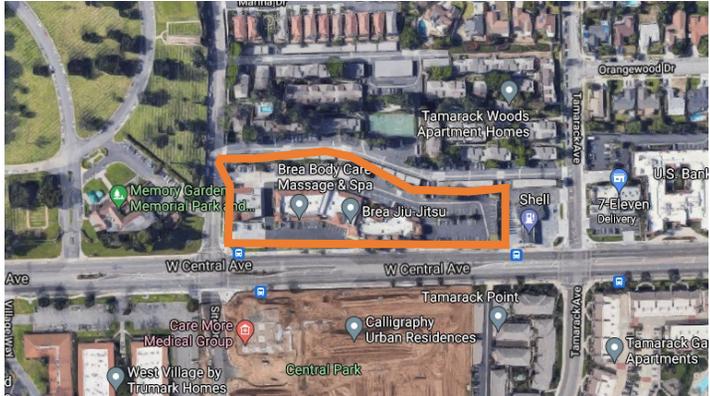
BREA IMPERIAL CENTER (Map ID: 2)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Amendment to Conditional Use Permit 18-06, Precise Development, Conditional Use Permits, Tentative Parcel Map 	
Project No.:	<ul style="list-style-type: none"> CUP 18-05, PD 17-03, CUP 18-07, TPM 2017-01 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 029-331-22, -28 311-391 South State College & 1130-1160 Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project includes façade improvements, demolition and reconstruction of a portion of the Brea Imperial Center and parking modifications to the center with a new comprehensive sign program. In addition, a Tentative Parcel Map to subdivide the 4.1-acre site into two parcels. 	
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net) 	
Applicant	<ul style="list-style-type: none"> Winston Liu of JLJ (USA) Investments, LLC 	
Approval Dates:	<ul style="list-style-type: none"> The Planning Commission approved the project on July 24, 2018. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

TRANSWESTERN (MAP ID: 3)

Case Type:	<ul style="list-style-type: none"> Precise Development, Mitigated Negative Declaration, Conditional Use Permit, Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> PD No. 21-01; MND No. 21-01, CUP 21-08, TPM 2021-140; ACCELA No. PLN-2021-00007
Project Location:	<ul style="list-style-type: none"> 285 N Berry Street and 711 W Imperial Hwy Assessor's Parcel Number (APN): 296-101-08; 296-101-05; 296-101-03
Project Description:	<ul style="list-style-type: none"> The project is a development of a new 126,797 square foot industrial building with associated parking and landscaping.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Transwestern Company (Sara Santomauro)
Approval Dates:	<ul style="list-style-type: none"> Approved by Planning Commission on September 28, 2021
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



THE PHOENIX CLUB (MAP ID: 4)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit for banquet hall, parking modification, and on-site alcohol license. 	
Project No.:	<ul style="list-style-type: none"> CUP 21-04, -05, -06; ACCELA No. PLN-2021-00046 	
Project Location:	<ul style="list-style-type: none"> 375 W Central Ave Assessor's Parcel Number (APN): 304-041-10 	
Project Description:	<ul style="list-style-type: none"> The project is a new restaurant/bar with a banquet hall. In addition, the applicant will also occupy three tenant spaces for office and multi-purpose rooms for member only classes, meeting, etc. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> The Phoenix Club (Linda Kriestant) 	
Approval Dates:	<ul style="list-style-type: none"> Approved by Planning Commission on April 26, 2022. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

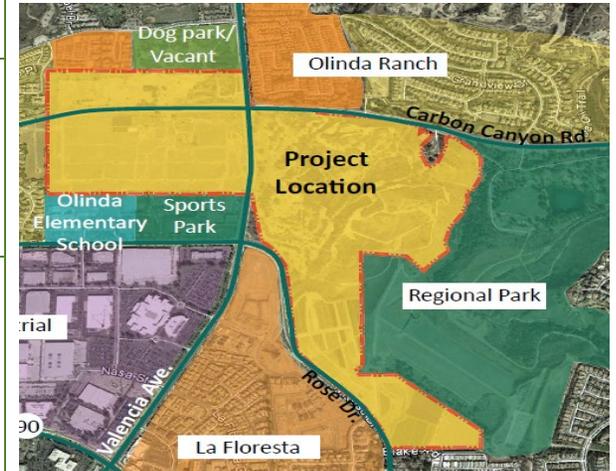
BREA REGIONAL ANIMAL HOSPITAL (MAP ID: 5)	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-02; ACCELA No. PLN 2022-00010
Project Location:	<ul style="list-style-type: none"> 2500 E. Imperial Highway, Unit 200 Assessor's Parcel Number (APN): 336-541-30
Project Description:	<ul style="list-style-type: none"> The project establishes an animal hospital with no changes to the exterior of the building and no building expansion
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Richard Wright
Approval Dates:	<ul style="list-style-type: none"> Approved by Planning Commission on June 28, 2022.
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



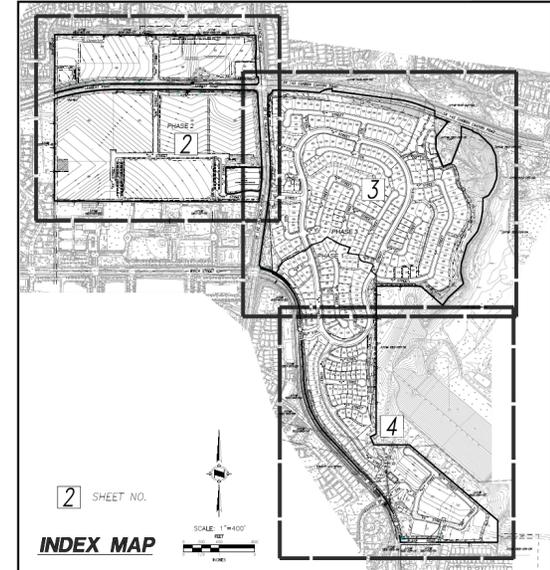
BREA 265 SPECIFIC PLAN (MAP ID: 6)	
Case Types:	<ul style="list-style-type: none"> Specific Plan, General Plan Amendment, Zone Change, and Development Agreement
Project No.:	<ul style="list-style-type: none"> ACCELA No. PLN-2020-00011; ENV No. 22-01, GPA No. 22-01, ZC No. 22-01, DA No. 22-01, SP No. 22-01
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02I; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07 The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.
Project Description:	<ul style="list-style-type: none"> The project includes the following: (1) General Plan Amendment to change the General Plan Land Use designation of the site from Hillside Residential and Low Density Residential to Brea 265 Specific Plan; (2) Zone Change to change the zoning of the site from HR and R-1 to Brea 265 Specific Plan; (3) Specific Plan for the adoption of a new specific plan providing up to 1,100 residential dwelling units, parks and recreational amenities, and open space and right of way improvements; (4) Tentative Tract Map for the subdivision of the project site for residential, parks and open space uses; and (5) Development Agreement defining terms of development by vesting the City's approval and specifying public benefits and improvements
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> AERA ENERGY
Approval Dates:	<ul style="list-style-type: none"> Planning Commission recommended approval of the project to the City Council on May 24, 2022. City Council reviewed the SP, GPA, ZC, and DA for the Project on June 21, 2022. The project was continued to July 19, 2022, where it was approved by City Council.
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



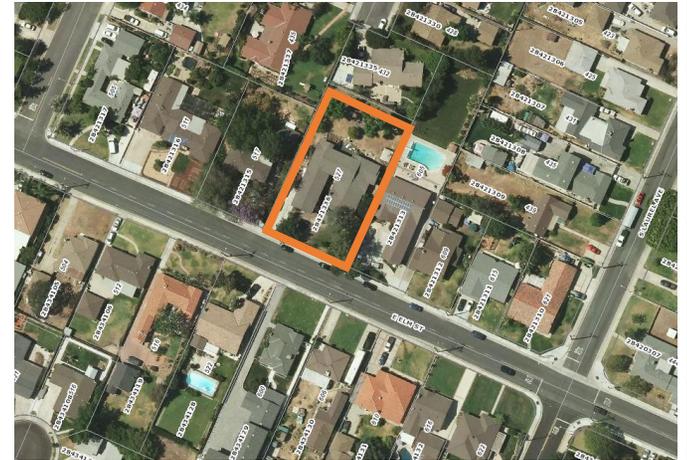
BREA 265 TENTATIVE TRACT MAP (MAP ID: 7)	
Case Types:	<ul style="list-style-type: none"> Tentative Tract Map
Project No.:	<ul style="list-style-type: none"> ACCELA No. PLN 2020-00011; TTM 16423
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07 The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.
Project Description:	<ul style="list-style-type: none"> A Tentative Tract Map for the subdivision of the project site for residential, parks and open space uses. The TTM would implement the approved Brea 265 Specific Plan.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> AERA ENERGY
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the TTM for the project on September 27, 2022.
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



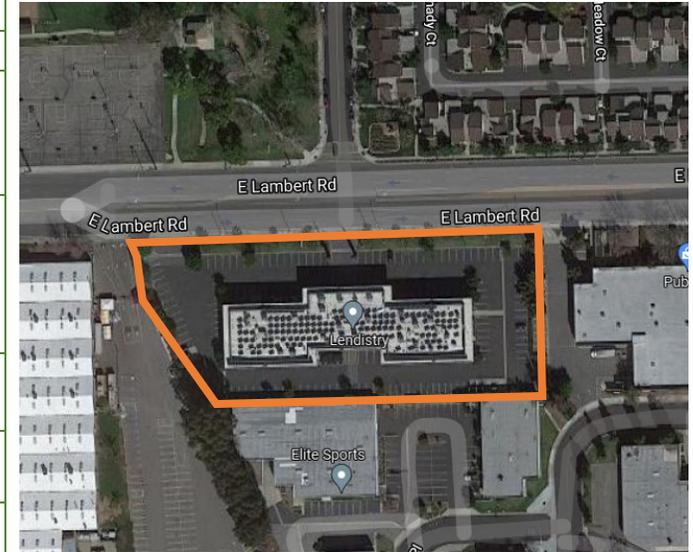
<i>ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 8)</i>	
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2022-01; ACCELA No. PLN 2022-00019
Project Location:	<ul style="list-style-type: none"> • 527 E. Elm Street • Assessor’s Parcel Number (APN): 284-213-36
Project Description:	<ul style="list-style-type: none"> • The project establishes a new 1,496 square foot detached ADU.
Project Planner:	<ul style="list-style-type: none"> • Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Frederick Talactac
Approval Dates:	<ul style="list-style-type: none"> • Planning Commission approved the project on October 25, 2022.
Current Status:	<ul style="list-style-type: none"> • Building permit ready to issue.

PROJECT MAP:



BREA METRO OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 9)	
Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> TPM No. 2021-198; Accela No: PLN-2021-00057
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 319-192-15 330 E Lambert Rd
Project Description:	<ul style="list-style-type: none"> The project subdivides the property into approximately 32 individual office condominiums. No change of use, demolition or on-site improvements.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> CGM Development LLC (Gordon Lau)
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the project on March 28, 2023.
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:

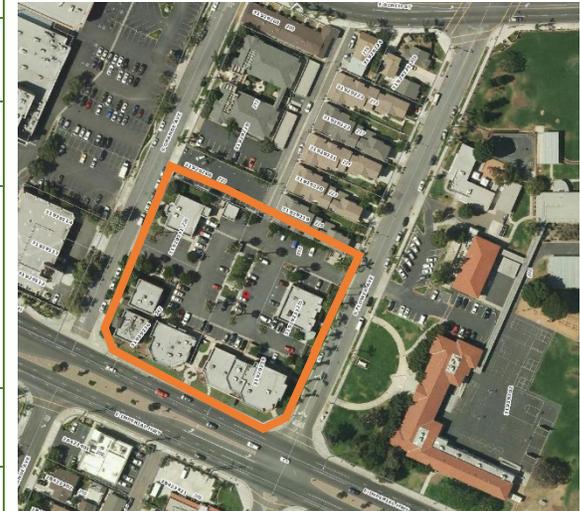


INDUSTRIAL BUILDING (MAP ID: 10)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review, Environmental Impact Report Addendum 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-04; EIR No. 5-81 Addendum No. 1; ACCELA No. PLN 2022-00012 	
Project Location:	<ul style="list-style-type: none"> 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66 	
Project Description:	<ul style="list-style-type: none"> The project includes demolition of an existing office building and development of a new warehouse with related site improvements. The building would be a total of 113,700 SF. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Prologis 	
Approval Dates:	<ul style="list-style-type: none"> Brea Community Development Director approved the project on March 27, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

BREA MALL MIXED USE PROJECT (MAP ID: 11)		PROJECT MAP:
Project:	<ul style="list-style-type: none"> EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits 	
Project No.:	<ul style="list-style-type: none"> EIR 20-01, GPA No. 20-01; ZC No. 20-01, DA No. 20-01, TPM 22-113, PD No. 20-02, and CUP Nos. 20-06, 22-17, 22-18 and 22-19 ACCELA No. PLN 2021-00008 	
Project Location:	<ul style="list-style-type: none"> 100 Brea Mall; Assessor's Parcel Number (APN): 319-101-37 19-100-26, -62, -63, -64, -71, -73, -75 -76, -79, -89 and 319-103-22 (Note: GPA No. 2020-01 and ZC No. 2020-01 apply to the entire Brea Mall site) 	
Project Description:	<ul style="list-style-type: none"> The project includes: (1) General Plan Amendment to change the General Plan Land Use designation of the Project site and the Brea Mall from Regional Commercial to Mixed Use I; (2) Zone Change to change the zoning designation of the site from Major Shopping Center (C-C) with a Precise Development (P-D) overlay to Mixed Use I (MU-I); (3) Development Agreement to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan to demolish the former Sears building and surface parking lot and allow a new mixed-use development that includes retail, restaurants, for-rent residential apartments, a resort-type fitness center and an outdoor gathering space; (5) Tentative Parcel Map for subdivision; and (6) Conditional Use Permits for shared parking, to establish the Brea Mall sign program, to allow on-site alcohol consumption of beer, wine and distilled spirits within dining establishments and to allow a fitness center 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Simon Properties 	
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Study Session (Project Preview) was held on September 27, 2022. Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022. Planning Commission recommended approval of the project to the City Council on December 13, 2022. City Council Public Hearing (1st reading) was held on May 2, 2023. City Council approved the project during the 2nd reading on May 16, 2023. 	
Current Status:	<ul style="list-style-type: none"> Demolition of the former Sears building completed; Site preparation in process. In building permit plan check process 	

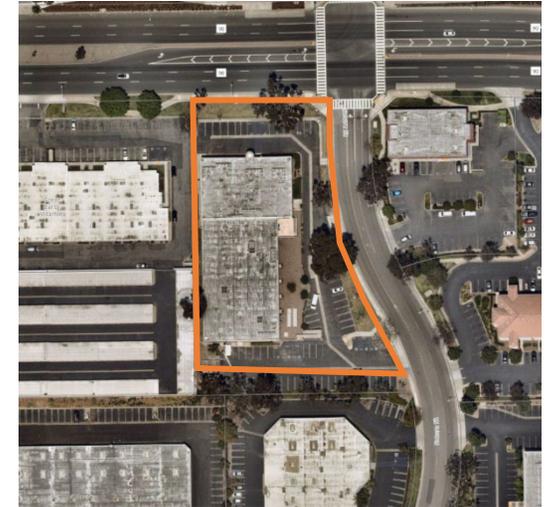


GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 12)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); ACELA No. PLN 2022-00011 	
Project Location:	<ul style="list-style-type: none"> 255 E. Imperial Highway Assessor’s Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36 	
Project Description:	<ul style="list-style-type: none"> The Project retains two of the existing five buildings that are currently used for medical uses. The remaining three commercial buildings totaling 18,286 square feet would be demolished and a new 2,000 square foot drive-through restaurant with an outdoor seating area and a 6,000 square foot commercial building consisting of 2,400 square feet of restaurant and 3,600 square feet of medical or retail space would be constructed. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Dwight Manley 	
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Public Hearing (Intro to Project) held on January 24, 2023. Planning Commission recommended approval of the project to City Council on April 11, 2023. City Council Public Hearing (1st reading) held on May 16, 2023. City Council approved the project during the 2nd reading on June 6, 2023. 	
Current Status:	<ul style="list-style-type: none"> Demolition of three buildings has commenced; Site preparation in process. In building permit plan check process 	



<i>SOUTHLANDS CHURCH FENCE HEIGHT (MAP ID: 13)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative Adjustment
Project No.:	<ul style="list-style-type: none"> AR 2023-01; ACCELA No. PLN 2022-00027
Project Location:	<ul style="list-style-type: none"> 2950 E. Imperial Highway Assessor's Parcel Number (APN): 336-631-21
Project Description:	<ul style="list-style-type: none"> The Project increases the height of the fence along Imperial Highway from 30 inches to 42 inches.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Southlands Church
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the application on February 1, 2023
Current Status	<ul style="list-style-type: none"> In building permit plan check process

PROJECT MAP:



BOILING CRAB OUTDOOR PATIO (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-03; ACCELA No. PLN 2023-00017
Project Location:	<ul style="list-style-type: none"> 120 S. Brea Boulevard, Suite 106 Assessor’s Parcel Number (APN): 296-364-25
Project Description:	<ul style="list-style-type: none"> The Project include a new outdoor patio for a new business, Boiling Crab
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Aejandra Zoquipa
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the application on June 6, 2023
Current Status	<ul style="list-style-type: none"> In building permit plan check process

PROJECT MAP:



BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 15)

Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit, Precise Development
Project No.:	<ul style="list-style-type: none"> • CUP No. 2022-23; PD No. 2022-12; ACCELA No: PLN-2022-00078
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 319-391-01 • 1639 E Imperial Hwy
Project Description:	<ul style="list-style-type: none"> • The project includes demolition of a 18,425 square foot theater (Building F) and remodeling Buildings E & G for retail ground floor use and a new second floor for office use. Building E would add 7,787 square feet to the ground floor and a new 6,500 square foot second floor with a 3,028 square foot outdoor patio, and a new loading area to the rear of the building. Building G would add a new 8,480 square foot second floor with a 1,048 square foot outdoor patio.
Project Planner:	<ul style="list-style-type: none"> • Jessica Newton, Senior Planner (jessican@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Waad J. Nadhir
Approval Dates	<ul style="list-style-type: none"> • The Planning Commission approved the application on August 8, 2023
Current Status:	<ul style="list-style-type: none"> • Demolition of the existing theater building currently in process • In building permit plan check process

PROJECT MAP:



POPPING YOLK CAFÉ – ON-SITE ALCOHOL (MAP ID: 16)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-01; ACCELA No: PLN-2023-00014
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 029-331-28 1160 E Imperial Hwy, Suite J
Project Description:	<ul style="list-style-type: none"> The project includes an on-sale beer and wine alcohol license at a sit-down restaurant (Popping Yolk Café).
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> PYC Brea (Jason Tsai)
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on August 8, 2023
Current Status:	<ul style="list-style-type: none"> In operation

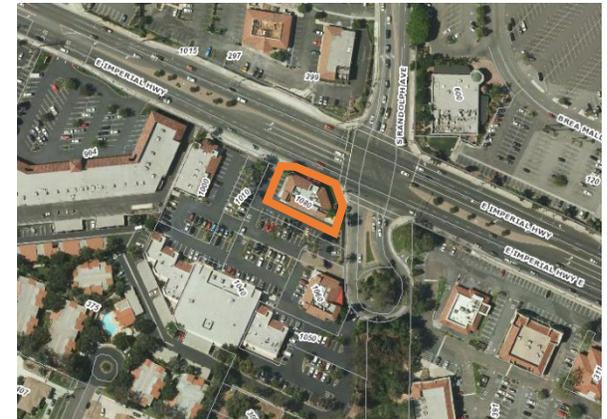
PROJECT MAP:



ORIGAMI HANDROLL BAR – ON-SITE ALCOHOL (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-04; ACCELA No: PLN-2023-00029
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 284-181-01 1080 E Imperial Hwy, Suite E-2
Project Description:	<ul style="list-style-type: none"> The project includes an on-sale beer and wine alcohol license at a sit-down restaurant (Origami Handroll Bar).
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Jay Yim
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on September 12, 2023
Current Status:	<ul style="list-style-type: none"> In operation

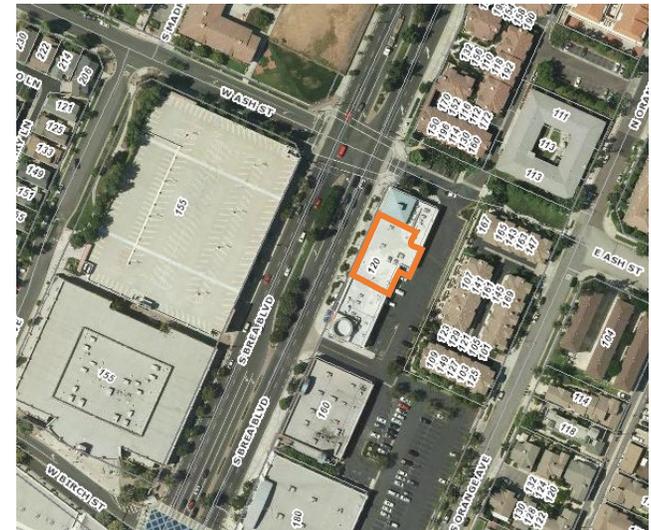
PROJECT MAP:



BOILING CRAB – ON-SITE ALCOHOL (MAP ID: 18)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-07; ACCELA No: PLN-2023-00039
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-364-25 120 S Brea Blvd, Suite 103
Project Description:	<ul style="list-style-type: none"> The project includes an on-sale beer and wine alcohol license at a sit-down restaurant (Boiling Crab).
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Isac Uravo
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on September 12, 2023
Current Status:	<ul style="list-style-type: none"> Restaurant is under construction

PROJECT MAP:



WESTMORELAND WALL HEIGHT (MAP ID: 19)

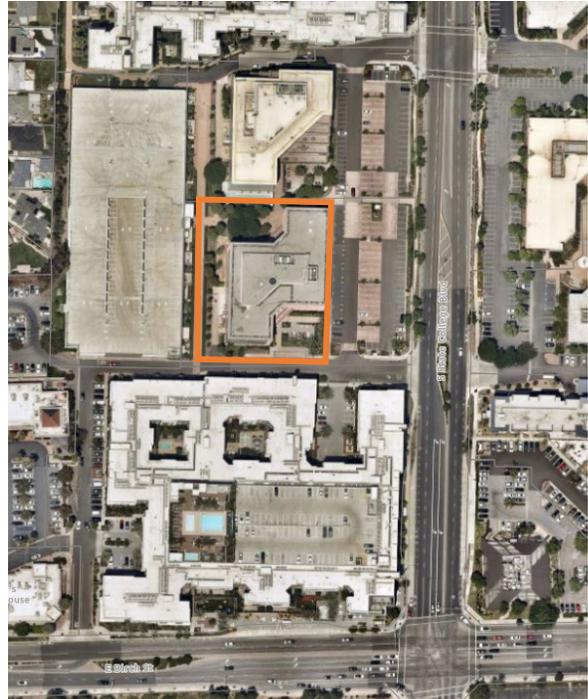
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR 2023-05; ACCELA No: PLN-2023-00038
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 320-013-23 1944 Westmoreland Drive
Project Description:	<ul style="list-style-type: none"> The project increases the height of the existing wall with a fence from 6 feet to 8 feet.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Marcia & Ed Munson
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on September 14, 2023
Current Status:	<ul style="list-style-type: none"> Complete

PROJECT MAP:

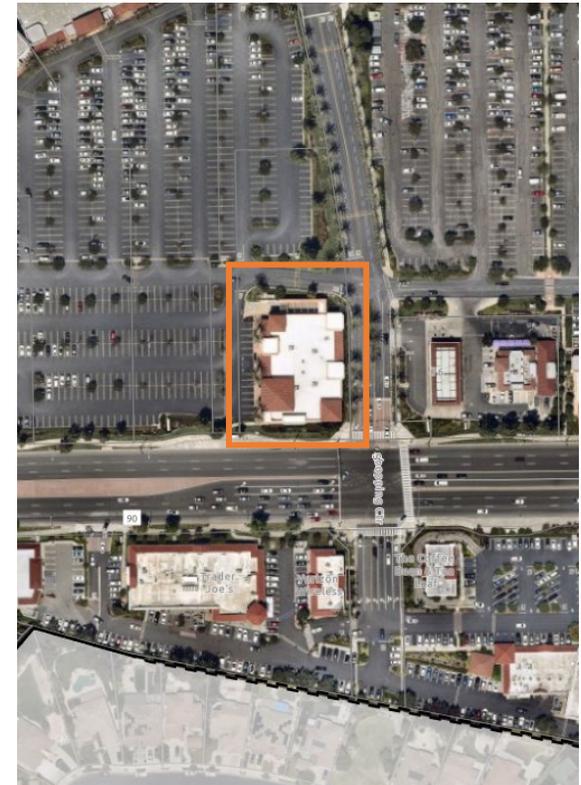


SMARTE PARKE PET DAYCARE (MAP ID: 20)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-06; ACCELA No: PLN-2023-00035 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-104-14 835 E Birch St 	
Project Description:	<ul style="list-style-type: none"> The project establishes a luxury pet daycare and boarding facility (Smart Parke) within an existing commercial building. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Josh Drake (Smart Parke) 	
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on September 26, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

BREA PLACE SIGN PROGRAM AMENDMENT (MAP ID: 21)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP No. 2023-08; ACCELA No: PLN-2023-00042 	
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 319-322-07, 319-322-08, 319-322-02, 319-331-18, 319-332-03, 319-331-19, 319-331-17 • 100-145 S State College Blvd 	
Project Description:	<ul style="list-style-type: none"> • The project amends the existing Brea Place master sign program. 	
Project Planner:	<ul style="list-style-type: none"> • Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Ashley Yu (JB3D) 	
Approval Dates	<ul style="list-style-type: none"> • The Planning Commission approved the application on September 26, 2023. 	
Current Status:	<ul style="list-style-type: none"> • Pending submittal of a building permit plan check 	

<i>WIRELESS FACILITY CO-LOCATION (MAP ID: 22)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-07; ACCELA No: PLN-2023-00047 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-331-12 145 S. State College Boulevard 	
Project Description:	<ul style="list-style-type: none"> The project modifies an existing wireless facility to add additional antennas and support equipment. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Meghan Graham 	
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on October 10, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process. 	

ULTA FAÇADE MODIFICATION (MAP ID: 23)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-10; ACCELA No: PLN-2023-00051 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-331-18 2395 E. Imperial Highway Suite B 	
Project Description:	<ul style="list-style-type: none"> The project includes exterior façade improvements to an existing building. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Tom Pytel 	
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on October 4, 2023. 	
Current Status:	<ul style="list-style-type: none"> In operation 	



CALIFORNIA SPINE INSTITUTE (MAP ID: 24)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-05; AR No. 2023-04; ACCELA No: PLN-2023-00030 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-314-07 721 E Imperial Hwy 	
Project Description:	<ul style="list-style-type: none"> The project includes a second story addition to an existing office building along with related site improvements. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Raed Ali and Eric Lin 	
Approval Dates	<ul style="list-style-type: none"> December 12, 2023 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

MEDICAL USE PARKING MODIFICATION (MAP ID: 25)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP 2023-10; ACCELA No: PLN-2023-00056 	
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-192-15 • 330 E. Lambert Road 	
Project Description:	<ul style="list-style-type: none"> • The project includes a reduction in the required on-site parking for the new parking deficiency to be created due to introduction of medical office uses 	
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Gordon Lau 	
Approval Date	<ul style="list-style-type: none"> • December 5, 2023 	
Current Status:	<ul style="list-style-type: none"> • N/A 	

<i>MACALLANS PUBLIC HOUSE – EXPANSION OF ON-SITE ALCOHOL AND NEW OUTDOOR PATIOS (MAP ID: 26)</i>	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit and Plan Review
Project No.:	<ul style="list-style-type: none"> CUP 2023-12; PR 2023-12 ACCELA No: PLN-2023-00072
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-376-18 330 W. Birch Street, Suite 1
Project Description:	<ul style="list-style-type: none"> The project expands the on-site alcohol service to a new private dining space and construct two new outdoor patio areas.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Douglas Vincent
Approval Date	<ul style="list-style-type: none"> December 12, 2023
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



DR. SQUATCH FENCE HEIGHT (MAP ID: 27)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> AR No. 2024-01 ACCELA No: PLN-2024-00007 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-01 114 N. Berry Street 	
Project Description:	<ul style="list-style-type: none"> The project increases the height of a new screening fencing from 7 feet to 8 feet. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Christopher Clay 	
Approval Date:	<ul style="list-style-type: none"> February 6, 2024 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

REPEALED/DENIED

(Within one year)

N/A