

Tuesday, April 22, 2025, 6:00 PM COUNCIL CHAMBERS 1 Civic Center Circle Brea, California 92821

<u>Also via teleconference:</u> 350 W Central Ave #455, Brea, CA 92821

Melanie Schlotterbeck, Chair

Blake Perez, Vice Chair

Tom Donini, Commissioner Ted Gribble, Commissioner Bill Madden, 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.gov 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.gov 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://cityofbreanet.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. GENERAL SESSION

1A. Call to Order/Roll Call - Commission

- 1B. Invocation
 - Pastor Dan Crane from Formation Church
- 1C. Pledge of Allegiance
- 1D. Matters from the Audience

2. CONSENT CALENDAR

- 2A. March 11, 2025 Planning Commission Meeting Minutes— 1. Approve.
- 2B. March 25, 2025 Planning Commission Meeting Minutes

— 1. Approve.

3. PUBLIC HEARINGS

3A. Conditional Use Permit No. 2025-06

A request to allow off-site sale of alcoholic beverages (Type 21) at an existing convenience store (7-Eleven) at 295 W Central Avenue.

- 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. 2025-06 to allow for the off-site sale of alcoholic beverages (Type 21-Off-sale General) at an existing convenience store (7-Eleven), based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

3B. Conditional Use Permit No. 2025-04

A request to establish and operate an administrative and professional office use at 420 Apollo Street, 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. 2025-04 to establish and operate an administrative and professional office use within an existing tenant space in a Light Industrial (M-1) Zone, based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

3C. Tentative Parcel Map No. 2024-135

A subdivision request to reconfigure seven existing parcels into four parcels at 411 Sievers Avenue.

 — 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class15 – Minor Land Division); and,

— 2. Approve TPM No. 2024-135 to reconfigure seven existing parcels into four parcels, in a Single Family Residential (R-1) Zone, based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

4. ADMINISTRATIVE ITEMS

4A. Fiscal Year 2025-26 Capital Improvement Program Finding of Conformance with the General Plan

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and

— 2. Adopt a resolution finding that the FY 2025-26 CIP projects, as identified within the General Plan Conformance Matrix, are in conformance with the General Plan.

- 4B. Committee Reports
- 4C. Informational/Project Updates
 - 1. Receive and file.

5. ADJOURNMENT

Date Posted: April 16, 2025



A. March 11, 2025 Planning Commission Meeting Minutes

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:00 PM	CONSENT CALENDAR Item: 2A.

RECOMMENDATION

Staff recommends that the Planning Commission approve the March 11, 2025 Planning Commission Meeting minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

03-11-25 PC Draft Minutes.pdf

** The following document is a draft of the minutes and the not the official approved minutes **

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

March 11, 2025

Roll Call: (The following members were in attendance)

- Melanie Schlotterbeck, Chair
- Blake Perez, Vice Chair
- Tom Donini, Commissioner
- Bill Madden, Commissioner
- Ted Gribble, Commissioner

1. GENERAL SESSION

1A. Call to Order/Roll Call - Commission

Chair Schlotterbeck called the meeting to order at 6:00 PM.

1B. Invocation

Pastor Tyler Lemen with Birch Street Friends Church led the invocation.

1C. Pledge of Allegiance

Commissioner Gribble led the Pledge of Allegiance.

1D. Matters from the Audience

Elizabeth Hansberg, co-founder of People For Housing OC, commented on the urgency of housing, commended the City's efforts to meet housing element requirements, and advocated for implementing varied housing programs.

City Planner, Joanne Hwang noted staff received ten written email comments regarding Item 3A and 3B, which had been provided to the commissioner and the public.

2. CONSENT CALENDAR

2A. February 25, 2025 Planning Commission Meeting Minutes-

Motion was made by Commissioner Madden and seconded by Vice Chair Perez to approve the consent calendar. Motion passed 5-0.

3. PUBLIC HEARINGS

3A. Brea Plaza Shopping Center Apartment Project (Brea Plaza Living)– General Plan Amendment No. 2024-01, Zone Change No. 2024-01, Density Bonus No. 2024-01, Precise Development No. 2024-01 and Conditional Use Permit Nos. 2024-03, 2024-04, and 2025-05.

Prior to the staff presentation, Commissioner Gribble recused himself due to potential issues with the due process rights of the owner of the project site, based on his involvement in the group that opposed a development project that was previously proposed at the project site.

Jessica Newton, Senior Planner, provided a presentation of the project.

The Planning Commission asked questions regarding the following topics:

- Clarification on the project consideration/approval process
- Cumulative CEQA/EIR Impact
- Clarification on Condition of Approval Nos. 16, 74, and 101
- Whether or not the pedestrian accessway would have gates
- Caltrans traffic study
- Compliance with the State's organic waste requirements
- Clarification what constitutes as health and safety impacts under the State density bonus law
- Potential impacts of the reduced setbacks on accessibility of emergency service vehicles
- Type of signage (illuminated vs lighted)
- Clarification on the parking demand study
- Construction staging areas
- Location for delivery/loading area for packages, move-ins/outs, etc.
- Landscaping plan and plant palette
- Security cameras for bicycle storage room
- The distribution of EV charging stations
- Impact fees, such as park fees and school fees
- Ingress/egress at the property

- Bird-safe balcony glass
- Clarification of the previous project's approval, referendum, and withdrawal
- Easement and separation between two agenda items
- The City's role in coordinating bus routes within the City with Orange County Transit Authority (OCTA)
- Park impact fee and how the City prioritizes the usage of such fee
- The zoning designation of the previous project and the current project
- Clarification on the parking demand study findings
- Shared parking between shopping center and proposed project
- Process for updating parking management plan
- Micro transit program

City Attorney Steven Flower, City Planner Joanne Hwang, Assistant City Manager/Community Development Director Jason Killebrew, Senior Planner Jessica Newton, Traffic Engineer Dave Roseman, and Angela Wolfe from First Carbon Solutions (City's consultant) responded to the commissioners' questions.

Chair Schlotterbeck opened the Public Hearing and invited the applicant to speak.

Project contact, Waad Nadhir of BOSC Realty Advisors, provided a presentation of the project and responded to commissioners' questions with Marice DiPasquale providing additional details.

Chair Schlotterbeck then opened the floor for public comments.

The following members of the public spoke in support of the project:

- Dennis Arp
- Roland Trudell
- Craig Farris
- Son Mai
- Bev Perry
- Dwight Manley

The following members of the public spoke in opposition of the project:

- Carolyn Dail
- Zubin Chichgar
- Moneque Pratt

Chair Schlotterbeck closed the public hearing after noting that no additional members of the public wished to address the Commission. After further discussion and deliberation, a motion was made by Chair Schlotterbeck and seconded by Vice Chair Perez to recommend approval of the project to the City Council, with the following items:

- Addition of a new condition of approval, requiring the Applicant to participate in a microtransit circulation system/program (i.e. trolley system) if such a program becomes available in the future.
- Recommendation that the City Council consider the following:
 - Requiring the inclusion of at least one California-native, drought-tolerant tree in the landscaping plan; and
 - Direct staff to communicate with Orange County Transit Authority (OCTA) regarding potential extension/modification of the existing bus service along Associated Road to accommodate future residential dwelling units in the area.

The motion carried with a vote of 3-0-1-1 with Commissioner Donini's abstention and Commissioner Gribble's recusal.

3B. Environmental Impact Report No. 2024-01, Vesting Tentative Tract Map No. 2024-01, General Plan Amendment No. 2024-02, Zone Change No. 2024-02, Precise Development No. 2024-02, and Development Agreement No. 2024-01: Greenbriar Residential Project (The Village at Greenbriar) at 1698-1700 Greenbriar Lane

Prior to the staff presentation, Commissioner Donini recused himself as he received a campaign contribution in amount that is larger than \$500 from one of the owners of the project site within the last 12 months.

Rebecca Pennington, Senior Planner, provided a presentation of the project.

The Planning Commission asked questions regarding the following topics:

- Parking Enforcement
- MU-II zoning designation

- Clarification on Condition of Approval Nos. 10, 90, 91, and 116
- Fair share cost related to traffic signal at Brea Plaza
- Potential traffic signal at Redbay Avenue/Birch Street
- Clarification on Traffic Study
- Cut-thru traffic in the Glenbrook neighborhood
- Potential traffic calming measures on Aurora Avenue and Greenbriar Lane
- Proposed traffic signal modifications at Greenbriar Lane/Associated Road
- Any shared access of Glenbrook HOA amenities
- Recreation Vehicle storage
- Incorporation of California-native trees in landscaping design
- Traffic volume comparison between office use and proposed residential use
- Clarification on peak period used in the traffic study
- Property owner of the existing "knuckle" on Greenbriar Lane
- Stop signs at the entries to the project site
- Construction staging areas
- Availability of utilities, such as water and power, and whether the existing system would be able to handle increased usage; past water main breaks
- Pedestrian access to/from Brea Plaza
- Project phasing
- Grade difference along Greenbriar Lane
- City of Brea overnight parking permit requirements
- Signage for the Tracks at Brea near project site
- Potential for providing parking over flood control channel
- Need for directional signage
- Crosswalk near school bus stop

Chair Schlotterbeck then opened the Public Hearing and invited the applicant to speak.

The applicant's representative, Peter Carlson of Carlson Strategic Land Solutions, provided a presentation of the project and responded to commissioners' questions.

City Attorney Steven Flower, City Planner Joanne Hwang, Community Development Director Jason Killebrew, Senior Planner Rebecca Pennington, and Traffic Engineer Dave Roseman responded to the commissioners' questions.

Chair Schlotterbeck then opened the floor for public comments.

The following member of the public spoke in support of the project:

• Dennis Arp

The following members of the public spoke in partial support of the project, stating that there are still concerns and/or questions:

- Carolyn Dail
- Zubin Chichgar

The following member had comments and questions regarding the project:

• Craig Farris

The Following member of the public spoke in opposition of the project:

Bev Perry

Chair Schlotterbeck closed the public hearing after noting that no additional members of the public wished to address the Commission.

After further discussion and deliberation, Motion was made by Commissioner Madden and seconded by Vice Chair Perez to recommend approval of the project to the City Council, with the following items:

- Several revisions and additional conditions of approval were added, as follows:
 - Revision to Condition of Approval No. 90 to require a community engagement for the potential traffic signal modification at Greenbriar Lane/S. Associated Road;
 - Revision to Condition of Approval No. 10 to update language related to pedestrian connection to Brea Plaza;
 - Revision to Condition of Approval No. 8 to require at least one California-native tree;

- A new condition requiring installation of a sign providing direction to The Tracks at Brea; and
- A new condition requiring installation of a free book exchange structure.
- Recommendation that the City Council consider the following:
 - Require the Applicant to provide sufficient funds for the City to comprehensively study and implement measures that may be needed to address identified issues related to cutthrough traffic within Glenbrook neighborhood;
 - Encourage the Applicant to study feasibility of providing parking over the flood control; and
 - Study feasibility of a crosswalk at the new 4-way intersection within Greenbriar Lane to accommodate for a school bus stop during the design phase of the project, and if warranted, require the project to install such crosswalk

The motion carried 4-0-1 with Commissioner Donini's recusal.

4. ADMINISTRATIVE ITEMS

4A. Committee Reports

Commissioner Madden provided an update regarding the Art in Public Places committee.

4B. Informational/Project Updates

None.

5. ADJOURNMENT

Chair Schlotterbeck adjourned the meeting at 10:38 PM



Planning Commission Communication

B. March 25, 2025 Planning Commission Meeting Minutes

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:00 PM	CONSENT CALENDAR Item: 2B.
ТО	
Chair and Members of the Planning Commission	

RECOMMENDATION

Staff recommends that the Planning Commission approve the March 25, 2025 Planning Commission meeting minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

03-25-25 Draft PC Minutes.pdf

** The following document is a draft of the minutes and the not the official approved minutes **

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

March 25, 2025

Roll Call: (*The following members were in attendance*)

- Melanie Schlotterbeck, Planning Commission Chair
- Blake Perez, Planning Vice Chair
- Tom Donini, Planning Commissioner
- Ted Gribble, Planning Commissioner
- Bill Madden, Planning Commissioner

1. GENERAL SESSION

1A. Call to Order/Roll Call - Commission

Vice Chair Schlotterbeck called the meeting to order at 6:00 PM.

1B. Invocation-

Pastor Tyler Lemen from the Birch Street Friends Church led the invocation.

1C. Pledge of Allegiance-

Commissioner Madden led the Pledge of Allegiance.

1D. Matters from the Audience -

None.

2. CONSENT CALENDAR

2A. General Plan Annual Progress Report 2024-

Motion was made by Vice Chair Perez and seconded by Commissioner Madden. Motion passed 5-

0.

3. PUBLIC HEARINGS

3A. Conditional Use Permit No. 2025-01

Planning Technician, Brianna Co, provided a presentation of the project.

Chair Schlotterbeck opened the Public Hearing by inviting the applicant to speak.

The Planning Commission had comments and questions on the following items:

- Regulations regarding number of ABC licenses permitted
- Hours of operations
- Number of employees
- Location of liquor cabinet and potential for requiring relocation to behind the counter
- Limitation on size of alcohol containers

Seeing no members of the public wishing to address the Commission, Chair Schlotterbeck closed the Public Hearing.

Motion was made by Vice Chair Perez and seconded by Commissioner Donini to approve Conditional Use Permit No. 2025-01 with an added condition that the cabinet that stores liquor be relocated to an area behind the counter within a one-year timeframe

3B. ZOTA No. 2025-01: Density Bonus Ordinance

City Planner, Joanne Hwang, provided a presentation of proposed ZOTA No. 2025-01:Density Bonus Ordinance.

The Planning Commission had comments and questions on the following items:

- Difference between incentives/concession and waivers
- Clarification on unlimited waivers
- Definition of major transit stops and unobstructed access
- Clarification on additionally reduced parking standards
- Difference between the City's Affordable Housing Ordinance vs. State Density Bonus Law
- Equity share agreement of for-sale units
- Percentage of equity share the City receives
- Requirements related to replacement units
- Clarification on the qualifying criteria for senior housing development
- Level of local control

- Legal ramification of non-compliance
- Clarification on whether or not the proposed ordinance exceeds the State requirements
- Clarification on the grounds for denial of requested incentives/waivers
- Examples of past projects that utilized Density Bonus law provision
- Intent of the proposed ordinance
- Clarification on City's authority related to projects that requires legislative action

City Planner Hwang and City Attorney Steven Flower responded to the Planning Commissions inquiries and provided further clarification.

Chair Schlotterbeck opened the public hearing. Seeing no one from the public wishing to address the Commission, she then closed it.

Motion was made by Commissioner Madden and seconded by Commissioner Gribble to recommend the City Council approve the proposed ZOTA No. 2025-01: Density Bonus Ordinance. Motion passed 5-0.

4. ADMINISTRATIVE ITEMS

4A. Committee Reports None.

4B. Informational/Project Updates

Commissioner Gribble inquired how to obtain additional information regarding projects if needed.

City Planner Hwang recommended contacting her directly for additional information.

5. ADJOURNMENT

Chair Schlotterbeck adjourned the meeting at 7:12 PM.



A. Conditional Use Permit No. 2025-06

A request to allow off-site sale of alcoholic beverages (Type 21) at an existing convenience store (7-Eleven) at 295 W Central Avenue.

Meeting	Agenda Group	
Tuesday, April 22, 2025, 6:00 PM	PUBLIC HEARINGS Item: 3A.	
то	FROM	
Chair and Members of the Planning Commission	Brianna Co, Planning Technician	

EXECUTIVE SUMMARY

The Applicant, 7-Eleven Inc., is requesting a Conditional Use Permit (CUP) No. 2025-06 to allow for the off-site sale of alcoholic beverages for beer, wine, and distilled spirits at an existing convenience store (7-Eleven) at 295 West Central Avenue, in a General Commercial (C-G) Zone with a Precise Development (PD) Overlay. The request would require a Type 21 (Off-sale General) license from the California Department of Alcoholic Beverage Control (ABC).

The above-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. 2025-06 to allow for the off-site sale of alcoholic beverages (Type 21- Off-sale General) at an existing convenience store (7-Eleven), 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 is located at 295 West Central Avenue in an existing 2,393-square-foot commercial tenant space currently occupied by a convenience store (7-Eleven). The surrounding area features a mixture of service-oriented businesses and residential properties. The Project site has a General Plan Land Use designation of General Commercial and zoning designation of General Commercial (C-G) with a Precise Development (PD) Overlay. The surrounding land uses and zoning designation are shown in Tables 1 and 2 below.

North	Brookdale Brea Assisted Living Facility and single-family residences
East	Brookdale Brea Assisted Living Facility and commercial businesses

TABLE 1 - SURROUNDING LAND USES

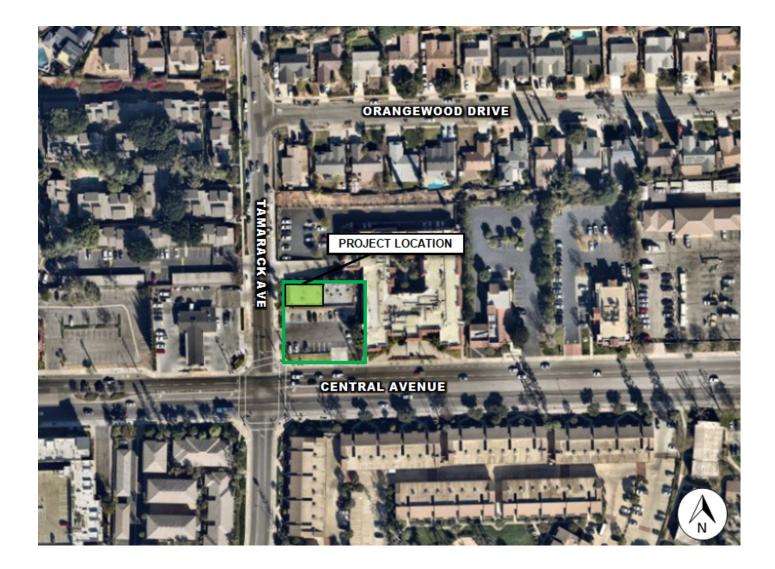
South	Tamarack Gardens Apartments (Across Central Avenue)	
	Gas station & Auto-Service Center, other commercial businesses, and Tamarack Woods Apartment (<i>Across Tamarack Avenue</i>)	

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	C-G with a PD Overlay and Single-Family Residential (R-1)	
East	C-G with a PD Overlay	
South	Multi-Family Residential (R-3) with a PD Overlay (Across Central Avenue)	
West	C-G with a PD Overlay & R-3 with a PD Overlay (Across Tamarack Avenue)	

The Project site is developed with a 4,600 square-foot dual-tenant commercial building, which includes the subject convenience store and a laundromat, and associated 23 surface parking area. Ingress and egress to the site is provided by two driveway approaches, one off of Central and the other off of Tamarack Avenues. The aerial view of the Project site is Figure 1 below.

FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE



Entitlement History

• In 1983, the Planning Commission approved the construction of a 4,600-square-foot commercial building through the approval of Resolution No. PC 54-83 for Precise Development (PD) No. 2-83.

The Technical Background and the Vicinity Map are provided as Attachments C and D, respectively.

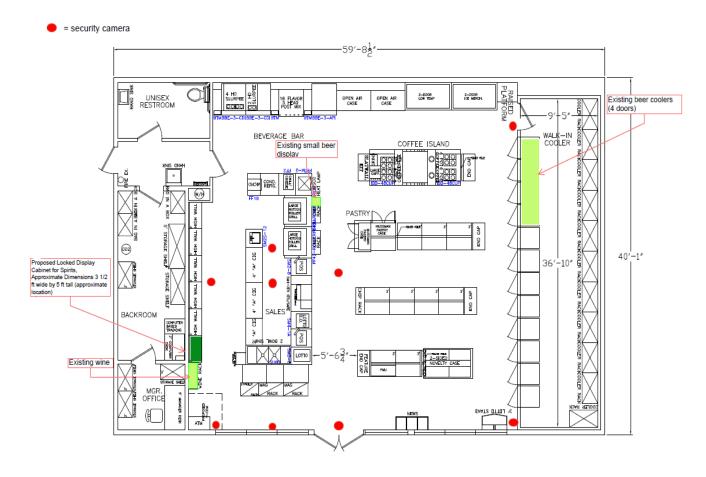
PROJECT DESCRIPTION

The subject 7-Eleven convenience store currently has a Type 20 ABC license for the sale of beer and wine for offsite consumption. The Applicant is requesting approval to sell beer, wine, and distilled spirits for off-site consumption (Type 21 - Off-sale General) in conjunction with the convenience store use located on the Project site. Alcohol sales and display would remain incidental to the overall assortment of retail items, with distilled spirits stored in a locked display case behind the sales counter, accessible only to store employees. The existing wine rack and beer cooler displays would remain as is, located on the sales floor. No tenant improvements are proposed as part of this Project.

7-Eleven is a nationally recognized convenience store that has been operating at the Project site for over 40 years since the building was constructed, serving as a "one-stop shop" market for convenience items for community members. The current operating hours (24 hours, 7 days a week) would remain unchanged, with one to three employees per shift. However, alcohol sales would remain limited between the hours of 6:00 a.m. and 2:00 a.m., consistent with ABC regulations.

The proposed floor plan is shown in Figure 2 below, with the alcohol display areas highlighted in green.

FIGURE 2 - PROPOSED FLOOR PLAN



DISCUSSION

Conditional Use Permit No. 2025-06: Off-site Sale and Consumption of Beer, Wine, and Distilled Spirits

Pursuant to the permitted uses listed in Brea City Code (BCC) Table 20.11.020.A, the off-site sale of alcoholic beverages is permitted subject to the approval of a CUP in the C-G zoning designation. The Project site has been operating as a convenience store since the commercial building was developed in 1984, and an ABC Type 20 (Off-sale Beer & Wine) license has been active at the Project site since 1987 following the construction of the commercial building through the PD No. 2-83 approval. There is no record of an active CUP associated with the Project site related to the existing off-site sale of beer and wine. As such, the requested CUP would bring the Project site into compliance with the City's current regulations and allow for the upgraded ABC license from Type 20 to Type 21.

According to ABC records, no violations or citations have been issued to the current license holder. The CUP would approve the sale of beer, wine, and distilled spirits for off-site consumption in conjunction with the convenience store use. It should also be noted that based on ABC regulations, the Project would not increase the current number of existing off-site alcohol permits within the Census Tract since the establishment currently holds an active license and would cancel the current off-sale license upon Project approval.

The existing convenience store and current operating hours are shown to be compatible with the surrounding neighborhood. The calls for service report for the Project site was reviewed by the Brea Police Department (PD), and the reporting calls were determined not to be related to the sales of alcohol. Thus, Brea PD has no concerns related to this Project. The summary of the calls for service is provided as Attachment H.

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 21" license from the California Department of Alcohol and Beverage Control (ABC).
- Condition 8: No entertainment or amusement machines permitted on the premises at any time.
- Condition 12: All business operations must comply with the City's Noise Ordinance.

The Project does not propose any building expansion or site modification for the proposed upgrade of the off-site sale of alcoholic beverages, as it will be an ancillary use to the primary convenience store. As such, there would be no additional parking needed for the establishment.

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

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public noticing 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 as Attachment I. 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 (Class 1, Existing Facilities). The Class 1 exemption applies to the Project because the proposed off-site sale and consumption of beer, wine, and distilled spirits at the Project site is limited to providing an ancillary service to the convenience store and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment J.

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 Brea City Code. 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: Brianna Co, Planning Technician

Attachments

Attachment A - Draft Resolution CUP 2025-06.pdf Attachment B - DRAFT Conditions of Approval; CUP 2025-06.pdf Attachment C - Technical Background, CUP 2025-06.pdf Attachment D - Vicinity Map; CUP 2025-06.pdf Attachment E - Project Application.pdf Attachment F - Project Description.pdf Attachment G - Project Plans C.pdf Attachment H - Brea Police Department Calls for Service Report Summary.pdf Attachment I - Public Hearing Notice.pdf

Attachment J - Draft Notice of Exemption.pdf

(DRAFT) RESOLUTION NO. PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2025-06: TO ALLOW THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (TYPE 21) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED AT 295 WEST CENTRAL AVENUE.

A. <u>RECITALS</u>:

(i) The Planning Commission of the City of Brea (the "Planning Commission") received a verified petition for the approval of Conditional Use Permit (CUP) No. 2025-06 to allow for the off-site sale of alcoholic beverages (Type 21- Off-sale General) at an existing convenience store, 7-Eleven (referred to herein as the "Project") for that certain real property located at 295 West Central Avenue, in the City of Brea, and further legally described as Assessor Parcel Number 304-042-13, as shown in the latest records of the County of Orange Assessor's Office.

(ii) The Project Applicant is 7-Eleven Inc., P.O. Box 139044, Dallas, TX 91740.

(iii) The Project site is zoned General Commercial (C-G) with a Precise Development (PD) Overlay and designated as General Commercial by the General Plan.

(iv) On April 22, 2025, 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. <u>RESOLUTION</u>:

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.

Resolution No. 2025-XX Page 2 Applicant: 7-Eleven Inc. CUP No. 2025-06

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 applies 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 existing or former use. The Class 1 exemption applies to the Project because the proposed off-site sale and consumption of beer, wine, and distilled spirits at the Project site is limited to adding an ancillary service to the convenience store and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of CUP No. 2025-06 as follows:

a. <u>Finding:</u> That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by this title.

<u>Fact:</u> The Project is located within an existing convenience store and is zoned C-G with a PD Overlay. Pursuant to Section 20.11.020.A of the Brea City Code, the off-site sale of alcoholic beverages requires the review and approval of a CUP.

b. <u>Finding:</u> That said use with any conditions to be imposed is necessary or 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 to uses specifically permitted in the zone which the proposed uses is to be located.

<u>Fact:</u> The proposed Project is consistent with the General Plan Policy CD-1.11 in that it will maintain a mixture of business and retail uses within the community. As the Project is ancillary to the existing convenience store use, this request is not anticipated to result in significant impacts on City services or to be detrimental to existing uses in the zone.

c. <u>Finding:</u> The site is adequate in size and shape to accommodate the proposed development and all of the yards, setback, walls, fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood.

<u>Fact:</u> The Project site is in a 2,393-square-foot tenant space within a developed commercial building. The Project does not propose any expansion or modification of the existing building. As such, the Project site is adequate in size and shape to accommodate the proposed development.

d. <u>Finding:</u> That the proposed site relates to street highways which are properly designed and improved to carry the type of quality of traffic generated or to be generated by the proposed development.

<u>Fact:</u> Vehicular access to the Project site will continue to be provided from Central Avenue and Tamarack Avenue. The Project is not anticipated to result in any traffic or parking impacts to the adjacent uses as the Project consists of the ancillary off-site sale of alcoholic beverage at the existing convenience store without any building expansion.

e. <u>Finding:</u> That with conditions stated in the permit, the uses will not adversely affect public health, safety, or general welfare.

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

4. CUP No. 2025-06 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 22nd day of April, 2025.

Chair, 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 22nd day of April, 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on 22nd day of April, 2025, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

Resolution No. 2025-XX Page 5 Applicant: 7-Eleven Inc. CUP No. 2025-06

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

Secretary, Planning Commission

EXHIBIT A OF RESOLUTION NO. 2025-XX CONDITIONAL USE PERMIT NO. 2025-06

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2025-06 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

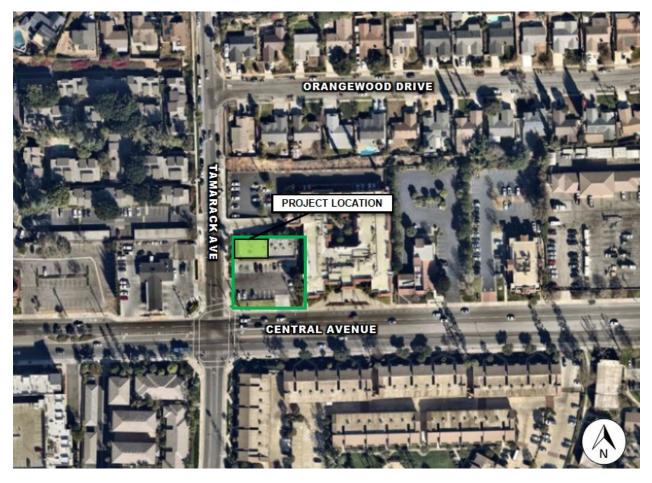
- 1. Operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on April 22, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project 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 21- Off-sale General" alcoholic beverage license from the California Department of Alcohol Beverage Control (ABC) for the sale of alcoholic beverages prior to commencing the off-site sale and consumption of beer, wine, and distilled spirits service. Any modifications of license types for off-site sale and consumption are subject to City approval.
- 4. The Applicant shall maintain a "Type 21- Off-sale General" alcoholic beverage license from ABC as long as off-site sale and consumption of beer, wine, and distilled spirits are provided at the Project site.
- 5. Any violation of the regulations of ABC, as it pertains to the subject location and the off-sale and consumption of beer, wine, and distilled spirits, may result in the revocation of the subject CUP, as provided for in Brea City Code (BCC) Section 20.412.020.
- 6. The off-site sale of beer, wine, and distilled spirits shall remain incidental to the operation of the convenience store.
- 7. Sale of alcoholic beverages shall be permitted only between the hours of 6:00 a.m. to 2:00 a.m. each day of the week.
- 8. There shall be no entertainment or amusement machines permitted on the premises at any time.

- 9. Beer beverages in 40 oz. containers or larger is prohibited. Containers of beer and malt beverages in pre-packaged, multi-quantities shall not be sold as single containers.
- 10. Beer beverages in containers of 16 oz. or less cannot be sold as single containers, but must be sold in manufactures' pre-packages and/or multi-unit quantities.
- 11. Doors of the coolers where alcohol is stored shall be locked during hours when alcohol cannot be sold.
- 12. The business operations shall comply with the City's Noise Ordinance.
- 13. The Applicant shall maintain interior and exterior surveillance cameras and ensure the cameras are in working condition.
- 14. On-site exterior lighting system shall remain in working conditions to fully illuminate the exterior building and parking area, in compliance with the BCC and to the satisfaction of City Planner. Additionally, the position of such lighting shall not disturb the normal privacy and use of the neighboring residences or businesses.
- 15. There shall be no exterior advertising or sign of any kind promoting or indicating the availability of beer, wine, and distilled spirits, including advertising directed to the exterior from within.
- 16. No fixtures or furnishings that encourage loitering and nuisance behavior are permitted on the premises. This includes, but is not limited to chairs, stools, benches, tables, and crates. The establishment operator or employees shall be required to prohibit loitering longer than fifteen (15) minutes and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if the person requested to leave fails to do so.
- 17. 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.
- 18. Any permit is subject to expiration and revocation as provided in BCC Section 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
- 19. 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 Conditional Use Permit No. CUP 2025-06 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 (CUP) No. 2025-06		
Property Location:	295 West Central Avenue		
Tenant Space Size:	2,393 square feet		
Applicant:	7-Eleven Inc. (rep. Dayna Epley) P.O. Box 139044 Dallas, TX 91740		
General Plan Designation:	General Commercial		
Zoning Designation:	General Commercial (C-G) with a Precise Development (PD) Overlay		
Adjacent Zoning			
North:	C-G with a PD Overlay and R-1 (Single-Family Residential)		
South:	R-3 (Multi-Family Residential) with a PD Overlay (<i>Across Central Avenue</i>)		
West:	C-G with a PD Overlay & R-3 with a PD Overlay (Across Tamarack Avenue)		
East:	C-G with PD Overlay		
Site and Neighborhood Characteristics:	The Project site is located in an existing 2,393-square-foot commercial tenant space at 295 West Central Avenue. The site is surrounded by various commercial and residential uses.		
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star-Progress on April 10, 2025, and approximately 42 notices were sent to all property owners within a 500-foot radius of the subject property.		



SUBJECT PROPERTY AND VICINITY MAP

DATE: April 22, 2025

CASE NO: ACCELA RECORD NO. PLN-2025-00011 CONDITIONAL USE PERMIT NO. 2025-06

BREA PLANNING DIVISION	PROJECT APPLICATION				
GENERAL INFORMATION REQUIR	ED: (Print or Type)				
Name of Proposed Project: 7-Eleven Store No. 24506					
Location of Project (Address Required):	Legal Description of Project Location (Assessor's Parcel No.):				
295 W. Central Ave., Brea, CA 92821	304-042-13				
APPLICANT INFORMATION:					
Applicant's Name: 7-Eleven Inc. c/o Dayn	na Epley ^{Phone:} 972-828-7084				
Email: Dayna.Epley@7-11.com					
Address: P.O. Box 139044					
^{City:} Dallas	State: TX Zip Code: 91740				
PROJECT CONTACT PERSON: (If D	PROJECT CONTACT PERSON: (If Different)				
Contact Person: R. Bruce Evans	Phone: 310-822-9848				
Email: bevans@ssjlaw.com	Phone: 310-822-9848				
Email: bevans@ssjlaw.com PROJECT INFORMATION: (Print or	Phone: 310-822-9848				
Email: bevans@ssjlaw.com	Phone: 310-822-9848				
Email: bevans@ssjlaw.com PROJECT INFORMATION: (Print or	Phone: 310-822-9848 <i>Type)</i> General Plan Designation: General Commercial				
Email: bevans@ssjlaw.com PROJECT INFORMATION: (Print or Zoning Designation: C-G	Phone: 310-822-9848 <i>Type)</i> General Plan Designation: General Commercial C Proposed Use: 7-Eleven w Type 21 ABC				

Existing Floor Area (square feet): 2,393 saff^{Existing} FAR:

 STAFF USE ONLY

 Accela Record Number:
 PLN-2025-00011

 Project Manager:

 Entitlement File Number(s):
 CUP No. 2025-06

 Related Files:

 SUBMITTAL INFO:

 Date Time Received:
 2/24/25

 Received by:
 GB

 Deposit Received:
 \$2,000



Page 2 of 9 Last updated: June 26, 2024

Existing Lot Coverage:

PROJECT INFORMATION: (Continued)

Proposed Floor Area (square feet):Proposed FAR:Proposed Lot Coverage:2,393 sqftno changeno changeProposed No. of Stories: no change; 1 story Proposed Building Height:no change-1 story

Existing Parking Stalls: 23

Proposed Parking Stalls: no change- 23

Project Description: The project description should include a detailed description of demolition, on-side improvements, proposed use & operations, ect. 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.

 \checkmark check if project description is attached.

TYPE OF REVIEW REQUESTED: (Select all that apply)

Planning Commission/City Council

	Certificate of Compatibility	Planned Community	Zone Change
\checkmark	Conditional Use Permit	Precise Development Plan	Zone Variance
	Development Agreement	Temporary Trailer	Other
	General Plan Amendment	Tentative Parcel Map	
	Historic Designation	Tentative Tract Map	
Administrative/Community Development Director			
	Administrative Remedy	🗌 Plan Review	Tree Removal (see pg. 9)
	Minor Conditional Use Permit	Public Convenience or Necessity	Other



PROPERTY OWNER INFORMATION & AUTHORIZATION

(as listed in the Orange County Assessor's records) Legal Owner's Name: BC Break Properties LLC Company Name: BC Break Properties LLC

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				100

Phone:

Address: 295 W. Central Avenue

City: Brea

State: CA

Zip Code: 92821

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.**

Date: 2. 10. 35 (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 Signature)

Date:

7-Eleven Inc. c/o Dayna Epley

By:

BREA PLANNING

(Printed Name)

Page 4 of 9 Last updated: June 26, 2024

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 on 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 and consultant time, if necessary.

TRUST ACCOUNT OWNER:

Name of the Organization unless there is an Individual Financially Responsible for the Project: Solomon, Saltsman & Jamieson for 7-Eleven, Inc

Address: 426 Culver Blvd.	State: CA
City: Playa del Rey	Zip Code: 90293
Email: bevans@ssjlaw.com	Phone: 310-822-9848

*** Please note: Name and address will be used to generate invoices and refund checks ***

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 that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be issued to the contact information in the above section and returned to the organization and/or individual above 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 THE AUTHORITY TO BIND MY BUSINESS BY SIGNING ON ITS BEHALF.

Trust Account Owner's Signature

Solomon, Saltsman & Jamieson c/o Bruce Evans

Trust Account Owner Printed Name

. - 2 - 2 5



INDEMNIFICATION AGREEMENT

PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

I, the undersigned, certify that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief, and further certify that I shall comply with each and every condition of approval as stated herein.

Furthermore, Dayna Epley , on behalf of defend, indemnify, and hold free and harmless the City of Brea, its elected officials, officers, employees, and agents, with respect to any and all liabilities, claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including the payment of actual attorney's fees, court costs, and any and all other costs of defense.

Applicant's Signatur

Date

Staff Use Only

ACCELA RECORD NUMBER: PLN-2025-00011

TRUST ACCOUNT NUMBER: T250548



Page 6 of 9 Last updated: June 26, 2024

PROJECT DESCRIPTION

The Applicant, 7-Eleven, Inc., submits this Conditional Use Permit Application to request approval for the upgrade from a Type 20 ABC License (off-sale, beer and wine) to a Type 21 ABC License (off-sale, beer, wine and distilled spirits) at a 7-Eleven Store located at 295 W. Central Ave., in the C-G (General Commercial) Zone. The distilled spirits offering will be very limited and kept behind the sales counter in a locked, small display cabinet that is approximately 4 ft wide and only accessible to store employees. No construction nor change to the premises or its footprint is proposed. The premises is an existing 7-Eleven store located on the northeast corner of Tamarack Avenue and West Central Avenue in the City of Brea and has been operating for many years at this location.

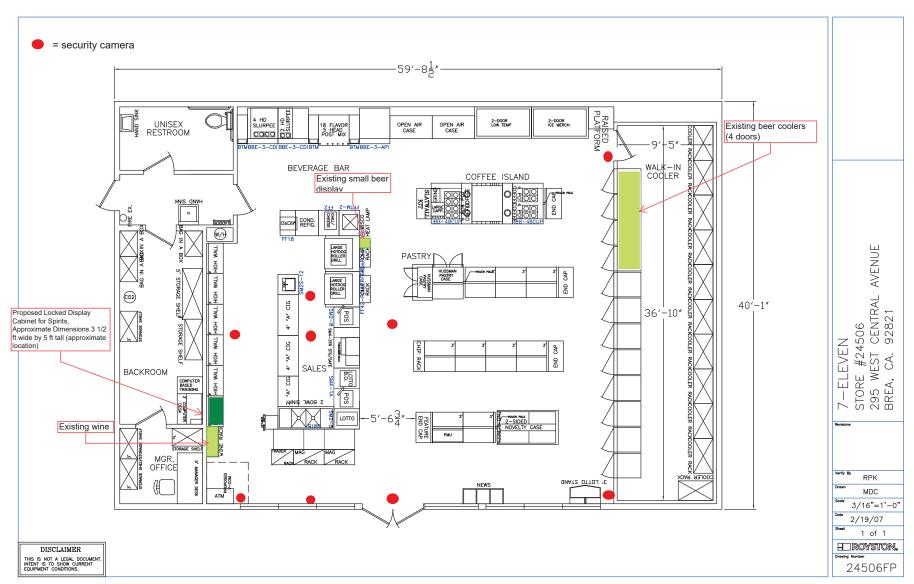
Police Outreach: Prior to applying for a Type 21 ABC license and a CUP application, the Police Department of Brea was consulted as part of the initial community outreach. The Police Department confirmed that they do not have any opposition or particular concerns with this store seeking to add a small amount of distilled spirits to their current alcohol offerings. Alcohol sales will remain incidental to the overall product mix.

The business operates 24 hours, daily, with alcohol sales limited from 6 a.m. and 2 a.m., providing a local shopping option for customers at any time that suits their schedule. There are typically 1-3 employees per shift. The subject property is developed with the existing 7-Eleven building which is approximately 2,393 square feet. There are 23 total on-site parking spaces for 7-Eleven patrons to use.

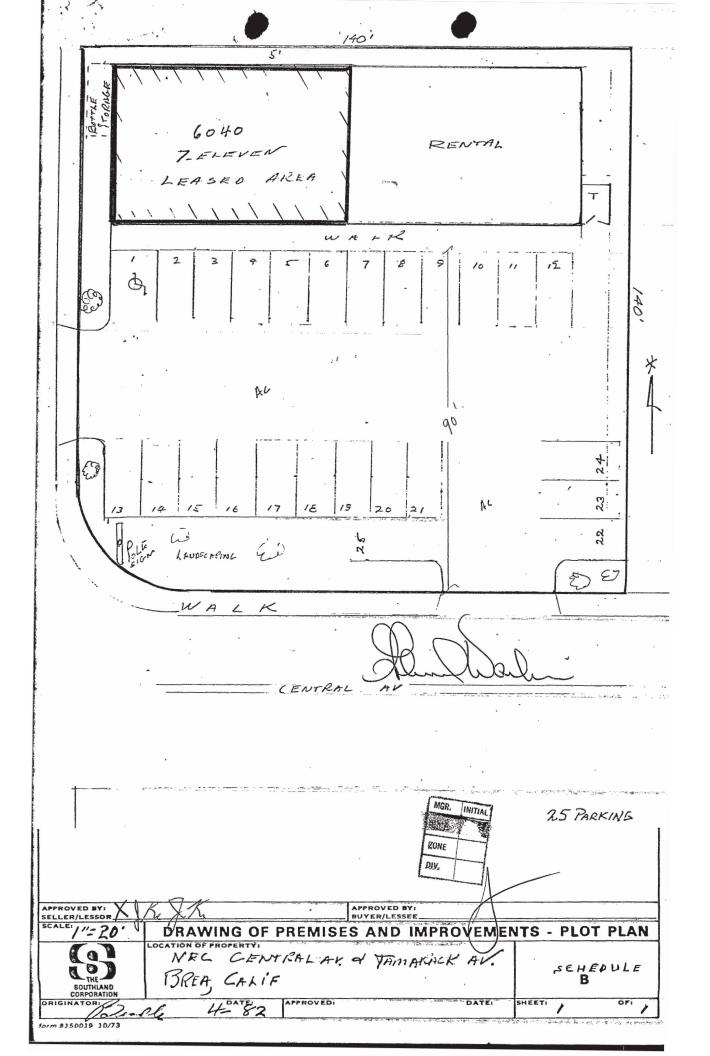
7-Eleven Inc. is a nationally recognized brand of convenience stores, operating with adherence to strict corporate policies to ensure the responsible retailing of alcoholic beverages. This local 7-Eleven Store currently offers a variety of goods and services that customers expect at a full service "one stop shop" convenience market, including basic grocery needs, medicines, household goods, childcare products, and many more everyday household items, enabling customers to efficiently purchase everyday essential grocery items while reducing the number of trips they might otherwise need to make. The subject store and the approval of this CUP to expand upon the products offered will continue to serve the local population. The availability of an incidental amount of a full line of alcoholic beverages at a business that is already offering beer and wine sales will remain a desired amenity for this community.

A Determination of Public Convenience or Necessity is Not Required

Per the policy of the California Department of Alcohol Beverage Control, a determination of Public Convenience or Necessity pursuant to Cal B & P Code Section 23958.4 is not required, when a location upgrades from a Type 20 beer and wine license to a Type 21 full alcohol license if: (1) the business agrees to cancel the existing beer and wine license upon issuance of the liquor licensing (resulting in no increase in concentration); and (2) the subject business is not in a high crime reporting district. In this case, the applicant will agree to cancel the existing beer and wine license if the liquor license is approved. Additionally, the Brea Police Department does not report crime statistics to the California Department of Alcoholic Beverage Control and thus the ABC does not consider this business to be located in a high crime reporting district.



ATTACHMENT G



Reporting Periods	Total # of Calls	Туре
March 2024 – June 2024	10	390 (1) 415 (2) 484R (1) 911 (1) PC (3) PED (1)
July 2024 – October 2024	5	WELFCK (1) 925 (2) PC (2) OUTRCH (1)
November 2024 – January 2025	6	FLAG (1) 930/931 (2) 911 (1) T (1) WELFCK (1)
February 2025 – March 2025	2	WELFCK (1) 925 (1)

City of Brea Police Department Service Call Report Summary 295 W Central Avenue (7-Eleven)

Legends:

Police Codes	Туре
Т	Traffic
WELFCK	Welfare Check
PC	Patrol Check (Extra Patrol)
911	9-1-1 Call
925	Suspicious
415	Noise Complaint
PED	Pedestrian Check
930/931	See man/women
390	Drunk Subject
484R	Theft / Embezzlement Report
FLAG	Officer was flagged down

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CITY OF BREA PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2025-06: TO ALLOW FOR THE OFF-SITE SALE OF ALCOHOL BEVERAGES (TYPE 21-OFF-SALE GENERAL) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED AT 295 W CENTRAL AVENUE.

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 TIMETuesday, April 22nd, 6:00 p.m.OF HEARING:All interested persons may appear and be heard at that time.

PLACE OFBrea Civic & Cultural Center, Council ChambersHEARING:1 Civic Center Circle, Brea, CA 92821

REQUEST: The Applicant, Dayna Epley, is requesting the following entitlement: Conditional Use Permit No. 2025-06 to allow the sale of alcoholic beverages (Type 21- Off-Sale General) at an existing convenience store (7-Eleven).

LOCATION: The project site is located at 295 W Central Avenue, in a 2,393-square-foot commercial tenant space occupied by 7-Eleven. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of General Commercial (C-G) with a Precise Development (PD) Overlay.

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).

IF YOU CHALLENGE THE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

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

COMMUNITY DEVELOPMENT DEPARTMENT

2 Joanne Hwang, AICP, City Planner

AREA MAP





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. 2025-06: TO ALLOW THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (TYPE 21- OFF-SALE GENERAL) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED IN A (C-G) GENERAL COMMERCIAL ZONE WITH A (PD) PRECISE DEVELOPMENT OVERLAY

City of Brea

PROJECT LOCATION:

PROJECT DESCRIPTION:

295 West Central Avenue, Brea, CA 92821

Request to allow the off-site sale of beer, wine, and distilled spirits for off-site consumption at an existing convenience store (7-Eleven) within an existing 2,393-square-foot commercial tenant space.

Name of Public Agency Approving Project:

Project Applicant & Address:

Dayna Epley of 7-Eleven Inc. P.O. Box 139044 Dallas, TX 91740 972-828-7084

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

Categorical Exemption (<u>Sec. 15301</u>)
 Statutory Exemption (<u>15282(s)</u>)
 Other:

Reason why the 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 Class 1 exemption applies to the Project because the off-site sale of beer, wine, and distilled spirits would be an ancillary service to the existing convenience store use and does not include physical expansions or modification to the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

Jason Killebrew, Assistant City Manager/ Community Development Director



B. Conditional Use Permit No. 2025-04

A request to establish and operate an administrative and professional office use at 420 Apollo Street, Suite A

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:00 PM	PUBLIC HEARINGS Item: 3B.
ТО	FROM
Chair and Members of the Planning Commission	Cristal Nava, Assistant Planner

EXECUTIVE SUMMARY

The Applicant, Caroline Tseng on behalf of F.P.L. Evergreen LLC, is requesting a Conditional Use Permit (CUP) No. 2025-04 to establish an administrative and professional office for the operation of a property management business, within an existing 3,330 square foot tenant space located at 420 Apollo Street, Unit A, in a Light Industrial (M-1) Zone.

The above-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. 2025-04 to establish and operate an administrative and professional office use within an existing tenant space in a Light Industrial (M-1) Zone, 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 is located at 420 Apollo Street, Unit A, which is an existing 3,330 square-foot tenant space previously occupied by World Mission Society Church of God as a training facility. The Project site is located within a multi-tenant building that is part of the Tamarack Business Center, situated on the southwest corner of Apollo Street and Tamarack Avenue. The business complex includes a mixture of low-intensity industrial uses and a medical use, including an automobile window tint shop, equipment supplier, beverage distributor, and a dialysis center. The Project site has a General Plan Land Use designation of Light Industrial and zoning designation of M-1.

The surrounding land uses and zoning designation are shown in Tables 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

Manufacturing and warehousing businesses (across Apollo Street)

North

rth

East	Raintree apartment complex (across Tamarack Avenue)	
South	Packaging, manufacturing, and equipment supply businesses	
West	Public storage facility and various light industrial business	

TABLE 2 - SURROUNDING ZONING DESIGNATIONS

North	M-1 (across Apollo Street)	
East	Planned Community (PC) (across Tamarack Avenue)	
South	General Industrial (M-2)	
West	M-1	

Tamarack Business Center is developed with four light industrial buildings with approximately 20 suites and is comprised of 180 surface parking stalls with various landscaping. Ingress and egress to the site are provided by four driveway approaches on Apollo Street and two driveway approaches on Tamarack Avenue. The aerial view of the Project site is Figure 1 below.

FIGURE 1 - AERIAL VIEW OF THE PROJECT SITE



Entitlement History for Tamarack Business Center

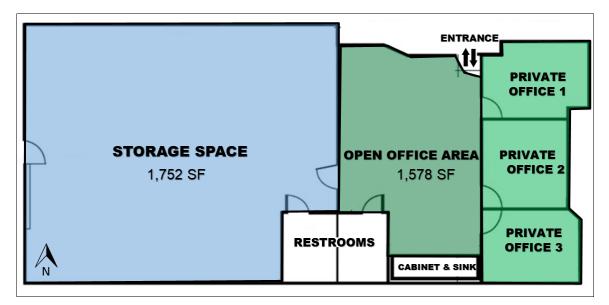
- On November 23, 1982, the Planning Commission adopted Resolution No. PC 72-82 approving PM 81-1154 to allow the subdivision of two existing lots into four parcels, each approximately one acre in size.
- On November 23, 1982, the Planning Commission adopted Resolution No. PC 74-82 approving TTM No. 11840 to allow a one-lot subdivision for industrial condominium purposes consisting of a maximum of ten units.
- On March 27, 1984, the Planning Commission adopted Resolution No. PC 19-84 approving CUP No. 3-84 to allow the establishment of a sandwich shop within an existing industrial/office park.
- On January 22, 1985, the Planning Commission adopted Resolution No. PC 85-8 approving CUP 85-3 to allow the on-sale of beer and wine in conjunction with a sandwich shop business.

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

PROJECT DESCRIPTION

The Applicant proposes to establish and operate a property management business office (F.P.L Evergreen LLC) within an existing 3,330 square-foot industrial tenant suite. No exterior signage or improvements are anticipated as part of the proposed use.

F.P.L Evergreen LLC is a family-owned company that manages residential properties throughout Southern California. The proposed office would include five employees and operate Monday through Saturday from 12:00 p.m. to 6:00 p.m. The Applicant intends to use the existing space as an office for their business operations and client meetings. No walk-ins from the public would be allowed. The existing warehouse area would serve as storage for office supplies and decorative home staging furniture. The proposed floor plan is shown in Figure 2 below.



The Project Application, Letter of Request, and Project Plans are Attachments E, F, and G, respectively.

DISCUSSION

<u>Conditional Use Permit No. 2025-04: To establish and operate an administrative and professional office use in an M-1</u> <u>Light Industrial Zone</u>

Pursuant to the permitted land uses listed in the Brea City Code (BCC) Table 20.11.020.A, administrative and professional office uses are permitted subject to the approval of a CUP in the M-1 zoning designation. The CUP process allows the consideration of the compatibility of an office use in an industrial setting.

The industrial business complex is comprised of a mixture of low-intensity industrial and service-oriented office uses. In addition, the building east of the tenant space, located at 595 Tamarack Avenue, which is part of the Tamarack Business Center, was approved by Resolution No. PC 77-82 as an office condominium. As such, the Project would be compatible with the existing businesses, including the adjacent office condominium.

The Tamarack Business Center offers 180 parking spaces shared among the tenants in the four buildings. Table 3 details the BCC required parking for the Project:

Use	BCC Parking Ratio	Area	Required Parking
Warehouse	1 space per 1,000 sq. ft.	1,752 sq. ft.	1.75 spaces
Office	1 space per 250 sq. ft. in excess of 10%	1,245 sq. ft. (1,578 sq. ft. – 333 sq. ft.)	4.98 spaces
		Total	7 spaces

TABLE 3: REQUIRED PARKING

As the Project does not propose any expansion of building square footage, maintains the current industrial use layout, and has only five employees, it will have a low impact in terms of parking. In addition, the Tamarack Business Center has sufficient parking spaces to accommodate the required parking spaces of the new use. To ensure that the proposed use does not impact the existing parking supply of the property, a condition of approval is included that restricts the Project to a maximum of seven employees and/or customers on-site at any given time.

Additionally, the Project was reviewed by various departments, including the Fire Department, Police Department, and the Building & Safety Division. The Project is required to meet all Building and Fire codes and standards, thereby assuring public health, safety, and welfare. 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). A notable condition includes requiring the business to operate entirely within the building. As such, the Project, as proposed and conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

PUBLIC NOTICE AND COMMENTS

The Project was noticed in accordance with the City's public noticing 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 as 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(Class 1, Existing Facilities). The Class 1 exemption 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 Class 1 exemption applies to the Project because the Project is limited to establishing a professional office use in an existing tenant space and will not include a physical expansion or modification to the existing building.. 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: Cristal G. Nava, Assistant Planner

Attachments

Attachment A - Draft Resolution Approving Conditiona Use Permit No. 2025-04.pdf

- Attachment B Draft Conditions of Approval.pdf
- Attachment C Technical Background.pdf
- Attachment D Vicinity Map.pdf
- Attachment E Project Application.pdf
- Attachment F Letter of Request.pdf
- Attachment G Project Plans.pdf
- Attachment H Notice of Public Hearing.pdf
- Attachment I Draft Notice of Exemption.pdf

(DRAFT) RESOLUTION NO. PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2025-04: TO ESTABLISH AND OPERATE AN ADMINISTRATIVE AND PROFESSIONAL OFFICE USE AT 420 APOLLO STREET, UNIT A

A. <u>RECITALS</u>:

(i) The Planning Commission of the City of Brea (the "Planning Commission") received a verified petition for the approval of Conditional Use Permit (CUP) No. 2025-04 to establish and operate an administrative and professional office use in a Light Industrial (M-1) Zone (referred to herein as the "Project") for that certain real property located at 420 Apollo Street, Unit A, in the City of Brea, and further legally described as Assessor Parcel Number 296-251-20, as shown in the latest records of the County of Orange Assessor's Office.

(ii) The Project Applicant is F.P.L Evergreen LLC (represented by Caroline Tseng), 1275 Saint Albans Road, San Marino, CA 91108.

(iii) The Project site is zoned M-1 and designated as Light Industrial by the General Plan.

(iv) On April 22, 2025, 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. <u>RESOLUTION</u>:

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.

Resolution No. 2025-XX Page 2 Applicant: F.P.L Evergreen LLC CUP No. 2025-04

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 applies 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 existing or former use. The Class 1 exemption applies to the Project because the Project is limited to establishing a professional office use in an existing tenant space and will not include a physical expansion or modification to the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

The Commission further finds in consideration of Conditional Use Permit
 No. 2025-04 as follows:

a. <u>Finding:</u> That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by this title.

<u>Fact:</u> The Project site is zoned M-1. Pursuant to Brea City Code Table 20.11.020.A, administrative and professional offices in an M-1 Zone are permitted with the approval of a CUP.

b. <u>Finding:</u> That said use with any conditions to be imposed is necessary or desirable for the development of the community, in harmony with the various elements or objects of the General Plan, and not detrimental to existing

uses or to uses specifically permitted in the zone which the proposed uses are to be located.

<u>Fact:</u> The Project site, which is part of an existing light industrial business complex with a range of low-intensity uses, including an office condominium, will serve as the administrative office of the property management company. The proposed office use will utilize the existing office/warehouse space for their business operations and to store office supplies and residential home staging furniture. As a result, it is not anticipated that the Project will be detrimental to existing uses in the zone. As such, the Project is consistent with the General Plan Policy CD-1.11 in that it maintains a mixture of business within the community.

c. <u>Finding:</u> The site is adequate in size and shape to accommodate the proposed development and all of the yards, setbacks, walls, fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood.

<u>Fact:</u> The Project site is a 3,330 square-foot tenant suite within an existing multi-tenant building that is located at 420 Apollo Street, Unit A. The existing parking lot provides sufficient parking spaces to accommodate the Project and other existing uses within the business complex. The Project does not propose any expansion or modification of the existing building. As such, the Project site is adequate in size and shape to accommodate the proposed development. d. <u>Finding:</u> The proposed site relates to street highways which are properly designed and improved to carry the type of quality of traffic generated or to be generated by the proposed development.

<u>Fact:</u> Vehicular access to the Project site will continue to be provided from four driveways on Apollo Street and two driveways on Tamarack Avenue. The Project is not anticipated to result in any traffic or parking impacts as the Project business operations are in line with adjacent uses and the Project will be located in an existing space without any building expansion.

e. <u>Finding:</u> With conditions stated in the permit, the uses will not adversely affect public health, safety, or general welfare.

<u>Fact:</u> The Project is designed to comply with all applicable development standards and will operate similarly to other existing light industrial uses in the business complex. All activities will be conducted within the building, and conditions of approval have been included to ensure that use of the site will not affect adjacent properties and land uses. In addition, the Project is required to meet all building and Fire code standards, thereby assuring public health, safety, and welfare.

4. CUP No. 2025-04 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 22nd day of April 2025.

Chair, 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 22nd day of April 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 22nd day of April 2025, by the following votes:

- AYES: COMMISSIONERS:
- NOES: COMMISSIONERS:
- ABSENT: COMMISSIONERS:
- ABSTAIN: COMMISSIONERS:

ATTEST:

Secretary, Planning Commission

EXHIBIT A OF RESOLUTION NO. 2025-XX CONDITIONAL USE PERMIT NO. 2025-04

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2025-04 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

- Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on April 22, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project 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 business operations shall comply with the City's Noise Ordinance.
- 4. All business activity shall occur entirely within the building.
- 5. There shall be a maximum of seven employees and/or customers within the business at any given time.
- 6. 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.
- 7. Any permit is subject to expiration and revocation as provided in Brea City Code Section 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
- 8. 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 Conditional Use Permit No. CUP 2025-04 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.

Building and Safety Division – Community Development

- 9. No alterations shall be done to the building structure without prior approval and permit issuance from the Building & Safety Division.
- 10. For any proposed improvement(s), all designs shall comply with the Codes adopted at the time of permit submittal. The Code currently in effect includes the 2022 California Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances.
 - a. A full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division for any tenant improvement work.
 - b. Additional requirements may be imposed when the project is submitted for Building & Safety Division plan check review and approval.
- 11. The Applicant must obtain a Certificate of Occupancy (C of O) before starting business operations. The C of O must be posted in a conspicuous place on the premises at all times. To obtain the application, please visit the following link: https://www.ci.brea.ca.us/133/Certificate-of-Occupancies.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit (CUP) No. 2025-04
Property Location:	420 Apollo Street, Unit A
Tenant Space Size:	3,330 square feet
Applicant:	Caroline Tseng of F.P.L Evergreen LLC 1275 Saint Albans Road San Marino, CA 91108
General Plan Designation:	Light Industrial
Zoning Designation:	Light Industrial (M-1)
Adjacent Zoning	
North:	M-1
South:	General Industrial (M-2)
West:	M-1
East:	Planned Community (PC)
Site and Neighborhood Characteristics:	The Project site is located within a light industrial business center on the southwest corner of Tamarack Avenue and Apollo Street. The site is surrounded by various industrial uses and an apartment complex to the east.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star-Progress on April 10, 2025, and approximately 55 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: APRIL 22, 2025

CASE NO: ACCELA RECORD NO. PLN-2025-00006 CONDITIONAL USE PERMIT NO. 2025-04



PROJECT APPLICATION

GENERAL INFORMATION REQUI	RED: (Print or Type)		
Name of Proposed Project:	420 Apollo		
Location of Project (Address Required): 420 Apollo St. Unit A Bea, CA 92821	Legal Description of Project 936-500-77	Location (Assessor's Parcel No.):	
APPLICANT INFORMATION:			
Applicant's F.P.L Evergreen LL	C Phone: 323-547-7	7412	
Name: Email: carolinet@capbarbell.	com		
Address: 420 Apollo St. Unit A			
City: Brea	State: CA	Zip Code: 92821	
PROJECT CONTACT PERSON: (If	Different)		
Contact Person: Caronline Tseng	Phone: 323-547-741	12	
Email: carolinet@capbarbell.com PROJECT INFORMATION: (Print o Zoning Designation: M1	r Туре) General Plan Designation:		
Existing Use: Office and warehouse	Proposed Use: Office and	d warehouse	
Type of Development:	al 🛛 🗙 Industrial	Mixed-Use	
Lot Size (square feet): 181,537 SF	Lot Width: 689' Lot	Depth: 265'	
Existing Floor Area (square feet): 3,330 SF Existing FAR: No Change Existing Lot Coverage: No Change			
STAFF USE ONLY			
Accela Record Number: PLN-2025-000 Project Manager: CN	006		
Entitlement File Number(s): CUP 2025-04	Related Files:		
SUBMITTAL INFO: Date Time Received: 02/04/2025	Received by: BC	Deposit Received: YES	



PROJECT INFORMATION: (Continued)				
Proposed Floor Area (square feet):	Proposed FAR:	Proposed Lot Coverage:		
3,330 SF	No Change	No Change		
Proposed No. of Stories: 1	Proposed Building	Height: 15		
Existing Parking Stalls: 180 Proposed Parking Stalls: 180		Stalls: 180		

Project Description: The project description should include a detailed description of demolition, on-side improvements, proposed use & operations, ect. 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.

X Check if project description is attached.

TYPE OF REVIEW REQUESTED: (Select all that apply)

Planning Commission/City Council

	Certificate of Compatibility	Planned Community	Zone Change
\square	Conditional Use Permit	Precise Development Plan	Zone Variance
	Development Agreement	Temporary Trailer	Other
	General Plan Amendment	Tentative Parcel Map	
	Historic Designation	Tentative Tract Map	
Adn	ninistrative/Community Develo	pment Director	
	Administrative Remedy	Plan Review	Tree Removal (see pg. 9)
	Minor Conditional Use Permit	Public Convenience or Necessity	Other



PROPERTY OWNER INFORMATION & AUTHORIZATION

(as listed in the Orange County	Assessor	's reco		
Legal Owner's Name:		Company Name:		
Rahmat Sarwono & Juliante, Sa	atyarahaı	rdja		
Email: brozeki@gmail.com			Phone:	
_				
Address: 1422 Kelton Ave. Apt	t 103			
City: Los Angeles	State:	CA	Zip Code:	90024

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: Kalunat Sarwons (Signature)	Date	2:
By:Rahmat Sarwono		
(Printed Name)		
DESIGN PROFESSIONAL	OR OWNER	OF THE COPYRIGHT IF DIFFERENT (OPTIONAL)
Name(s):		
Email:		Phone:
Address:		
City:	Chabas	
City:	State:	Zip Code:
I hereby grant permission for the to copy for members of the publ for architectural drawings that c (Government Code Section 6510	e City of Brea to pr lic, and post the pla ontain a copyright 03.5(f)(2).	DJECT PLANS- Gov. Code § 65103.5(f)(2) rovide the project plans for inspection as a part of the public record, ans online. This permission shall be constituted as the permission annotation and are protected by the federal Copyright Act of 1976
By: <u>Cauthur</u> (Signature)	Date:	2-28-2025
By: <u>Caroline Tseng</u> (Printed Name)		
~~~~		Dans 4 - 4 0

BREA PLANNING

Page 4 of 9 Last updated: June 26, 2024

### 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 on 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 and consultant time, if necessary.

### TRUST ACCOUNT OWNER:

Name of the Organization unless there is an Individual Financially Responsible for the Project:

Address: 1275 Saint Albans RL State: CA City: Jan Marino. cA 91108 Zip Code: 91108 Email: Carolinet@capbarbell.com Phone: 323-547-7412

*** Please note: Name and address will be used to generate invoices and refund checks ***

## 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 that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be issued to the contact information in the above section and returned to the organization and/or individual above 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 THE AUTHORITY TO BIND MY BUSINESS BY SIGNING ON ITS BEHALF.

Trust Account Owner's Signature Date

Caroline Tseng Trust Account Owner Printed Name

BREA PLAN

Page 5 of 9 Last updated: June 26, 2024

### INDEMNIFICATION AGREEMENT

PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

I, the undersigned, certify that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief, and further certify that I shall comply with each and every condition of approval as stated herein.

Furthermore, <u>Candine Tseng</u>, on behalf of <u>F.P.L. Evergreen LLC</u> hereby agrees to defend, indemnify, and hold free antharmless the City of Brea, its elected officials, officers, employees, and agents, with respect to any and all liabilities, claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including the payment of actual attorney's fees, court costs, and any and all other costs of defense.

in To Applicant's Signature

31-2025 Date

Staff Use Only

ACCELA RECORD NUMBER: PLN-2025-00006 TRUST ACCOUNT NUMBER: T250491

BREA PLANNING

Page 6 of 9 Last updated: June 26, 2024

### ATTACHMENT F

### **Letter of Request**

February 27, 2025

Dear Planning Department,

The purpose of this request is to obtain CUP for the property at 420 Apollo St. Unit A, Brea. The current zoning at the property is for M1 (Light Industrial zone) and we would like to propose the use for Office and Storage. Our company, FPL Evergreen LLC, is a family-owned property management company which manages the family real estate portfolio throughout Southern California including San Marino, Pasadena, Manhattan Beach, Mammoth Lakes, Irvine, Lake Forest, Chino Hills and etc.. The warehouse space will be use for storage of furniture and equipment like Home Decoratives artificial pots and plants, dining tables/chairs, plates and cups, wall decorations, sofa, coffee table, chairs, cleaning and office supplies/equipment, and etc.. We will have rolling shelves with approximately 5 feet height for storage. There will be no racks installed on the premises. See attached "EXHIBIT A" for pictures.

Here is some information on the operation:

- No interior work requires
- Office will NOT be open to public
- Business house: 12:00 pm 6:00 pm from Monday to Saturday
- Number of Employees: 2 in the office and 3 in the field
- Office space will be used for administrative and meeting with clients

Please let us know if you have any further questions!

Thank you for your consideration of the request!

Sincerely,

Caroline Tseng F.P.L Evergreen LLC

### "EXHIBIT A"













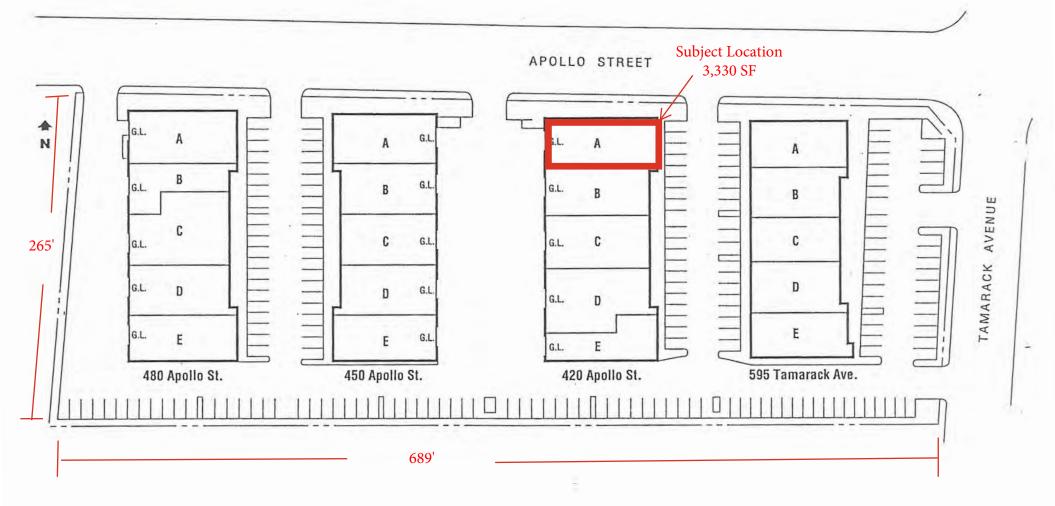


### **Plans Title Page**

- 1/28/2025
- Project address: 420 Apollo St. Unit A, Brea, CA 92821
- Zone M1 Light Industrial
- APN: 936-500-73
- Requesting CUP for office use in M1 zone
- Owner name: Rahmat Sarwono & Juliante, Satyarahardja
- Email: <u>brozeki@gmail.com</u>
- Address: 1422 Kelton Ave. Apt 103, Los Angeles, CA 90024
- Parking Demand: (Total parking: 180 spaces)
  - Previous use: Religious Assembly require 1 parking space per 35 SF
  - Propose use: Office require 1 parking space per 250 SF office space

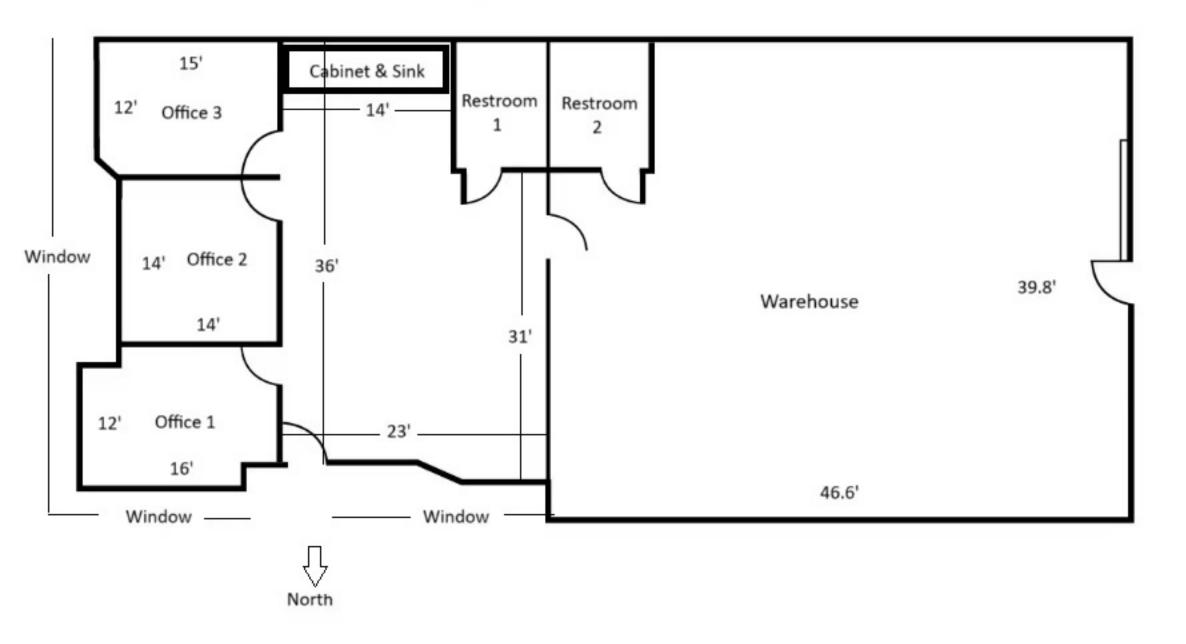
# Tamarack Business Center - SITE PLAN

- +1 i'm



Total parking : 180 spaces

This statement with the information it contains is given with the understanding that all negollations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

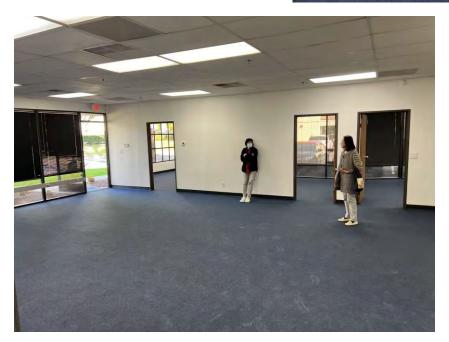




## **Front Entrance**



# **Open Office Area**



# **Open Office Area**



**Private Office Room 1** 



**Private Office Room 2** 



**Private Office Room 3** 



**Bathroom Room 1** 



Bathroom Room 2



Warehouse



Warehouse

CITY OF BREA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2025-04: TO ESTABLISH AND OPERATE AN ADMINISTRATIVE AND PROFESSIONAL OFFICE USE AT 420 APOLLO STREET, 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<br/>OF HEARING:Tuesday, April 22, 6:00 p.m.<br/>All interested persons may appear and be heard at that time.PLACE OF<br/>HEARING:Brea Civic & Cultural Center, Council Chambers<br/>1 Civic Center Circle, Brea, CA 92821

**REQUEST:** The Applicant, Caroline Tseng on behalf of F.P.L Evergreen LLC., is requesting the following entitlement: Conditional Use Permit No. 2025-04 to establish and operate an administrative and professional office use.

LOCATION:

The Project Site is located in an industrial business park at 420 Apollo Street, Unit A. The Project site has a General Plan designation of Light Industrial and a Zoning Designation of Light Industrial (M-1).

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 (Existing Facilities).

IF YOU CHALLENGE THE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

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

COMMUNITY DEVELOPMENT DEPARTMENT

wy

Joanne Hwang, AICP, City Planner

AREA MAP





### **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. 2025-04: TO ESTABLISH AND OPERATE AN ADMINISTRATIVE AND PROFESSIONAL OFFICE USE AT 420 APOLLO STREET, UNIT A	
PROJECT LOCATION:	420 Apollo Street, Unit A, Brea, CA 92821	
PROJECT DESCRIPTION:	Establish an administrative and professional office within an existing 3,330-square-foot tenant space that is located in an M-1 Light Industrial Zone business center.	
Name of Public Agency Approving Project:	City of Brea	
Project Applicant & Address:	Caroline Tseng of F.P.L Evergreen LLC 1275 Saint Albans Road San Marino, CA 91108 Carolinet@capbarbell.com	
Exempt Status: (Check one)		
Ministerial (Sec. 21080(b)(1); 15268)	Categorical Exemption ( <u>Sec. 15301</u> )	
Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ( <u>15282(s)</u> )		

**Reason why project is exempt:** The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, and facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the Project is limited to establishing a professional office use in an existing tenant space and will not include a physical expansion or modification to the existing building.

Other:

Jason Killebrew, Community Development Director

Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

Date



#### C. Tentative Parcel Map No. 2024-135

A subdivision request to reconfigure seven existing parcels into four parcels at 411 Sievers Avenue.

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:00 PM	PUBLIC HEARINGS Item: 3C.
ТО	FROM
Chair and Members of the Planning Commission	Cristal Nava, Assistant Planner

#### **EXECUTIVE SUMMARY**

The Applicant, Michael Jelensky, is requesting a Tentative Parcel Map (TPM) No. 2024-135 to allow for the reconfiguration of seven existing parcels into four parcels for future land development, in a Single Family Residential (R-1) Zone.

The above-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 15315 (Class15 – Minor Land Division); and,
- 2. Approve TPM No. 2024-135 to reconfigure seven existing parcels into four parcels, in a Single Family Residential (R-1) Zone, 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, 411 Sievers Avenue, is approximately 1.286 acres in total area, located on the southwest corner of Sievers Avenue and Date Street. The Project site has a General Plan Land Use designation of Low Density Residential and a zoning designation of R-1. The surrounding land uses and zoning designation are shown in Tables 1 and 2 below.

North	Single-family and multi-family residential homes and a church <i>(across Date Street)</i>
East	Single-family residential homes (Across Sievers Avenue)
South	Single-family residential homes and Arovista Park

#### TABLE 1 – SURROUNDING LAND USES

#### TABLE 2 - SURROUNDING ZONING DESIGNATIONS

North	Multiple Family Residential (R-3) (across Date Street)	
East	R-1 (across Sievers Avenue)	
South	R-1 and Parks/Recreation/Open/Space (PRO-P/R)	
West	R-1	

The Project site is currently developed with a single-family residence, a detached garage, and two detached storage sheds. The primary ingress and egress to the property is provided by two driveway approaches on Sievers Avenue. The site is also accessible by a public alley along Date Street. The aerial view of the Project site is Figure 1 below.

## FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE

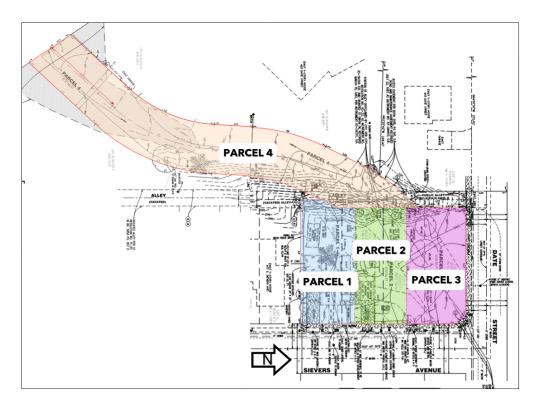


The Technical Background Summary and the Vicinity Map are provided as Attachment C and D, respectively.

#### **PROJECT DESCRIPTION**

The Project site is approximately 1.286 acres in total area. The Applicant proposes to reconfigure the existing seven parcels into four parcels for future land development. The proposed tentative parcel map is shown in Figure 2 below, and the proposed lot dimensions, widths and depths is described in Table 3 below.

#### FIGURE 2 - PROPOSED TENTATIVE PARCEL MAP



**TABLE 3 – PARCEL DIMENSIONS** 

Development Standard	Zoning Code Minimum	Parcel 1 (Proposed)	Parcel 2 (Proposed)	Parcel 3 (Proposed)	Parcel 4 (Proposed)
Lot Size (sq. ft.)	7,200	9,479	8,763	10,015	27,741
Lot Width (ft.)	60 (regular lot)	65.33	62.59	-	61.69
	70 (corner lot)	-	-	72	-
Lot Depth (ft.)	100	140	140	140	521.27

As shown in Table 3, the reconfigured parcels conform to the minimum dimensions, widths, and depths of the R-1 Zone. Parcel 1 would remain improved with the single-family residence; however, as part of the Project, the two existing storage sheds on Parcel 1 and the detached garage on Parcel 2 would be demolished and a new driveway approach, a driveway, and a two-car garage would be constructed on Parcel 1 to accommodate the required parking for the existing single-family dwelling. The proposed construction of the associated structure and site improvements would require a building permit plan check review and approval.

The Project Application, Letter of Request, and Project Plans are Attachments E, F, and G, respectively.

#### **DISCUSSION**

#### Tentative Parcel Map No. 2024-135

The Project is intended for subdivision purposes only and would result in four parcels. TPM No. 2024-135 complies with Brea's General Plan and Zoning standards for lots in the R-1 Zone as the parcels satisfy the minimum lot size, width, and lot depth. Pursuant to Brea City Code (BCC) Table 20.080.040.D parking requirements, a new two-car garage would be constructed on Parcel 1 to replace the existing garage that is proposed to be demolished, in order to comply with the minimum required parking standards for the existing single-family dwelling use. The existing and future land uses on all proposed parcels would be required to comply with those uses permitted in the R-1 Zone.

Furthermore, the Project has been found to meet all required findings of the Subdivision Ordinance within Title 18 of BCC and the California Subdivision Map Act, where the design of the subdivision would not conflict with existing easements. As such, the Project as proposed, with implementation of the recommended Conditions of Approval (Attachment B), is not anticipated to have any impacts on the community, or the surrounding uses. Notably, a condition of approval requires that the driveway improvements and construction of the two-car garage on Parcel 1 be completed before the recordation of the final parcel map.

#### PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public noticing 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 as 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 15315 (Class 15, Minor Land Divisions). Class 15 applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcels were not involved in a division of a larger parcel within the previous 2 years, and the parcels do not have an average slope greater than 20 percent. The Class 15 exemption is applicable because the Project proposes to reconfigure seven parcels into four parcels and the average slope of all parcels is less than 20 percent, complies with the applicable General Plan and zoning, and does not involve any variance/exception requests. 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: Cristal G. Nava, Assistant Planner

#### Attachments

- Attachment A Draft Resolution Approving Tentative Parcel Map 2024-135).pdf
- Attachment B Draft Conditions of Approval.pdf
- Attachment C Technical Background.pdf
- Attachment D Vicinity Map.pdf
- Attachment E Project Application.pdf
- Attachment F Letter of Request.pdf
- Attachment G Project Plans.pdf
- Attachment H Notice of Public Hearing.pdf
- Attachment I Draft Notice of Exemption.pdf

### (DRAFT) RESOLUTION NO. PC 2025-XX

#### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING TENTATIVE PARCEL MAP NO. 2024-135: A SUBDIVSION REQUEST TO RECONFIGURE SEVEN EXISTING PARCELS INTO FOUR PARCELS AT 411 SIEVERS AVENUE

#### A. <u>RECITALS</u>:

(i) The Planning Commission of the City of Brea (the "Planning Commission") did receive a verified petition for the approval of Tentative Parcel Map (TPM) No. 2024-135 a subdivision request to reconfigure seven existing parcels into four parcels (referred to herein as the "Project") for that certain real property located at 411 Sievers Avenue, in the City of Brea, and further legally described as Assessor Parcel Number 284-251-27, 284-251-26, 284-251-40, and 284-251-41, as shown in the latest records of the County of Orange Assessor's Office.

(ii) The Project applicant is Michael Jelensky, 1436 North Manzanita Street, Orange, CA 92887.

(iii) The Project site is zoned Single Family Residential (R-1) and designated as Low Density Residential by the General Plan.

(iv) On April 22, 2025, 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. <u>RESOLUTION</u>:

#### 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.

#### Resolution No. 2025-xx Page 2 Applicant: Michael Jelensky TPM No. 2024-135

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 15315. Class 15 applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcels were not involved in a division of a larger parcel within the previous 2 years, and the parcels do not have an average slope greater than 20 percent. The Class 15 exemption is applicable because the Project proposes to reconfigure seven parcels into four parcels and the average slope of all parcels is less than 20 percent, complies with the applicable General Plan and zoning, and does not involve any variance/exception requests.. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of TPM No. 2024-135 as follows:

a. <u>Finding:</u> That the proposed map is consistent with the General Plan.

<u>Fact:</u> The subject property has a General Plan designation of Low Density Residential. The subdivision of land for Single Family Residential is consistent with the Low Density Residential land use designation of the General Plan. The proposed subdivision meets General Plan Policy CD-1.1 to create neighborhoods that effectively integrate single family housing. b. <u>Finding:</u> The design and improvements for the proposed subdivision are consistent with the General Plan.

<u>Fact:</u> The proposed subdivision complies with the minimum size, lot width, and lot depth with the R-1 Zone, which is the applicable zone for the Low Density Residential Land Use Designation. Furthermore, the Project is required to construct a new two-car garage for Parcel 1 to ensure continued compliance with the minimum parking standards for the existing single-family residence.

c. <u>Finding:</u> That the site is physically suitable for the type of development.

<u>Fact:</u> The Project site is approximately 1.286 acres in total area, consisting of seven parcels and occupied by an existing single-family dwelling unit and detached garage. The map will reconfigure the seven parcels into four parcels that would compliance with all required minimum standards for a new parcel within the applicable zone; therefore, the new parcels would be suitable for existing and future development permitted in the R-1 Zone.

d. <u>Finding:</u> That the site is physically suitable for the proposed density of development.

<u>Fact:</u> The Project is only for the subdivision of land. This request does not propose new residential development or removal of residential uses. As designed, the subdivision will result in parcels appropriate for future land development that are consistent with the density permitted in the Low-Density Residential land use designation.

e. <u>Finding:</u> That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife, or their habitat

<u>Fact:</u> The Project proposes to subdivide seven existing parcels into four parcels, with limited construction (a new detached) on a parcel that is already developed with similar structures. Any future development of other parcels would be subject to a separate review related to Caliofrnia Environmental Quality Act. As such, the action is not likely to cause substantial impacts on the environment nor disturb the habitat of fish or wildlife.

f. <u>Finding:</u> That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

<u>Fact:</u> The proposed subdivision would result in four parcels that conform to the minimum lot standards of the R-1 zone. Any new construction or improvements would be subject to review and approval of all applicable City divisions and departments to ensure compliance with all life safety issues. The subdivision will not cause any change or impact on public health as it is not proposing any new development.

g. <u>Finding:</u> That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

<u>Fact:</u> All necessary easements will be updated in order to accommodate parking, access, landscaping, and utilities for the four parcels. All easements will be shown and recorded on the final map. The subdivision will

create standard parcels which will not create conflicts of access if they are developed. No new construction will conflict with easements.

4. TPM No. 2024-135 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

**ADOPTED AND APPROVED** this 22nd day of April 2025.

Chair, 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 22nd day of April 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 22nd day of April 2025, by the following votes:

- AYES: COMMISSIONERS:
- NOES: COMMISSIONERS:
- ABSENT: COMMISSIONERS:
- ABSTAIN: COMMISSIONERS:

ATTEST:

Secretary, Planning Commission

#### EXHIBIT A OF RESOLUTION NO. 2025-XX TENTATIVE PARCEL MAP NO. 2024-135

#### **CONDITIONS OF APPROVAL**

Tentative Parcel Map (TPM) No. 2024-135 is hereby approved, subject to the conditions as set forth herein:

#### Planning Division – Community Development Department

- Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on April 22, 2025, which include, but no limited to, site plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project 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. All tree removals shall comply with the City's Tree Preservation Ordinance (Brea City Code (BCC) Chapter 20.74. Prior to removal, tree species type and diameter information shall be identified on future building permit plans.
- 4. 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.
- 5. Any permit is subject to expiration and revocation as provided in Brea City Code Section 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
- 6. 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 Tentative Parcel Map No. TPM 2024-135 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.

#### Building and Safety Division – Community Development Department

- 7. The proposed subdivision shall occur in substantial conformance with the plans and specifications approved by the City Planning Commission, and all conditions of said approval shall be implemented and incorporated herein.
- All construction designs shall comply with the Codes adopted at the time of permit submittal. Currently the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances.
- 9. Prior to Final Map recordation, any fences, gates and/or planters between parcels shall be demolished and properly hauled to an approved location.
- 10. Prior to Final Map approval, the applicant shall submit for review grading and drainage plans. No cross-drainage between parcels shall be allowed. Each parcel shall drain to an approved location(s). Any grading remedial work shall be done prior to the Final Map recordation, grading permit(s) shall be secure from the Building & Safety Division prior to the start of grading operations

#### Parcel #1

- 11. Prior to Final Map plan submittal, the Applicant shall apply for a building permit for the new detached two-car garage and driveway improvement, and obtain approval from the Building & Safety Division.
- 12. Prior to Final Map recordation, the garage and driveway construction shall be completed and permit finaled by a city building inspector.
- 13. Prior to Final Map recordation, the Applicant shall apply for the existing rear accessory structure demolition permit and obtain approval from the Building & Safety Division. The accessory structure shall be demolished and permit finaled by a city building inspector prior to Final Map recordation.

#### Parcel #2

14. Prior to Final Map recordation, the Applicant shall apply for an existing garage and driveway demolition permit and obtain approval from the Building & Safety

Division. The existing garage and existing driveway shall be demolished prior to Final Map recordation.

15. Prior to Final Map recordation, the wooden fence and planters shall be demolished.

#### Public Works Department

#### General Conditions

- 16. This approval shall be contingent upon the approval of the Tentative Parcel Map, and the conditions of said approval shall be implemented. The proposed subdivision shall occur in substantial conformance with the Tentative Parcel Map submitted to the Planning Commission, and all conditions set forth herein.
- 17. The proposed subdivision shall occur in substantial conformance with the plans and specifications approved through the City Planning Commission, and all conditions of said approval shall be implemented and incorporated herein.
- 18. The Applicant shall provide Site and Building Demolition Plans for the demolition of the existing site and building infrastructure. The Site and Building Demolition Plans shall be prepared by a registered Civil Engineer, be in accordance with City of Brea Standard Plans and standards, and be to the satisfaction of the Building & Safety Division and City Engineer. Said plans shall include an Erosion and Sediment Control Plan identifying the contact information for the person that is to be reached in case of emergency. Applicant shall obtain approval of the Site and Building Demolition Plans, prior to the issuance of any building permit for any proposed development phase.
- 19. Prior to the issuance of any building permits for the proposed developed site conditions, the Applicant shall submit and obtain approval for the Precise Grading Plans and all applicable technical studies. The Precise Grading Plans and technical studies shall be prepared by a registered Civil Engineer, be in accordance with City of Brea Standard Plans and standards, and be to the satisfaction of the Building & Safety Division and City Engineer. The Precise Grading Plan submittal shall include the following items:
- 20. Construction Document Plans for the review and approval of the Building & Safety Division and City Engineer. The Construction Document Plans shall identify all improvements required to facilitate the proposed development and associated infrastructure improvements, to the satisfaction of the City Engineer. Said Construction Document Plans shall include an Erosion and Sediment Control Plan identifying the contact information for the person that is to be reached in case of emergency;

- 21. The Applicant shall be responsible for the maintenance of all temporary and permanent Best Management Practices (BMP's) and associated infrastructure located on public or private property.
- 22. The Applicant shall maintain all public and private drainage facilities in good working order at all times.
- 23. The Applicant shall be responsible to obtain the permission to perform any work on adjacent private properties or within easement areas.
- 24. No proposed trees, structures for private utility infrastructure, lighting structures, utility vaults or cabinets, structures or walls with footing or foundation elements, building foundations, structural slabs, or building structural members shall be located within existing or proposed public easement areas, within the public right-of-way, or within public property.
- 25. All proposed domestic, irrigation, and fire services shall be per the latest City of Brea Public Works Standards, meeting all City Building & Plumbing Code requirements, and be to the satisfaction of the City Engineer and the Brea Fire Department.
- 26. The Applicant shall install all water meters, vaults, fire hydrants, FDC's, and above ground backflow prevention devices for all domestic, irrigation, and fire services and systems, at locations to the satisfaction of the City Engineer, the Building & Safety Division, and the Brea Fire Department. Easements shall be dedicated to the City for the maintenance, repair, and operation of all public water meters, vaults, and fire hydrants.
- 27. All existing and proposed fire hydrant and fire service infrastructure locations shall be subject to the review and approval of the City Engineer, the Building & Safety Division, and the Brea Fire Department. Installation of fire hydrants and fire service infrastructure shall be in accordance with City of Brea Public Works Standards and all applicable building codes.
- 28. All proposed sewer laterals and connections shall be per City of Brea Public Works Standards, meet all City Building and Plumbing Code requirements, and be to the satisfaction of the City Engineer and the Building & Safety Division.
- 29. The proposed development shall only be served by underground distribution utilities.
- 30. Prior to the issuance of any building permit, the Applicant shall pay all applicable impact fees and connection fees as set forth in the City ordinances and in effect at the time of permit approval.

- 31. Prior to the issuance of any building permit, a completed Waste Management Plan (WMP) shall be submitted through Green Halo Systems by the Applicant and approved by the Public Works Department to ensure compliance with CALGreen and SB 1383 requirements. Each individual building permit shall include its own separate WMP submittal through Green Halo Systems for the proposed scope of work associated with each building permit.
- 32. All public improvements, and improvements within the public right-of-way and public easement areas, shall be designed and constructed per current City standards and all other jurisdictional requirements, and shall be to the satisfaction of the City Engineer.
- 33. All existing public utilities located within the public right-of-way or within existing easements are to be protected in place, unless indicated otherwise by improvement plans approved by the City Engineer.
- 34. A City of Brea Public Works Encroachment Permit shall be obtained prior to any construction, improvements, or staging in the public right-of-way, within existing public easement areas, or within public property.
- 35. The Applicant shall enter into an Encroachment License Agreement with the City of Brea for all private improvements or non-standard improvements, improvements not in accordance with City of Brea Standard Plans and standards, located within the public right-of-way, public easement areas, or within public property.

#### Parcel #1

36. Prior to Final Map plan submittal, the Applicant shall apply for an encroachment permit for a new driveway approach to the proposed detached two-car garage.

#### Map Conditions

- 37. The proposed subdivision shall occur in substantial conformance with the Tentative Parcel Map submitted to the Planning Commission, and all conditions set forth herein.
- 38. The proposed subdivision shall occur in substantial conformance with the plans and specifications approved through the City Planning Commission, and all conditions of said approval shall be implemented and incorporated herein.
- 39. Prior to the issuance of any building permit for the proposed developed site conditions, the Applicant shall submit a Final Map for review and approval of the City Engineer. Said Final Map shall include all right-of-way and easement dedication and/or vacations. The Final Map shall be submitted to the City Engineer for conformance review prior to submittal to the County of Orange Surveyor's Office. The Final Map shall be submitted directly to the County of Orange

Surveyor's Office for review and approval of the technical portion of the Final Map. All right-of-way and easement dedications and vacations shall be in accordance with all requirements set forth in the California Streets and Highways Code, the Subdivision Map Act, and the Brea City Code.

- 40. Applicant shall be responsible to prepare all documentation and pay for any publication fee (if applicable) for the proposed dedications and/or vacations of right-of-way or easements.
- 41. The Applicant shall submit a Monumentation Bond as required by the Subdivision Map Act in a form approved by the City Attorney to guarantee payment for the setting of monuments. The bond amount shall be provided before the approval of the Final Map, by the Licensed Surveyor or Registered Civil Engineer preparing the Final Map. The Monumentation Bond shall be provided in an amount to the satisfaction of the City Engineer.
- 42. Prior to the release of the Monumentation Bond, the Licensed Surveyor or Registered Civil Engineer who prepared the Final Map shall submit a letter to the City Engineer verifying the setting of all monuments, confirming that all monuments have been set in conformance with the recorded Final Map, and confirming that the applicant/property owner has paid the Licensed Surveyor or Registered Civil Engineer in full for the setting of the monuments.

## **TECHNICAL BACKGROUND**

Case No:	Tentative Parcel Map (TPM) No. 2024-135
Property Location:	411 Sievers Avenue
Existing APNs:	284-251-27, 284-251-26, 284-251-40, and 284-251-40
Total Land Area:	1.286 Acres
Applicant:	Michael Jelensky 1436 North Manzanita Street Orange, CA 92887
General Plan Designation:	Low Density Residential
Zoning Designation:	Single Family Residential (R-1)
Adjacent Zoning	
North:	Multiple Family Residential (R-3)
South:	R-1 and Parks/Recreation/Open/Space
West:	R-1
East:	R-1
Site and Neighborhood Characteristics:	The Project site is located on the southwest corner of Sievers Avenue and West Date Street. The site is surrounded by various residential uses and Arovista Park.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star-Progress on April 10, 2025, and approximately 71 notices were sent to all property owners within a 500-foot radius of the subject property.



# SUBJECT PROPERTY AND VICINITY MAP

## DATE: APRIL 22, 2025

CASE NO: ACCELA RECORD NO. PLN-2024-00036 TENTATIVE PARCEL MAP NO. 2024-135



## **PROJECT APPLICATION**

GENERAL INFORMATION REQUIRED: (Print or Type)					
Name of Proposed Project: Tentative Parcel Map No. 2024-135					
Location of Projec 411 S Sievers Brea, CA 9282		Legal Description of Pr 284-251-27/26/40 & 4	oject Location <i>(Assessor's Parcel No.):</i> 1		
APPLICANT IN	FORMATION:				
Applicant's Name	: Michael Jelensky	Phone: 714-290	)-3239 cell		
Email: office@eu	rekalandscape.com				
Address: 1436 N	Manzanita Street				
City: Orange		State: CA	Zip Code: 92887		
PROJECT CON	TACT PERSON: (1	f Different)			
Contact Person:	Samir Khoury, P.E. Coory Engineering	Phone: 714-202-	8700		
Email:	Email: skhoury@cooryengineering.com				
PROJECT INFORMATION: (Print or Type)					
Zoning Designation: General Plan Designation:					
Existing Use: Residential and vacant land Proposed Use: Residential					
Type of Developn	nent:				
🛛 Residenti	al 🗌 Commer	cial 🗌 Industrial	Mixed-Use		
Lot Size (square fe	eet):	Lot Width:	Lot Depth:		
Existing Floor Are	ea (square feet):	Existing FAR:	Existing Lot Coverage:		
STAFF USE ONLY	,				
Accela Record Number: PLN-2024-00036 Project Manager: CN					
Entitlement File Number(s): TPM 2024-135 Related Files:					
SUBMITTAL INFO		Received by: G	B Deposit Received: YES		



PROJECT INFORMATION: (Continued)					
Proposed Floor Area (square feet):	Proposed FAR:	Proposed 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, ect. 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.

This project is to process Tentative Parcel Map No. 2024-135. APN: 284-251-27/26/40 and 41. No new development is planned now.

#### **TYPE OF REVIEW REQUESTED:** (Select all that apply)

#### Planning Commission/City Council

Certificate of Compatibility	Planned Community	Zone Change		
Conditional Use Permit	Precise Development Plan	Zone Variance		
Development Agreement	Temporary Trailer	Other		
🔲 General Plan Amendment	🕅 Tentative Parcel Map			
Historic Designation	Tentative Tract Map			
Administrative/Community Development Director				
Administrative Remedy	Plan Review	Tree Removal (see pg. 9)		
Minor Conditional Use Permit	Public Convenience or Necessity	Other		



#### **PROPERTY OWNER INFORMATION** & AUTHORIZATION

(as listed in the Orange County Assessor's records) Legal Owner's Name: Michael Jelensky Co

Company Name:

Email: office@eurekalandscape.com

Phone: 714-290-3239 cell

Address: 275 S. Kirkwood Circle

City: Anaheim

State: CA

Zip Code: 92808

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.** 

Bv: Date: ature

By: <u>Michael Jelensky</u> (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: (Signatu

By: <u>Michael Jelensky</u> (Printed Name)



Page 4 of 9 Last updated: June 26, 2024

#### 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 on 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 and consultant time, if necessary.

#### TRUST ACCOUNT OWNER:

Name of the Organization unless there is an Individual Financially Responsible for the Project:

Address	275 5.4	LIRKWOOD	CIRCLE		State:	ĊA	
	ANDHEIM	Hus			Zip Code:	92	808
Email:	OFFICE @ EUR	EKALANE	SCAPE - CAN	٨	Phone:	(714)	290.3239

*** Please note: Name and address will be used to generate invoices and refund checks ***

#### 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 that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be issued to the contact information in the above section and returned to the organization and/or individual above 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 THE AUTHORITY TO BIND MY BUSINESS BY SIGNING ON ITS BEHALF.

Trust Account Owner's Signatu Date

7/15/24

MICHAEL Trust Account Owner Printed Name



Page 5 of 9 Last updated: June 26, 2024

#### INDEMNIFICATION AGREEMENT

#### PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

I, the undersigned, certify that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief, and further certify that I shall comply with each and every condition of approval as stated herein.

Furthermore, <u>Michael Jelensky</u>, on behalf of <u>Michael Jelensky Trust</u> hereby agrees to defend, indemnify, and hold free and harmless the City of Brea, its elected officials, officers, employees, and agents, with respect to any and all liabilities, claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including the payment of actual attorney's fees, court costs, and any and all other costs of defense.

Applicant

Date

Staff Use Only

ACCELA RECORD NUMBER:

TRUST ACCOUNT NUMBER:



#### SUBMITTAL CHECKLIST

If you obtained this application through our website, please contact a Planner at 714-990-7674 to confirm applicability of the submittal items. The items listed below are considered *minimum*. Additional information may be necessary for clarification during the review process.

#### **APPLIES TO ALL APPLICATIONS**

- X 1. COMPLETED PROJECT APPLICATION Property owner information & authorization <u>must</u> be included
- **2. PHOTOGRAPHS -** Photographs should include the project site's existing exterior and interior.
- X 3. LETTER OF REQUEST Describe the project/proposal and reason for the request. For businesses, include operations, number of employees, hours of operation, property tenant list, alcohol requests and any other pertinent information. For residential projects, include number of units, phasing/ timing plan and any other pertinent information. For tree removal permits, a statement indicating the reason for the removal or relocation of tree(s).

#### X 4. PLANS TITLE PAGE TPM No. 2024-135

- □ Date (Resubmitted plans shall reflect new date of submittal)
- Project Address
- Legal Description
- □ Scope of work
- □ List of Required Entitlements
- Owner Information Architect/Designer Information
- Zoning Conformance Development Standards (existing/allowed/proposed)

#### 5. SITE PLAN

- □ Show entire Parcel with property lines and dimensions
- Development Summary Table noting pertinent information such as proposed square footage, floor area
- □ Provide separate existing and proposed site plans Provide plan drawn to scale with dimensions
- □ Show all setbacks (front, rear and side)
- □ Truck turning radius (industrial and commercial) Show location of:
  - Carpool/van spaces
  - Bicycle parking area
  - Rideshare vehicle loading area
- Distance between buildings
- Location of utility poles and fire hydrants
- Indicate locations of trash enclosures and SCE transformer
- □ Location of proposed monument signs
- Proposed outdoor storage area, if any, and required screening Label proposed uses for all building sites on site
- Location of bus stop improvements, if applicable to project
- □ Show locations of street and sidewalks, with all improvements (trees, light poles, curbs, etc.)
- □ Show all existing and proposed driveways and driveways immediately adjacent to the site
- □ Show all curb, gutter and driveway within the full right-of-way adjacent to the project site
- Photometric plan
- Circulation plan

#### 6. FLOOR PLAN

- Provide separate existing and proposed floor plans
- □ Provide plans drawn to scale with dimensions
- Label room and/or areas
- $\hfill\square$  Provide a window and door schedule (when part of scope)
- X **7. DEPOSIT -** The application will **NOT** be considered submitted until payment is received. Please visit our <u>Development Processing Fees</u> to verify the deposit amount.





#### TPM No. 2024-135

**8. ELECTRONIC PLAN COPIES -** PDF format digital copies of all submitted plans, photographs and photographs of the colors and materials board in minimum 300 D.P.I. (dots per square inch) format for presentation purposes. A clean site plan and colored landscape plan with no construction information or dimensions is required for presentation purposes. Include one 750KB or less jpeg image of the proposed rendering to be displayed on the City's development map. If you are submitting in person, all submitted material shall be saved in a USB Drive or CD.

#### APPLIES TO ALL NEW CONSTRUCTION, BUILDING ADDITIONS, AND BUILDING REMODELS:

**9. PRELIMINARY TITLE REPORT** - Must be dated within six (6) months.

#### 10. ELEVATIONS

- □ Show all sides of proposed
- Elevations Provide plans drawn to scale with dimensions
- Provide the height of all structures
- □ Label proposed colors, materials (with level of quality and longevity)
- Location and size of signs
- Provide details of architectural elements, walls, and fences, as needed Line of sight drawings

#### 11. RENDERING(S) – COLOR

#### **12. SECTION PLAN**

#### 13. SIGN PLANS

- □ Show location of all signs and on building and site plan
- Label size of signs

#### 🗌 14. ROOF PLAN

- □ Provide plans drawn to scale with dimensions Show roof pitches and slope
- □ Show all-roof mounted equipment
- Cross-section demonstrating the roof-mounted equipment will be fully screened from view by the architectural design of the building

#### ☐ 15. CONCEPTUAL LANDSCAPE PLAN

- Proposed and existing improvements as shown on the site plan Dimensions such as setbacks and street widths shall be excluded. Identify plan materials by botanical and common names. Identify size and spacing of plants
- Identify mounted areas, turf, ground covered areas, shrub locations, accent trees, street trees, sloping planting materials. Private yard areas.
- Location of community amenities including common or public recreation areas (open play areas, barbecue area, pool, spa, recreation building)
- □ Location of primary and secondary entry point areas and their treatment (textured paving, security gates, accent or special planting, entry walls, monument signs)
- Location of emergency vehicle access, trail locations, public walkways, hardscape amenities (paving, benches etc.)

#### 16. WATER QUALITY MANAGEMENT PLAN (WQMP) CHECKLIST

#### □ 17. ENVIRONMENTAL INFORMATION FORM

#### **18. COLOR & MATERIAL BOARD**

#### **19. PRELIMINARY GRADING PLANS**

- Proposed items should be designated with solid lines, existing with small dashes, and future with long dashes if a phased project.
- Cross sections at all site boundaries (maximum & minimum conditions)
- Drainage and flood control facilities-size, type, etc.
- □ Easements, property lines, right-of-way



- □ Earthwork quantities-borrow and disposal areas
- Erosion control measures
- □ Existing features within and 50 feet beyond the site boundaries (label to remain or to be removed)-natural ground, trees, structures, drainage courses, streets, trails, slopes, etc.
- □ Grading (Proposed)-structures, curbs, walls (height), gutters, pavement, walks, swales, mounding, slopes, open space, trails
- Natural areas to be preserved
- □ Parkway culverts where drainage is directed to streets, except for single family residences
- Retaining walls-top and footing elevations
- Separate cut and fill areas with a line. In addition, one copy of the plan shall be submitted with fill areas colored in green and cut areas in red
- □ Shade pavement areas and slopes 3:1 or steeper
- □ Location, elevation, and size of proposed buildings pads
- □ Streets-cross sections, improvements, right-of-way, etc.
- **20. FIRE MASTER PLAN** (applies to new commercial, multifamily residential, and subdivisions). Contact the Fire Department for more information.
  - □ Fire access road on property and streets
  - Fire hydrant locations(s) new and existing
  - □ Fire department connection location and control valve location

#### **APPLIES TO TREE REMOVAL PERMIT:**

#### **20. TREE REMOVAL SITE PLAN**

- Property Boundary with Property Line Dimensions
- □ Tree(s) Locations(s)
- Lot and Easements Lines
- □ Scale
- Pavement Areas
- Structures
- Fences, Gates, and Walls
- □ Grading
- **21. ARBORIST REPORT** (A written technical report and photographs from a certified arborist regarding the size, information, health and value of the tree(s) proposed for removal.
  - Tree protection plan

#### **OTHER DOCUMENTS OR STUDIES**

- **21. PARKING JUSTIFICATION** (for shared parking agreements or parking variance)
- **22. PARKING STUDY** (*if applicable*)
- **23.** ENVIRONMENTAL STUDIES (*if applicable*)
  - □ Traffic Impact Analysis/Traffic Assessment
  - □ Air Quality Study
  - Habitat Assessment/Jurisdiction Delineation
  - Noise Study
  - Phase 1 and/or 2 Assessment

#### 24. ARTS AND PUBLIC PLACES

**25. <u>PUBLIC NOTIFICATION PACKET</u>** (if applicable)





COORY ENGINEERING CIVIL ENGINEERING & LAND SURVEYING

January 30, 2025

Brea Planning Division 1 Civic Center Circle Brea, CA 92821

RE: LETTER OF REQUEST for Tentative Parcel Map No. 2024-135

Gentlepeople:

The purpose of this project is to process Tentative Parcel Map No. 2024-135. The APNs are 284-251-27/26/40 and 41. No new development is planned now. This map divides the property for marketing purposes.

The Subdivider/Owner is: Mr. Michael Jelensky 275 S. Kirkwood Circle

Anaheim Hills, CA 92808-1212 714-990-4769 office 714-290-3239 cell office@eurekalandscape.com

The civil engineer is: Mr. Samir Khoury, P.E., RCE 37567 Coory Engineering 1718 N Neville Street Orange, CA 92865-4214 714-202-8700 skhoury@cooryengineering.com

#### **Property Owner Authorization:**

I, Michael Jelensky, consent to the submission of Tentative Parcel Map No. 2024-135

, January 30, 2025

• 1718 N. Neville Street, Orange, California 92865 •

TEL: (714) 202-8700 • FAX: (714) 202-8701

January 30, 2025 Page 2

#### Written Statements per Section 18.32.080

- 4. The proposed use of the parcels shown on the map is Single Family Residential.
  - 1. Existing zoning R-1 Single Family Residential.
  - 2. Proposed zoning R-1 Single Family Residential.
- 5. The Legal Desctiption of the land in the proposed division are APN Numbers:
  - 1. 284-251-26
  - 2. 284-251-27
  - 3. 284-251-40
  - 4. 284-251-41

#### 7. The source of water supply and the proposed method of sewage disposal:

- 1. Water supplied by the City of Brea is proposed.
- 2. Sewage treatment supplied by the City of Brea is proposed.
- 8. Private system of sewage disposal does not apply.
- 9. A soils report dated 11-22-24 was emailed to Cristal Nava on 12-05-25.

#### 11. The PROPOSED IMPROVEMENTS:

- 1. The existing garage will be demolished.
- 2. A new 20' x 20' garage / or carport is proposed.
- 3. Water supply and Sewage treatment by City of Brea is existing.
- **12. Public areas** are not required.

**13. Tree planting** is not required.

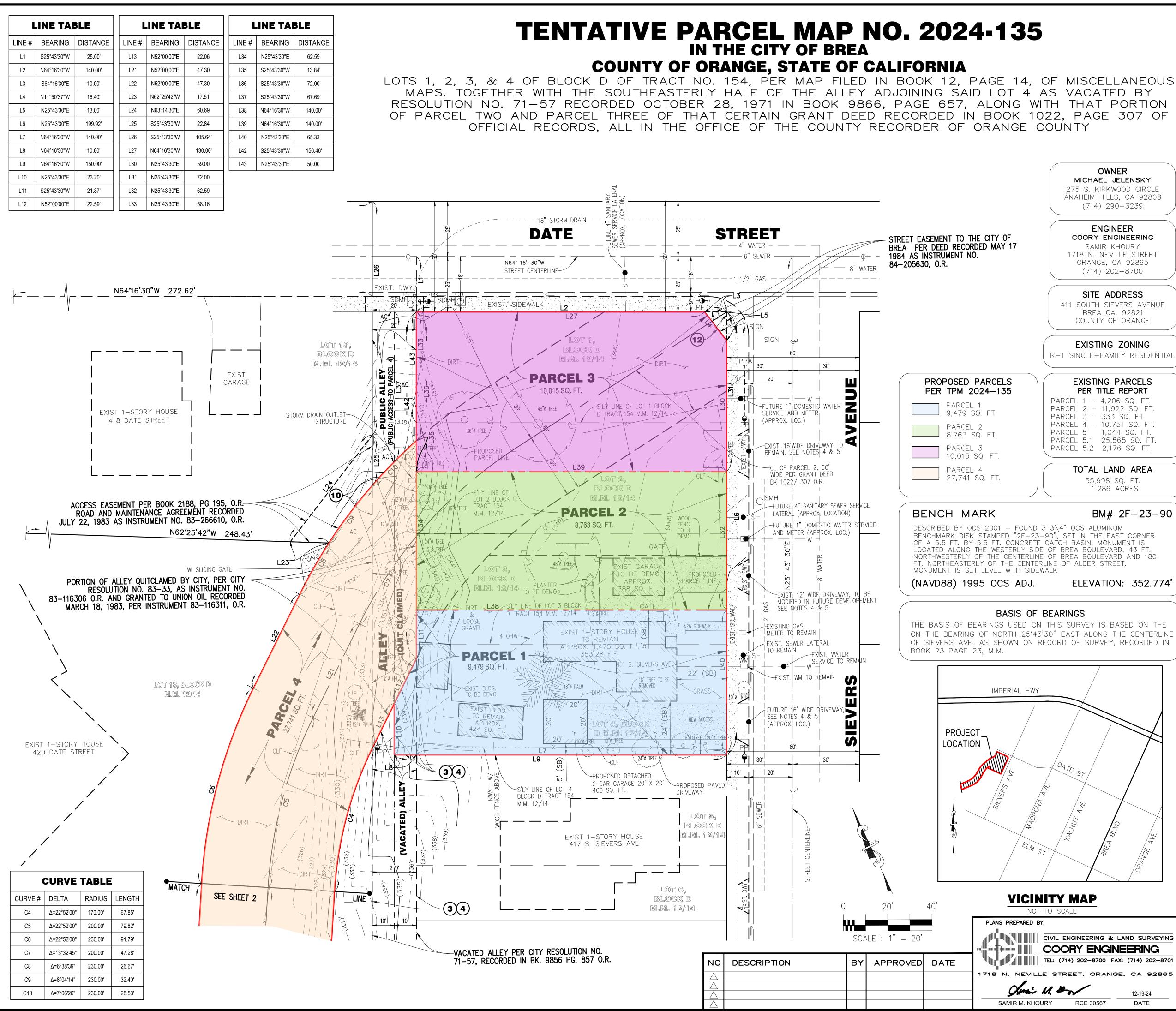
**14. Conversion to a condominium, stock cooperative or community apartment** does not apply.

A description of the proposed development is as follows: The proposed project is a request for a Tentative Parcel Map to divide 5 existing parcels into 4 parcels in a R-1 Single Family Residential Zone at 411 S. Sievers Avenue.

Sincerely,

Kimi II. Bor

Samir M. Khoury, P.E.



File: Feb 07, 2025 - P:\DWG\845-101\DWG\TENTATIVE PARCEL MAP 2024-135\845-101 TPM 2024-135 (c).dwg

* NOTES

1. FUTURE DEVELOPMENT OF PARCELS 2 & 3 WILL BE BY OTHERS ONCE PARCELS

ATTACHMENT G

- ARE SOLD NEW TWO-CAR GARAGE TO BE REVIEWED UNDER SEPARATE PERMIT
- FULL PLANS FOR THE PROPOSED GARAGE SHALL BE SUBMITTED, APPROVED, PERMIT ISSUED, AND CONSTRUCTION OF THE GARAGE FINALED PRIOR TO FINAL MAP RECORDATION
- RESIDENTIAL DRIVEWAYS ARE TO BE 16' WIDE MINIMUM AND 20' WIDE MAXIMUM AS ESTABLISHED § 19.40.030 OR ANY SUCCEEDING PROVISION THERETO AND OTHERWISE CONSTRUCTED IN ACCORDANCE WITH STANDARDS APPROVED BY THE CITY ENGINEER. CITY STANDARDS
- 5. AT THE TIME THE PROPOSED LOT IS DEVELOPED, THE EXISTING DRIVEWAY WILL NEED TO BE MODIFIED TO MEET CITY STANDARDS.

## SCOPE OF WORK

1. PARCEL 1 EXISTING STRUCTURES TO REMAIN. DEMO EXIST. GARAGE. BUILD NEW 2 CAR GARAGE

AND NEW PAVED DRIVEWAY. (SEE NOTE 3 ABOVE) 2. PARCELS 2 AND 3 TO BE BUILDABLE PARCELS IN R-1 SINGLE FAMILY RESIDENCE.

3. PARCEL 4 TO BE IRREGULAR NON-BUILDABLE. (ACCESS TO PARCEL 4 IS THROUGH A PUBLIC ALLEY.) 4. PARCEL 4 ALL TREES TO REMAIN.

5. REFER TO EASEMENT NOTES ON SHEET 2

## EXISTING LEGAL DESCRIPTION

## PER FIRST AMERICAN TITLE COMPANY TITLE REPORT NO. 0-SA-7138240, DATED JUNE 11, 2024

REAL PROPERTY IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

## PARCEL 1:

OWNER

(714) 290-3239

ENGINEER

SAMIR KHOURY

(714) 202-8700

SITE ADDRESS

BREA CA. 92821

55,998 SQ. FT.

1.286 ACRES

BM# 2F-23-90

THAT PORTION OF LOTS 1 & 2 AND THE NORTHEASTERLY 10 FEET OF LOT 3 OF BLOCK D OF TRACT NO. 154, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP OF RECORDED IN BOOK 12, PAGE 14, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHEASTERLY LINE OF SAID LAND CONVEYED TO THE CITY OF BREA. A MUNICIPAL CORPORATION. BY DEED RECORDED DECEMBER 22. 1939, IN BOOK 1022, PAGE 307, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

## PARCEL 2:

ALL OF LOTS 3 & 4, BLOCK "D" OF TRACT NO. 154, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 14, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF BREA BY DEED RECORDED DECEMBER 22, 1939 IN BOOK 1022, PAGE 307, OFFICIAL RECORDS, ALSO EXCEPTING THE NORTHEASTERLY 10 FEET OF SAID LOT 3.

## PARCEL 3:

THAT PORTION OF THE SOUTHEASTERLY HALF OF THE ALLEY ADJOINING LOT 4, BLOCK "D" OF TRACT NO. 154, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS VACATED BY RESOLUTION NO. 71-57, OF THE COUNCIL OF THE CITY OF BREA, A CERTIFIED COPY OF WHICH WAS RECORDED OCTOBER 28, 1971 IN BOOK 9866, PAGE 657, OF OFFICIAL RECORDS, BOUNDED NORTHEASTERLY BY THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 4 AND BOUNDED SOUTHWESTERLY BY THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY OF SAID LOT 4.

## PARCEL 4:

LOTS 1 AND 2 OF BLOCK D, TRACT NO. 154, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 12, PAGE 14 OF MISCELLANEOUS MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCEL TWO AND PARCEL THREE OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 1022, PAGES 307 THROUGH 310 OF SAID COUNTY OF SAID COUNTY, LYING WITHIN SAID LOTS 1 AND 2. EXCEPTING THEREFROM:

THAT PORTION OF LOTS 1 AND 2 AND THE NORTHEASTERLY 10 FEET OF LOT 3 OF BLOCK D OF TRACT NO. 154, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 14, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHEASTERLY LINE OF THE LAND CONVEYED TO THE CITY OF BREA, A MUNICIPAL CORPORATION, BY DEED RECORDED DECEMBER 22, 1939, IN BOOK 1022, PAGE 307, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

### PARCEL 5:

THAT PORTION OF LOT 3 OF BLOCK D, TRACT NO. 154, IN THE CITY OF BREA, COUNTY OF ORANGE STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCEL TWO AND PARCEL THREE OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 1022, PAGES 307 THROUGH 310 OF OFFICIAL RECORDS OF SAID COUNTY LYING WITHIN SAID LOT 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT

THENCE SOUTHERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, SOUTH 25 DEGREES 45 MINUTES 30 SECONDS WEST 56.64 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE 60 FEET WIDE STRIP OF LAND IN SAID GRANT DEED RECORDED IN BOOK 1022, PAGES 307 THROUGH 310; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 52 DEGREES 00 MINUTES 00 SECONDS EAST 2.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 170.00 FEET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 23 DEGREES 15 MINUTES 45 SECONDS, AN ARC LENGTH OF 69.02 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 3, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 40 DEGREES 44 MINUTES 15 SECONDS EAST;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE NORTH 64 DEGREES 16 MINUTES 30 SECONDS WEST 43.34 FEET TO THE POINT OF BEGINNING. APNS: 284-251-27, 284-251-26 AND 284-251-40

### PARCEL 5–1:

THAT PORTION OF LOT 13 OF BLOCK D, TRACT NO. 154, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 12, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS PARCEL 2, IN A GRANT DEED DATED SEPTEMBER 6, 1939 AND RECORDED AS INSTRUMENT NO. 31929 IN BOOK 1022, PAGE 307 OF DEEDS, RECORDS OF SAID COUNTY.

### PARCEL 5-2:

THAT PORTION OF THE ALLEY, 20.00 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 154 LYING WITHIN SAID PARCEL ABOVE. SAID LAND IS SHOWN ON A MAP RECORDED IN BOOK 10, PAGE 29 OF RECORD OF

SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE THEREOF WITH NO RIGHT OF SURFACE ENTRY THEREON. APN: 284-251-41

CANNO CANNER	
INEERING & LAND SURVEYING	
Y ENGINEERING	
202-8700 FAX: (714) 202-8701	
T ORANGE CA 92865	1

# 12-19-24

DATE

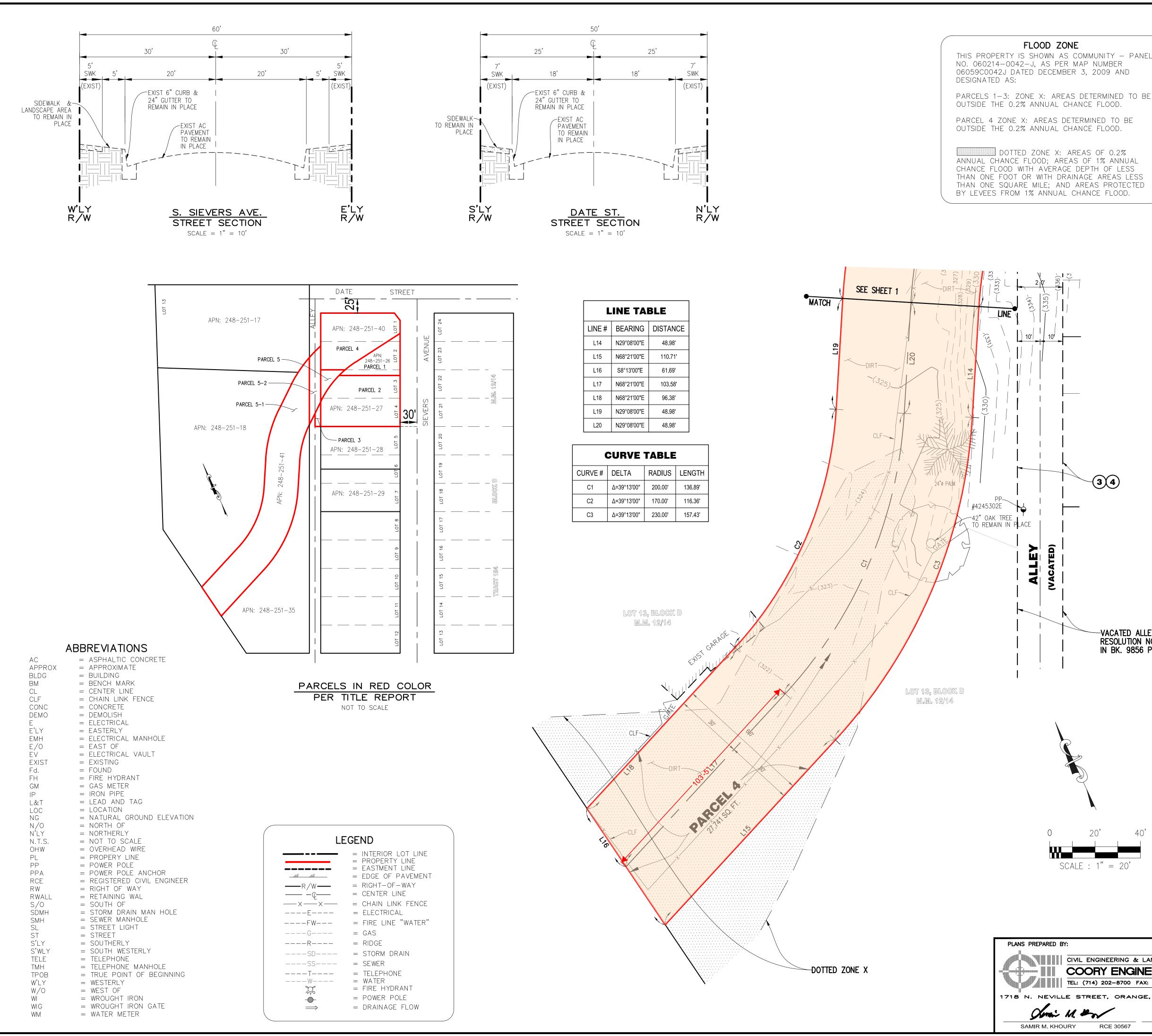


## **TENTATIVE PARCEL MAP 411 S. SIEVERS AVENUE BREA, CA 92821** A.P.N. 284-251-26/27/40/41

#### MR. MICHAEL JELENSKY REPARED FOR: DRAWN BY: JMG SCALE: 1"=20' SHEET: 1 OF 2 **JOB NO:** 845-101 CHECKED BY: SMK

SREGARD PRINTS BEARING ARLIER REVISION DATES - 7/17/24

11/06/24 12/19/24 02/07/25



DOTTED ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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09 AND	

## **EXCEPTIONS LIST**

THE FOLLOWING ARE EXCEPTIONS FROM FIRST AMERICAN TITLE COMPANY, PER TITLE REPORT REFERENCE NUMBER O-SA-7138240, DATED AS OF JUNE 11, 2024.

NOTE: NUMBERS IN CIRCLES ARE ITEM NUMBERS PER SAID REPORT THAT ARE PLOTTED HEREON.

- 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025. A LIEN NOT YET DUE OR PAYABLE.
- 2 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN WEST OF SIEVERS AVENUE EXTENDING NORTH FROM ELM STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED OCTOBER 28, 1971 AS INSTRUMENT NO. 27957 IN BOOK 9866, PAGE 857 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- (4) AN EASEMENT FOR TRANSPORTATION OR DISTRIBUTION OF ELECTRIC ENERGY AND ALL APPURTENANCES NECESSARY THERETO AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 28, 1971 AS INSTRUMENT NO. 27957 IN BOOK 9866, PAGE 857 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 5 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.
- 6 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS APNS: 284-251-26, 284-251-40 AND 284-251-41).
- 7 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 22, 1939 AS BOOK 1022, PAGE 307 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED DECEMBER 22, 1939 AS BOOK 1022, PAGE 307 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
- 9 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 20, 1959 AS BOOK 4721, PAGE 436 AND RE-RECORDED JULY 15, 1959 IN BOOK 4799, PAGE 586, BOTH OF OFFICIAL RECORDS. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- (10) AN EASEMENT FOR PUBLIC SERVICE, DRAINAGE AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 18, 1983 AS INSTRUMENT NO. 83-116306 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 11 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.
- (12) AN EASEMENT FOR STREET, PUBLIC UTILITIES AND CABLE TELEVISION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 17, 1984 AS INSTRUMENT NO. 84-205630 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- 13 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 9, 1988 AS INSTRUMENT NO. 88-060358 OF OFFICIAL RECORDS. (EASEMENT LOCATED OUTSIDE SUBJECT PARCELS)
- 14 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

		UTILITI	ES		
VACATED ALLEY PER CITY RESOLUTION NO. 71–57, RECORDED IN BK. 9856 PG. 857 O.R.	ELECTRIC:	SOUTHERN C (800) 655-4 WWW.SCE.COM	1555	RNIA EDISON	CO.
	GAS:	SOUTHERN C (800) 427-2 WWW.SOCALG	2200	RNIA GAS CO. M	
	WATER:	CITY OF BRE (714) 990—7 WWW.CI.BREA	642	5	
	SEWER:	CITY OF BRE (714) 990–7 WWW.CI.BREA	650	5	
	TELEPHONE	: AT&T (866) 861-6 WWW.ATT.COM			
40'	CABLE:	SPECTRUM (800) 892-2 WWW.SPECTR		M	
" = 20'	NO DESCRI	PTION	BY	APPROVED	DATE
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		TATIVE F	PAF		IAP
PROFESSIONA	4	11 S. SIEVE			
NEERING & LAND SURVEYING		BREA, C			
		A.P.N. 284-25	51-26/	/27/40/41	
202-8700 FAX: (714) 202-8701 CT, ORANGE, CA 92865	6 → PREPARED FOR:	MR. MICHAEL JEI		(	
	DRAWN BY: J		S	HEET: 2 OF 2	
11-06-24	CHECKED BY: SI DISREGARD PRINTS BEARIN		-101		
RCE 30567 DATE	EARLIER REVISION DATES		3/24   1	2/19/24 02/07/	/25

hearing public ITY OF BREA

CITY OF BREA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR TENATIVE PARCEL MAP NO. 2024-135: A SUBDIVISION REQUEST TO RECONFIGURE SEVEN EXISTING PARCELS INTO FOUR PARCELS AT 411 SIEVERS AVENUE.

**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	Tuesday, April 22, 6:00 p.m.
OF HEARING:	All interested persons may appear and be heard at that time.
PLACE OF	Brea Civic & Cultural Center, Council Chambers
HEARING:	1 Civic Center Circle, Brea, CA 92821

**REQUEST:** The Applicant, Michael Jelensky, is requesting the following entitlement: Tentative Parcel Map No. 2024-135 to allow for the reconfiguration of seven existing parcels into four parcels, in a Single Family Residential (R-1) Zone.

LOCATION: The project site is approximately 1.286 acres in total area, consisting of seven parcels, and is located at 411 Sievers Avenue at the northwest corner of Sievers Avenue and Date Street. The project site has a General Plan designation of Low-Density Residential and a Zoning designation of R-1.

**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 15315 - Class 15 (Minor Land Divisions).

IF YOU CHALLENGE THE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

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

COMMUNITY DEVELOPMENT DEPARTMENT

Joanne/Hwang, AICP, City Planner

AREA MAP





## **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.:** 

TENATIVE PARCEL MAP NO. 2024-135: A SUBDIVISION REQUEST TO RECONFIGURE SEVEN EXISTING PARCELS INTO FOUR PARCELS AT 411 SIEVERS AVENUE.

PROJECT LOCATION:

**PROJECT DESCRIPTION:** 

411 Sievers Avenue, Brea, CA 92821

The Project site is approximately 1.286 acres in total area, consisting of seven parcels. The Project proposes to reconfigure the existing seven parcels into four parcels in a Single Family Residential (R-1) Zone.

Name of Public Agency Approving Project:

**Project Applicant & Address:** 

City of Brea

Michael Jelensky 1436 North Manzanita Street Orange, CA 92887 office@eurekalandscape.com

#### Exempt Status: (Check one)

	Ministerial (Sec. 21080(b)(1); 15268)
	Declared Emergency (Sec. 21080(b)(3); 15269(a))
_	Emanuel 2010 10 10 10 10 10 10 10 10 10 10 10 10

Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))

Categorical Exemption (<u>Sec. 15315</u>) Statutory Exemption (<u>15282(s)</u>) Other:

**Reason why project is exempt:** The Class 15 exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcels were not involved in a division of a larger parcel within the previous 2 years, and the parcels do not have an average slope greater than 20 percent. The Class 15 exemption is applicable because the Project proposes to reconfigure seven parcels into four parcelsand the average slope of all parcels is less than 20 percent, complies with the applicable General Plan and zoning, and does not involve any variance/exception requests. Therefore, the Project is categorically exempt from the provisions of CEQA.

Jason Killebrew, Assistant City Manager/ Community Development Director

Date



**Planning Commission Communication** 

#### A. Fiscal Year 2025-26 Capital Improvement Program Finding of Conformance with the General Plan

Meeting	Agenda Group	
Tuesday, April 22, 2025, 6:00 PM	ADMINISTRATIVE ITEMS Item: 4A.	
то	FROM	
Chair and Members of the Planning Commission	Joanne Hwang, City Planner	

#### **EXECUTIVE SUMMARY**

The City's Public Works Department requests the review of the proposed Public Works Department Capital Improvement Program (CIP) projects list recommended for planning, design, or construction during the upcoming Fiscal Year (FY) 2025-26, as proposed in the City's FY 2025-27 biennial budget and the Capital Improvement Program (CIP), for the required General Plan conformance finding.

#### 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 15061(b)(3); and

2. Find that the FY 2025-27 CIP projects, as identified within the General Plan Conformance Matrix (Attachment B), are in conformance with the General Plan.

#### BACKGROUND

Government Code Section 65401 requires that the Planning Commission annually review the list of proposed projects in City's CIP and verify their conformance with the General Plan. Subsequent to the Planning Commission's adoption of the resolution for the CIP's General Plan Conformance, the City Council will then adopt the proposed CIP budget. The City Council adoption of the proposed CIP budget is anticipated to occur in June of 2025, as part of the City's FY 25-27 biennial budget adoption process. Although the City adopts a biennial CIP program in conjunction with the City's biennial CIP budget, the State law requires the annual General Plan conformance finding.

#### **DISCUSSION**

The goals of the CIP are to enhance the quality of life in the community, to maintain the City's infrastructure, and to improve traffic systems within the City. For FY 2025-27, there are fifteen (15) new projects proposed as part of the FY 2025-27 CIP, in addition to the 57 existing/carryover CIP projects that were determined to be in conformance with the General Plan in previous years. The new projects proposed in the FY 2025-27 CIP are as follows:

**Street Improvements** 

7333	Flower Avenue Street Improvements			
7334	Palm Street Paving Improvements			
7335	Birch Street Improvements Brea Blvd. To S. Associate Rd.			
7336	Randolph Avenue Street Improvements			
7337	Tanglewood Street Paving Improvements			
Traffic Safety Enhancements				
7720	Kraemer Blvd. Regional Traffic Signal Synchronization			
7721	State College Blvd. Regional Traffic Signal Synchronization			
Water Improvements				
7494	Thompson Oil Site Hydrant Improvements			
7495	Berry Street Reservoir Booster Pump No. 7			
7496	790 Zone Reservoir Improvements			
Facility Improvements				
7719	Brea PD Integrated Crime Center (ICC) Citywide Camera Network			
7995	Senior Center Paving Improvements			
7996	Brea Downtown Paint Improvements			
7997	Wildcatters Park Storage Building Improvements			
7998	Public Works Standard Plans Update			

Attachment B, which is the General Plan Conformance Matrix for the proposed FY 2025-27 CIP projects, details the list of the General Plan goals and policies that would be achieved by each CIP project. As such, the proposed FY 2025-27 CIP projects, including the ones recommended for planning, design, or construction during the upcoming FY 2025-26, are in conformance with the General Plan.

#### **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 requested action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the requested action, which is to determine whether the FY 2025-26 CIP projects are consistent with the General Plan goals and policies, may have a significant effect on the environment.

In addition, the environmental documentation and/or clearance has been completed for a number of CIP projects. Environmental documentation and/or clearance for the other projects will be completed prior to the start of construction. Attachment C lists the projects for the proposed FY 2025-27 CIP and provides a summary of the status of their environmental clearance.

#### **RESPECTFULLY SUBMITTED:**

Joanne Hwang, AICP, City Planner

Prepared by: Angelica Flores, Assistant Engineer

Concurrence: Ryan Chapman, P.E., City Engineer; Michael Ho, P.E., Public Works Director

#### **Attachments**

- Attachment A Draft Resolution FY2025-27 CIP.pdf
- Attachment B General Plan Conformance Matrix FY2025-27.pdf
- Attachment C Project Environmental Clearance Status FY2025-27.pdf

#### RESOLUTION NO. PC 2025-___

#### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA FINDING THE FISCAL YEAR 2025-26 CAPITAL IMPROVEMENT PROGRAM IN CONFORMANCE WITH THE GENERAL PLAN PURSUANT TO SECTION 65401 OF THE GOVERNMENT CODE.

#### A. <u>RECITALS.</u>

(i) The Planning Commission of the City of Brea has reviewed for conformity with the General Plan, as required by Section 65401 of the Government Code, a list of projects being planned, designed, or constructed in Fiscal Year (FY) 2025 - 26, as proposed in the City's FY 2025-27 biennial budget and the Capital Improvement Program (CIP).

(ii) All projects, as listed in Exhibit A (General Plan Conformance Matrix), are located in the City of Brea and are consistent with policies of the City.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

#### B. <u>RESOLUTION.</u>

#### 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 FY 2025 - 26 CIP projects, identified within the General Plan Conformance Matrix, have been reviewed with regard to their conformance with the General Plan.

3. Said FY 2025 - 26 CIP projects, identified within the General Plan Conformance Matrix, are in conformity with the General Plan, pursuant to Section 65401 of the Government Code.

4. The FY 2025 - 26 CIP projects, have been found to serve the implementation of various goals and policies of the General Plan as specifically outlined within the FY 2025-27 General Plan Conformance Matrix.

5. This Resolution shall constitute this Commission's report and recommendation to the City Council as required by the Government Code.

6. The Planning Commission also finds and determines the requested action to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the requested action, which is to determine whether the FY 2025-26 CIP is consistent with the General Plan goals and policies, may have a significant effect on the environment.

7. The Secretary of this Commission shall certify to the adoption of this Resolution and forthwith transmit a certified copy to the City Council, as the report required to meet California Government Code 65401.

**ADOPTED AND APPROVED** this 22nd day of April 2025.

Chair, 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 22nd day of April 2025, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 22nd day of April, 2025, by the following votes:

- AYES: COMMISSIONERS:
- NOES: COMMISSIONERS:
- ABSENT: COMMISSIONERS:
- ABSTAIN: COMMISSIONERS:

ATTEST:_

Secretary, Planning Commission

#### EXHIBIT A GENERAL PLAN CONFORMANCE MATRIX FISCAL YEAR 2025-27 CAPITAL IMPROVEMENT PROGRAM

PROJECT	DECODIDITION		COMMUNITY	PUBLIC	
NUMBER	DESCRIPTION	DEVELOPMENT	RESOURCES	SAFETY	
	STREET IMPROVEMENTS				
7219	Traffic Calming Improvements	CD 2.3, 4.3, 6.4, 11.5		PS 3.1	
7251	SR-57 Freeway/Lambert Road Interchange	CD 10.1, 11.1, 11.6, 27.1, 28.1	CR 13.1	PS 3.1	
7278	Imperial Hwy. and Berry St. Intersection Improvements	CD 11.1, 11.6, 27.1, 27.2, 28.1	CR 13.1	PS 3.1	
7299	Brea Boulevard Street Improvements	CD 1.12, 11.1, 27.2		PS 3.1	
7306	Imperial Hwy/SR-57 Interchange Improvements	CD 10.3, 10.4, 10.5, 27.2		PS 3.1	
7312	Citywide Slurry Seal Program	CD 1.12, 27.2			
7313	Citywide Sidewalk Replacement	CD 2.4, 13.2		PS 3.1	
7322	Country Hills Subdivision Pavement/Water Rehabilitation	CD 1.12, 11.1, 27.2			
7326	Walnut Way Street Improvements	CD 1.12, 11.1, 27.2		PS 3.1	
7327	Central Avenue & State College Street Improvements	CD 1.12, 11.1, 27.2		PS 3.1	
7328	Brea Downtown Parklets Project	CD 1.6, 4.5, 12.6	CR 1.1, 1.5, 3.4		
7329	Birch Street Improvements S. Associated to Valencia	CD 1.12, 11.1, 27.2		PS 3.1	
7332	Citywide Street LED Upgrades	CD 1.7, 1.12, 13.2, 27.2		PS 3.1	
7333	Flower Avenue Street Improvements	CD 1.12, 11.1, 27.2			
7334	Palm Street Paving Improvements	CD 1.12, 11.1, 27.2			
7335	Birch Street Improvements Brea Blvd. to S. Associated Rd.	CD 1.12, 11.1, 27.2			
7336	Randolph Avenue Street Improvements	CD 1.12, 11.1, 27.2			
7337	Tanglewood Street Paving Improvements	CD 1.12, 11.1, 27.2			
	STORM DRAIN IMPROVEMENTS				
7330	Storm Drain Master Plan	CD 14.1	CR 12.2	PS 7.1, 7.2, 7.6	
7952	Tracks Segment 3 Drainage Repairs	CD 1.7, 13.1, 13.2		, ,	
	TRAFFIC SAFETY ENHA	NCEMENTS		•	
7218	Traffic Signal Controller Upgrade	CD 2.3, 4.3, 11.1	CR 13.1		
7704	Emergency Changeable Message Signs		CR 13.1, 13.7	PS 1.4, 3.1	

ATTACHMENT B PROJECT COMMUNITY COMMUNITY PUBLIC NUMBER RESOURCES DESCRIPTION DEVELOPMENT SAFETY **TRAFFIC SAFETY ENHANCEMENTS (CONTINUED)** Lambert Road Traffic Signal Synchronization CD 2.3, 10.3, 11.1, 11.6 CR 13.1 PS 1.2, 1.5 7716 7717 Cliffwood Neighborhood Traffic Calming Improvements PS 3.1 CD 2.3, 11.5 CD 11.1. 11.2. 11.6. 27.2 PS 3.1 7718 Transportation Improvement Nexus Program Update CR 13.1 Kraemer Blvd. Regional Traffic Signal Synchronization CD 2.3, 10.3, 11.1, 11.6 CR 13.1 7720 PS 1.2, 1.5 7721 State College Blvd. Regional Traffic Signal CD 2.3, 10.3, 11.1, 11.6 CR 13.1 PS 1.2, 1.5 Synchronization WATER IMPROVEMENTS 7442 Miscellaneous Water Improvement Program CD 1.12, 14.2 Enterprise Tract Water Improvements CD 1.12, 14.2 7462 7465 CD 1.12, 14.2 Candlewood Tract Water Main Replacement 7470 Carbon Canyon Booster No. 2 Improvements CD 1.12, 14.2 7471 Carbon Canyon Booster No. 3 Improvements CD 1.12, 14.2 7473 CD 27.2 Valencia Reservoir Repainting 7476 N. Associated Rd. New High Pressure Water Line CD 1.12, 14.2 7479 Lotus Place Water Line Improvements CD 1.12, 14.2 7481 Brea Corsican Villas Water Line Improvements CD 1.12, 14.2 7482 Olinda Village Water Line Improvements CD 1.12, 14.2 7483 Replace Generator at Berry Street Booster Pump Station CD 1.12, 14.2 7494 Thompson Oil Site Hydrant Improvements CD 1.12, 14.2 CD 1.12, 14.2 7495 Berry Street Reservoir Booster Pump No. 7 7496 790 Zone Reservoir Improvements CD 1.12, 14.2 SEWER IMPROVEMENTS 7617 Sewer Mainline Relining CD 1.12, 14.2 Randolph Ave & Imperial Hwy Sewer Capacity 7629 CD 14.2 Improvements Briarwood Lift Station Replacement CD 1.12, 14.2 7631 7632 Carbon Canyon Access Road Phase 1-3 CD 14.2 7633 CD 14.2 Brea Creek Siphon S-2 Analysis FACILITY IMPROVEMENTS Fire Station No. 1 Seismic Upgrades CD 1.12 7923 City Facility & Median Landscape Improvements 7936 CD 14.2 CR 11.4, 11.5, 12.2

2 | Page

Shaded Projects = New FY 25 - 27 Projects

			ATTACH	IMENT B
PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
	FACILITY IMPROVEMENTS	(CONTINUED)		
7946	Western Extension to the Tracks at Brea	CD 1.7, 11.3, 12.5, 13	CR 1.6, 3.5, 6.3, 7.1, 7.3, 13.5	
7956	Tamarack Parking Lot Asphalt Rehabilitation	CD 1.12		
7970	Citywide HVAC Improvements	CD 27.2		
7974	Citywide Elevator Improvements	CD 27.2		
7975	Senior Center & Pioneer Hall Roofs	CD 27.2		
7978	Arovista Park Modernization Project	CD 1.12, 27.2		
7979	Mechanical Upgrades to City Facilities	CD 27.2		
7982	Police Department Dispatch & Comm Dev Renovation Project	CD 27.2		PS 1.1
7983	GIS Record Document Conversion	CD 1.12, 14.1, 23.6		PS 1.12
7984	Brea Gallery Lighting Upgrades	CD 27.2		PS 2.2, 2.3
7985	Brea Senior Center Improvement Project	CD 1.12, 3.2	CR 1.1, 1.2	
7986	Western Park Amenity Improvements	CD 1.12, 27.2	CR 1.1, 1.2	
7987	Western Park Restroom Upgrades	CD 1.12, 27.2	CR 1.1, 1.2	
7988	Tracks Amenity Improvements	CD 13.1, 13.2	CR 1.1	PS 1.8, 1.9
7989	Veterans Memorial Hardscape Improvements		CR 14.8, 15.3	
7991	Fire Station No. 2 Dispatch Center Upgrade	CD 27.2		PS 1.2, 1.4
7992	Police Department Space Plan Improvements			PS 1.1, 1.2
7719	Brea PD Integrated Crime Center (ICC) Citywide Camera Network			PS 1.1, 1.2, 1.8
7995	Senior Center Paving Improvements	CD 1.12, 27.2		,
7996	Brea Downtown Paint Improvements	CD 1.12, 27.2		1
7997	Wildcatters Park Storage Building Improvements	CD 1.12, 27.2		
7998	Public Works Standard Plans Update	CD 11.3, 13.2, 14.2, 15.3		
	GOLF COURSE IMPRO			
7968	Facility Improvements at Birch Hills Golf Course	CD 27.2	CR 2.1	
7969	Facility Improvements at Brea Creek Golf Course	CD 27.2	CR 2.1	

#### **Project Environmental Clearance Status**

#### Section I – Environmental Findings Completed/Recorded

Categ	orical Exempt Projects	Section 15301
7218	Traffic Signal Controller Upgrade	Class 1
7219	Traffic Calming Improvements	Class 1
7299	Brea Boulevard Street Improvements	Class 1
7312	Citywide Slurry Seal Program	Class 1 (c)
7313	Citywide Sidewalk Replacement	Class 1 (c)
7322	Country Hills Subdivision Pavement/Water Rehabilitation	Class 1
7326	Walnut Way Street Improvements	Class 1 (b)(c)
7327	Central Avenue & State College Street Improvements	Class 1 (c)
7329	Birch Street Improvements S. Associated to Valencia	Class 1 (c)
7330	Storm Drain Master Plan	Class 1 (c)
7442	Miscellaneous Water Improvement Program	Class 1
7462	Enterprise Tract Water Improvements	Class 1
7465	Candlewood Tract Water Main Replacement	Class 1
7470	Carbon Canyon Booster No. 2 Improvements	Class 1 (c)
7473	Valencia Reservoir Repainting	Class 1 (d)
7483	Replace Generator at Berry Street Booster Pump Station	Class 1 (b)
7617	Sewer Mainline Relining	Class 1 (b)
7629	Randolph Ave & Imperial Hwy Sewer Capacity Improvements	Class 1 (b)
7704	Emergency Changeable Message Signs	Class 1 (d)
7716	Lambert Road Traffic Signal Synchronization	Class 1 (d)
7717	Cliffwood Neighborhood Traffic Calming Improvements	Class 1 (c)(d)
7923	Fire Station No. 1 Seismic Upgrades	Class 1 (d)
7956	Tamarack Parking Lot Asphalt Rehabilitation	Class 1 (c)
7968	Facility Improvements at Birch Hills Golf Course	Class 1 (d)
7969	Facility Improvments at Brea Creek Golf Course	Class 1 (a)(d)
7970	Citywide HVAC Improvements	Class 1 (a)(d)
7974	Citywide Elevator Improvements	Class 1 (a)(d)
7975	Senior Center & Pioneer Hall Roofs	Class 1 (a)
7982	Police Department Dispatch & Comm Dev Renovation Project	Class 1 (a)
	orical Exempt Projects	Section 15302
	N. Associated Rd. New High Pressure Water Line	Class 2 (c)
	Lotus Place Water Line Improvements	Class 2 (c)
7481	Brea Corsican Villas Water Line Improvements	Class 2 (c)
7482	Olinda Village Water Line Improvements	Class 2 (c)
7631	Briarwood Lift Station Replacement	Class 2 (c)
7979	Mechanical Upgrades to City Facilities	Class 2 (c)
Categ	orical Exempt Projects	Section 15303
7278	Imperial Hwy. and Berry St. Intersection Improvements	Class 1 (d)
	Brea Downtown Parklets Project	
	Carbon Canyon Booster No. 3 Improvements	Class 3 (d)
7978	Arovista Park Modernization Project	Class 1 (e)

#### ATTACHMENT C

#### **Project Environmental Clearance Status**

#### **Categorical Exempt Projects**

7936 City Facility & Median Landscape Improvements7946 Western Extension to the Tracks at Brea

7952 Tracks Segment 3 Drainage Repairs

#### **Categorical Exempt Projects**

7983 GIS Record Document Conversion

#### **Statutory Exemption**

7633 Brea Creek Siphon S-2 Analysis

#### **Mitigated Negative Declaration**

7251 SR-57 Freeway / Lambert Road Interchange

#### Section II – Environmental Findings To Be Completed/Recorded

- 7306 Imperial Hwy/SR-57 Interchange Improvements
- 7332 Citywide Street Light LED Upgrades
- 7632 Carbon Canyon Access Road Phase 1-3
- 7718 Transportation Improvement Nexus Program Update
- 7984 Brea Gallery Lighting Upgrades
- 7985 Brea Senior Center Improvement Project
- 7986 Western Park Amenity Improvements
- 7987 Western Park Restroom Upgrades
- 7988 Tracks Amenity Improvements
- 7989 Veterans Memorial Hardscape Improvements
- 7991 Fire Station No. 2 Dispatch Center Upgrade
- 7992 Police Department Space Plan Improvements
- 7333 Flower Avenue Street Improvements
- 7334 Palm Street Paving Improvements
- 7335 Birch Street Improvements Brea Blvd. to S. Associated Rd.
- 7336 Randolph Avenue Street Improvements
- 7337 Tanglewood Street Paving Improvements
- 7720 Kraemer Blvd. Regional Traffic Signal Synchronization
- 7721 State College Blvd. Regional Traffic Signal Synchronization
- 7494 Thompson Oil Site Hydrant Improvements
- 7495 Berry Street Reservoir Booster Pump No. 7
- 7496 790 Zone Reservoir Improvements
- 7719 Brea PD Integrated Crime Center (ICC) Citywide Camera Network
- 7995 Senior Center Paving Improvements
- 7996 Brea Downtown Paint Improvements
- 7997 Wildcatters Park Storage Building Improvements
- 7998 Public Works Standard Plans Update

#### Section 15304

- Class 4 (b)
- Class 4 (h) Class 4 (b)

#### Section 15306 Class 6

#### Section 15262

## City of Brea

# Project Updates

### April 10, 2025





### **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	Albertson's Distribution Center Office Building	200 N. Puente Street
4	Loading Dock Addition	750 Challenger Street
5	New Industrial Building	424 Berry Way
6	Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
7	Brea Plaza Apartments	1639 E. Imperial Highway
8	Greenbriar residential development	1698-1700 Greenbriar Lane
9	New residential development (Preliminary Plan Review)	112 Bracken Street
10	A 2 nd story ADU height increase	401 Sycamore Avenue
11	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
12	Affordable Senior Housing Project (Preliminary Plan Review)	SEC Mercury Lane & Berry Street
13	Pace & Pint on-site alcohol	1040 E. Imperial Hwy Suite F2
14	A 2 nd story ADU modification of standards	414 Sievers
15	Raising Canes Drive-through	200 S. State College Boulevard
16	Mills Act Contract	420 S. Madrona Avenue
17	Main Event	245 W. Birch Street
18	420 Apollo office use	420 Apollo Street, Unit A
19	7-Eleven off-site alcohol sale	295 W. Central Avenue
20	Service Champions parking lot	625 Columbia Street
21	Aquatic Sports Performance	396 Cliffwood Park Street
22	Studio J Dance Studio	1150 W. Central Avenue #C



#### • APPROVED/ENTITLED

Last Updated April 10, 2025
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Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Brea 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
3	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
4	Accessory Dwelling Unit	527 E. Elm Street
5	Industrial Building	2727 E. Imperial Highway
6	Brea Mall Mixed Use Project	100 Brea Mall Road
7	Gaslight Square Redevelopment	255 E. Imperial Highway
8	Southlands Church Fence Height	2950 E. Imperial Highway
9	Boiling Crab – Outdoor Patio and On-site Alcohol	120 S. Brea Boulevard #106
10	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
11	Wireless Co-location	145 S. State College Boulevard
12	California Spine Institute	721 E. Imperial Highway
13	Dr. Squatch Fence Height	114 N. Berry Street
14	Wireless Facility Modification	185 E. Alder Street
15	New Wireless Facility	724 N. Brea Boulevard
16	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
17	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
18	Light Industrial Building	3200 Nasa Street
19	South Brea Townhomes	685 S. Brea Boulevard
20	Imperial Mariner parking reduction	915, 955, 975 W. Imperial Hwy
21	AT&T Wireless Rooftop Facility	380 W. Central Avenue
22	Pet Aquamation	580 W. Lambert Road
23	Sushi Club on-site alcohol	437 S. Associated Road
24	Shake Shack on-site alcohol	103 W. Imperial Highway #C
25	Increase in wall height	839 Mango Street
26	Bruxie's on-site alcohol	215 W. Birch Street
27	Finney's Crafthouse & Kitchen exterior modification	215 S. Brea Boulevard
28	Ausletics fitness studio	2868 E. Imperial Highway
29	Our Nest on-site alcohol	732 N. Brea Boulevard
30	Reduction in required parking spaces	440 S. Brea Boulevard
31	Saint Matthew Ecumenical Catholic Church	500 E. Imperial Highway
32	7-Eleven off-site alcohol sale	3310 E. Imperial Highway



#### • REPEALED/DENIED (within one year)

N/A



#### Last Updated April 10, 2025

## In-Process/Review

LAMBERT RO	AD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)	
Case Type:	<ul> <li>Tentative Parcel Map</li> <li>•</li> </ul>	PROJECT MAP:
Project No.:	<ul> <li>TPM 2021-189; Accela No.: PLN-2021-00061</li> </ul>	With-Gor Replacement Withours & Doors.
Project	Accessor's Parcel Number (APN): 296-223-13	
Location:	• 700-800 W Lambert Road	With-Dor Bills Auto Uphy & Window niting an ist Order
Project	• The applicant is proposing to convert two existing 12-unit buildings (total 24	WLambert Rd WLambert Rd WLam
Description:	units) into 24 office condominium units. No new construction is proposed; existing unit boundaries, floor plans and floor areas will not change.	Niery S
Project Planner:	<ul> <li>Esteban Rubiano (<u>estebanr@cityofbrea.gov</u>)</li> </ul>	Best Learning Center
Applicant:	• 801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)	
Application	• October 25, 2021	
submittal Date:		
Current	Application was deemed complete on October 12, 2023.	
Status:	<ul> <li>Planning Commission review TBD pending applicant response.</li> </ul>	



Case Type:	Plan Review	
		PROJECT MAP:
Project No.:	• PR No. 2022-09; ACCELA No. PLN 2022-00042	
Project	Assessor's Parcel Number (APN): 320-233-17	
Location:	• 275 W. Valencia	
Project Description:	• 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> <li>Jessica Newton, Senior Planner (<u>jessican@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Tim Reed of Ware Malcomb	
Application submittal Date:	• May 31, 2022	
Current	Pending EIR Process	
Status:	<ul> <li>EIR NOP was issued on July 13, 2023, and the public comment period ended on August 11, 2023.</li> <li>EIR Genning Manifugures held on July 24, 2022.</li> </ul>	
	<ul> <li>EIR Scoping Meeting was held on July 24, 2023.</li> <li>EIR NOA was issued on October 30, 2024 – the Draft EIR was</li> </ul>	
	available for public review starting November 6, 2024 and the public review period closed on January 6, 2025.	



ALBERTSON'S	ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 3)		
Case Type:	Conditional Use Permit, Precise Development, Administrative Remedy	PROJECT MAP:	
Project No.:	<ul> <li>CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023- 00027</li> </ul>		
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-231-12</li> <li>200 N Puente St</li> </ul>		
Project Description:	• The applicant is proposing a new two-story office building for an Albertson's distribution center.		
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>		
Applicant:	John Doan		
Application submittal Date:	• April 25, 2023		
Current Status:	<ul> <li>Pending resubmittal from the applicant.</li> </ul>		



LOADING DOCK ADDITION (MAP ID: 4)		
Case Type:	Plan Review	PROJECT MAP:
Project No.:	<ul> <li>PR 2023-05; ACCELA No: PLN-2023-00031</li> </ul>	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-223-19</li> <li>750 Challenger Street</li> </ul>	
Project Description:	<ul> <li>The applicant is proposing to add a secondary loading dock and restripe parking stalls.</li> </ul>	
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Esther Yang	
Application submittal Date:	• April 27, 2023	
Current Status:	Pending resubmittal from the applicant	



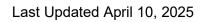
Case Type:	Plan Review	PROJECT MAP:
Project No.:	• PR No. 2024-01; ACCELA No: PLN-2024-00009	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-251-04</li> <li>424 Berry Way</li> </ul>	
Project Description:	• The Applicant is proposing to demolish existing industrial buildings located at the eastern portion of the parcel and construct a new 147,500 sq. ft. warehouse.	
Project Planner:	<ul> <li>Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)</li> </ul>	
Applicant:	Rexford Industrial, Berry, LLC.	
Application submittal Date:	February 6, 2024	
Current Status:	Under review	



AFFORDABLE	AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 6)			
Case Type:	Preliminary Plan Review; Density Bonus	PROJECT MAP:		
Project No.:	<ul> <li>PPR No. 2024-01, DB No. 2024-01; ACCELA No: PLN-2024-00014/PLN- 2024-00031</li> </ul>			
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-301-02</li> <li>323 N. Brea Blvd.</li> </ul>			
Project Description:	• The Applicant is proposing a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units.			
Project Planner:	<ul> <li>Marie Dao, Senior Management Analyst (<u>maried@cityofbrea.net</u>)</li> </ul>			
Applicant:	Tish Kelly of Jamboree Housing Corp.			
Application submittal Date:	<ul> <li>March 12, 2024</li> </ul>	Coole		
Current Status:	<ul> <li>Preliminary comment letter was issued on April 10, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.</li> <li>Density Bonus application was approved February 25, 2025.</li> </ul>			
	Pending submittal of building plan check.	<u> </u>		



BREA PLAZA A	APARTMENTS <b>(MAP ID: 7)</b>	
Case Type:	<ul> <li>General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum</li> </ul>	PROJECT MAP:
Project No.:	<ul> <li>GPA No. 2024-01, ZC No. 2024-01, PD No. 2024-01, CUP No. 2024-03, 04 and 05; ACCELA No: PLN-2024-00017</li> </ul>	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-102-25</li> <li>1639 East Imperial Highway</li> </ul>	
Project Description:	• The applicant is proposing a General Plan Amendment and a Zone Change to amend the project site's General Plan and Zoning Designation from General Commercial to Mixed Use II, and construct a new residential development consisting of a four-story, 120-unit apartment building with a private terrace atop a two-level parking structure with 95 spaces, a surface parking area with 51 parking spaces, a modification of the off-street parking requirements based on a shared parking analysis and a comprehensive sign program amendment	
Project Planner:	<ul> <li>Jessica Newton, Senior Planner (jessican@cityofbrea.gov)</li> </ul>	
Applicant:	Jahn Nguyen of AO	
Application submittal Date:	<ul> <li>March 19, 2024</li> </ul>	
Current Status:	<ul> <li>Planning Commission public hearing was held on March 11, 2025</li> <li>City Council public hearing was held on April 1, 2025</li> <li>City Council's 2nd reading of the required ordinance is scheduled on April 15, 2025</li> </ul>	





GREENBRIAR	RESIDENTIAL DEVELOPMENT (MAP ID: 8)	
Case Type:	<ul> <li>General Plan Amendment, Zone Change, Plan Review, Development Agreement, Precise Development, Tentative Tract Map, Environmental Impact Report</li> </ul>	PROJECT MAP:
Project No.:	<ul> <li>GPA No. 2024-02, ZC No. 2024-02, PR No. 2024-03, DA No. 2024-01, PD No. 2024-02, VTTM No. 2024-01, EIR No. 2024-01; ACCELA No: PLN-2024-00020</li> </ul>	
Project	Assessor's Parcel Number (APN): 319-102-34	
Location:	• 1698-1700 Greenbriar Lane	
Project Description:	<ul> <li>The Applicant is proposing to demolish existing office building and a parking structure and construct 179 single-family attached dwelling unit development.</li> </ul>	
Project Planner:	<ul> <li>Rebecca Pennington, Senior Planner (<u>rebeccap@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Gary Jones of Lennar Homes of California, Inc.	
Application submittal Date:	<ul> <li>March 26, 2024</li> </ul>	
Current	Planning Commission public hearing was held on March 11, 2025	
Status:	City Council public hearing was held on April 1, 2025	
	<ul> <li>City Council's 2nd reading of the required ordinance is scheduled on April 15, 2025</li> </ul>	



NEW RESIDEN	NEW RESIDENTIAL DEVELOPMENT (MAP ID: 9)		
Case Type:	Preliminary Plan Review	PROJECT MAP:	
Project No.:	• PPR No. 2024-02; ACCELA No: PLN-2024-00018		
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-332-17</li> <li>112 Bracken Street</li> </ul>		
Project Description:	• The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.		
Project Planner:	<ul> <li>Brianna Co, Planning Technician (<u>briannac@cityofbrea.gov</u>)</li> </ul>		
Applicant:	Eric Gonsalves of The Cirrus Company, LLC		
Application submittal Date:	<ul> <li>March 26, 2024</li> </ul>	AREA ISAACH	
Current Status:	<ul> <li>1st round of preliminary comment letter was issued on April 25, 2024. Subsequently, at the request of the applicant, a 2nd round of review was conducted and the 2nd preliminary comment letter was issued on October 31, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.</li> </ul>	Goode Coode	



A 2 nd STORY	ADU HEIGHT INCREASE <b>(MAP ID: 10)</b>	
Case Type:	Certificate of Compatibility	PROJECT MAP:
Project No.:	• CC No. 2024-01; ACCELA No: PLN-2024-00027	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 284-223-01</li> <li>401 Sycamore Avenue</li> </ul>	
Project Description:	<ul> <li>The Applicant is requesting an increase in maximum height of a 2nd story ADU from 16 feet to 23 feet</li> </ul>	
Project Planner:	<ul> <li>Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)</li> </ul>	CHARLE MADE
Applicant:	Jasmeet Gill Kennington	
Application submittal Date:	<ul> <li>June 11, 2024</li> </ul>	
Current Status:	<ul> <li>Pending resubmittal from the applicant</li> </ul>	



SIEVERS AVER	SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 11)		
Case Type:	Tentative Parcel Map	PROJECT MAP:	
Project No.:	Tentative Parcel Map No. 2024-135; ACCELA No: PLN-2024-00036		
Project Location:	<ul> <li>Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041</li> <li>411 Sievers Avenue</li> </ul>	G	
Project Description:	<ul> <li>The Applicant is proposing to subdivide/reorganize 5 existing lots into 4 new lots</li> </ul>		
Project Planner:	<ul> <li>Cristal Nava, Assistant Planner (<u>cristaln@cityofbrea.gov</u>)</li> </ul>		
Applicant:	Michael Jelensky		
Application submittal Date:	<ul> <li>July 23, 2024</li> </ul>		
Current Status:	<ul> <li>Planning Commission public hearing is scheduled on April 22, 2025.</li> </ul>		



AFFORDABLE	SENIOR HOUSING PROJECT <b>(MAP ID: 12)</b>	
Case Type:	Preliminary Plan Review	PROJECT MAP:
Project No.:	<ul> <li>PPR No. 2024-04; ACCELA No: PLN-2024-00057</li> </ul>	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-143-01</li> <li>SEC of Mercury Lane and Berry Street</li> </ul>	
Project Description:	<ul> <li>The Applicant is requesting a substantial conformance review of a new 85- unit, 5-story affordable senior housing project with the previously approved project at the project site (Mercury Lane workforce housing project – a 114-unit apartment)</li> </ul>	
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>	
Applicant: Application submittal Date:	<ul> <li>Todd Cottle</li> <li>October 29, 2024</li> </ul>	
Current Status:	<ul> <li>Preliminary comment letter was issued on November 27, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.</li> <li>Project preview for the City Council is scheduled on April 15, 2025, as a study session item.</li> </ul>	



PACE & PINT ON-SITE ALCOHOL (MAP ID: 13)		
Case Type:	Conditional Use Permit	PROJECT MAP:
Project No.:	• CUP No. 2024-05; ACCELA No: PLN-2024-00051	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 284-252-21</li> <li>1040 E. Imperial Hwy, Suite F2</li> </ul>	
Project Description:	<ul> <li>The Applicant is proposing on-site beer service at an existing retail store (Snails Pace)</li> </ul>	
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Raul Cueva	
Application submittal Date:	• October 21, 2024	
Current Status:	Under review	



A 2 nd STORY A	ADU MODIFICATION OF STANDARDS (MAP ID: 14)	
Case Type:	Certificate of Compatibility	PROJECT MAP:
Project No.:	• CC No. 2024-02; ACCELA No: PLN-2024-00063	
Project	Assessor's Parcel Number (APN): 284-252-21	
Location:	414 Sievers Avenue	
Project	• The Applicant is requesting modification of standards (i.e. height, design	
Description:	standards related to exterior staircase) for a new 2 nd story ADU	
Project	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>	
Planner:		
Applicant:	Tony Vega	
Application submittal	December 4, 2024	
Date:		
Current	<ul> <li>Pending resubmittal from the applicant</li> </ul>	South States and States
Status:		



RAISING CANE	S DRIVE-THROUGH <b>(MAP ID: 15)</b>	
Case Type:	Conditional Use Permit, Plan Review, Precise Development	PROJECT MAP:
Project No.:	<ul> <li>CUP No. 2024-08, PR No. 2024-06, PD No. 2024-04; ACCELA No: PLN- 2024-00067</li> </ul>	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-103-26</li> <li>200 S. State College Boulevard</li> </ul>	
Project Description:	<ul> <li>The Applicant is requesting a new drive-through restaurant (Raising Canes)</li> </ul>	
Project Planner:	<ul> <li>Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)</li> </ul>	
Applicant:	Raising Canes	
Application submittal Date:	• December 17, 2024	
Current Status:	Under review	



MILLS ACT CC	ONTRACT (MAP ID: 16)	
Case Type:	Mills Act Contract	PROJECT MAP:
Project No.:	• MA No. 2025-01; ACCELA No: PLN-2025-00004	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 284-241-06</li> <li>420 S. Madrona Avenue</li> </ul>	
Project Description:	<ul> <li>The Applicant is requesting to enter into a Mills Act Contract with the City</li> </ul>	
Project Planner:	<ul> <li>Cristal Nava, Assistant Planner (<u>cristaln@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Jeff Jordan	
Application submittal Date:	• January 28, 2025	
Current Status:	<ul> <li>Pending resubmittal from the applicant</li> </ul>	



(MAP ID: 17)	
Conditional Use Permit	PROJECT MAP:
<ul> <li>CUP No. 2025-02 and CUP No. 2025-03; ACCELA No: PLN-2025- 00005</li> </ul>	
<ul> <li>Assessor's Parcel Number (APN): 296-362-25</li> <li>245 W. Birch Street</li> </ul>	
• The Applicant is requesting an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event	
Esteban Rubiano, Assistant Planner ( <u>estebanr@cityofbrea.gov</u> )	
Main Event Entertainment	
• February 4, 2025	COLOR DE COM
Under review	
	<ul> <li>Conditional Use Permit</li> <li>CUP No. 2025-02 and CUP No. 2025-03; ACCELA No: PLN-2025- 00005</li> <li>Assessor's Parcel Number (APN): 296-362-25</li> <li>245 W. Birch Street</li> <li>The Applicant is requesting an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event</li> <li>Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)</li> <li>Main Event Entertainment</li> <li>February 4, 2025</li> </ul>



420 APOLLO OFFICE USE (MAP ID: 18)		
Case Type:	Conditional Use Permit	PROJECT MAP:
Project No.:	• CUP No. 2025-04; ACCELA No: PLN-2025-00006	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-251-20</li> <li>420 Apollo Street, Unit A</li> </ul>	
Project Description:	<ul> <li>The Applicant is requesting to establish an office use within an existing industrial complex</li> </ul>	
Project Planner:	<ul> <li>Cristal Nava, Assistant Planner (<u>cristaln@cityofbrea.gov</u>)</li> </ul>	
Applicant:	F.P.L Evergreen LLC	
Application submittal Date:	February 4, 2025	
Current Status:	• Planning Commission public hearing is scheduled on April 22, 2025.	



7-ELEVEN OF	F-SITE ALCOHOL SALE <b>(MAP ID: 19)</b>	
Case Type:	Conditional Use Permit	PROJECT MAP:
Project No.:	• CUP No. 2025-06; ACCELA No: PLN-2025-00011	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 304-042-13</li> <li>295 W. Central Avenue</li> </ul>	
Project Description:	• The Applicant is requesting to expand the existing off-site alcohol sale from beer and wine (ABC Type 20) to full alcohol (ABC Type 21)	
Project Planner:	<ul> <li>Brianna Co, Planning Technician (<u>briannac@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Dayna Epley of 7-Eleven	
Application submittal Date:	• February 24, 2025	
Current Status:	<ul> <li>Planning Commission public hearing is scheduled on April 22, 2025.</li> </ul>	



SERVICE CHAI	MPIONS PARKING LOT <b>(MAP ID: 20)</b>	
Case Type:	Plan Review	PROJECT MAP:
Project No.:	• PR No. 2025-02; ACCELA No: PLN-2025-00012	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-222-01</li> <li>625 Columbia Street</li> </ul>	
Project Description:	<ul> <li>The Applicant is requesting to construct a new parking lot and a driveway entrance for the project site</li> </ul>	
Project Planner:	<ul> <li>Cristal Nava, Assistant Planner (<u>cristaln@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Service Champions	
Application submittal Date:	• February 26, 2025	
Current Status:	<ul> <li>Pending resubmittal from the applicant</li> </ul>	



AQUATIC SPORTS PERFORMANCE (MAP ID: 21)		
Case Type:	Minor Conditional Use Permit	PROJECT MAP:
Project No.:	• MCUP No. 2025-01; ACCELA No: PLN-2025-00016	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-191-05</li> <li>396 Cliffwood Park Street</li> </ul>	
Project Description:	<ul> <li>The Applicant is proposing to establish a private training facility for swimmers</li> </ul>	
Project Planner:	<ul> <li>Brianna Co, Planning Technician (<u>briannac@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Aquatic Sports Performance	
Application submittal Date:	• April 1, 2025	
Current Status:	Under review	



STUDIO J DANCE <b>(MAP ID: 22)</b>		
Minor Conditional Use Permit	PROJECT MAP:	
• MCUP No. 2025-02; ACCELA No: PLN-2025-00017		
<ul> <li>Assessor's Parcel Number (APN): 296-214-01</li> <li>1150 W. Central Avenue #C</li> </ul>		
• The Applicant is proposing to establish an instructional dance studio		
<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>		
Studio J Dance, LLC		
• April 1, 2025		
Under review		
	<ul> <li>Minor Conditional Use Permit</li> <li>MCUP No. 2025-02; ACCELA No: PLN-2025-00017</li> <li>Assessor's Parcel Number (APN): 296-214-01</li> <li>1150 W. Central Avenue #C</li> <li>The Applicant is proposing to establish an instructional dance studio</li> <li>Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)</li> <li>Studio J Dance, LLC</li> <li>April 1, 2025</li> </ul>	



## Approved/Entitled

MERCURY LA	NE APARTMENTS <b>(Map ID: 1)</b>	
Case Type:	Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report	RENDERING:
Project No.:	• PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-141-05</li> <li>Southeast corner of Mercury Lane and Berry Street</li> </ul>	
Project Description:	• The project is a new 5-story building with 114 workforce residential units.	
Project Planner:	Esteban Rubiano, Assistant Planner ( <u>estebanr@cityofbrea.gov</u> )	
Applicant	Dwight Manely	
Approval Dates:	<ul> <li>Planning Commission recommended approval of the project to the City council on April 28, 2020</li> <li>City Council approved the project on June 2, 2020</li> </ul>	
Current Status:	In building permit plan check process	



BREA 265 SF	BREA 265 SPECIFIC PLAN (MAP ID 2)	
Case Types:	• Specific Plan, General Plan Amendment, Zone Change, and Development Agreement	PROJECT MAP:
Project No.:	<ul> <li>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</li> </ul>	Dog park/ Vacant
Project Location:	<ul> <li>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; 320-070-021; 322-072-02; 322-031-21; 322-031-19; 320-071-29; 320-073-07</li> <li>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.</li> </ul>	Olinda Sports Elementary Park
Project Description:	• 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	rial 00 5 La Floresta
Project Planner:	<ul> <li>Jessica Newton, Senior Planner (jessican@cityofbrea.gov)</li> </ul>	
Applicant:	AERA ENERGY	
Approval Dates:	<ul> <li>Planning Commission recommended approval of the project to the City Council on May 24, 2022.</li> <li>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.</li> </ul>	
Current Status:	• N/A	



BREA 265 TE	INTATIVE TRACT MAP (MAP ID: 3)	
Case Types:	Tentative Tract Map	PROJECT MAP:
Project No.:	• ACCELA No. PLN 2020-00011; TTM 16423	
Project Location:	<ul> <li>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; 3220-070-02l; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07</li> <li>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.</li> </ul>	
Project Description:	• 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> <li>Jessica Newton, Senior Planner (jessican@cityofbrea.gov)</li> </ul>	2 SHEET NO.
Applicant:	AERA ENERGY	
Approval Dates:	• Planning Commission approved the TTM for the project on September 27, 2022.	
Current Status:	• N/A	



Case Type:	Certificate of Compatibility	PROJECT MAP:
Project No.: Project Location:	<ul> <li>CC No. 2022-01; ACCELA No. PLN 2022-00019</li> <li>527 E. Elm Street</li> <li>Assessor's Parcel Number (APN): 284-213-36</li> </ul>	
Project Description:	The project establishes a new 1,496 square foot detached ADU.	
Project Planner:	Planning Division ( <u>planner@cityofbrea.gov</u> )	
Applicant:	Frederick Talactac	
Approval Dates:	Planning Commission approved the project on October 25, 2022.	
Current Status:	Under construction	



Case Type:	•	Plan Review, Environmental Impact Report Addendum	PROJECT MAP:
Project No.: Project Location:	•	PR No. 2022-04; EIR No. 5-81 Addendum No. 1; <b>ACCELA No. PLN 2022-00012</b> 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66	
Project Description:	•	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:	•	Cristal Nava, Assistant Planner ( <u>cristaln@cityofbrea.gov</u> )	
Applicant:	•	Prologis	
Approval Dates:	•	Brea Community Development Director approved the project on March 27, 2023.	
Current Status:	•	Demolition complete; under building permit review process	



BREA MALL N	1IXED USE PROJECT (MAP ID. 6)	
Project:	• EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits	PROJECT MAP:
Project No.:	<ul> <li>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</li> </ul>	RETAL TO
Project Location:	<ul> <li>100 Brea Mall;</li> <li>Assessor's Parcel Number (APN): 319-101-37 19-100-26, -62, -63, -64, -71, -73, -75 -76, -79, -89</li> </ul>	RETAL 'S' LOWER RETAL 'S' UPPER L'UTE CONTOIN
	and 319-103-22 (Note: GPA No. 2020-01 and ZC No. 2020-01 apply to the entire Brea Mall site)	FITNESS RETAL 'D'
Project Description:	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 spirts within dining establishments and to allow a fitness center	
Project Planner:	Esteban Rubiano, Assistant Planner ( <u>estebanr@cityofbrea.gov</u> )	
Applicant:	Simon Properties	]
Approval Dates:	<ul> <li>Planning Commission Study Session (Project Preview) was held on September 27, 2022.</li> <li>Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022.</li> <li>Planning Commission recommended approval of the project to the City Council on December 13, 2022.</li> <li>City Council Public Hearing (1st reading) was held on May 2, 2023.</li> <li>City Council approved the project during the 2nd reading on May 16, 2023.</li> </ul>	
Current Status:	Under construction	



GASLIGHT SC	UARE REDEVELOPMENT <b>(MAP ID: 7)</b>	
Case Type:	• Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit	PROJECT MAP:
Project No.:	<ul> <li>PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); ACCELA No. PLN 2022-00011</li> </ul>	
Project Location:	<ul> <li>255 E. Imperial Highway</li> <li>Assessor's Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36</li> </ul>	
Project Description:	• 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:	Cristal Nava, Assistant Planner ( <u>cristaln@cityofbrea.gov</u> )	
Applicant:	Dwight Manley	
Approval Dates:	<ul> <li>Planning Commission Public Hearing (Intro to Project) held on January 24, 2023.</li> <li>Planning Commission recommended approval of the project to City Council on April 11, 2023.</li> <li>City Council Public Hearing (1st reading) held on May 16, 2023.</li> <li>City Council approved the project during the 2nd reading on June 6, 2023.</li> </ul>	
Current Status	Under construction	



SOUTHLAND	CHURCH FENCE HEIGHT <b>(MAP ID: 8)</b>	
Case Type:	Administrative Adjustment	PROJECT MAP:
Project No.:	• AR 2023-01; ACCELA No. PLN 2022-00027	
Project Location:	<ul> <li>2950 E. Imperial Highway</li> <li>Assessor's Parcel Number (APN): 336-631-21</li> </ul>	
Project Description:	• The Project increases the height of the fence along Imperial Highway from 30 inches to 42 inches.	
Project Planner:	Planning Division ( <u>planner@cityofbrea.net</u> )	
Applicant:	Southlands Church	
Approval Dates:	Community Development Director approved the application on February 1, 2023	
Current Status	Under construction	



BOILING CRA	B OUTDOOR PATIO AND ON-SITE ALCOHOL <b>(MAP ID: 9)</b>	
Case Type:	Plan Review; Conditional Use Permit	PROJECT MAP:
Project No.:	<ul> <li>PR 2023-03; ACCELA No. PLN 2023-00017</li> <li>CUP No. 2023-07; ACCELA No: PLN-2023-00039</li> </ul>	
Project Location:	<ul> <li>120 S. Brea Boulevard, Suite 106</li> <li>Assessor's Parcel Number (APN): 296-364-25</li> </ul>	
Project Description:	• The Project include a new outdoor patio and on-sale beer and wine alcohol license at a sit-down restaurant (Boiling Crab).	
Project Planner:	Cristal Nava, Assistant Planner ( <u>cristaln@cityofbrea.gov</u> )	
Applicant:	Aejandra Zoquipa	
Approval Dates:	<ul> <li>Community Development Director approved the PR application on June 6, 2023</li> <li>Planning Commission approved the CUP application on September 12, 2023</li> </ul>	
Current Status	Under construction	



BREA PLAZA	REMODEL (BUILDINGS E – G) <b>(MAP ID: 10)</b>	
Case Type:	Conditional Use Permit, Precise Development	PROJECT MAP:
Project No.:	• CUP No. 2022-23; PD No. 2022-12; ACCELA No: PLN-2022-00078	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-391-01</li> <li>1639 E Imperial Hwy</li> </ul>	
Project Description:	• 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.	pr w ew
Project Planner:	<ul> <li>Jessica Newton, Senior Planner (jessican@cityofbrea.gov)</li> </ul>	bil Harry
Applicant:	Waad J. Nadhir	
Approval Dates	• The Planning Commission approved the application on August 8, 2023	
Current Status:	Under construction	



WIRELESS FAC	CILITY CO-LOCATION (MAP ID: 11)	
Case Type:	Plan Review	PROJECT MAP:
Project No.:	• PR 2023-07; ACCELA No: PLN-2023-00047	
Project	Assessor's Parcel Number (APN): 319-331-12	
Location:	• 145 S. State College Boulevard	
Project	• The project modifies an existing wireless facility to add additional antennas	
Description:	and support equipment.	
Project Planner:	<ul> <li>Cristal Nava, Assistant Planner (<u>cristaln@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Meghan Graham	
Approval Dates	• The Community Development Director approved the application on October 10, 2023.	
Current Status:	<ul> <li>Building permit ready to issue</li> </ul>	



CALIFORNIA S	SPINE INSTITUTE ( <b>MAP ID: 12)</b>	
Case Type:	Conditional Use Permit, Administrative Remedy	PROJECT MAP:
Project No.:	• CUP No. 2023-05; AR No. 2023-04; ACCELA No: PLN-2023-00030	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-314-07</li> <li>721 E Imperial Hwy</li> </ul>	
Project Description:	• The project includes a second story addition to an existing office building along with related site improvements.	
Project Planner:	Cristal Nava, Assistant Planner ( <u>cristaln@cityofbrea.gov</u> )	
Applicant:	Raed Ali and Eric Lin	
Approval Dates	• December 12, 2023	
Current Status:	Under Building plan check process	



FENCE HEIGHT (MAP ID: 13)	
Administrative Remedy	PROJECT MAP:
• AR No. 2024-01 ACCELA No: PLN-2024-00007	
<ul> <li>Assessor's Parcel Number (APN): 296-141-01</li> <li>114 N. Berry Street</li> </ul>	
• The project increases the height of a new screening fencing from 7 feet to 8 feet.	
<ul> <li>Jessica Newton, Senior Planner (<u>jessican@cityofbrea.gov</u>)</li> </ul>	
Christopher Clay	
• February 6, 2024	
Under construction	
	<ul> <li>Administrative Remedy</li> <li>AR No. 2024-01 ACCELA No: PLN-2024-00007</li> <li>Assessor's Parcel Number (APN): 296-141-01</li> <li>114 N. Berry Street</li> <li>The project increases the height of a new screening fencing from 7 feet to 8 feet.</li> <li>Jessica Newton, Senior Planner (jessican@cityofbrea.gov)</li> <li>Christopher Clay</li> <li>February 6, 2024</li> </ul>



WIRELESS FAC	CILITY MODIFICATION (MAP ID: 14)	
Case Type:	Plan Review	PROJECT MAP:
Project No.:	<ul> <li>PR 2023-02; ACCELA No: PLN-2023-00012</li> </ul>	
Project	Assessor's Parcel Number (APN): 284-333-42	
Location:	• 185 E. Alder	
Project	• The applicant is proposing to modify an existing wireless facility to replace	
Description:	antennas and ancillary equipment.	
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Stephanie Rudolph	
Approval Date	<ul> <li>March 22, 2024</li> </ul>	
Current Status:	Under Building plan check process	



NEW WIRELES	SS FACILITY <b>(MAP ID: 15)</b>	
Case Type:	Plan Review	PROJECT MAP:
Project No.:	• PR No. 2024-02; ACCELA No: PLN-2024-00019	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-291-14</li> <li>724 N. Brea Boulevard</li> </ul>	
Project Description:	• The applicant is proposing a new roof mounted wireless facility for Dish Wireless.	
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Brian De La Ree of Butler America	
Approval Date	• April 25, 2024	
Current Status:	Building permit ready to issue	



BREA PLAZA S	BREA PLAZA SIGN PROGRAM AMENDMENT <b>(MAP ID: 16)</b>		
Case Type:	Conditional Use Permit	PROJECT MAP:	
Project No.:	• CUP 2023-10; ACCELA No: PLN-2023-00054		
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-102-25</li> <li>1639 East Imperial Highway</li> </ul>		
Project Description:	• The project amends the existing comprehensive sign program for Brea Plaza shopping center.		
Project Planner:	<ul> <li>Jessica Newton, Senior Planner (<u>jessican@cityofbrea.gov</u>)</li> </ul>		
Applicant:	Jahn Nguyen		
Approval Date	• May 14, 2024		
Current Status:	Under construction		



IMPERIAL MA	IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 17)		
Case Type:	Tentative Parcel Map	PROJECT MAP:	
Project No.:	• TPM No. 2022-179; ACCELA No: PLN-20224-00016		
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-342-05 and 296-114-01</li> <li>915, 955, 975 W. Imperial Hwy</li> </ul>		
Project Description:	<ul> <li>The applicant is proposing to subdivide the existing property into four parcels.</li> </ul>		
Project Planner:	<ul> <li>Rebecca Pennington, Senior Planner (<u>rebeccap@cityofbrea.gov</u>)</li> </ul>		
Applicant:	James McGrade of Imperial Mariner, LLC		
Approval Date	• June 25, 2024		
Current Status:	Under final map review process		



LIGHT INDUST	LIGHT INDUSTRIAL BUILDING (MAP ID: 18)		
Case Type:	Plan Review	PROJECT MAP:	
Project No.:	<ul> <li>PR 2023-08; ACCELA No: PLN-2023-00049</li> </ul>		
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 320-303-11</li> <li>3200 Nasa Street</li> </ul>		
Project Description:	• The applicant is proposing to construct a new 56,000 square-foot industrial building.		
Project Planner:	<ul> <li>Cristal Nava, Assistant Planner (<u>cristaln@cityofbrea.gov</u>)</li> </ul>		
Applicant:	Dennis Roy		
Approval Date	<ul> <li>July 1, 2024</li> </ul>		
Current Status:	Under building plan check process		



SOUTH BREA	SOUTH BREA TOWNHOMES (MAP ID: 19)		
Case Type:	Precise Development, Tentative Tract Map, Density Bonus, Tree Removal     Permit	PROJECT MAP:	
Project No.:	<ul> <li>PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; ACCELA No: PLN- 2023-00081</li> </ul>		
Project	Assessor's Parcel Number (APN): 284-282-06		
Location:	685 S. Brea Boulevard		
Project	• The project includes demolition of the existing retail building and construction	- TETLET I PART	
Description:	of a new 32-unit, 3 story residential development.		
Project	<ul> <li>Jessica Newton, Senior Planner (jessican@cityofbrea.gov)</li> </ul>		
Planner:			
Applicant:	Patrick Chien of City Ventures	A Contraction of the second second	
Approval	• July 23, 2024		
Date:			
Current	Demolition in progress; Under building plan check process		
Status:			



IMPERIAL MA	IMPERIAL MARINER PARKING REDUCTION (MAP ID: 20)		
Case Type:	Minor Conditional Use Permit	PROJECT MAP:	
Project No.:	• MCUP No. 2024-04; ACCELA No: PLN-2024-00028		
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-342-05 and 296-114-01</li> <li>915, 955, 975 W. Imperial Hwy</li> </ul>		
Project Description:	<ul> <li>The project includes establishing a reduced required parking for the existing office/medical complex to accommodate additional medical office uses</li> </ul>		
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>		
Applicant:	James McGrade of Imperial Mariner, LLC		
Approval Date:	• August 6, 2024		
Current Status:	• N/A		



AT&T WIRELE	SS ROOFTOP FACILITY <b>(MAP ID: 21)</b>	
Case Type:	Plan Review	PROJECT MAP:
Project No.:	• PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-241-10</li> <li>380 W Central Ave</li> </ul>	
Project Description:	<ul> <li>The project includes a new rooftop wireless communication facility and screening on an existing commercial office building.</li> </ul>	
Project Planner:	<ul> <li>Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)</li> </ul>	
Applicant:	New Cingular Wireless PCS, LLC dba AT&T Wireless	
Approval Date:	• August 22, 2024	
Current Status:	Building permit ready to issue	



Case Type:	TION BUSINESS (MAP ID: 22)     Conditional Use Permit	
Project No.:	• CUP No. 2022-15; ACCELA No. PLN 2022-00053	PROJECT MAP:
Project Location:	<ul> <li>580 W Lambert Road, Unit E</li> <li>Assessor's Parcel Number (APN): 296-081-07</li> </ul>	
Project Description:	• The project includes establishing a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.	
Project Planner:	<ul> <li>Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)</li> </ul>	
Applicant:	• Dr. Annie Forslund (Home Pet Euthanasia of Southern California)	
Approval Date:	• September 24, 2024	
Current Status:	Under construction	



SUSHI CLUB C	SUSHI CLUB ON-SITE ALCOHOL (MAP ID: 23)		
Case Type:	Minor Conditional Use Permit	PROJECT MAP:	
Project No.:	• MCUP No. 2024-05; ACCELA No: PLN-2024-00039		
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-391-01</li> <li>437 S. Associated Rd.</li> </ul>		
Project Description:	• The project includes on-site beer and wine service at a new restaurant (Sushi Club)		
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebana@cityofbrea.net</u>)</li> </ul>		
Applicant:	Jason Kho		
Approval Date:	• October 2, 2024		
Current Status:	Restaurant in operation		



SHAKE SHACK	ON-SITE ALCOHOL <b>(MAP ID: 24)</b>	
Case Type:	Minor Conditional Use Permit	PROJECT MAP:
Project No.:	• MCUP No. 2024-07; ACCELA No: PLN-2024-00041	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-376-08</li> <li>103 W. Imperial Hwy #C</li> </ul>	
Project Description:	<ul> <li>The project includes on-site beer and wine service at a new restaurant (Shake Shack)</li> </ul>	
Project Planner:	<ul> <li>Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)</li> </ul>	
Applicant:	Nicole Bolio of Shake Shack	
Approval Date:	• October 18, 2024	
Current Status:	Restaurant in operation	



INCREASE IN	WALL HEIGHT <b>(MAP ID: 25)</b>	
Case Type:	Minor Conditional Use Permit	PROJECT MAP:
Project No.:	• MCUP No. 2024-06; ACCELA No: PLN-2024-00040	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 319-051-06</li> <li>839 Mango St.</li> </ul>	
Project Description:	• The project includes increase in the height of wall within the front yard up to 5 feet along the east property line	CALL CHERTER DEFECTIVE
Project Planner:	<ul> <li>Esteban Rubiano, Assistant Planner (<u>estebanr@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Eric Lavold	
Approval Date:	• October 2, 2024	
Current Status:	Under construction	Google



BRUXIE ON-SI	TE ALCOHOL <b>(MAP ID: 26)</b>	
Case Type:	Minor Conditional Use Permit	PROJECT MAP:
Project No.:	• MCUP No. 2024-01; ACCELA No: PLN-2024-00029	
Project	Assessor's Parcel Number (APN): 296-632-27	1 ADDRESS AND ADDR
Location:	• 215 W. Birch Street	
Project	• The project includes on-site beer and wine service at the existing	
Description:	restaurant (Bruxie)	Les Contractions
Project	<ul> <li>Brianna Co, Planning Technician (<u>briannac@cityofbrea.gov</u>)</li> </ul>	
Planner:		
Applicant:	Kelly Bullarney of Bruxie	Child Brown
Approval	• October 21, 2024	THE REAL SERVICE
Date		
Current	• N/A	Cocele
Status:		



FINNEY'S CRA	FINNEY'S CRAFTHOUSE & KITCHEN EXTERIOR MODIFICATION (MAP ID: 27)		
Case Type:	Plan Review	PROJECT MAP:	
Project No.:	• PR No. 2024-04; ACCELA No: PLN-2024-00038	THE TREAM AND	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 296-376-17</li> <li>215 S. Brea Blvd.</li> </ul>		
Project Description:	• The project would modify the exterior façade and signage on the existing building to accommodate for a new restaurant, Finney's Crafthouse & Kitchen		
Project Planner:	<ul> <li>Brianna Co, Planning Technician (<u>briannac@cityofbrea.gov</u>)</li> </ul>	TOP A LESSER	
Applicant:	Marion Gonzales		
Approval Date:	• November 14, 2024		
Current Status:	Under construction		



AUSLETICS FI	TNESS STUDIO (MAP ID: 28)	
Case Type:	Minor Conditional Use Permit	PROJECT MAP:
Project No.:	• MCUP No. 2024-09; ACCELA No: PLN-2024-00047	
Project	Assessor's Parcel Number (APN): 336-631-29	
Location:	• 2868 E. Imperial Highway	
Project	The project would establish a new fitness studio.	
Description:		
Project	<ul> <li>Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)</li> </ul>	
Planner:		
Applicant:	Snez Velijanovska	
Approval	• November 14, 2024	
Date		
Current	Business in operation	
Status:		



OUR NEST ON	I-SITE ALCOHOL <b>(MAP ID: 29)</b>	
Case Type:	Conditional Use Permit	PROJECT MAP:
Project No.:	• CUP No. 2024-07; ACCELA No: PLN-2024-00054	
Project	Assessor's Parcel Number (APN): 319-170-03	THE PROPERTY AND THE PR
Location:	• 732 N. Brea Boulevard	
Project	• The project includes on-site full alcohol service at a new restaurant (Our	
Description:	Nest)	
Project	<ul> <li>Cristal Nava, Assistant Planner (<u>cristaln@cityofbrea.gov</u>)</li> </ul>	
Planner:		
Applicant:	Jonpaul Ugay	
Approval	• December 10, 2024	
Date		
Current	Restaurant under construction	
Status:		



REDUCTION IN REQUIRED PARKING SPACES (MAP ID: 30)		
Case Type:	Minor Conditional Use Permit	PROJECT MAP:
Project No.:	• MCUP No. 2024-08; ACCELA No: PLN-2024-00045	ALTER CONTROL OF THE
Project	Assessor's Parcel Number (APN): 284-243-09 & 10	
Location:	• 440 S. Brea Blvd.	
Project	• The project allows a reducing the minimum required parking spaces to	
Description:	accommodate a new dentist office	
Project	<ul> <li>Brianna Co, Planning Technician (<u>briannac@cityofbrea.gov</u>)</li> </ul>	
Planner:		
Applicant:	Sultram Han	A STATE OF ALL STATE
Approval	• December 17, 2024	A STATISTICS AND A STATISTICS
Date		
Current	<ul> <li>N/A (business T.I. is under building permit process)</li> </ul>	
Status:		



SAINT MATTH	HEW ECUMENICAL CATHOLIC CHURCH (MAP ID: 31)	
Case Type:	Conditional Use Permit	PROJECT MAP:
Project No.:	• CUP No. 2024-06; ACCELA No: PLN-2024-00052	
Project	Assessor's Parcel Number (APN): 284-211-31	
Location:	• 500 E. Imperial Highway	
Project	The project establishes a new church.	
Description:		
Project	<ul> <li>Brianna Co, Planning Technician (<u>briannac@cityofbrea.gov</u>)</li> </ul>	
Planner:		
Applicant:	Tony Russo	The second of the second
Approval Date	• January 28, 2025	
Current	• N/A	
Status:		



7-ELEVEN OFF	-SITE ALCOHOL SALE (MAP ID: 32)	
Case Type:	Conditional Use Permit	PROJECT MAP:
Project No.:	• CUP No. 2025-01; ACCELA No: PLN-2025-00003	
Project Location:	<ul> <li>Assessor's Parcel Number (APN): 336-203-13</li> <li>3310 E. Imperial Highway</li> </ul>	
Project Description:	• The Project allows for an expansion the existing off-site alcohol sale from beer and wine (ABC Type 20) to full alcohol (ABC Type 21)	
Project Planner:	<ul> <li>Brianna Co, Planning Technician (<u>briannac@cityofbrea.gov</u>)</li> </ul>	
Applicant:	Dayna Epley of 7-Eleven	
Approval Date	• March 25, 2025	
Current Status:	• N/A	



## **REPEALED/DENIED**

(Within one year)

N/A