



## Planning Commission Agenda

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Tuesday, April 23, 2024, 6:00 PM  
COUNCIL CHAMBERS  
1 Civic Center Circle  
Brea, California 92821

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

**Joseph Covey**, Chair

**Melanie Schlotterbeck**, Vice Chair

**Tom Donini**, Commissioner

**Bill Madden**, Commissioner

**Blake Perez**, Commissioner

This agenda contains a brief general description of each item the Commission will consider. The Planning Division has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Division at (714) 990-7674 or view the Agenda and related materials on the City's website at [www.cityofbrea.net](http://www.cityofbrea.net). Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Planning Division at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

### **Procedures for Addressing the Commission**

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

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

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

### **Special Accommodations**

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

### **Important Notice**

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

**ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756**

**FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.**

**1: CALL TO ORDER/ROLL CALL - COMMISSION**

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**2: INVOCATION**

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Pastor Dave Tebay from Calvary Community Church

**3: PLEDGE OF ALLEGIANCE**

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**4: MATTERS FROM THE AUDIENCE**

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**5: CONSENT CALENDAR**

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5A. March 26, 2024 Planning Commission Minutes

- 1. Approve.

5B. Quarterly Traffic Monitoring Report for Tentative Parcel Map No. 2016-178 located at the Northwest Corner of Birch Street and State College Boulevard

- 1. Receive and file.

**6: PUBLIC HEARINGS**

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6A. Conditional Use Permit No. 2023-09

A request for Conditional Use Permit (CUP) No. 2023-09 to Allow an Upgrade of the Existing On-Site Beer and Wine Alcohol License to a full on-site alcohol license with a determination of public convenience or necessity at an existing restaurant (Smoke & Char, Formerly Corazon Modern Kitchen) located at 120 S Brea Boulevard Suites 105 & 106

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and
- 2. Approve CUP No. 2023-09 to allow for a full on-site alcohol license at Smoke & Char restaurant, formerly Corazon Taste of Mexico, including the outdoor patio area, along with a determination of Public Convenience or Necessity, based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

**7: ADMINISTRATIVE ITEMS**

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7A. Fiscal Year 2024-25 Capital Improvement Program Finding of Conformance with the General Plan

- 1. Find that the Fiscal Year (FY) 2024-25 CIP projects, as identified within the General Plan Conformance Matrix (Attachment B), are in conformance with the General Plan.

7B. Informational/Project Updates

- 1. Receive and file.

7C. Committee Reports

**8: ADJOURNMENT**

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# City of Brea

## Planning Commission Communication

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### March 26, 2024 Planning Commission Minutes

Meeting	Agenda Group
Tuesday, April 23, 2024, 6:00 PM	CONSENT CALENDAR Item: 5A
FROM	
Joanne Hwang, City Planner	

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve the Planning Commission minutes of March 26, 2024.

### **RESPECTFULLY SUBMITTED:**

Joanne Hwang, AICP, City Planner

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### **Attachments**

March 26, 2024 Draft PC Minutes.pdf

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

## **Minutes for the Planning Commission**

1 Civic Center Circle, Brea, California 92821

March 26, 2024, 6:00 PM

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

- **Joseph Covey**, Chair - Planning Commission
- **Bill Madden**, Planning Commissioner
- **Blake Perez**, Planning Commissioner
- **Melanie Schlotterbeck**, Vice Chair - Planning Commission

### **1. CALL TO ORDER/ROLL CALL - COMMISSION**

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All members present except Commissioner Donini.

### **2. INVOCATION**

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Deputy City Clerk Popescu provided the Invocation.

### **3. PLEDGE OF ALLEGIANCE**

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Commissioner Perez led the Pledge of Allegiance.

### **4. MATTERS FROM THE AUDIENCE**

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None.

### **5. CONSENT CALENDAR**

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Motion made by Commissioner Madden to approve Items 5A & B, seconded by Commissioner Perez. Motion approved by a vote of 4-0-1

5A. Approval of Minutes

5B. General Plan Annual Report 2023

### **6. PUBLIC HEARINGS**

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6A. Zoning Code Text Amendment No. 2023-03:

Assistant Planner, Cristal Nava, provided a presentation for the Zoning Code Text Amendment.

The commission had questions related to :

- Minor CUP Process
- Potential impact on existing animal grooming/daycare uses
- Potential for Annual Report on Applications

**Motion made by Commissioner Perez to approve Item 6A, seconded by Commissioner Madden. Motion was approved by a vote of 4-0-1.**

## **7. ADMINISTRATIVE ITEMS**

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### **7A. Focused General Plan Update - Community Steering Committee Appointment**

City Planner Hwang provided background on the General Plan Update process, provided details on the community steering committee, and requested that the Planning Commission choose a representative to serve on the Steering Committee. Commissioner Perez volunteered to be the representative with Chair Covey as an alternate.

### **7B. Committee Reports**

None.

### **7C. Informational/Project Updates**

None.

## **8. ADJOURNMENT**

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Chair Covey adjourned the meeting at 6:28 pm.



**City of Brea**  
**Planning Commission Communication**

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

Meeting	Agenda Group
Tuesday, April 23, 2024, 6:00 PM	CONSENT CALENDAR      Item: 5B
FROM	
Joanne Hwang, City Planner	

**RECOMMENDATION**

Staff recommends that the Planning Commission receive and file the Quarterly Traffic Monitoring Report identified as a Condition of Approval for Tentative Parcel Map No. 2016-178.

**BACKGROUND/DISCUSSION**

Pursuant to the adopted Resolution No. PC 2017-05 and Resolution No. PC 2017-07 for Parcel Map No. 2016-178 and Precise Development No. 16-04 respectively, located at the northwest corner of Birch Street and State College Boulevard, the Project was issued Conditions of Approval on June 27, 2017. As part of Condition of Approval “o” for Tentative Parcel Map No. 2016-178, the applicant was required to monitor and report on the traffic signal synchronization operation with adaptive traffic control systems for the Project every quarter for pre-construction, during the construction, and occupancy of the project up to 100% occupancy and for two (2) years after 100% occupancy. The Project Developer has retained a traffic engineering consultant to perform the monitoring, and a Quarterly Traffic Monitoring Report has been prepared for reporting to the Planning Commission. Please see the attached Quarterly Traffic Monitoring Report that has been prepared on behalf of the Project applicant.

**RESPECTFULLY SUBMITTED:**

Joanne Hwang, AICP, City Planner  
Prepared by: Ryan Chapman, PE, Acting City Engineer  
Concurrence: Michael Ho, P.E., Public Works Director

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**Attachments**

Quarterly Monitoring Report (Q1 2024).pdf

## TECHNICAL MEMORANDUM

**To:** Ryan Chapman, PE  
Albert Espinoza, MPA, PE, TE  
David Roseman, PE  
City of Brea  
1 Civic Center Circle  
Brea, CA 92821

**From:** Jason Xu, PE, PTOE, PMP  
Richard Luo, EIT  
Iteris, Inc.  
1700 Carnegie Avenue, Suite 100  
Santa Ana, CA 92705

**Date:** March 19, 2024

**RE:** **Monitoring Report for Brea Place SynchroGreen Adaptive Signal Operation (Q1 2024)**

As part of the Brea Place Project, Adaptive Signal Control Technologies (ASCT) system has been deployed along the corridors of State College Boulevard from Brea Mall South to Lambert Road and Birch Street from State College Boulevard to Poplar Avenue. Based on the Conditions of Approval, Iteris will continue to assist the City and Avalon Bay in monitoring adaptive system operation until the building's occupancy rate stabilizes (95% or above) and for a period of two (2) years after 100% occupancy. On June 24, 2022, Avalon Bay received the final Certificate of Occupancy for the Brea Place Project.

This technical memorandum serves as part of a series of quarterly reports submitted to facilitate the monitoring and reporting of the system performance along the two corridors. Performance measures discussed in this report have been monitored to track the performance status from January through March 2024. This memorandum provides a comparison of signal performance between the current study period and the previous quarter to track changes and identify potential finetuning of timing parameters along the corridors.

It should be noted that the majority of project signals went offline in December 2023 due to the communication hub repair and replacement at State College Boulevard at Lambert Road. Two intersections, Birch Street at Randolph Avenue and Birch Street at Poplar Avenue, remained online during this study period. Consequently, the signal operation at all 11 intersections reverted to Time-Based Coordination (TBC), utilizing predefined timing parameters.

Based on the travel time analysis, Birch Street indicates stability or slight improvements this quarter in both directions. State College Boulevard shows a slight increase in travel time in the southbound direction in March; nevertheless, its overall performance remains comparable to that of the last quarter of 2023.

### 1. PROJECT OVERVIEW

State College Boulevard is a major north-south arterial running parallel to State Route 57 between Brea Boulevard and the southern city limit. There are seven (7) signalized intersections on this mile-long segment with a posted speed of 40 mph. Birch Street is a major east-west arterial running parallel to Imperial Highway and is bounded by Brea Boulevard to the west and Valencia Avenue to the east. This project includes five (5) signalized intersections along this half-mile stretch of Birch Street with a posted speed of 35 mph. SynchroGreen ASCT system has been deployed at the following signalized intersections:

1. State College Boulevard at Brea Mall South

2. State College Boulevard at Brea Mall Center
3. State College Boulevard at Brea Mall North
4. State College Boulevard at Birch Street
5. State College Boulevard at Brea Place
6. State College Boulevard at Avocado Street
7. State College Boulevard at Lambert Road
8. Birch Street at Brea Mall
9. Birch Street at Civic Center
10. Birch Street at Randolph Avenue
11. Birch Street at Poplar Avenue

## 2. METHODOLOGY

The project's continual monitoring is typically conducted using the travel time data generated from a Bluetooth system on a quarterly basis with supplementary floating car surveys for each 12 months.

In order to evaluate the ASCT system operational performance, Bluetooth roadside units (RSU) were installed at each of project intersections to collect real-time traffic data. The system detects anonymous Bluetooth/Wi-Fi signal broadcast from mobile devices to determine travel times and speeds on a continuous basis. This project utilizes the travel time pair/route report in 5-minute intervals with the option of individual speeds and number of matches. The valid pair/route data are then processed to produce travel time reports for each direction of the study corridors. The pair/route data include the following information:

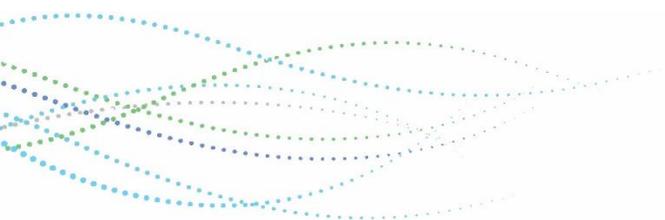
- **Average Travel Time** – Time taken to travel between paired locations. The average of travel times for a specific set of matches or trips (seconds)
- **Historical Average Travel Time** – Historical average travel time for the entire period since the inception of the system (seconds)
- **Average Travel Speed** – Calculated average speed based on the time taken to travel between paired locations (mph)

## 3. CONTINUAL MONITORING

### 3.1 BlueTOAD Data Analysis

To assess the performance of the ASCT system, travel time and speed data are typically derived from the BlueTOAD system. However, due to BlueTOAD system sharing the same communication network with the traffic signals, no BlueTOAD travel time data was obtained for this quarter. To address the lack of travel time data, Iteris utilized the in-house corridor monitoring system and third-party probe data for performance analysis along the two corridors, particularly comparing data between this quarter and Q4 2023 (October 2023 to December 2023).

**Table 1** on the next page summarizes the travel time and average speed analysis for Birch Street. The Measures of Effectiveness (MOE) were compared with the previous quarter. Under the time-based coordination, Birch Street operates with a common cycle length of 110 seconds from Poplar Avenue to State College Boulevard during the AM peak, and a 120-second PM plan between Randolph Avenue and Brea Mall. These TBC cycles, in general, exceed the cycles lengths adopted and implemented by ASCT system. In **Table 1**, the travel time along Birch Street either remained stable or showed improvement compared to Q4 2023. It is mainly attributed to the turn-on of longer TBC cycle lengths and the impact of holiday season and special events around Brea Mall in Q4 2023.

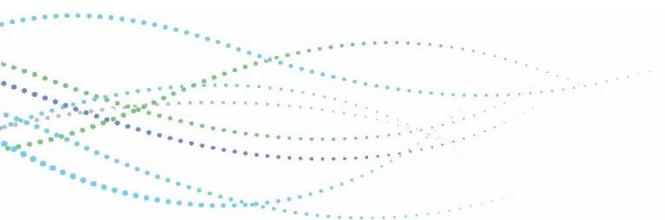


**Table 1 – MOE Comparison for Birch Street**

Direction	Performance Measure	Q4 2023 Average	January 2024			February 2024			March 2024		
			MOE	MOE	Diff.	% Diff.	MOE	Diff.	% Diff.	MOE	Diff.
<b>AM Peak</b>											
EB	Travel Time (sec)	102	99	-3	-3%	103	0	0%	88	-15	-15%
	Speed (mph)	22	23	1	5%	22	0	0%	26	4	18%
WB	Travel Time (sec)	88	85	-3	-3%	71	-17	-19%	73	-15	-17%
	Speed (mph)	26	27	1	4%	32	6	23%	31	5	19%
Corridor Average	Travel Time (sec)	95	92	-3	-3%	87	-8	-8%	80	-15	-16%
	Speed (mph)	24	25	1	4%	27	3	13%	28	4	17%
<b>PM Peak</b>											
EB	Travel Time (sec)	129	110	-18	-14%	87	-42	-33%	93	-36	-28%
	Speed (mph)	18	21	3	17%	26	8	45%	24	6	33%
WB	Travel Time (sec)	108	120	12	11%	81	-27	-25%	85	-23	-21%
	Speed (mph)	21	19	-3	-14%	28	6	28%	27	5	23%
Corridor Average	Travel Time (sec)	118	115	-3	-3%	84	-34	-29%	89	-29	-25%
	Speed (mph)	20	20	0	0%	27	7	35%	25	5	25%

Note: XX – MOE improvement with decreased travel time or increased average speed  
XX – MOE deterioration with increased travel time or decreased average speed  
 XX – No MOE change

**Table 2** on the following page presents an average travel time and speed comparison for State College Boulevard. Based on predefined TBC schedule, this corridor operates with a common cycle length of 110 seconds during the AM peak between Birch Street and Brea Mall Center, and a 110-second PM plan between Birch Street and Brea Mall North. As shown in **Table 2**, the travel time on State College Boulevard remained relatively stable compared to Q4 2023, with approximately 10% increase noted in the southbound direction during the PM peak. Based on field review, this was mainly attributed to relatively higher traffic demand on State College Boulevard, controller clock drifting during communication downtime, and additional stops at Free-running intersections. Despite these factors, Lambert Road and State College Boulevard is still synchronized in the east-west direction with the two SR-57 ramps under the TBC operation.



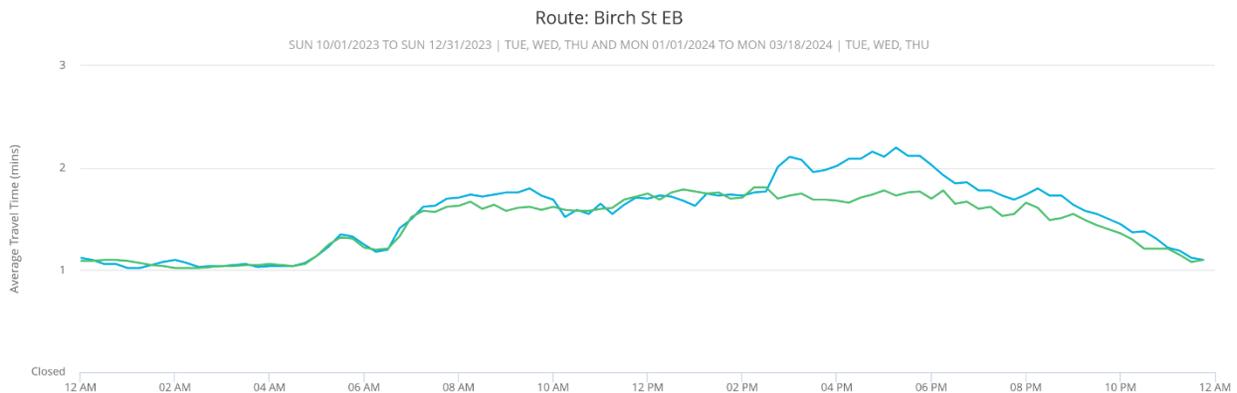
**Table 2 – MOE Comparison for State College Boulevard**

Direction	Performance Measure	Q4 2023 Average	January 2024			February 2024			March 2024		
		MOE	MOE	Diff.	% Diff.	MOE	Diff.	% Diff.	MOE	Diff.	% Diff.
<b>AM Peak</b>											
NB	Travel Time (sec)	187	191	4	2%	185	-2	-1%	181	-6	-3%
	Speed (mph)	22	22	0	0%	23	0	0%	23	1	4%
SB	Travel Time (sec)	188	200	13	7%	187	-1	-1%	198	10	5%
	Speed (mph)	22	20	-1	-5%	22	0	0%	21	-1	-5%
Corridor Average	Travel Time (sec)	187	196	9	5%	186	-1	-1%	190	3	2%
	Speed (mph)	22	21	-1	-5%	22	0	0%	22	0	0%
<b>PM Peak</b>											
NB	Travel Time (sec)	229	218	-11	-5%	211	-18	-8%	236	8	3%
	Speed (mph)	18	19	1	5%	21	3	16%	18	0	0%
SB	Travel Time (sec)	213	221	9	4%	233	20	9%	239	26	12%
	Speed (mph)	19	18	-1	-5%	19	0	0%	17	-2	-10%
Corridor Average	Travel Time (sec)	221	220	-1	0%	222	1	0%	238	17	8%
	Speed (mph)	19	19	0	0%	20	1	5%	17	-2	-11%

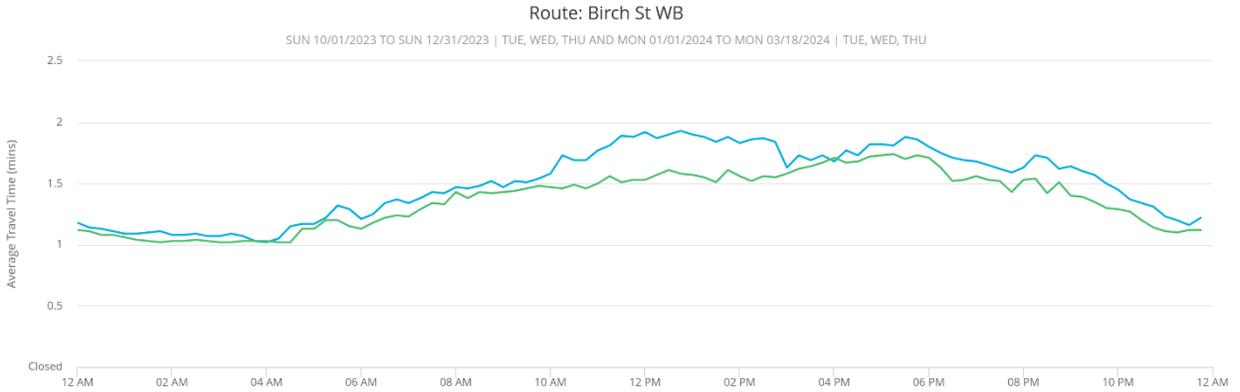
Note: XX – MOE improvement with decreased travel time or increased average speed  
XX – MOE deterioration with increased travel time or decreased average speed  
 XX – No MOE change

To illustrate the travel time analysis, **Figures 1 through 4** present the average travel time comparison between Q4 2023 and Q1 2024 for typical weekdays (Tuesday through Thursday). **In all four figures, Q4 2023 data is represented by the blue line, while Q1 2024 data is represented by the green line in all four figures.** The monthly averages from the figures match the monthly data shown in the tables above. Birch Street demonstrated stability or slight improvements this quarter over the last in both directions, whereas State College Boulevard exhibited a slight increase in travel time in the southbound direction but overall maintained similar travel times compared to the previous quarter.

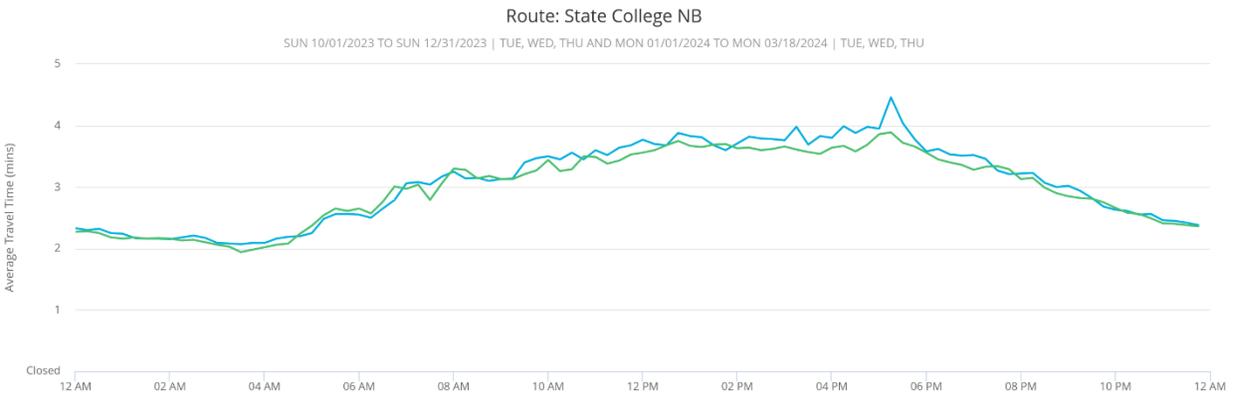
**Figure 1 – Average Travel Time for Birch Street EB**



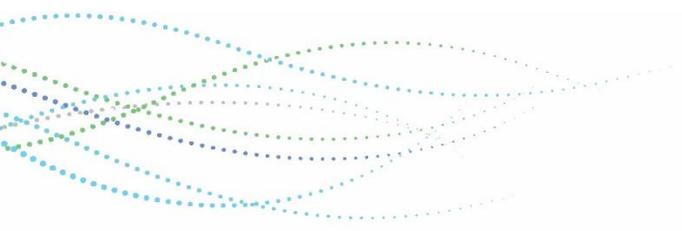
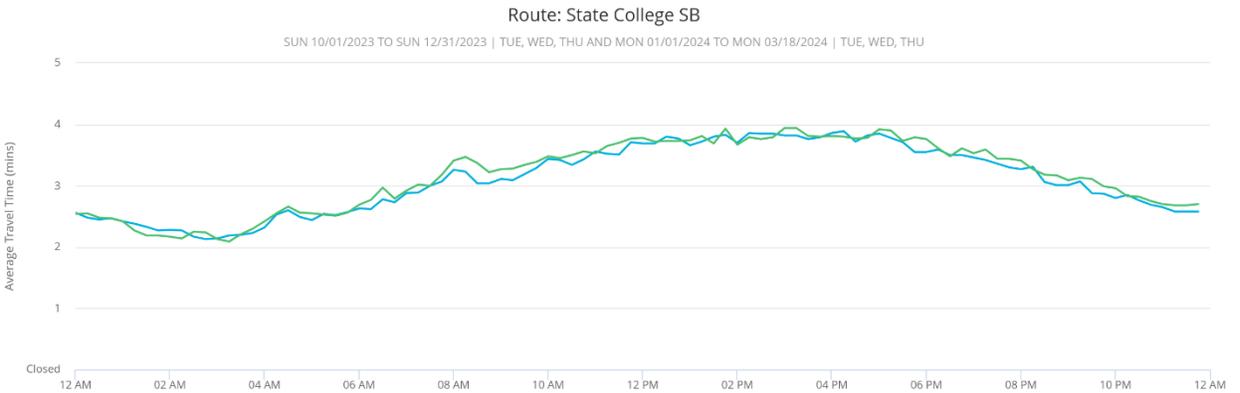
**Figure 2 – Average Travel Time for Birch Street WB**



**Figure 3 – Average Travel Time for State College Boulevard NB**



**Figure 4 – Average Travel Time for State College Boulevard SB**



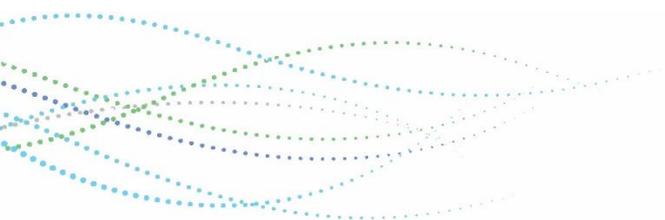
### 3.2 Other Finetuning and Observations

During the communication downtime, Iteris conducted field reviews and troubleshooting as part of monitoring efforts:

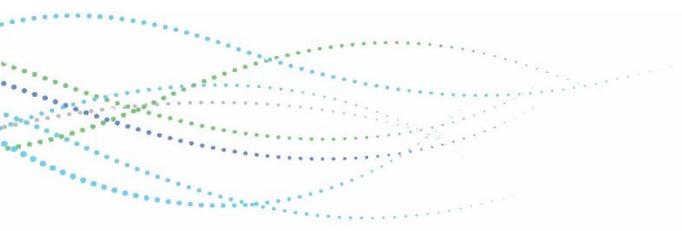
- Manually updated controller clocks to tackle lack of signal communication. Clocks have been drifting at off-line signals.
- Field checked controller alarms at each intersection. No major alarms were identified for signal maintenance.
- Manually adjusted the basic timing at Birch and State College, modifying the minimum green, which had been previously extended to accommodate detection issues. The minimum green was adjusted to align with the current traffic conditions and fit within the predefined TBC plans.
- Adjusted the offset at Lambert and State College to accommodate the drifting clocks at the two SR-57 ramps and prevent the eastbound movement from backing up.
- Second visit at Lambert and State College to troubleshoot detection, reset the clock, and updated the offset at the intersection to provide better progression between State College and the SR57 SB ramp.

## 4. NEXT STEPS

Based on the data for this quarter, all project intersections have been operating at acceptable levels of services under the TBC signal control. The ASCT system is anticipated to be back in operation by the end of March, following the communication hub replacement at State College Boulevard and Lambert Road. Iteris will continue to monitor the progression and travel time along the two corridors and adjust system settings as necessary to optimize target cycle lengths and to enhance the traffic progression.



## **ATTACHMENT A - TRAVEL TIME REPORTS**



Birch EB, Averages

Time	January 9 - January 11 Tues, Wed, Thurs		February 13 - February 15 Tues, Wed, Thurs		March 5 - March 7 Tues, Wed, Thurs	
	Speed (mpd)	Travel Time (s)	Speed (mpd)	Travel Time (s)	Speed (mpd)	Travel Time (s)
0:00	35.3	63	34.0	66	34.7	66
0:15	32.8	68	36.5	61	35.2	63
0:30	31.6	71	34.8	64	34.3	65
0:45	31.7	71	32.2	69	33.9	65
1:00	34.7	64	33.2	67	36.2	62
1:15	35.8	62	36.8	61	36.3	61
1:30	35.8	62	32.5	68	34.4	64
1:45	35.7	62	32.8	68	35.9	61
2:00	36.7	60	35.9	62	36.4	61
2:15	36.8	61	35.4	63	36.3	61
2:30	35.9	63	35.4	62	35.7	62
2:45	35.6	63	34.5	64	35.7	62
3:00	35.3	63	34.4	64	35.7	62
3:15	35.7	62	35.4	62	35.7	62
3:30	35.7	62	35.7	62	35.7	62
3:45	35.5	62	35.6	63	37.2	60
4:00	35.4	62	36.5	62	31.6	71
4:15	35.2	63	37.7	59	30.8	73
4:30	35.3	63	36.5	61	34.0	65
4:45	34.7	64	36.6	61	32.9	68
5:00	33.1	68	31.7	71	32.3	71
5:15	33.6	66	32.9	68	31.6	73
5:30	29.0	82	35.0	64	31.6	72
5:45	30.1	76	32.0	71	29.9	75
6:00	29.4	76	34.2	65	30.0	74
6:15	27.5	81	31.8	71	32.1	69
6:30	29.6	76	31.2	71	31.4	71
6:45	31.2	73	27.8	83	27.0	84
7:00	24.1	94	25.6	90	27.3	84
7:15	23.2	96	25.3	93	26.0	89
7:30	23.8	95	21.7	104	25.9	89
7:45	21.8	102	22.1	101	24.5	94
8:00	20.6	109	20.7	108	27.9	81
8:15	21.3	105	21.1	105	25.8	88
8:30	23.4	98	21.4	104	26.4	86
8:45	24.3	92	24.0	94	25.8	89
9:00	22.9	98	22.3	102	22.8	100
9:15	23.2	96	24.7	93	23.5	98
9:30	26.3	85	21.8	105	23.3	97
9:45	25.3	89	23.5	95	23.0	96
10:00	20.7	108	23.4	96	23.5	95
10:15	23.7	96	26.4	89	26.1	87
10:30	26.3	86	28.0	84	25.7	87
10:45	22.5	100	27.9	82	25.1	89
11:00	21.0	107	23.8	95	24.9	91
11:15	24.6	91	22.8	101	22.9	98
11:30	23.2	96	22.4	101	23.8	95
11:45	20.2	110	23.4	97	25.6	91
12:00	19.9	113	23.2	98	22.7	99
12:15	20.4	110	24.3	93	26.0	87
12:30	19.7	113	25.4	89	22.4	101
12:45	19.9	112	24.1	94	22.3	100
13:00	22.7	100	24.2	95	21.6	104

13:15	20.3	110	21.2	105	23.6	96
13:30	22.0	103	25.2	89	21.1	108
13:45	21.4	105	24.1	93	20.8	109
14:00	22.0	102	22.6	100	22.9	97
14:15	22.6	99	22.2	102	21.1	105
14:30	21.2	105	22.3	100	20.6	108
14:45	19.5	114	25.0	90	20.9	107
15:00	19.3	116	21.9	103	24.4	93
15:15	20.2	110	23.7	95	23.2	96
15:30	19.6	115	26.0	87	25.1	89
15:45	21.3	107	28.1	82	23.3	96
16:00	21.5	105	26.6	84	24.1	93
16:15	21.9	103	25.4	87	26.2	87
16:30	20.3	110	31.3	72	24.7	91
16:45	20.2	115	26.4	87	24.1	93
17:00	19.1	118	23.1	97	25.3	90
17:15	19.3	116	25.3	89	24.3	92
17:30	22.5	102	24.0	94	23.0	98
17:45	19.5	114	21.1	106	21.9	102
18:00	20.3	112	24.5	92	24.2	95
18:15	20.4	110	23.6	95	24.0	95
18:30	23.0	100	22.9	98	19.7	114
18:45	22.2	101	27.6	83	23.7	95
19:00	22.4	101	23.7	95	24.0	93
19:15	22.4	101	24.7	91	26.0	85
19:30	26.3	84	26.4	84	26.8	83
19:45	25.2	90	28.4	79	26.6	84
20:00	21.8	103	27.8	81	23.9	94
20:15	22.7	99	29.3	78	23.0	97
20:30	21.4	104	28.8	78	27.3	82
20:45	22.4	100	24.0	94	28.3	79
21:00	20.3	111	25.7	86	26.9	83
21:15	21.2	108	27.3	83	26.7	84
21:30	24.9	90	27.5	81	30.0	74
21:45	29.2	76	27.4	81	27.8	80
22:00	27.6	81	25.7	87	30.2	74
22:15	29.6	77	30.5	75	29.9	75
22:30	30.5	75	33.9	66	29.8	76
22:45	31.4	72	32.6	69	30.5	74
23:00	31.9	70	30.7	73	28.0	80
23:15	30.1	74	32.7	68	32.7	69
23:30	32.7	68	31.7	71	32.5	70
23:45	36.4	61	29.2	76	33.6	69

Birch WB, Averages

Time	January 9 - January 11 Tues, Wed, Thurs		February 13 - February 15 Tues, Wed, Thurs		March 5 - March 7 Tues, Wed, Thurs	
	Speed (mpd)	Travel Time (s)	Speed (mpd)	Travel Time (s)	Speed (mpd)	Travel Time (s)
0:00	31.1	72	38.4	58	37.5	59
0:15	31.8	70	39.8	57	35.4	63
0:30	31.5	71	38.2	59	35.5	63
0:45	31.4	72	35.7	64	35.8	64
1:00	33.2	68	34.0	66	36.8	60
1:15	32.8	68	35.5	63	37.7	59
1:30	32.0	72	37.4	59	37.3	59
1:45	31.2	74	37.9	59	39.0	57
2:00	34.1	65	38.4	58	39.5	56
2:15	35.4	62	37.3	59	39.4	56
2:30	35.6	62	35.7	62	39.8	55
2:45	35.6	62	35.4	64	41.4	53
3:00	35.6	62	37.1	60	41.4	54
3:15	35.6	62	37.9	58	39.7	56
3:30	35.6	62	38.0	58	39.5	56
3:45	34.0	65	38.2	58	38.8	57
4:00	31.1	72	37.0	60	38.1	58
4:15	33.3	67	35.0	64	39.1	57
4:30	32.1	71	38.9	58	39.9	55
4:45	32.2	72	39.8	57	38.2	58
5:00	31.2	75	36.8	61	38.6	57
5:15	29.0	78	35.7	62	34.4	65
5:30	31.1	72	34.2	65	36.0	62
5:45	32.5	69	35.5	62	36.8	60
6:00	30.9	72	36.5	62	37.1	60
6:15	28.1	80	35.8	63	39.0	57
6:30	28.6	78	34.6	65	32.5	69
6:45	28.6	79	33.7	66	34.3	65
7:00	29.4	76	33.8	66	35.3	63
7:15	27.5	81	34.0	66	34.5	64
7:30	25.8	86	34.1	67	33.1	67
7:45	27.1	82	32.2	69	29.3	76
8:00	25.2	89	30.1	75	27.2	83
8:15	26.5	85	32.4	69	28.4	78
8:30	24.9	91	32.4	69	28.9	77
8:45	25.6	87	30.8	73	28.3	78
9:00	23.6	94	30.9	73	29.9	74
9:15	23.8	95	31.8	71	30.0	74
9:30	25.7	87	29.8	76	31.0	72
9:45	24.9	90	28.9	79	31.0	72
10:00	22.8	99	30.5	74	30.4	73
10:15	22.0	103	30.8	74	29.2	76
10:30	22.7	101	31.6	76	31.0	72
10:45	23.3	96	32.2	70	32.6	68
11:00	21.8	104	31.7	72	30.2	74
11:15	20.8	107	30.9	73	29.5	76
11:30	25.3	88	30.9	74	29.8	75
11:45	21.2	106	31.3	72	27.5	81
12:00	23.1	98	31.8	70	29.0	77
12:15	19.1	117	29.5	78	27.0	82
12:30	17.9	131	30.7	77	29.9	76
12:45	20.9	109	29.4	78	28.2	80
13:00	24.2	92	30.3	74	29.6	75

13:15	23.5	94	32.1	70	29.2	77
13:30	22.8	98	33.8	66	27.0	84
13:45	20.9	109	32.7	69	27.4	81
14:00	21.6	104	33.0	67	26.1	85
14:15	23.5	95	33.0	67	27.5	81
14:30	24.1	93	28.7	78	26.6	84
14:45	22.4	102	29.7	75	27.0	82
15:00	20.0	112	30.7	72	26.2	85
15:15	23.1	97	28.6	78	28.4	78
15:30	20.5	110	28.4	80	29.7	75
15:45	19.3	116	30.4	75	27.6	81
16:00	20.1	113	30.0	75	28.8	77
16:15	19.0	118	28.0	79	26.8	83
16:30	18.2	124	29.8	76	27.9	80
16:45	19.3	118	29.6	76	25.1	89
17:00	17.3	129	26.3	85	25.6	87
17:15	18.3	126	25.6	86	24.3	93
17:30	19.1	117	26.4	85	26.3	85
17:45	19.3	117	25.0	89	26.9	83
18:00	19.4	116	26.4	85	25.2	89
18:15	22.3	102	29.0	77	24.3	92
18:30	22.6	102	30.5	73	26.5	84
18:45	22.8	97	29.4	76	27.9	80
19:00	23.4	97	30.7	72	28.7	77
19:15	21.9	103	30.1	74	29.0	76
19:30	24.7	91	31.3	72	29.1	77
19:45	26.6	84	32.3	69	28.6	78
20:00	22.1	101	31.4	71	29.5	75
20:15	22.8	98	32.8	68	30.2	74
20:30	22.5	99	33.2	67	30.5	73
20:45	20.8	112	30.2	74	33.0	67
21:00	23.0	97	31.6	71	30.5	74
21:15	23.5	98	33.6	66	32.1	70
21:30	26.5	85	35.3	63	31.4	70
21:45	32.0	70	34.6	64	32.9	68
22:00	30.8	73	32.4	69	30.2	74
22:15	28.1	79	35.9	62	31.8	70
22:30	26.7	84	35.3	63	34.0	66
22:45	28.5	78	35.2	63	33.7	66
23:00	31.4	71	37.0	60	36.0	62
23:15	29.8	75	36.8	60	36.1	62
23:30	28.6	78	37.4	59	34.2	65
23:45	30.2	74	38.5	58	34.8	64

State College NB, Averages

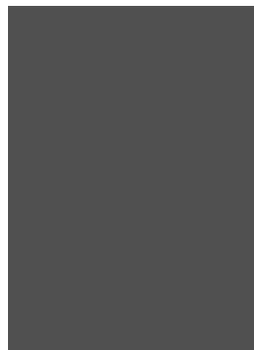
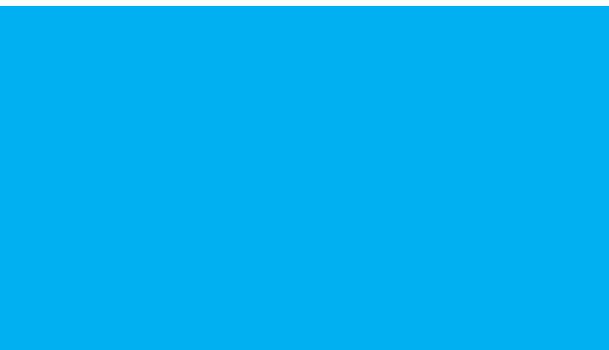
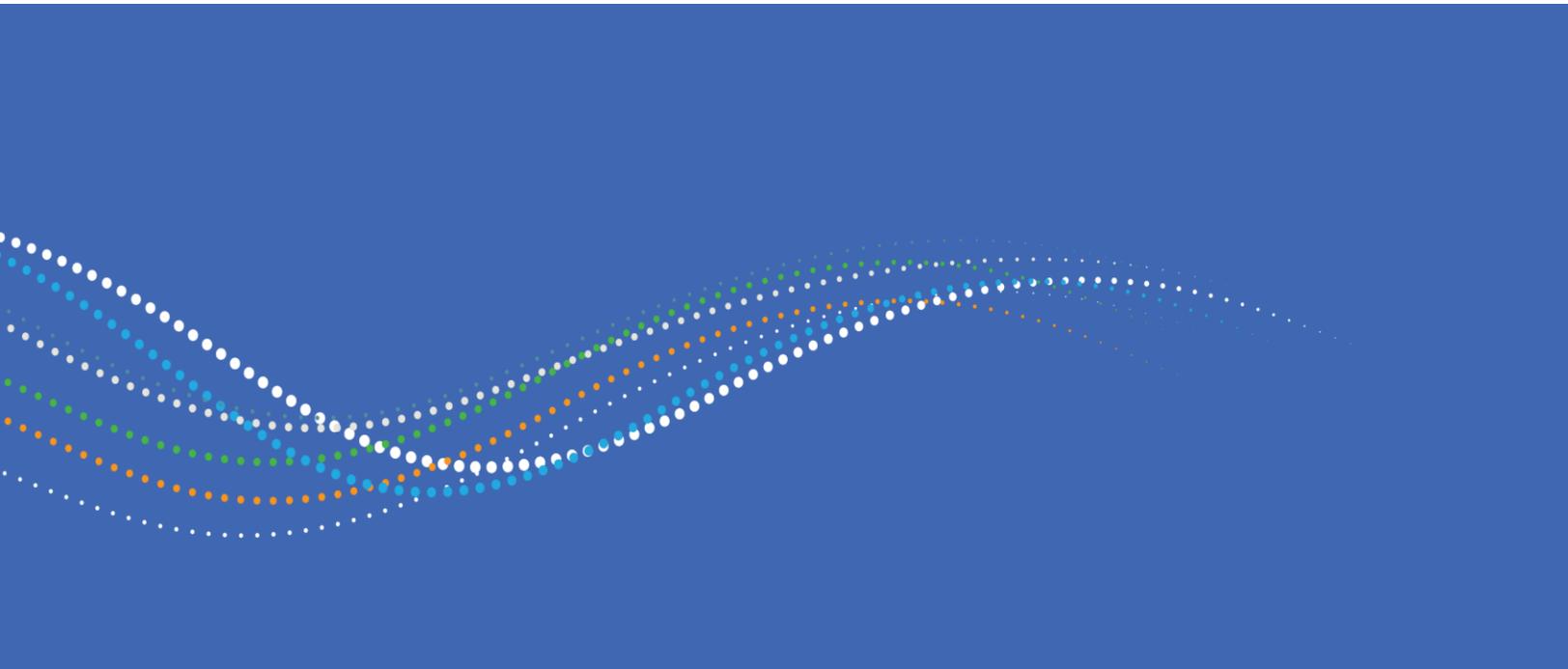
Time	January 9 - January 11 Tues, Wed, Thurs		February 13 - February 15 Tues, Wed, Thurs		March 5 - March 7 Tues, Wed, Thurs	
	Speed (mpd)	Travel Time (s)	Speed (mpd)	Travel Time (s)	Speed (mpd)	Travel Time (s)
0:00	27.0	158	29.5	140	32.3	127
0:15	30.3	135	28.7	144	29.3	140
0:30	30.6	134	28.4	145	28.5	144
0:45	32.0	128	29.7	139	30.8	133
1:00	33.5	123	33.7	122	34.5	119
1:15	33.5	123	34.6	118	32.9	126
1:30	32.5	127	33.7	121	32.8	126
1:45	32.1	127	28.7	144	34.8	118
2:00	32.9	124	31.0	134	31.1	133
2:15	33.1	124	32.9	125	30.8	133
2:30	32.4	127	32.5	126	32.6	125
2:45	33.2	123	32.5	127	34.3	119
3:00	34.4	119	33.3	123	34.7	118
3:15	34.7	118	34.1	120	34.8	117
3:30	33.6	122	35.7	115	38.0	108
3:45	34.5	119	36.1	113	36.0	114
4:00	34.9	118	35.4	115	33.6	122
4:15	33.6	122	35.4	115	32.7	126
4:30	32.6	126	35.3	116	33.0	124
4:45	28.1	152	33.8	121	30.8	134
5:00	26.5	157	29.6	139	28.3	149
5:15	26.5	158	27.9	147	22.6	188
5:30	26.7	156	26.8	154	25.1	166
5:45	29.7	138	24.6	169	26.5	157
6:00	31.7	132	29.1	141	25.6	171
6:15	32.3	128	29.1	141	26.8	159
6:30	30.0	140	31.2	132	25.2	166
6:45	22.1	195	28.4	146	22.2	187
7:00	22.4	190	28.3	154	24.5	170
7:15	19.3	218	26.8	159	22.9	182
7:30	23.4	175	26.1	157	24.8	169
7:45	22.2	185	22.5	186	21.8	189
8:00	21.7	190	20.1	206	21.1	197
8:15	22.8	181	21.8	190	22.8	181
8:30	20.5	201	21.8	189	23.2	177
8:45	22.0	187	23.3	178	22.1	187
9:00	21.0	195	25.5	162	21.9	189
9:15	22.2	187	21.3	199	22.9	180
9:30	19.9	207	21.4	193	21.1	197
9:45	21.5	195	21.4	193	20.6	201
10:00	20.0	215	21.4	194	21.1	197
10:15	21.6	192	25.5	171	18.7	219
10:30	21.5	193	28.4	151	20.3	202
10:45	19.6	210	26.8	164	18.6	225
11:00	20.5	202	21.8	190	20.1	211
11:15	20.4	202	19.6	212	20.2	204
11:30	19.4	212	19.3	214	19.7	208
11:45	19.6	210	21.6	193	20.3	202
12:00	18.4	225	19.7	214	19.7	208
12:15	19.8	208	19.0	217	18.5	222
12:30	18.4	227	18.6	220	19.7	210
12:45	19.1	216	17.1	243	19.0	217
13:00	19.3	213	19.3	214	18.8	218

13:15	17.6	237	18.4	223	19.6	209
13:30	18.2	227	18.9	218	18.2	225
13:45	17.5	234	18.9	217	19.2	214
14:00	18.6	221	19.2	217	18.5	221
14:15	19.2	216	19.1	215	17.2	239
14:30	18.1	226	19.7	210	18.9	218
14:45	18.1	227	18.1	227	20.2	205
15:00	17.0	241	18.9	217	18.8	220
15:15	17.8	233	18.9	216	20.0	205
15:30	17.1	243	21.3	202	18.8	218
15:45	17.0	243	26.1	171	20.0	206
16:00	18.8	219	21.2	205	18.1	227
16:15	19.1	215	18.4	225	18.7	222
16:30	20.4	203	24.7	186	19.4	211
16:45	18.4	224	23.2	192	17.7	239
17:00	17.7	231	19.0	219	16.6	264
17:15	18.5	222	17.5	238	16.1	261
17:30	19.4	214	18.6	223	16.4	251
17:45	19.0	216	18.6	222	19.2	214
18:00	19.2	215	20.0	206	19.5	210
18:15	20.0	206	18.9	219	19.4	213
18:30	22.3	192	19.0	215	19.8	208
18:45	20.1	204	19.5	211	20.3	202
19:00	20.0	205	20.6	200	20.7	198
19:15	21.3	193	22.3	186	19.9	205
19:30	19.6	211	21.2	199	20.3	204
19:45	19.3	214	21.2	195	21.2	195
20:00	22.8	180	24.9	169	21.9	188
20:15	21.5	193	28.2	153	22.1	186
20:30	23.7	174	24.5	173	23.2	177
20:45	24.4	170	25.2	164	23.6	174
21:00	25.8	161	25.1	166	24.5	168
21:15	24.8	167	26.8	156	24.2	171
21:30	24.5	170	25.2	163	23.9	173
21:45	26.3	158	24.5	168	25.2	164
22:00	27.6	148	24.4	169	26.1	158
22:15	27.4	150	30.7	137	26.7	153
22:30	27.5	149	27.5	150	25.6	160
22:45	26.7	155	27.7	150	27.3	150
23:00	28.4	145	29.3	141	28.8	143
23:15	29.2	141	27.3	150	32.1	129
23:30	31.6	130	27.1	154	28.0	151
23:45	28.5	146	26.7	156	31.3	131

State College SB, Averages

Time	January 9 - January 11		February 13 - February 15		March 5 - March 7	
	Tues, Wed, Thurs		Tues, Wed, Thurs		Tues, Wed, Thurs	
	Speed (mpd)	Travel Time (s)	Speed (mpd)	Travel Time (s)	Speed (mpd)	Travel Time (s)
0:00	27.1	151	28.2	143	27.9	146
0:15	24.3	167	29.2	138	27.9	146
0:30	28.4	143	27.2	152	27.9	145
0:45	29.3	138	24.1	168	28.6	141
1:00	28.8	140	29.2	139	28.0	145
1:15	30.5	133	31.4	129	27.1	149
1:30	29.4	138	30.7	132	29.2	140
1:45	28.3	143	30.5	133	29.8	137
2:00	28.7	142	32.3	125	30.9	132
2:15	29.2	140	33.4	120	31.8	128
2:30	30.6	132	32.0	126	32.5	125
2:45	31.8	127	30.8	131	33.9	119
3:00	33.9	119	31.2	131	32.2	126
3:15	34.5	116	31.2	130	33.1	123
3:30	30.0	137	31.8	127	31.5	129
3:45	28.0	147	31.5	129	30.7	133
4:00	27.8	149	28.4	145	30.4	134
4:15	27.7	147	29.0	142	26.1	157
4:30	27.7	146	28.7	144	24.0	169
4:45	30.0	135	30.4	136	25.4	159
5:00	31.1	131	30.2	135	24.5	165
5:15	30.3	134	28.7	142	25.0	164
5:30	26.6	154	27.6	146	25.6	158
5:45	24.5	166	29.8	137	24.6	166
6:00	22.9	177	26.3	153	24.0	169
6:15	25.3	160	24.6	168	23.9	169
6:30	23.6	171	22.1	186	21.9	185
6:45	22.0	184	21.7	186	23.0	176
7:00	21.9	186	24.3	172	22.2	184
7:15	22.2	182	28.7	147	21.3	189
7:30	23.2	175	22.7	178	22.2	182
7:45	19.6	207	20.4	198	20.8	195
8:00	18.6	218	20.4	201	19.1	213
8:15	18.9	215	19.1	215	18.8	216
8:30	19.3	210	19.5	210	19.3	214
8:45	19.5	209	22.1	183	21.0	192
9:00	21.0	193	21.0	193	19.4	209
9:15	22.4	182	19.7	209	19.8	203
9:30	19.2	211	20.2	205	18.9	213
9:45	20.4	198	19.8	210	18.6	219
10:00	21.6	190	17.3	236	18.0	224
10:15	21.3	190	21.8	210	17.9	225
10:30	20.6	199	24.0	202	18.3	221
10:45	21.4	191	23.8	204	18.5	218
11:00	20.4	199	18.8	218	18.9	214
11:15	18.9	215	18.5	221	17.5	231
11:30	19.4	208	18.0	226	16.9	241
11:45	19.6	207	16.7	241	15.8	258
12:00	18.4	220	16.4	251	16.4	248
12:15	18.7	217	17.8	229	18.3	221
12:30	17.5	231	16.8	243	18.1	226
12:45	18.4	220	16.0	254	18.1	224
13:00	20.4	200	18.2	235	17.3	238

13:15	19.1	214	17.4	236	16.5	244
13:30	17.7	229	18.3	223	16.9	238
13:45	18.2	223	16.2	253	16.5	247
14:00	19.1	211	18.1	225	18.1	224
14:15	17.4	232	16.6	244	17.4	233
14:30	18.4	221	17.0	241	16.2	251
14:45	16.6	244	17.0	237	16.6	246
15:00	17.4	233	15.5	262	16.5	246
15:15	16.6	245	17.3	233	16.1	252
15:30	17.6	230	20.3	220	18.4	219
15:45	17.7	234	25.0	186	18.3	221
16:00	19.0	215	20.6	209	17.1	239
16:15	18.7	217	16.6	246	16.6	245
16:30	18.5	218	24.1	200	16.9	240
16:45	18.5	220	21.1	224	18.0	227
17:00	16.6	243	16.0	256	17.4	232
17:15	17.7	228	14.3	282	16.7	243
17:30	19.1	213	17.4	233	16.6	245
17:45	18.8	216	16.5	248	17.0	240
18:00	18.2	226	15.8	260	16.3	247
18:15	18.5	218	15.4	263	17.4	233
18:30	24.3	175	16.7	243	17.2	236
18:45	19.1	212	17.0	239	18.1	224
19:00	20.5	198	16.9	239	17.2	234
19:15	19.2	211	17.5	233	17.0	238
19:30	21.0	193	19.2	212	17.7	229
19:45	21.8	186	20.0	206	16.9	241
20:00	21.4	188	21.3	203	18.7	216
20:15	20.0	203	25.8	176	19.1	211
20:30	20.2	200	24.5	176	19.3	211
20:45	21.6	187	22.2	183	21.1	193
21:00	21.6	189	21.8	191	20.0	202
21:15	20.9	193	23.9	176	20.8	195
21:30	21.3	191	23.7	174	21.0	193
21:45	23.5	177	22.4	183	24.7	166
22:00	24.9	163	21.0	193	21.9	185
22:15	24.8	165	27.9	158	23.8	171
22:30	24.7	165	20.6	198	25.6	159
22:45	26.2	158	21.5	187	26.8	152
23:00	25.4	161	22.9	177	24.6	164
23:15	25.8	158	22.4	181	25.3	165
23:30	24.4	166	23.6	172	27.8	149
23:45	23.3	174	24.2	167	27.1	150



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1700 Carnegie Avenue, Suite 100  
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Conditional Use Permit No. 2023-09

A request for Conditional Use Permit (CUP) No. 2023-09 to Allow an Upgrade of the Existing On-Site Beer and Wine Alcohol License to a full on-site alcohol license with a determination of public convenience or necessity at an existing restaurant (Smoke & Char, Formerly Corazon Modern Kitchen) located at 120 S Brea Boulevard Suites 105 & 106

Table with 2 columns: Meeting (Tuesday, April 23, 2024, 6:00 PM) and Agenda Group (PUBLIC HEARINGS, Item: 6A). Includes a FROM section for Joanne Hwang, City Planner.

EXECUTIVE SUMMARY

The Applicant, Robert Griffin, on behalf of Gina Maria’s Pizzeria, Inc. dba Smoke & Char, is requesting a Conditional Use Permit (CUP) No. 2023-09 to allow for a full on-site alcohol license at Smoke & Char restaurant, formerly Corazon Taste of Mexico (“Corazon”), including the outdoor patio area, and a determination of Public Convenience or Necessity (PCN). The project site is located within Downtown Brea at 120 South Brea Boulevard, Suites 105 and 106, in the Mixed-Use I (MU-I) Zone.

The above-mentioned entitlement herein is referred to as the “Project.”

RECOMMENDATION

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

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and
2. Approve CUP No. 2023-09 to allow for a full on-site alcohol license at Smoke & Char restaurant, formerly Corazon Taste of Mexico, including the outdoor patio area, along with a determination of Public Convenience or Necessity, 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 120 South Brea Boulevard, Suites 105 and 106, within an existing commercial building that is situated at the southeast corner of Brea Boulevard and Ash Street. The subject tenant space was previously occupied by another restaurant, Corazon. The Project site has a General Plan Land Use designation of Mixed Use I and a Zoning designation of Mixed Use-I (MU-I). The surrounding land uses and zoning designations are shown in Tables 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

Table with 2 columns: Direction (North, East, South, West) and Land Use Description (Multi-family residential homes, Restaurants, City parking structure).

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

<b>North</b>	R-3 Multiple Family
<b>East</b>	Mixed Use-I and R-3 Multiple Family
<b>South</b>	Mixed Use-I
<b>West</b>	Mixed Use-I

The Project site is currently developed with a commercial building and associated surface parking and landscaping areas. Ingress and egress to the site are provided by four driveways: one on Brea Boulevard, one on Ash Street, one on Birch Street, and one on Orange Avenue. 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 in Attachment C and D, respectively.

**Entitlement History**

- On October 9, 2001, the Planning Commission approved Conditional Use Permit CUP 01-13 to allow indoor on-site sale of beer and wine in conjunction with a restaurant at Suite 105. This approval prohibited service of alcoholic beverages in the outdoor dining areas.
- On November 12, 2002, the Planning Commission approved Conditional Use Permit CUP 02-07 for the Suite 106, which was previously occupied by the Brea Improv. CUP 02-07, among other improvements, allowed indoor on-site sale of general alcoholic

beverages. This approval prohibited outdoor service of alcoholic beverages.

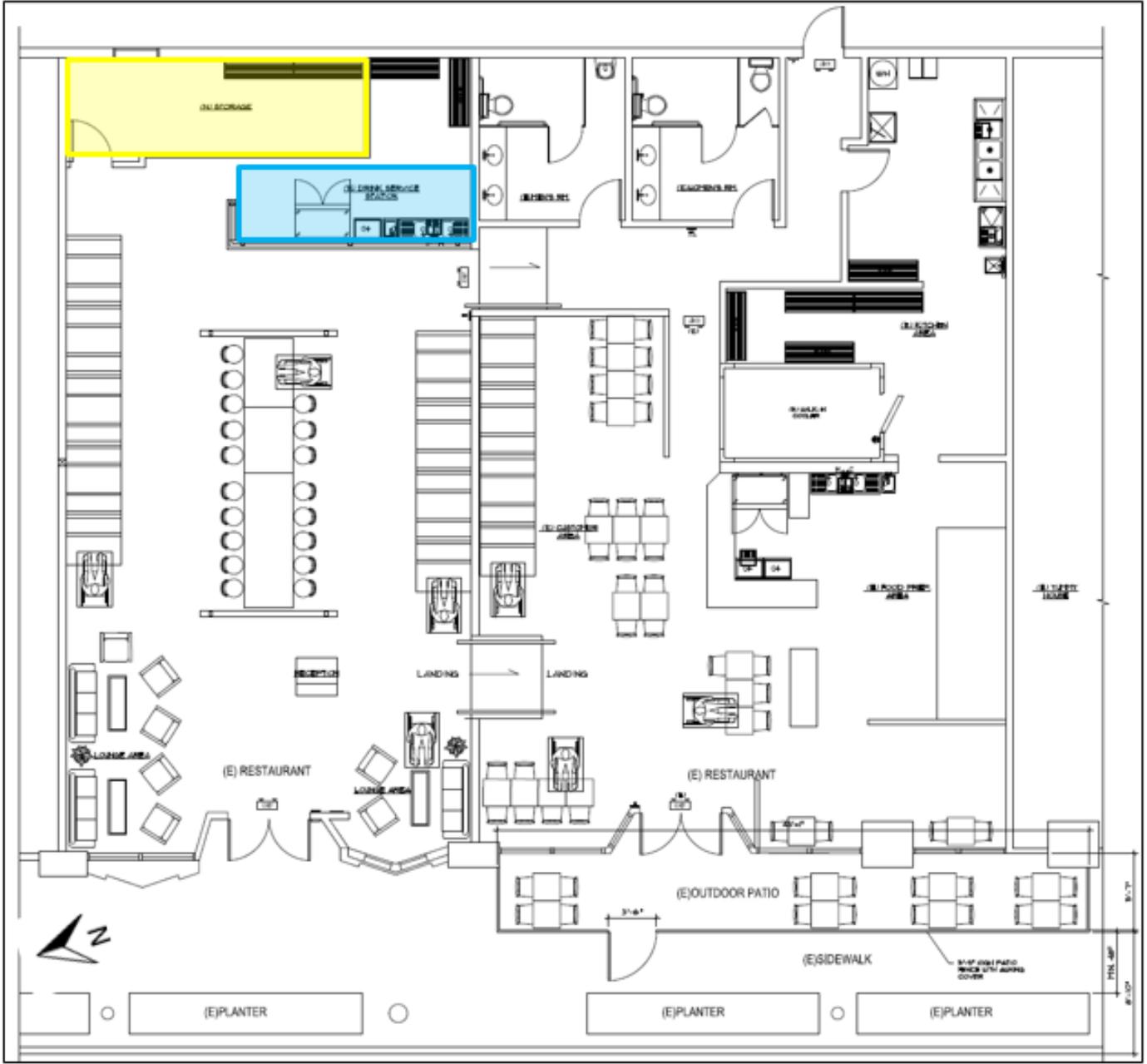
- On March 31, 2005, the City approved an application for an installation of an outdoor dining area within the public right-of-way along Brea Boulevard for Suite 105. This approval re-iterated the existing prohibition of service of alcoholic beverages in the outdoor dining area.
- On February 9, 2023, the City approved Planning Application PLN-2023-00006 to allow an approximate 1,676 square-foot expansion of a restaurant use at Suite 105 into Suite 106, and request to expand the on-site sale and consumption of beer and wine into the expansion area.

## **PROJECT DESCRIPTION**

The Applicant is proposing to upgrade an existing on-site sale and consumption of beer and wine (Type 41) from the California State Department of Alcohol Beverage Control (“ABC”) to a full on-site alcohol license (Type 47), inclusive of the outdoor patio area. In addition, the Project includes a request for a determination of Public Convenience or Necessity. The subject tenant space is approximately 4,139 square feet, which is comprised of a 3,979 square foot restaurant and a 160 square foot outdoor patio.

Smoke & Char, a new restaurant that would replace Corazon at the Project site, is a new restaurant that aims to provide a diverse menu filled with unique and bold flavors using fresh and locally sourced ingredients. The proposed hours of operation are from 8:00 A.M. to 12:30 A.M. Sunday through Thursday, and 8:00 A.M. to 1:00 A.M. Friday and Saturday. As part of their restaurant dining menu (Attachment E), Smoke & Char is proposing to offer a variety of beers and wines with a supporting list of cocktails utilizing a diverse selection of spirits throughout the dining room and patio areas. The proposed floor plan is shown in Figure 2 below.

**FIGURE 2 – PROPOSED FLOOR PLAN**



 - Alcohol Storage       - Alcohol Serving Area

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

**DISCUSSION**

Conditional Use Permit No. 2023-09: On-Site Sale General – Eating Place

Pursuant to the permitted land uses in the Mixed Use-I Zone as listed in Section 20.11.020 of the Brea Municipal Code, the on-site sale of alcoholic beverages is permitted subject to Planning Commission approval of a Conditional Use Permit. The new restaurant is a full-service restaurant and the requested on-site general sale of alcohol is an ancillary use that is complimentary to the in-house dining experience. Downtown Brea is a pedestrian-oriented mixed-use area. The proposed Project would provide an additional dining option for the area, and the operating hours are compatible with the existing surrounding businesses. Since the proposed on-site general

alcohol service is an ancillary use to the primary restaurant use, there would be no impact on the parking need of the restaurant. The Project was also reviewed by the Fire and Police Departments and the Building & Safety Division. Due to no physical change and expansion, all departments have determined that existing conditions will assure 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). Notable conditions include:

- Condition 3 & 4: The Applicant is required to obtain and maintain a “Type 47” license from ABC.
- Condition 8: No live entertainment on the premises would be permitted unless proper permits have been obtained.

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

#### Public Convenience or Necessity Determination

The project location is within United States Census Tract 15.04. According to ABC records, Census Tract 15.04 is allowed six on-sale licenses; however, there are currently 29 active on-sale licenses within this Census Tract. As such, a PCN determination is necessary for the Project. The proposed Type 47 license would provide a public convenience as the license would be an instrumental element of the new restaurant, which aims to provide an unique culinary experience with new creative dishes occurring from week to week, complimented by alcoholic beverage service. As such, the restaurant and drink menu would be complimentary to the Downtown atmosphere comprised of restaurants and bars, providing the public with additional option in their dining choices, therefore increasing potential for public visitations and interest within Downtown Brea. The inclusion of Smoke & Char would support Brea’s General Plan Goal CD-23 to “encourage and facilitate activities that expand the City revenue base.”

Based on staff’s review and the conditions of approval proposed for the Project, staff supports the request for determination of PCN. The Applicant’s PCN letter requesting such a finding is included as Attachment I.

### **PUBLIC NOTICE AND COMMENTS**

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

### **ENVIRONMENTAL ASSESSMENT**

The Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15301 of Title 14 of the California Code of Regulations, in that the Project is limited to adding an ancillary service to a restaurant 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 K.

### **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 Municipal 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: Esteban Rubiano, Assistant Planner

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### **Attachments**

Attachment A - Proposed Resolution - CUP 2023-09.pdf

Attachment B - Proposed Conditions of Approval.pdf

Attachment C - Technical Background.pdf  
Attachment D- Vicinity Map.pdf  
Attachment E - Smoke & Char Menu.pdf  
Attachment F - Operations Breakdown.pdf  
Attachment G - Project Plans.pdf  
Attachment H- Project Application.pdf  
Attachment I - Applicant's PCN Leter.pdf  
Attachment J - Public Hearing Notice.pdf  
Attachment K - Proposed Notice of Exemption.pdf

**RESOLUTION NO. PC 2024-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2023-09: TO ALLOW AN UPGRADE OF THE EXISTING ON-SITE BEER AND WINE ALCOHOL LICENSE TO A FULL ON-SITE ALCOHOL LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT AN EXISTING RESTAURANT (SMOKE & CHAR, FORMERLY CORAZON TASTE OF MEXICO) LOCATED AT 120 S BREA BOULEVARD SUITES 105 AND 106**

**A. RECITALS:**

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Conditional Use Permit (CUP) No. 2023-09 to allow for a full on-site alcohol license at Smoke & Char restaurant, formerly Corazon Taste of Mexico, including the outdoor patio area, along with a request for a determination of Public Convenience or Necessity located (referred to herein as the “Project”), for that certain real property located at 120 South Brea Boulevard, Suites 105 and 106, in the City of Brea, and further legally described as Assessor Parcel Number 296-364-25, as shown in the latest records of the County of Orange Assessor’s Parcel Office.

(ii) The Project applicant is Gina Maria’s Pizzeria, Inc. dba Smoke & Char, represented by Robert Griffin, 120 South Brea Boulevard Suites 105 and 106, Brea, CA 92821.

(iii) The Project site is zoned Mixed Use-I (MU-I) and has a General Plan land use designation of Mixed Use I.

(iv) On April 23, 2024, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to the adoption of this resolution.

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

**B. RESOLUTION:**

**NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED** by the Planning Commission of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (“CEQA”) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301. Class 1 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 Project involved the establishment of on-site sale and consumption of general alcohol with no proposal to expand the existing building footprint.

3. The Commission finds in consideration of Conditional Use Permit No. 2023-09 as follows:

a. Finding: 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.

Fact: The Project site is zoned Mixed Use-I. Pursuant to Section 20.11.020 of the Brea Municipal Code, a restaurant is a permitted use, while on-site sale of alcohol requires the review and approval of a conditional use permit.

b. Finding: 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 in which the proposed use is to be located.

Fact: The Project is located within the Downtown Brea area, a mixed-use pedestrian-oriented area that offers a diverse array of services and uses. The proposed on-site sale and consumption of general alcohol within a restaurant is consistent with General Plan Policy CD-1.11 in that it would maintain a mixture of businesses and retail uses within the community. As the request for on-site sale and consumption of general alcohol is ancillary to a restaurant use, this project is not anticipated to result in significant impacts on City services nor to be detrimental to existing uses in the zone.

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

Fact: The Project site is an existing commercial tenant space with an indoor space of 3,979 square feet and a 160 square foot outdoor patio area that is located in the Downtown Brea. The Project would occur within the existing areas of the Project site and as such, the Project site is adequate in size and shape to accommodate the proposed development.

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

Fact: Vehicular access to the Project site will continue to be provided off Brea Boulevard, Ash Street, Orange Avenue, and Birch Street. The Project is adding an ancillary service to a restaurant and it is not anticipated to result in any traffic impacts to the adjacent uses.

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

Fact: The Project is designed to comply with all applicable development standards and will operate similarly to other existing land uses located in Downtown Brea. All activities would be conducted within the restaurant's customer seating areas, including the outdoor patio, and conditions of approval have been included to ensure the use of the site will not affect adjacent properties and land uses.

4. The Commission further finds in consideration of the Public Convenience or Necessity as follows:

a. Finding: The subject application does serve as a public convenience or necessity.

Fact: The proposed Type 47 license would be a public convenience as the license would allow guests of Downtown Brea a unique experience of Global fusion tastings. The restaurant and drink menu would be a

complimentary establishment in the Downtown atmosphere of restaurants and bars which in turn will have a positive fiscal impact.

5. CUP No. 2023-09 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

6. The Secretary of this Commission shall certify the adoption of this Resolution.

**ADOPTED AND APPROVED** this 23<sup>rd</sup> day of April 2024.

\_\_\_\_\_  
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 23<sup>rd</sup> day of April 2024 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 23<sup>rd</sup> day of April 2024, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
Secretary, Planning Commission

**ATTACHMENT A OF RESOLUTION NO. 2023-XX  
CONDITIONAL USE PERMIT NO. 2023-09**

**CONDITIONS OF APPROVAL**

Conditional Use Permit (CUP) No. 2023-09 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. Development and operations of the Project shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on April 23, 2024, which include an operations breakdown 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 sale of alcoholic beverages shall occur in full compliance with the applicable licensing, regulations, rules, and requirements of the State of California Department of Alcoholic Beverage Control (“ABC”), as well as all other applicable federal, state, and local authorities.
3. The Applicant shall obtain a Type 47 (On-Sale General – Eating Place) alcoholic beverage license from ABC for the sale of alcoholic beverages prior to commencing the on-site general alcohol service. Any modifications of license types for on-site consumption are subject to applicable City approval.
4. The Applicant shall maintain a “Type 47” alcoholic beverage license from the ABC as long as on-site general sale of alcohol is provided at the Project site.
5. Any violation of the regulations of the ABC, as it pertains to the subject location and the on-site sale and consumption of general alcohol, may result in the revocation of the subject Conditional Use Permit, as provided for in Section 20.412.020 of the Brea Municipal Code.
6. The on-site sale and consumption of general alcohol shall remain incidental to the food service and the operation of the restaurant.
7. Service of alcoholic beverages shall be allowed to occur within the areas designated as customer seating and outdoor dining, as shown on the approved plans.
8. There shall be no live entertainment, amplified music, or dancing permitted on the premise at any time unless the proper permits have been obtained from the City of Brea.

9. The business operations shall comply with the City's Noise Ordinance.
10. The hours of alcohol sales shall be restricted to the hours of the restaurant's hours of operation.
11. In the event of repeated or disproportionately high numbers of calls for law enforcement or other public safety service, or based upon input from the Brea Police Department or surrounding businesses or residents, the City Planner may require, at his/her/their discretion, that the Applicant provide additional on-site security and/or safety measures at the property, as may be reasonably calculated to address situations or circumstances leading to or causing such increased calls for service, or complaints or comments from surrounding residents or businesses.
12. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
13. Any permit is subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
14. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Conditional Use Permit No. CUP 2023-07 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**

<b>Case No:</b>	Conditional Use Permit (CUP) No. 2023-09
<b>Property Location:</b>	120 South Brea Boulevard, Suite 105 & 106
<b>Tenant Space Size:</b>	3,979 SF interior space and a 160 SF patio
<b>Applicant:</b>	Robert Griffin (Gina Maria’s Pizzeria, Inc. dba Smoke & Char) 120 South Brea Boulevard Suites 105 and 106 Brea, CA 92821
<b>General Plan Designation:</b>	Mixed Use I
<b>Zoning Designation:</b>	Mixed-Use I (MU-I)
<b>Adjacent Zoning</b>	
<b>North:</b>	Multiple Family Residential (R-3)
<b>South:</b>	MU-I
<b>West:</b>	MU-I
<b>East:</b>	MU-I and R-3
<b>Site and Neighborhood Characteristics:</b>	The project site is located at the southeast corner of Brea Boulevard and Ash Street, within Brea’s Downtown area. The site is surrounded by various mixed land uses.
<b>Public Hearing Notices and Outreach:</b>	Legal Notice was published in the Brea Star-Progress on April 11, 2024 and approximately 119 notices were sent to all property owners within a 500-foot radius of the subject property.



## SUBJECT PROPERTY AND VICINITY MAP

DATE: April 23, 2024

CASE NO:  
ACCELA RECORD NO. PLN-2023-00045  
CONDITIONAL USE PERMIT NO. 2023-09

# DINNER MENU

## APPETIZERS

### ARTISANAL CHEESES 24

HUMBOLDT FOG, TALEGGIO, MANCHEGO, DRIED FRUITS, HONEYCOMB, FIG SPREAD, MARCONA ALMONDS, CORNICHONS, GRAPES, GRILLED SOURDOUGH

### MEDITERRANEAN BOARD 27

SPICED PEPPER HUMMUS, ROASTED GARLIC HUMMUS, PICKLED DAIKON, FETA STUFFED PEPPERS, MARINATED OLIVES, RADISH, CORNICHON, ARTICHOKE HEARTS, TABBOULEH, CUCUMBER SALAD, ZAAATAR, HOUSE MADE PITA BREAD

### CHARCUTERIE BOARD 26

CALABRESE, BRESAOLA, SOPPRESSATA, DRED FRUITS, HONEYCOMB, QUINCE PASTE, ALMONDS, CORNICHONS, GRAPES, ARTICHOKE HEARTS, GRILLED SOURDOUGH

### CRISPY MANZANILLA OLIVES 17

WHIPPED CRÈME FRAICHE, ESPELETTE PEPPER, LEMON ZEST

### MUSSELS 22

PRINCE EDWARD ISLAND MUSSELS, SPANISH CHORIZO, SHALLOTS, MICRO CILANTRO, SPICY WHITE WINE SAUCE, GRILLED LEMON, GRILLED SOURDOUGH

### CALAMARI FRITO 20

PICKLED FRESNO, SCALLIONS, GRILLED LEMON, SPICY MARINARA, SRIRACHA AIOLI

### HAMACHI SASHIMI 22

SEARED YELLOWTAIL, TOGARASHI, AJI AMARILLO PONZU, AVOCADO MOUSSE, CITRUS CHIMICHURRI, PAPRIKA OIL

### MESA SLIDERS 20

BACON, CARAMELIZED ONIONS, WILD ARUGULA, BLACK GARLIC AIOLI

### MEATBALLS 20

BLEND OF GROUND BEEF, PORK, VEAL, RICOTTA, SHAVED PARMESAN, MARINARA SAUCE, GRILLED SOURDOUGH, PARSLEY

### CAULIFLOWER 15

LEMON, CHILI DUST, GARLIC CONFIT, MINT & PARSLEY OIL, ALMONDS, SEABREED

### GRILLED CAESAR SALAD 13

LITTLE GEM LETTUCE, PARMESAN, SOURDOUGH CROUTONS, CAESAR DRESSING

## PIZZAS

### DIAVOLA 25

SALAMI PICANTE, CALABRESE, BURRATA & MOZZARELLA CHEESE, PICKLED FRESNO CHILES, SHAVED GARLIC

### BEESTING 24

CALABRESE, CALABRIAN HONEY, MOZZARELLA, TOMATO SAUCE

### MARGHERITA 24

MARINARA, BURRATA, BASIL

### MUSHROOM 22

FONTINA CHEESE, HERBS, MARINARA, PARMESAN CHEESE

## ENTREES

### STEAK FRITES 34

PRIME CREEKSTONE FARMS 8 OZ. FILET MIGNON, FRITES, CHIMICHURRI

### BRAISED SHORT RIB 38

(BRAISED 24 HOURS)  
MASHED POTATOES, TOMATO GRAVY, FRIED SHALLOTS, FARMERS MARKET CARROTS

### BRANZINO 32

PEA PUREE, GRILLED ASPARAGUS, TOMATILLO & AVOCADO SALSA, LEMON

### CHICKEN BREAST 28

SEASONAL VEGETABLES, RISOTTO

### TOMAHAWK 125

32 OZ TOMAHAWK, BABY YUKON POTATO, CHARRED BROCCOLINI, GARLIC CONFIT, CHIMICHURRI, POTATOES

## SIDES

### HAND CUT FRIES 10

GARLIC AIOLI, KETCHUP

### THICK CUT FRIES 10

GARLIC AIOLI, KETCHUP

### CRISPY BRUSSELS SPROUTS 12

FINE HERBS, SWEET AND SPICY SAUCE

### CHARRED BROCCOLINI 12

PICKLED RED ONIONS, FETA, ZAAATAR

# BAR MENU

## COCKTAILS

LYCHEE MARTINI VODKA, PINEAPPLE, LYCHEE PUREE	20	EL GUAPO ILEGAL MEZCAL, AMBURANA CACHAÇA, BANANA & COCONUT PUREE, CINNAMON	19
MIRAME JALAPEÑO INFUSED TEQUILA, PINEAPPLE, TAJIN 7 CHAMOY RIM	19	TROPI-LIKE IT'S HOT PLANTATION DOUBLE-AGED RUM & PINEAPPLE RUM, BITTER TRUTH FALERNUM, GUAVA PUREE	20
DEJA BREW BLACK VODKA, MR. BLACK COFFEE LIQUEUR, DISARONNO AMARETTO, BLUE BOTTLE COLD BREW, SMALL HANDS GUM SYRUP	18	MONTE CARLO RYE WHISKEY, BENEDICTINE, ANGOSTURA BITTERS, SMALL HANDS GUM SYRUP	20
CUCUMBER MARGARITA TEQUILA, CUCUMBER, LIME, JALAPEÑO, AGAVE	18	LAVENDER HAZE BOURBON, SCRAPPY LAVENDER BITTERS, HONEY, LEMON	18
ENDLESS SUMMER VACATION TEQUILA, THAI BASIL, CUCUMBER, MINT, LIME	18		

## DRY LIBATIONS

(NON-ALCOHOLIC)

LITTLE MAMACITA FEVER TREE SPARKLING SICILIAN LEMONADE, PINEAPPLE, LEMON, AGAVE	10
STRAWBERRY LUSH LYRES ROSSO APERITIF, LIQUID ALCHEMIST STRAWBERRY SYRUP, PELLEGRINO "TANGERINE & STRAWBERRY," LEMON AND CONFETTI FLOWERS	10

## BEER

MODELO	9
MODELO NEGRA	9
ASAHI	9
ALLAGASH WHITE	9
STONE DELICIOUS IPA	9
JUNESHINE MANGO DAYDREAM (BOTTLE)	9
JUNESHINE MIDNIGHT PAINKILLER (BOTTLE)	9

## WINE

CHARDONNAY, TREFETHEN	18/58
SAUVIGNON BLANC, CAKEBREAD	18/68
PINOT GRIGIO BLEND, GIORNATA 'IL CAMPO BIANCO	17/65
PROSECCO, AVISSI	15/58
ROSATO, MINER	15/58
CABERNET SAUVIGNON, OBERON	18/68
PINOT NOIR, FOXEN	18/68
SYRAH, MELVILLE	19/72
VEUVE CLICQUOT BRUT	225
DOM PERIGNON BRUT	650
RED BLEND, PARADUXX BY DUCKHORN, NAPA VALLEY 2017	90
CABERNET SAUVIGNON, OPUS ONE, NAPA VALLEY 2017	495

## Smoke &amp; Char

February 20th, 2024

Re: Alcohol CUP for 120 S. Brea Blvd, Suite 105 & 106, Brea, CA 92821

Esteban,

Smoke & Char is enhancing its beverage offerings from beer and wine (Type 41) to full alcohol service (Type 47) in an expanded area of approximately 1,600 sq ft. The new space features two internal entrances, a sizable 5'x 8' opening leading to the dining room, a 4'x 8' entrance at the rear near the bathrooms, and an external entrance from the street. The upgraded dining area will accommodate additional seating and introduce a service bar providing, among other things, water, cocktails, bottled beer, wine, and liquor. The expanded seating options will include both chairs and booths. The primary entrance will be through the completed space. Smoke & Char anticipates alcohol sales will comprise 20-25% of its overall sales. An enclosed storage room behind the bar will securely house the alcohol inventory.

In addition to the exciting new seating options and expanded space, Smoke & Char has also added an experienced chef to their team. Chef Michael Doctulero brings over 20 years of experience in creating Global Fusion dishes in Orange County, having worked at acclaimed restaurants such as Scott's Seafood and Taps Brea.

At Smoke & Char, each dish is carefully crafted by hand to order, showcasing the artisanal dedication to classic Global fusion cuisine. The result is a diverse menu filled with unique and bold flavors that will tantalize your taste buds. With a focus on using fresh, locally sourced ingredients, Smoke & Char elevates traditional dishes to new heights with their innovative twists and expert preparation techniques.

Hours of Operations:

Monday:	8:00am to 12:30am
Tuesday:	8:00am to 12:30am
Wednesday:	8:00am to 12:30am
Thursday:	8:00am to 12:30am
Friday:	8:00am to 1:00am
Saturday:	8:00am to 1:00am
Sunday:	8:00am to 12:30am

If you have questions, please feel free to reach out to me directly at 714-305-0030 or [ocrobg@gmail.com](mailto:ocrobg@gmail.com)

Sincerely,

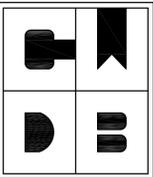


Robert Griffin

President

RG/

120 S Brea Blvd, Suite 105 & 106, Brea, CA 92821



CW Designs

1307 W. 6th St. #235  
CORONA, CA 92882  
Cell: 714. 746. 6810

Sheet Title

PATIO PLAN

CORAZON MODERN KITCHEN  
(EXISTING OUTDOOR PATIO)

120 S. BREA BL. SUITE 106  
BREA, CA 92821

Revisions

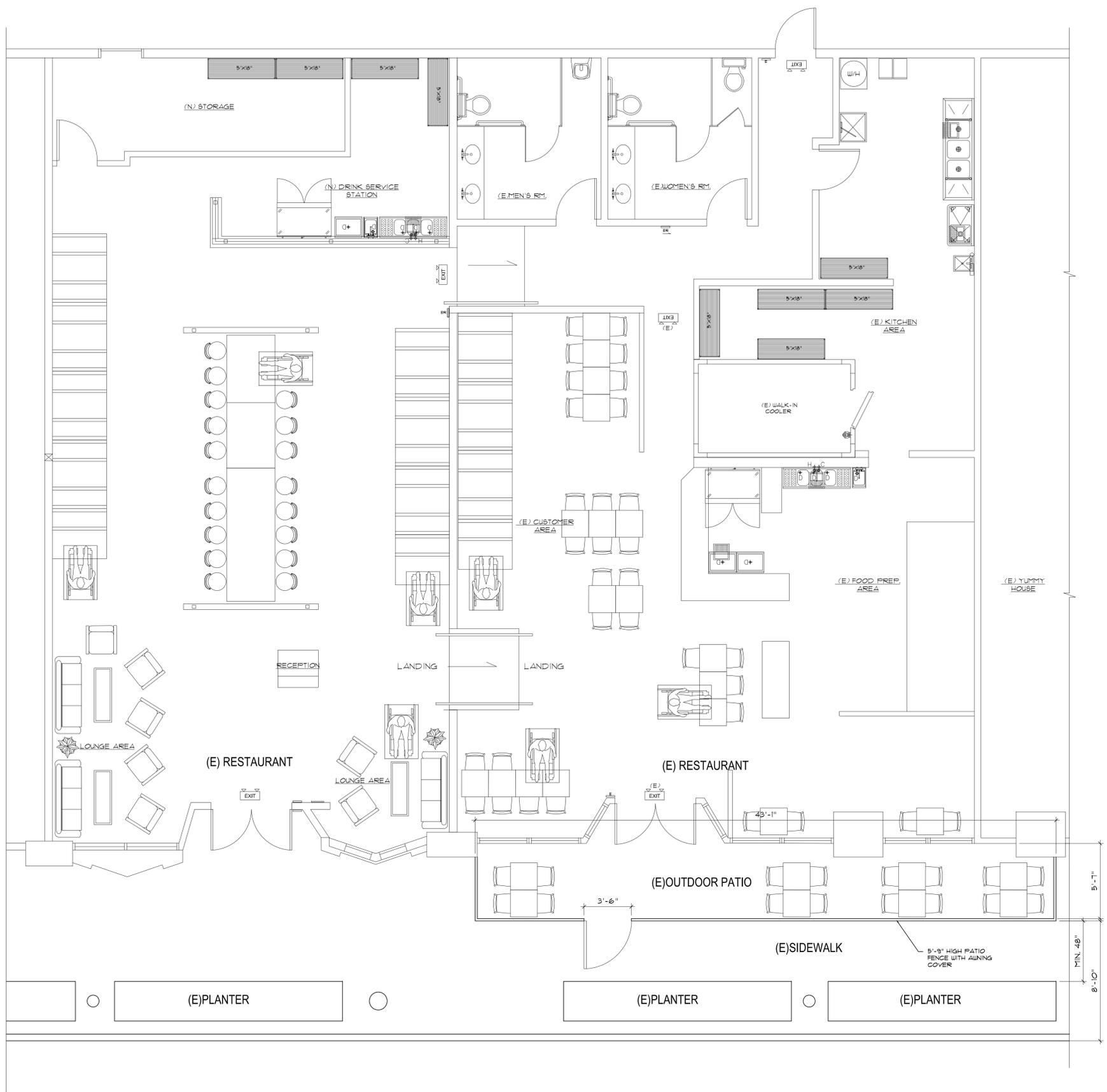
Date	Remarks

File Information

Date	07-11-2023
Scale	As Shown
Drawn by	C.W.
Checked by	

Sheet No.

A-1



All contents including the design, drawings and specifications in these documents are the property of CW Designs. And all information contained in these documents shall not be used on any work without written permission of CW Designs.

OUTDOOR PATIO

SCALE  
1/4"=1'-0"

1



## SUBMITTAL INSTRUCTIONS FOR PROJECT APPLICATIONS

Project applications shall be submitted directly to the Planning Division through electronic email. Since August 15, 2022, the Planning Division no longer accepts in-person submittal. Please see instructions below for the electronic project application submission.

### SUBMITTAL INSTRUCTIONS:

By email: Project applications shall be submitted to [planner@cityofbrea.net](mailto:planner@cityofbrea.net). To confirm your application has been received, contact a Planner at 714-990-7674.

NOTE: No application will be considered submitted for Plan Review until the following is satisfied:

1. The required application deposit has been paid, as outlined in the Development Processing Fees. Credit card (Visa or Mastercard) is accepted over the phone at 714-990-7674. Checks can be dropped off at the 3<sup>rd</sup> floor front counter of 1 Civic Center Circle, Brea, CA, 92821 or mailed. If a check is mailed, please address to ATTN: Planning Division.
2. Completed Application, pages 2-6.
3. Accompanying plans and documents outlined on pages 7-9.

**\*\*It is HIGHLY RECOMMENDED to speak with a Planner prior to formal submittal. To speak with a Planner regarding your project, please contact the Planning Division at [planner@cityofbrea.net](mailto:planner@cityofbrea.net) or 714-990-7674.**

### **Application Completeness:**

Once the uniform application has been submitted, no later than thirty (30) days as determined in the [application processing schedule](#), the Director shall determine, in writing, if such application is complete, and immediately transmit such determination to the applicant. If an application is determined not to be complete, the Director determination shall specify the deficiencies and the manner in which the application can be made complete. Upon determination that an application is complete and meets the requirements for acceptance, or expiration of the thirty (30) day period if no determination regarding completeness is made, the application shall be deemed accepted.

### **IMPORTANT UPDATE:**

Since August 1, 2022, all planning development applications are accepted and reviewed based on the established application processing schedule, which includes a weekly submittal deadline. View the latest processing schedule on this page: <https://www.ci.brea.ca.us/177/Planning>

**SHOULD YOU HAVE ANY QUESTIONS, PLEASE CONTACT  
THE PLANNING DIVISION AT 714-990-7674 OR  
[PLANNER@CITYOFBREA.NET](mailto:PLANNER@CITYOFBREA.NET)**





# PROJECT APPLICATION

### GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Alcohol license for Gina Maria's Pizzeria dba Smoke & Char

Location of Project *(Address Required)*: 120 S Brea Blvd, Suite 105 & 106, Brea, CA 92821  
Legal Description of Project Location *(Assessor's Parcel No.)*: 296-364-25

### APPLICANT INFORMATION:

Applicant's Name: Gina Maria's Pizzeria, Inc dba Smoke & Char  
Phone: 714-305-0030  
Email: ocrobg@gmail.com

Address: 120 S Brea Blvd, Suite 105 & 106

City: Brea State: CA Zip Code: 92821

### PROJECT CONTACT PERSON: *(If Different)*

Contact Person: Robert Griffin Phone: 714-305-0030

Email: fernando@grupov24.com

### PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: **MU-I (Mixed used -I)** General Plan Designation: **Mixed Use - I**

Existing Use: Restaurant with Type 41 Proposed Use: Restaurant with Type 47

Type of Development:  
 Residential  Commercial  Industrial  Mixed-Use

Lot Size *(square feet)*: 3,400 Lot Width: Lot Depth:

Existing Floor Area *(square feet)*: Existing FAR: Existing Lot Coverage:

**STAFF USE ONLY**

Accela Record Number: **PLN-2023-00045**

Project Manager: **Esteban Rubiano**

Entitlement File Number(s):  
**CUP No. 2023-09**

**Related Files:**

**CUP 01-13  
CUP 02-07  
ROW Use permit March 31, 2005  
PR 2023-01**

**SUBMITTAL INFO:**

Date Time Received:

Received by: **ER**

Deposit Received: **\$2000**



**PROJECT INFORMATION: (Continued)**

Proposed Floor Area (square feet):  
3,400

Proposed FAR:

Proposed Lot Coverage:

Proposed No. of Stories: 1

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.**

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

Planning Commission/City Council

- Conditional Use Permit
- Development Agreement
- General Plan Amendment
- Certificate of Compatibility
- Planned Community
- Precise Development Plan
- Temporary Trailer
- Other \_\_\_\_\_
- Historic Designation
- Zone Change
- Zone Variance

Administrative/Community Development Director

- Administrative Remedy
- Tree Removal (see pg. 9)
- Large Family Day Care
- Plan Review
- Other \_\_\_\_\_



**PROPERTY OWNER INFORMATION & AUTHORIZATION**

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

Legal Owner's Name: **Brea, LLC.**

Company Name:

Email: **andy@hospitalityresorts.com**

Phone: **(310) 666-8888**

Address: **P. O. Box 844**

City: **Santa Monica**

State: **CA**

Zip Code: **90406**

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

By:  Date: Feb. 21, 2024  
(Signature)

By: Zaman Nourafchan, Manager  
(Printed Name)

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

Name(s):

Email:

Phone:

Address:

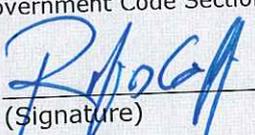
City:

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: 04/03/2024  
(Signature)

By: ROBERT GRIFFIN  
(Printed Name)

**TRUST ACCOUNT OWNER INFORMATION**

All project applications require the specified minimum deposit to a Trust Account. Additional funds and/or subsequent deposits may be required depending 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 including, but not limited to:

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

**TRUST ACCOUNT OWNER:**

Name of Individual or Corporation Financially Responsible for the Project: Robert Griffin

Address: 18008 Sky Park Cir, Suite 110

City: Irvine

Zip Code: 92614

Email: ocrobg@gmail.com

Phone: 714-305-0030

**STATEMENT OF UNDERSTANDING AND AGREEMENT**

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

*Robert Griffin*  
Trust Account Owner's Signature

02/03/2024  
Date

Robert Griffin  
Trust Account Owner Printed Name

**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, Robert Griffin, on behalf of Gina Maria's Pizzeria, Inc 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.

Robert Griffin  
Applicant's Signature

04/03/2024  
Date

**Staff Use Only**

ACCELA RECORD NUMBER:      TRUST ACCOUNT NUMBER:

Smoke & Char

March 21st, 2024

Re: PCN - Public Convenience or Necessity Letter - 120 S. Brea Blvd, Suite 105 & 106, Brea, CA 92821

To Whom It May Concern,

We, Smoke & Char, are excited about the opportunity to upgrade our license to a type 47 for full alcohol service. We understand the requirement set forth by the California Department of Alcoholic Beverage Control for a Public Convenience or Necessity Letter, and we are eager to provide the necessary points in support of this transition.

Smoke & Char distinguishes itself through a "Global Cuisine" concept that combines traditional flavors with innovative twists, offering dishes and beverages **not commonly found elsewhere in the area**. Our menu boasts an array of unique fusion dishes, blending culinary traditions from around the world to create a one-of-a-kind dining experience.

In addition to our innovative menu, Smoke & Char features a visually stunning themed decor. The restaurant's interior is adorned with vibrant mural, creating an immersive atmosphere that enhances the overall dining experience. Our outdoor seating area, adorned with twinkling lights and cozy seating, provides a charming al fresco dining option perfect for enjoying warm evenings

The upgrade to a full alcohol license will significantly enhance the quality of life within the area by offering a wider range of beverage options to our patrons. This will not only cater to diverse preferences but also elevate the overall dining experience at our establishment.

Moreover, the issuance of the full alcohol license will serve the community surrounding our premises by creating a vibrant social hub where locals can gather, socialize, and enjoy quality drinks in a safe and welcoming environment. This will foster community bonds and contribute to the cultural richness of the neighborhood.

Additionally, we plan to partner with local organizations and charities to host fundraisers and community events that benefit residents. Whether it's a charity dinner or a community cleanup initiative, we believe in giving back to the community that supports us.

From a fiscal perspective, the community stands to benefit from the issuance of the applied-for license through increased economic activity. By expanding our beverage offerings, we anticipate attracting more customers, thereby boosting foot traffic and supporting local businesses in the vicinity. This economic growth will translate into higher revenue streams for the community and potentially create job opportunities for residents.

Granting the liquor license to Smoke & Char will result in numerous fiscal benefits for the community. The increased tax revenue from sales tax on food and beverage purchases will contribute to local government funds, supporting essential services and infrastructure development.

120 S Brea Blvd, Suite 105 & 106, Brea, CA 92821

Smoke & Char

Furthermore, the expansion of our operations will create job opportunities, stimulating economic growth and prosperity within the community. As Smoke & Char becomes a thriving restaurant establishment, it has the potential to increase property values and attract further economic development to the surrounding area, benefiting residents and stakeholders alike.

In conclusion, we believe that upgrading to a type 47 license will not only meet but exceed the criteria of Public Convenience and Necessity. We are committed to enhancing the local area through our offerings and look forward to the positive impact this transition will have on both our establishment and the community at large.

Thank you for your consideration.

Sincerely,



Robert Griffin  
Smoke & Char  
President

RG/

CITY OF BRE A

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2023-09: TO ALLOW AN UPGRADE OF THE EXISTING ON-SITE BEER AND WINE ALCOHOL LICENSE TO A FULL ON-SITE ALCOHOL LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT AN EXISTING RESTAURANT (SMOKE & CHAR, FORMERLY CORAZON TASTE OF MEXICO) LOCATED AT 120 S BRE A BOULEVARD SUITES 105 & 106.

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held by the Planning Commission to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

DATE AND TIME OF HEARING: Tuesday, April 23, 2024, 6:00 p.m. All interested persons may appear and be heard at that time.

PLACE OF HEARING: Brea Civic & Cultural Center, Council Chambers 1 Civic Center Circle, Brea, CA 92821

REQUEST: The Applicant, Gina Maria's Pizzeria, Inc. dba Smoke & Char, is requesting the following entitlement: Conditional Use Permit No. 2023-09 to allow Smoke & Char, formerly Corazon Taste of Mexico, to upgrade the existing on-site beer and wine alcohol license (Type 41) to a full on-site alcohol license (Type 47), with an inclusion of the existing 160 square-foot patio in the alcohol service area. The Project also includes a request for a determination of Public Convenience or Necessity (PCN).

LOCATION: The project site is located in the City's Downtown area, at 120 South Brea Boulevard, Suite 105 & 106. The project site has a General Plan Land Use designation of Mixed Use I and a Zoning designation of Mixed-Use I (MU-I).

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.net](mailto:planner@cityofbrea.net).

COMMUNITY DEVELOPMENT DEPARTMENT

*Joanne Hwang*  
Joanne Hwang, AICP, City Planner

AREA MAP



CITY OF BRE A  
notice of public hearing



Planning Division  
1 Civic Center Circle  
Brea, California 92821-5732

Attachment J

120 s brea blvd



## CEQA NOTICE OF EXEMPTION

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

**From:** City of Brea  
Community Development Department  
1 Civic Center Circle  
Brea, CA 92821

**PROJECT TITLE/CASE NO.:** CONDITIONAL USE PERMIT NO. 2023-09, TO ALLOW FOR A FULL ON-SITE ALCOHOL LICENSE AT SMOKE & CHAR, FORMERLY CORAZON TASTE OF MEXICO, RESTAURANT AND PATIO WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY, IN MIXED USE-I (MU-I) ZONE.

**PROJECT LOCATION:** 120 South Brea Blvd, Suite 105 & 106, Brea, CA 92821

**PROJECT DESCRIPTION:** Establish the on-site sale and consumption of general alcohol (Type 47) at a new restaurant (Smoke & Char) within an existing tenant suite of 3,979 square feet and in an outdoor patio area of 160 square feet.

**Name of Public Agency Approving Project:** City of Brea

**Project Applicant & Address:** Robert Griffin (Gina Meria's Pizzeria, Inc. dba Smoke & Char)  
120 South Brea Blvd Suites 105 and 106  
Brea, CA 92821

**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 (Sec. 15301)
- Statutory Exemption (15282(s))
- Other:

**Reason why project is exempt:** Class 1 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 Project is limited to adding an ancillary service to a restaurant and will not expand or modify the existing building footprint.

---

Jason Killebrew, Community Development Director

---

Date



# City of Brea

## Planning Commission Communication

### Fiscal Year 2024-25 Capital Improvement Program Finding of Conformance with the General Plan

Meeting	Agenda Group
Tuesday, April 23, 2024, 6:00 PM	ADMINISTRATIVE ITEMS      Item: 7A
FROM	
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 2024-25 fiscal year.

### **RECOMMENDATION**

Staff recommends that the Planning Commission adopt a resolution (Attachment A) finding that the Fiscal Year (FY) 2024-25 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 typically would adopt the proposed CIP budget. However, since the City Council adopted the biennial CIP budget on June 20, 2023, as part of the City’s biennial budget that programmed the funds for the CIP projects for FY 2023-24 and FY 2024-25, no additional action by the City Council is required once the Planning Commission adopts the proposed resolution for CIP’s General Plan conformity.

### **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 2023-25, there were twenty-three (23) new projects proposed as part of the FY 2023-25 CIP, in addition to the number of existing/carryover CIP projects that were determined to be in conformance with the General Plan in previous years. No new projects have been added to the CIP for FY 2024-25. The projects that were in the biennial FY 2023-25 CIP are as follows:

**TABLE 1. New CIP Projects for FY 2023-25**

CIP No.	CIP Name
<b>Street Improvements</b>	
7331	Downtown Light Pole Repainting
7332	Citywide Street Light LED Upgrades
<b>Traffic Safety Improvements</b>	
7718	Transportation Improvement Nexus Program Update
<b>Water Improvements</b>	
7485	Acacia Street Water Improvements
7486	Berry Street Reservoir Bypass Improvements
7487	Country Road Water Improvements
7488	Cypress Alley Water Improvements
7489	Brea Village Water Improvements
7490	Pioneer & Moonstone Water Improvements
7491	Water Reservoir Security Upgrades
7492	Valencia Reservoir Fencing Replacement
7493	Saturn Water Improvements
<b>Facility Improvements</b>	
7984	Brea Gallery Lighting Upgrades
7985	Brea Senior Center Improvement Project
7986	Western Park Amenity Improvements
7987	Western Park Restroom Upgrades
7988	Tracks Emergency Call Button Improvements
7989	Veterans Memorial Hardscape Improvements
7990	Olinda Oil Museum Drainage & Landscape Improvements
7991	Fire Station No. 2 Dispatch Center Upgrade
7992	Police Department Space Plan Improvements
7993	Civic Center Underground Storage Tank Replacement
7994	Fire Station No. 3 Underground Storage Tank Replacement

Attachment B, which is the General Plan Conformance Matrix for the listing of the biennial FY 2023-25 CIP projects, details the list of the General Plan goals and policies that would be achieved by each CIP project. As such, the biennial FY 2023-25 CIP projects 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 2024-25 CIP is 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 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 biennial FY 2023-25 CIP and provides a summary of the status of their environmental clearance.

**RESPECTFULLY SUBMITTED:**

Joanne Hwang, AICP, City Planner

Prepared by: Ryan Chapman, Acting City Engineer; Angelica Flores, Assistant Engineer

Concurrence: Michael Ho, P.E., Public Works Director

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**Attachments**

Attachment A - Resolution FY23-25 CIP.pdf

Attachment B - General Plan Conformance Matrix FY23-25.pdf

Attachment C - Project Environmental Clearance Status FY23-25.pdf

**RESOLUTION NO. PC 2024-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA FINDING THE FISCAL YEAR 2024-25 CAPITAL IMPROVEMENT PROGRAM IN CONFORMANCE WITH THE GENERAL PLAN PURSUANT TO SECTION 65401 OF THE GOVERNMENT CODE.**

**A. RECITALS.**

(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) 2024 - 25, as identified in the City's FY 2023-25 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. RESOLUTION.**

**NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED** by the Planning Commission of the City of Brea as follows:

1. In all respects as set forth in Recitals, Part A, of this resolution.
2. The FY 2024 - 25 CIP projects, identified within the FY 2023-25 General Plan Conformance Matrix, have been reviewed with regard to their conformance with the General Plan.
3. Said FY 2024 - 25 CIP projects, identified within the FY 2023-25 General Plan Conformance Matrix, are in conformity with the General Plan, pursuant to Section 65401 of the Government Code.

4. The FY 2024 - 25 CIP projects, have been found to serve the implementation of various goals and policies of the General Plan as specifically outlined within the FY 2023-25 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 2024-25 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 23<sup>rd</sup> day of April 2024.

---

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 23<sup>rd</sup> day of April 2024, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 23<sup>rd</sup> day of April, 2024, by the following votes:

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

ATTEST: \_\_\_\_\_  
Secretary, Planning Commission

**GENERAL PLAN CONFORMANCE MATRIX  
FISCAL YEAR 2023-25 CAPITAL IMPROVEMENT PROGRAM**

<b>PROJECT NUMBER</b>	<b>DESCRIPTION</b>	<b>COMMUNITY DEVELOPMENT</b>	<b>COMMUNITY RESOURCES</b>	<b>PUBLIC SAFETY</b>
<b><u>STREET IMPROVEMENTS</u></b>				
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
7305	Brea Boulevard Widening	CD 10.3, 10.4, 10.5, 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		
7324	Berry Street Sidewalk Installation	CD 1.7, 1.8	CR 13.5	PS 3.1
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
7330	Storm Drain Master Plan	CD 14.1	CR 12.2	PS 7.1, 7.2, 7.6
7331	Downtown Light Pole Repainting	CD 2.5, 27.2		
7332	Citywide Street LED Upgrades	CD 1.7, 1.12, 13.2, 27.2		PS 3.1
<b><u>TRAFFIC SAFETY ENHANCEMENTS</u></b>				
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
7716	Lambert Road Traffic Signal Synchronization	CD 2.3, 10.3, 11.1, 11.6	CR 13.1	PS 1.2, 1.5
7717	Cliffwood Neighborhood Traffic Calming Improvements	CD 2.3, 11.5		PS 3.1
7718	Transportation Improvement Nexus Program Update	CD 11.1, 11.2, 11.6, 27.2	CR 13.1	PS 3.1

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
<b><u>WATER IMPROVEMENTS</u></b>				
7442	Miscellaneous Water Improvement Program	CD 1.12, 14.2		
7454	Walnut-Orange-Juniper Waterline Improvements	CD 1.12, 14.2		
7462	Enterprise Tract Water Improvements	CD 1.12, 14.2		
7465	Candlewood Tract Water Main Replacement	CD 1.12, 14.2		
7466	South Brea Neighborhood Water Main Replacement	CD 1.12, 14.2		
7468	Buttonwood Tract Water Main Replacements	CD 1.12, 14.2		
7469	Pepper Tree Tract Water Main Replacements	CD 1.12, 14.2		
7470	Replace Pump at Carbon Canyon Booster No. 3	CD 1.12, 14.2		
7471	Construct Enclosure for Booster Station No. 3	CD 1.12, 14.2		
7472	Oleander & Catalpa Water Line Replacement	CD 1.12, 14.2		
7473	Valencia Reservoir Repainting	CD 27.2		
7474	AMR (Meter Reading) Upgrade to AMI	CD 14.1, 23.6	CR 11.3	
7475	Booster Pump Enclosure & Restroom At Olinda Ranch Park	CD 14.2, 27.2		
7476	N. Associated Rd. New High Pressure Water Line	CD 1.12, 14.2		
7477	Valencia Pipeline Replacement	CD 1.12, 14.2		
7478	Decommission Puente Booster Pump Station	CD 1.12, 14.2		
7479	Lotus Place Water Line Improvements	CD 1.12, 14.2		
7480	Roscoe Street 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		
7484	Puente, Site, State College Water Main Replacements	CD 1.12, 14.2		
7485	Acacia Street Water Improvements	CD 1.12, 14.2		
7486	Berry Street Reservoir Bypass Improvements	CD 14.2, 27.1		
7487	Country Road Water Improvements	CD 1.12, 14.2		
7488	Cypress Alley Water Improvements	CD 1.12, 14.2		
7489	Brea Village Water Improvements	CD 1.12, 14.2		
7490	Pioneer & Moonstone Water Improvements	CD 1.12, 14.2		

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
7491	Water Reservoir Security Upgrades	CD 27.2		PS 1.8
7492	Valencia Reservoir Fencing Replacement	CD 27.2		PS 2.2
<b><u>WATER IMPROVEMENTS (CONTINUED)</u></b>				
7493	Saturn Water Improvements	CD 1.12, 14.2		
7965	Rehabilitate Ring Road At Berry Street Reservoir	CD 27.2		
<b><u>SEWER IMPROVEMENTS</u></b>				
7617	Sewer Mainline Relining	CD 1.12, 14.2		
7626	South Brea Sewer Repairs	CD 1.12, 14.2		
7629	Randolph Ave & Imperial Hwy Sewer Capacity Improvements	CD 14.2		
7630	Walling Ave Sewer Capacity Improvements	CD 14.2		
7631	Briarwood Lift Station Replacement	CD 1.12, 14.2		
7632	Carbon Canyon Access Road Phase 1-3	CD 14.2		
7633	Brea Creek Siphon S-2 Analysis	CD 14.2		
<b><u>FACILITY IMPROVEMENTS</u></b>				
7923	Fire Station No. 1 Seismic Upgrades	CD 1.12		
7936	City Facility & Median Landscape Improvements	CD 14.2	CR 11.4, 11.5, 12.2	
7940	Arovista Park Restroom Repairs	CD 1.12		
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	
7947	Arovista Park (Lower) Parking Lot Rehabilitation	CD 1.12, 27.2		
7948	Arovista Park (Upper) Parking Lot Rehabilitation	CD 1.12, 27.2		
7952	Tracks Segment 3 Drainage Repairs	CD 1.7, 13.1, 13.2		
7956	Tamarack Parking Lot Asphalt Rehabilitation	CD 1.12		
7957	Park Irrigation Design & Replacement	CD 1.12, 22	CR 1.1, 1.2, 11.1, 11.4, 11.5	
7960	New Switch Gear Boxes at Arovista & Country Hills Parks	CD 27.2	CR 2.1	PS 3.2
7970	Energy Management Program Upgrade	CD 27.2		

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
7971	Security Upgrades at Civic Center, Senior Center & Yard	CD 27.2		
7974	Freight Elevator Upgrades at Civic Center	CD 27.2		
7975	Senior Center & Pioneer Hall Roofs	CD 27.2		
<b><u>FACILITY IMPROVEMENTS (CONTINUED)</u></b>				
7977	Senior Center Generator Project	CD 27.2		PS 1.4
7978	Arovista Park Modernization Project	CD 1.12, 27.2		
7979	Mechanical Upgrades to City Facilities	CD 27.2		
7980	Fire Station On-site Repairs	CD 27.2		PS 1.4
7981	Country Hills Tennis Court Lightpole Improvements	CD 1.7, 13.2, 18.0	CR 1.1, 1.2, 2.1	PS 3.3
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 Emergency Call Button Improvements	CD 13.1, 13.2	CR 1.1	PS 1.8, 1.9
7989	Veterans Memorial Hardscape Improvements		CR 14.8, 15.3	
7990	Olinda Oil Museum Drainage & Landscape Improvements		CR 2.1	PS 7.4
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
7993	Civic Center Underground Storage Tank Replacement	CD 27.2		
7994	Fire Station No. 3 Underground Storage Tank Replacement	CD 27.2		
<b><u>GOLF COURSE IMPROVEMENTS</u></b>				
7968	Cart Path, Restroom, and Landscaping Improvements at Birch Hills GC	CD 27.2	CR 2.1	
7969	Clubhouse Restroom and Bridge Improvements at Brea Creek GC	CD 27.2	CR 2.1	

**EXHIBIT A – Project Environmental Clearance Status****Section I – Environmental Findings Completed/Recorded**

<b>Categorical Exempt Projects</b>	<b>Section 15301</b>
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
7324 Berry Street Sidewalk Installation	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 Replace Pump at Carbon Canyon Booster No. 3	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)
7626 South Brea Sewer Repairs	Class 1 (d)
7629 Randolph Ave & Imperial Hwy Sewer Capacity Improvements	Class 1 (b)
7630 Walling Ave 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)
7940 Arovista Park Restroom Repairs	Class 1 (d)
7947 Arovista Park (Lower) Parking Lot Rehabilitation	Class 1 (d)
7948 Arovista Park (Upper) Parking Lot Rehabilitation	Class 1 (d)
7956 Tamarack Parking Lot Asphalt Rehabilitation	Class 1 (c)
7965 Rehabilitate Ring Road At Berry Street Reservoir	Class 1 (c)
7968 Cart Path, Restroom, and Landscaping Improvements at Birch Hills GC	Class 1 (d)
7969 Clubhouse Restroom and Bridge Improvements at Brea Creek GC	Class 1 (a)(d)
7970 Energy Management Program Upgrade	Class 1 (a)(d)
7971 Security Upgrades at Civic Center, Senior Center & Yard	Class 1 (a)
7974 Freight Elevator Upgrades at Civic Center	Class 1 (a)(d)
7975 Senior Center & Pioneer Hall Roofs	Class 1 (a)
7980 Fire Station On-site Repairs	Class 1 (a)(d)
7982 Police Department Dispatch & Comm Dev Renovation Project	Class 1 (a)

**EXHIBIT A – Project Environmental Clearance Status**

<b>Categorical Exempt Projects</b>	<b>Section 15302</b>
7454 Walnut-Orange-Juniper Waterline Improvements	Class 2 (c)
7466 South Brea Neighborhood Water Main Replacement	Class 2 (c)
7468 Buttonwood Tract Water Main Replacements	Class 2 (c)
7469 Pepper Tree Tract Water Main Replacements	Class 2 (c)
7472 Oleander & Catalpa Water Line Replacment	Class 2 (c)
7476 N. Associated Rd. New High Pressure Water Line	Class 2 (c)
7477 Valencia Pipeline Replacement	Class 2 (c)
7478 Decommission Puente Booster Pump Station	Class 1 (l)
7479 Lotus Place Water Line Improvements	Class 2 (c)
7480 Roscoe Street 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)
7484 Puente, Site, State College Water Main Replacements	Class 2 (c)
7631 Briarwood Lift Station Replacement	Class 2 (c)
7957 Park Irrigation Design & Replacement	Class 2 (c)
7960 New Switch Gear Boxes at Arovista & Country Hills Parks	Class 2 (c)
7979 Mechanical Upgrades to City Facilities	Class 2 (c)
7981 Country Hills Tennis Court Lightpole Improvements	Class 2 (c)
<b>Categorical Exempt Projects</b>	<b>Section 15303</b>
7278 Imperial Hwy. and Berry St. Intersection Improvements	Class 1 (d)
7328 Brea Downtown Parklets Project	
7471 Construct Enclosure for Booster Station No. 3	Class 3 (d)
7474 AMR (Meter Reading) Upgrade To AMI	Class 1 (b)
7475 Booster Pump Enclosure & Restroom at Olinda Ranch Park	Class 3
7977 Senior Center Generator Project	Class 3
7978 Arovista Park Modernization Project	Class 1 (e)
<b>Categorical Exempt Projects</b>	<b>Section 15304</b>
7936 City Facility & Median Landscape Improvements	Class 4 (b)
7946 Western Extension to the Tracks at Brea	Class 4 (h)
7952 Tracks Segment 3 Drainage Repairs	Class 4 (b)
<b>Categorical Exempt Projects</b>	<b>Section 15306</b>
7983 GIS Record Document Conversion	Class 6
<b>Statutory Exemption</b>	<b>Section 15262</b>
7633 Brea Creek Siphon S-2 Analysis	
<b>Mitigated Negative Declaration</b>	
7251 SR-57 Freeway / Lambert Road Interchange	

**EXHIBIT A – Project Environmental Clearance Status****Section II – Environmental Findings To Be Completed/Recorded**

7305 Brea Boulevard Widening  
 7306 Imperial Hwy/SR-57 Interchange Improvements  
 7331 Downtown Light Pole Repainting  
 7332 Citywide Street Light LED Upgrades  
 7485 Acacia Street Water Improvements  
 7486 Berry Street Reservoir Bypass Improvements  
 7487 Country Road Water Improvements  
 7488 Cypress Alley Water Improvements  
 7489 Brea Village Water Improvements  
 7490 Pioneer & Moonstone Water Improvements  
 7491 Water Reservoir Security Upgrades  
 7492 Valencia Reservoir Fencing Replacement  
 7493 Saturn Water Improvements  
 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 Emergency Call Button Improvements  
 7989 Veterans Memorial Hardscape Improvements  
 7990 Olinda Oil Museum Drainage & Landscape Improvements  
 7991 Fire Station No. 2 Dispatch Center Upgrade  
 7992 Police Department Space Plan Improvements  
 7993 Civic Center Underground Storage Tank Replacement  
 7994 Fire Station No. 3 Underground Storage Tank Replacement



# City of Brea

## Planning Commission Communication

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### Informational/Project Updates

Meeting	Agenda Group
Tuesday, April 23, 2024, 6:00 PM	ADMINISTRATIVE ITEMS Item: 7B

### **RECOMMENDATION**

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated April 10, 2024 (Attachment A).

### **RESPECTFULLY SUBMITTED:**

Joanne Hwang, AICP, City Planner

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### **Attachments**

Planning Update - Updated 04.10.2024.pdf

City of Brea

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# Project Updates

April 10, 2024

## CONTENTS

### • IN PROCESS/UNDER REVIEW

Story Map ID	Project Name	Address
1	Lambert Road Office Condo Tentative Parcel Map	700-800 W. Lambert Road
2	Amazon Facility	275 Valencia Avenue
3	Pet Aquamation	580 W. Lambert Road
4	AT&T Wireless Rooftop Facility	380 W. Central Avenue
5	Albertson's Distribution Center Office Building	200 N. Puente Street
6	Smoke & Char (formerly Corazon Modern Kitchen) – Expansion of On-Site Alcohol	120 S. Brea Boulevard #106
7	Loading Dock Addition	750 Challenger Street
8	South Brea Townhomes	685 S. Brea Boulevard
9	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
10	Light Industrial Building	Northwest corner of Nasa Street and Surveyor Avenue
11	New warehouse building (Preliminary Plan Review)	3350 E. Birch Street
12	New Industrial Building	424 Berry Way
13	Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
14	Pacific Paws animal hospital	710 N. Brea Blvd
15	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
16	Brea Plaza Apartments	1639 E. Imperial Highway
17	Greenbriar residential development	1698-1700 Greenbriar Lane
18	New residential development (Preliminary Plan Review)	112 Bracken Street
19	Urban Lot Split (Preliminary Plan Review)	125 E Olinda Place

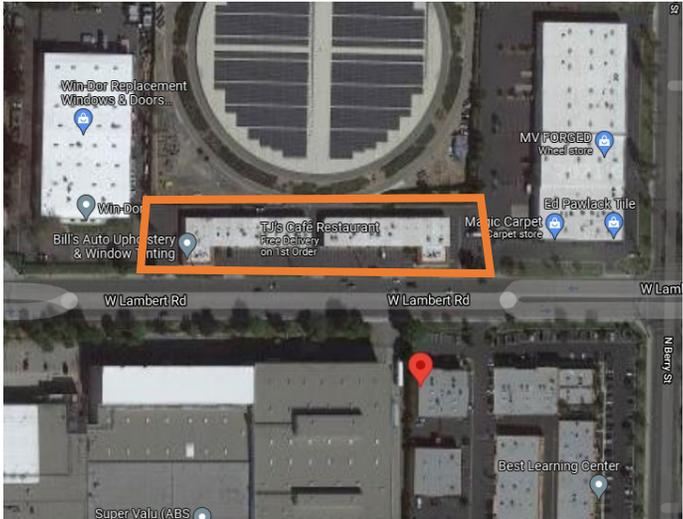
• APPROVED/ENTITLED

Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Brea Imperial Center Remodel	SW corner of State College Boulevard and Imperial Highway
3	Transwestern	285 N. Berry Street; 711 W. Imperial Highway
4	The Phoenix Club	375 W. Central Avenue
5	Brea Regional Animal Hospital	2500 E. Imperial Highway, Suite 200
6	Brea 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
7	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
8	Accessory Dwelling Unit	527 E. Elm Street
9	Brea Metro Office Condo Tentative Parcel Map	330 E. Lambert Road
10	Industrial Building	2727 E. Imperial Highway
11	Brea Mall Mixed Use Project	100 Brea Mall Road
12	Gaslight Square Redevelopment	255 E. Imperial Highway
13	Southlands Church Fence Height	2950 E. Imperial Highway
14	Boiling Crab – Outdoor Patio	120 S. Brea Boulevard #106
15	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
16	Boiling Crab – On-site Alcohol	120 S. Brea Boulevard
17	Westmoreland Wall Height	1944 Westmoreland Drive
18	Smart Parke Pet Daycare	835 E. Birch Street
19	Brea Place Sign Program Amendment	100-145 S. State College Boulevard
20	Wireless Co-location	145 S. State College Boulevard
21	Ulta Façade Modification	2395 E. Imperial Highway
22	California Spine Institute	721 E. Imperial Highway
23	Medical Use Parking Modification	330 E. Lambert Road
24	Macallans Public House – Expansion of On-Site Alcohol and New Outdoor Patios	330 W. Birch Street, Suite 1
25	Dr. Squatch Fence Height	114 N. Berry Street
26	Super Juicy Dumpling – On-Site Alcohol	2445 E. Imperial Highway #A
27	Wireless Modification	185 E. Alder Street

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

N/A

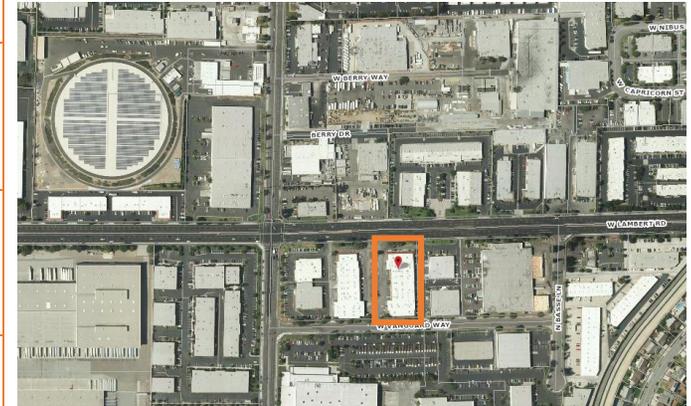
# In-Process/Review

<b>LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Tentative Parcel Map</li> <li></li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>TPM 2021-189; Accela No.: <b>PLN-2021-00061</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Accessor's Parcel Number (APN): 296-223-13</li> <li>700-800 W Lambert Road.</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to convert two existing 12-unit buildings (total 24 units) into 24 office condominium units. No new construction is proposed; existing unit boundaries, floor plans and floor areas will not change.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano (<a href="mailto:estebanr@cityofbrea.net">estebanr@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>October 25, 2021</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Application was deemed complete on October 12, 2023.</li> <li>Planning Commission review TBD pending applicant response.</li> </ul>	

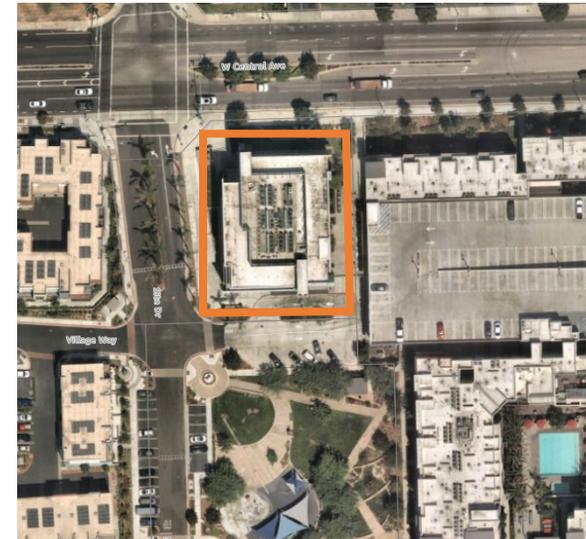
<b>AMAZON FACILITY (MAP ID: 2)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2022-09; <b>ACCELA No. PLN 2022-00042</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>275 W. Valencia</li> <li>Assessor's Parcel Number (APN): 320-233-17</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.net">jessican@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Tim Reed of Ware Malcomb</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>May 31, 2022</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Pending resubmittal from the applicant.</li> <li>EIR NOP was issued on July 13, 2023, and the public comment period ended on August 11, 2023.</li> <li>EIR Scoping Meeting was held on July 24, 2023.</li> </ul>	

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

**PROJECT MAP:**



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



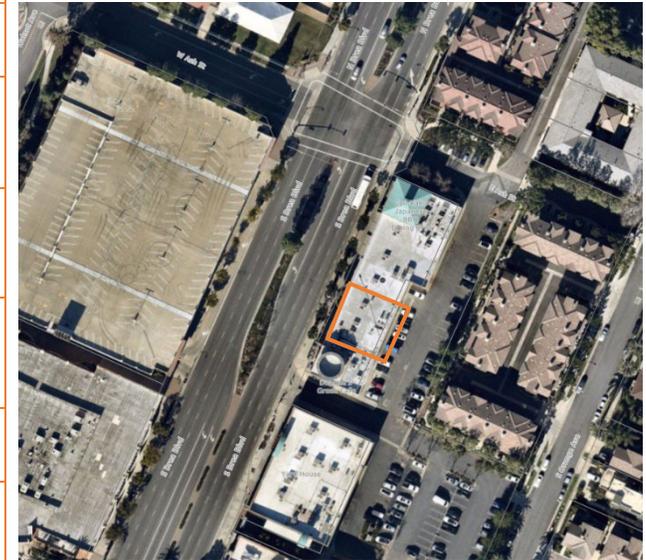
<b>ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 5)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit, Precise Development, Administrative Remedy</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2023-02; PD No. 2023-01;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



**SMOKE & CHAR (FORMERLY CORAZON MODERN KITCHEN) – EXPANSION OF ON-SITE ALCOHOL (MAP ID: 6)**

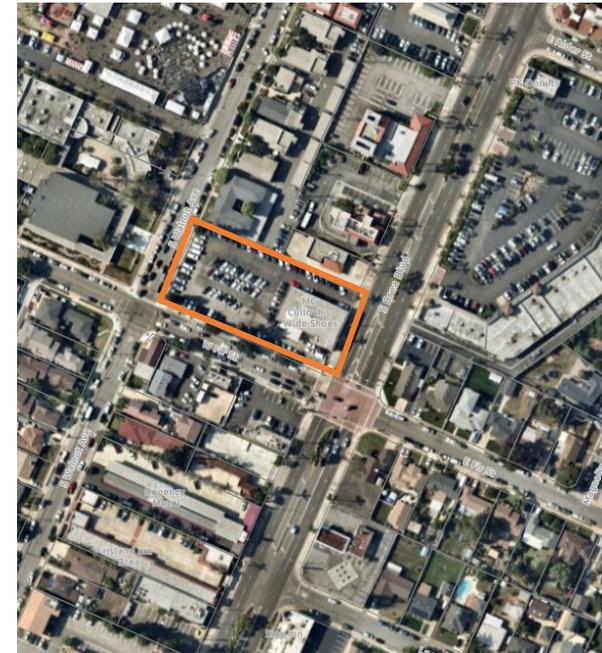
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2023-09; <b>ACCELA No: PLN-2023-00045</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 296-364-25</li> <li>120 S. Brea Blvd #106</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to expand the on-site alcohol from beer and wine to full service, and into the patio area. Also include Public Convenience or Necessity request.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.net">estebanr@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Robert Griffin</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>July 11, 2023</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Planning Commission review scheduled on April 23, 2024.</li> </ul>

**PROJECT MAP:**



<b>LOADING DOCK ADDITION (MAP ID: 7)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-05; <b>ACCELA No: PLN-2023-00031</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-223-19</li> <li>750 Challenger Street</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to add a secondary loading dock and restripe parking stalls.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.net">estebanr@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Esther Yang</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>April 27, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Pending resubmittal from the applicant</li> </ul>	

<b>SOUTH BREA TOWNHOMES (MAP ID: 8)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Precise Development, Tentative Tract Map, Tree Removal Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PD 2023-03, TPM 2023-01 and TRP 2023-01; <b>ACCELA No: PLN-2023-00081</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 284-282-06</li> <li>685 S. Brea Boulevard</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing a new 32-unit, 3 story residential development <i>NOTE: This is based on a SB 330 preliminary application that was previously submitted on August 1, 2023</i></li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.net">jessican@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Patrick Chien of City Ventures</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>November 21, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Pending resubmittal from the applicant.</li> </ul>	



**BREa PLAZA SIGN PROGRAM AMENDMENT (MAP ID: 9)**

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

**PROJECT MAP:**



<b>LIGHT INDUSTRIAL BUILDING (MAP ID: 10)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-08; <b>ACCELA No: PLN-2023-00049</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 320-303-11</li> <li>NW corner of Nasa Street and Surveyor Avenue</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to construct a new 56,000 square-foot industrial building.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.net">cristaln@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Dennis Roy</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>July 25, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>	

<b>NEW WAREHOUSE BUILDING (MAP ID: 11)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Preliminary Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li><b>ACCELA No: PLN-2023-00046</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 320-233-21</li> <li>3350 E. Birch Street</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to demolish existing office building and construct a 86,145 sq. ft. warehouse building</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:Estebanr@cityofbrea.net">Estebanr@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Scot A. Finch</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>July 3, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Preliminary comment letter was issued on August 3, 2023. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.</li> </ul>	

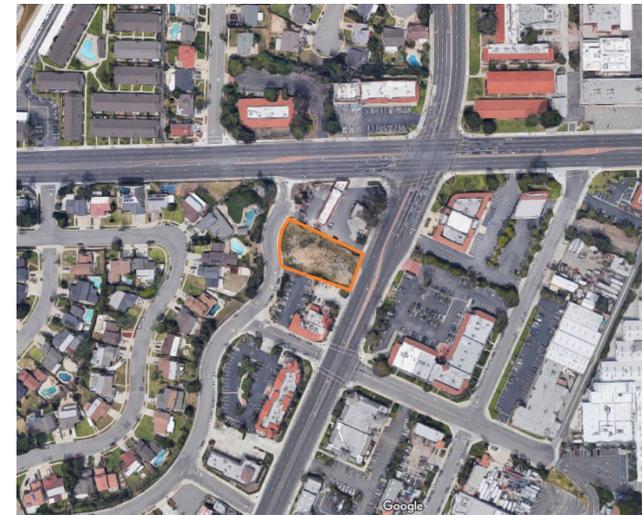


<b>NEW INDUSTRIAL BUILDING (MAP ID: 12)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2024-01; <b>ACCELA No: PLN-2024-00009</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-251-04</li> <li>424 Berry Way</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Graham Bultema, Assistant Planner (<a href="mailto:grahamb@cityofbrea.net">grahamb@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Rexford Industrial, Berry, LLC.</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>February 6, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Pending resubmittal from the applicant</li> </ul>	

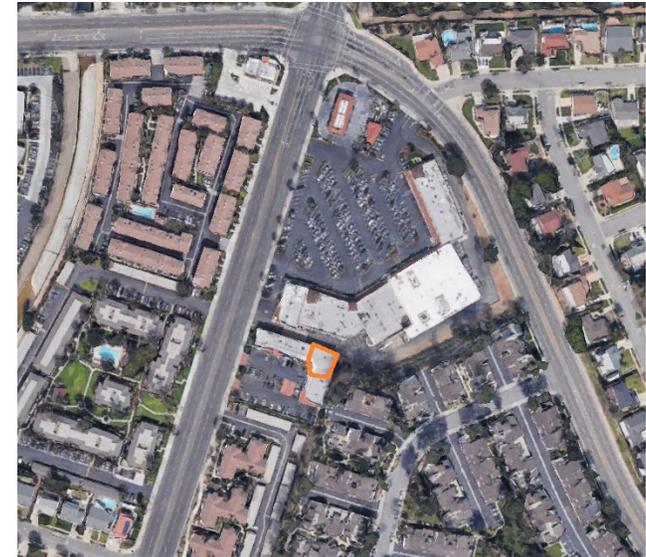


<b>AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 13)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Preliminary Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PPR No. 2024-01; <b>ACCELA No: PLN-2024-00014</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-301-02</li> <li>323 N. Brea Blvd.</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Marie Dao, Senior Management Analyst (<a href="mailto:maried@cityofbrea.net">maried@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Tish Kelly of Jamboree Housing Corp.</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>March 12, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

**PROJECT MAP:**



<b>PACIFIC PAWS ANIMAL HOSPITAL (MAP ID: 14)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>• CUP No. 2024-01; <b>ACCELA No: PLN-2024-00015</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 319-170-11</li> <li>• 710 N. Brea Blvd. Suite E</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>• The Applicant is proposing a new animal hospital.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>• Graham Bultema, Assistant Planner (<a href="mailto:grahamb@cityofbrea.net">grahamb@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>• William Cowan of Pacific Paws Animal Hospital</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>• March 12, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>• Under review</li> </ul>	



<b>IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 15)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Tentative Parcel Map</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>TPM No. 2022-179; <b>ACCELA No: PLN-20224-00016</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <li>The applicant is proposing to subdivide the existing property into four parcels.</li> <li></li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Rebecca Pennington, Senior Planner (<a href="mailto:rebeccap@cityofbrea.net">rebeccap@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>James McGrade of Imperial Mariner, LLC</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>March 19, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under Review</li> </ul>	



**BREA PLAZA APARTMENTS (MAP ID: 16)**

Case Type:	<ul style="list-style-type: none"> <li>General Plan Amendment, Zone Change and Precise Development</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>GPA 2024-01, ZC 2024-01, PD 2024-01; <b>ACCELA No: PLN-2024-00017</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-102-25</li> <li>1639 East Imperial Highway</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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 6 story, 110-unit apartment building at the northwest corner of the property.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.net">jessican@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Jahn Nguyen of AO</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>March 19, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

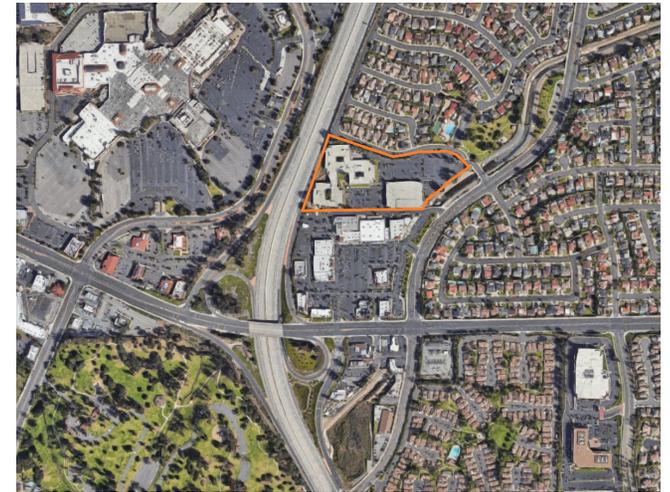
**PROJECT MAP:**



**GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 17)**

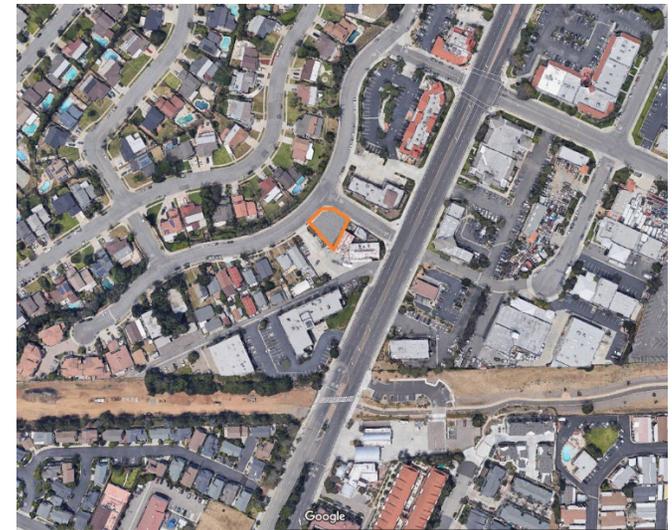
Case Type:	<ul style="list-style-type: none"> <li>General Plan Amendment, Zone Change, Plan Review, Conditional Use Permit, Development Agreement, Precised Development, Tentative Tract Map</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>GPA 2024-02, ZC 2024-02, PR 2024-03, CUP 2024-02, DA 2024-01, PD 2024-02, TTM 2024-01; <b>ACCELA No: PLN-2024-00020</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-102-34</li> <li>1698-1700 Greenbriar Lane</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing to demolish existing office building and a parking structure and construct 180 single-family attached dwelling unit development.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Rebecca Pennington, Senior Planner (<a href="mailto:rebeccap@cityofbrea.net">rebeccap@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Gary Jones of Lennar Homes of California, Inc.</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>March 26, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

**PROJECT MAP:**



<b>NEW RESIDENTIAL DEVELOPMENT (MAP ID: 18)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Preliminary Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PPR No. 2023-02; <b>ACCELA No: PLN-2023-00018</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-332-17</li> <li>112 Bracken Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Brianna Co, Planning Technician (<a href="mailto:briannac@cityofbrea.net">briannac@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Eric Gonsalves of The Cirrus Company, LLC</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>March 26, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

**PROJECT MAP:**



**URBAN LOT SPLIT – PRELIMINARY PLAN REVIEW (MAP ID: 19)**

Case Type:	<ul style="list-style-type: none"> <li>Preliminary Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PPR No. 2024-03; <b>ACCELA No: PLN-2024-00021</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 315-051-03</li> <li>125 E Olinda Place</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing to subdivide the existing vacant lot into 2 lots using the Urban Lot Split provisions and construct 2 units on each lot.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Graham Bultema (grahamb@cityofbrea.net)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Jordan Byers</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>April 9, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review.</li> </ul>

**PROJECT MAP:**



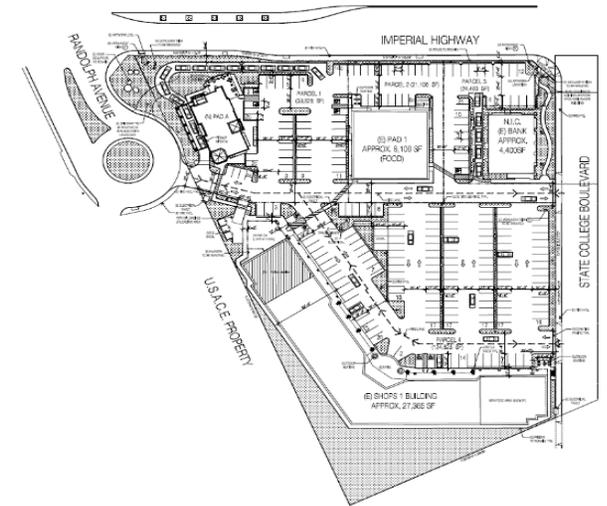
# Approved/Entitled

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

**BREA IMPERIAL CENTER (Map ID: 2)**

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

**PROJECT MAP:**



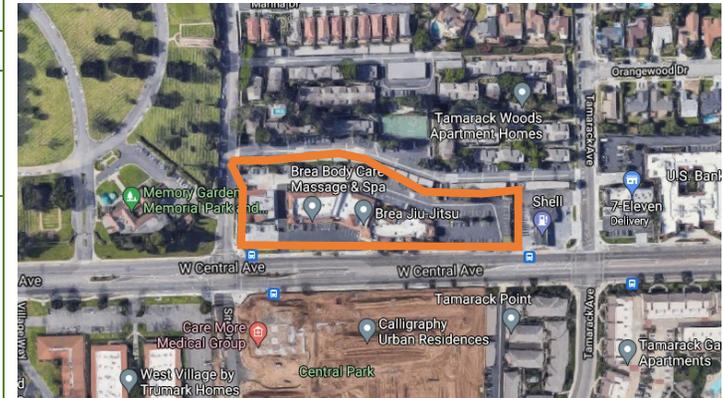
**TRANSWESTERN (MAP ID: 3)**

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

**PROJECT MAP:**

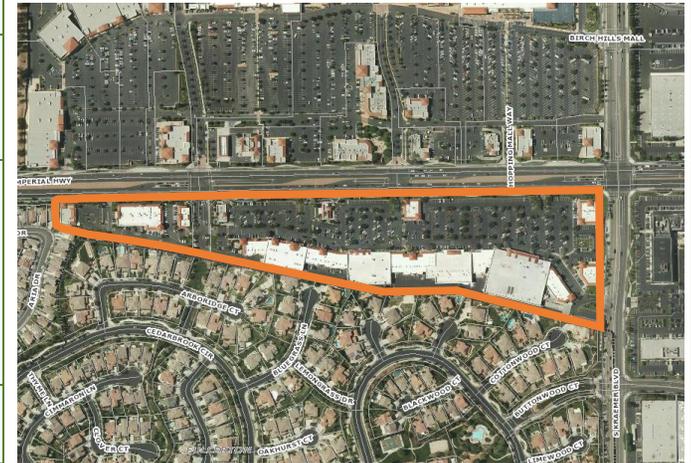


<b>THE PHOENIX CLUB (MAP ID: 4)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit for banquet hall, parking modification, and on-site alcohol license.</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP 21-04, -05, -06; <b>ACCELA No. PLN-2021-00046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



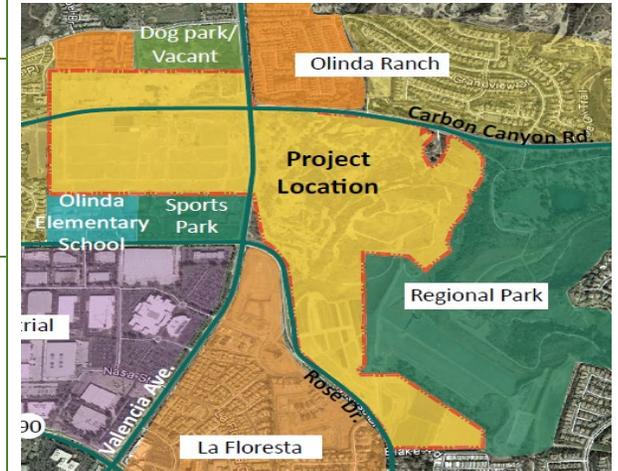
<b>BREA REGIONAL ANIMAL HOSPITAL (MAP ID: 5)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-02; <b>ACCELA No. PLN 2022-00010</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> 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

**PROJECT MAP:**



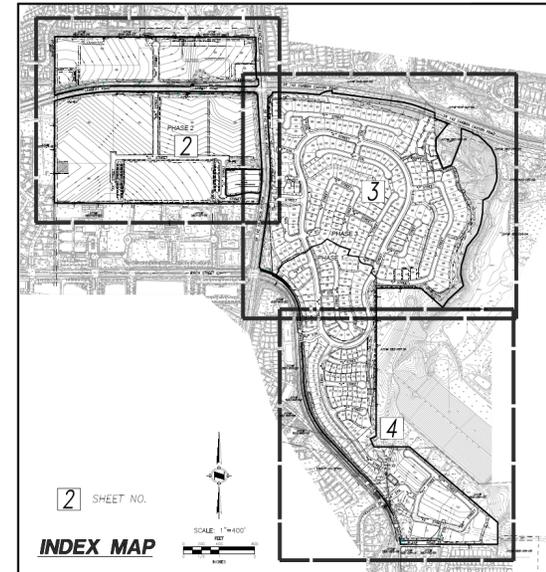
<b>BREA 265 SPECIFIC PLAN (MAP ID: 6)</b>	
Case Types:	<ul style="list-style-type: none"> <li>• Specific Plan, General Plan Amendment, Zone Change, and Development Agreement</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• <b>ACCELA No. PLN-2020-00011</b>; ENV No. 22-01, GPA No. 22-01, ZC No. 22-01, DA No. 22-01, SP No. 22-01</li> </ul>
Project Location:	<ul style="list-style-type: none"> <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; 3200-070-02I; 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:	<ul style="list-style-type: none"> <li>• 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</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Planning Division (<a href="mailto:Planner@cityofbrea.net">Planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• AERA ENERGY</li> </ul>
Approval Dates:	<ul style="list-style-type: none"> <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:	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

**PROJECT MAP:**



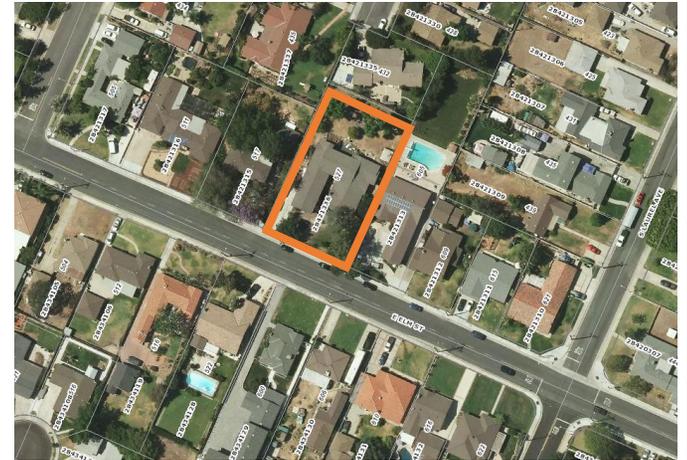
<b>BREA 265 TENTATIVE TRACT MAP (MAP ID: 7)</b>	
Case Types:	<ul style="list-style-type: none"> <li>Tentative Tract Map</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li><b>ACCELA No. PLN 2020-00011</b>; TTM 16423</li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Accessor's 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; 3200-070-02; 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:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:Planner@cityofbrea.net">Planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>AERA ENERGY</li> </ul>
Approval Dates:	<ul style="list-style-type: none"> <li>Planning Commission approved the TTM for the project on September 27, 2022.</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>

**PROJECT MAP:**



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

**PROJECT MAP:**



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

**PROJECT MAP:**



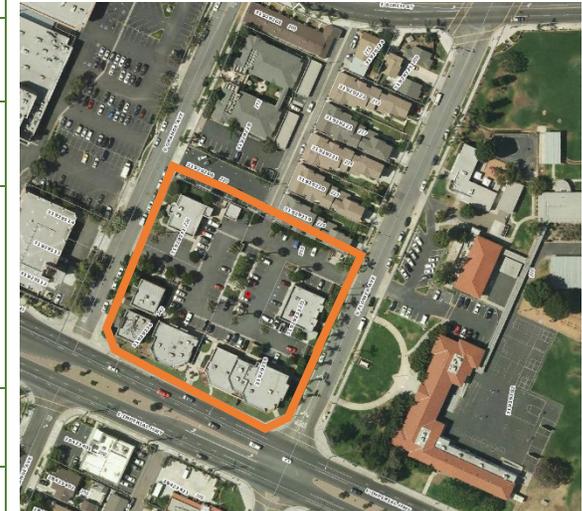
<b>INDUSTRIAL BUILDING (MAP ID: 10)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review, Environmental Impact Report Addendum</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2022-04; EIR No. 5-81 Addendum No. 1; <b>ACCELA No. PLN 2022-00012</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>2727 E. Imperial Highway</li> <li>Assessor’s Parcel Number (APN): 320-091-66</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.net">cristaln@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Prologis</li> </ul>	
Approval Dates:	<ul style="list-style-type: none"> <li>Brea Community Development Director approved the project on March 27, 2023.</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under construction</li> </ul>	

<b>BREA MALL MIXED USE PROJECT (MAP ID: 11)</b>	
Project:	<ul style="list-style-type: none"> <li>EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits</li> </ul>
Project No.:	<ul style="list-style-type: none"> <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 <b>ACCELA No. PLN 2021-00008</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <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 and 319-103-22 (Note: GPA No. 2020-01 and ZC No. 2020-01 apply to the entire Brea Mall site)</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project includes: (1) General Plan Amendment to change the General Plan Land Use designation of the Project site and the Brea Mall from Regional Commercial to Mixed Use I; (2) Zone Change to change the zoning designation of the site from Major Shopping Center (C-C) with a Precise Development (P-D) overlay to Mixed Use I (MU-I); (3) Development Agreement to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan to demolish the former Sears building and surface parking lot and allow a new mixed-use development that includes retail, restaurants, for-rent residential apartments, a resort-type fitness center and an outdoor gathering space; (5) Tentative Parcel Map for subdivision; and (6) Conditional Use Permits for shared parking, to establish the Brea Mall sign program, to allow on-site alcohol consumption of beer, wine and distilled spirits within dining establishments and to allow a fitness center</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.net">estebanr@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Simon Properties</li> </ul>
Approval Dates:	<ul style="list-style-type: none"> <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 (1<sup>st</sup> reading) was held on May 2, 2023.</li> <li>City Council approved the project during the 2<sup>nd</sup> reading on May 16, 2023.</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Demolition of the former Sears building completed; Site preparation in process.</li> <li>In building permit plan check process</li> </ul>

**PROJECT MAP:**

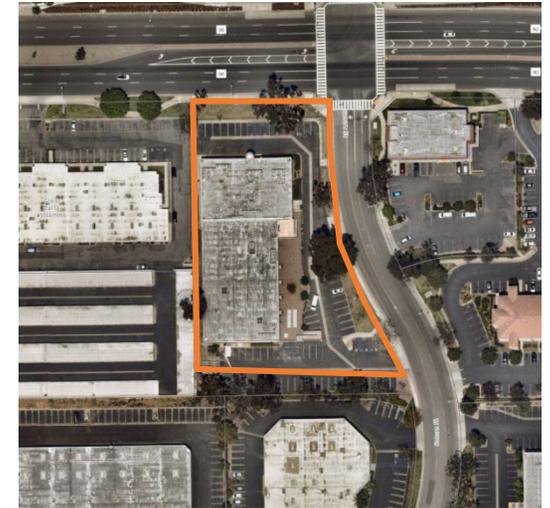


<b>GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 12)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); <b>ACELA No. PLN 2022-00011</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <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:	<ul style="list-style-type: none"> <li>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.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.net">cristaln@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Dwight Manley</li> </ul>	
Approval Dates:	<ul style="list-style-type: none"> <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 (1<sup>st</sup> reading) held on May 16, 2023.</li> <li>City Council approved the project during the 2<sup>nd</sup> reading on June 6, 2023.</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Demolition of three buildings has commenced; Site preparation in process.</li> <li>In building permit plan check process</li> </ul>	



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

**PROJECT MAP:**



**BOILING CRAB OUTDOOR PATIO (MAP ID: 14)**

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

**PROJECT MAP:**



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

Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit, Precise Development</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• CUP No. 2022-23; PD No. 2022-12; <b>ACCELA No: PLN-2022-00078</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 319-391-01</li> <li>• 1639 E Imperial Hwy</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The project includes demolition of a 18,425 square foot theater (Building F) and remodeling Buildings E &amp; 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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.net">jessican@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Waad J. Nadhir</li> </ul>
Approval Dates	<ul style="list-style-type: none"> <li>• The Planning Commission approved the application on August 8, 2023</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• Demolition of the existing theater building completed; site preparation in process</li> <li>• In building permit plan check process</li> </ul>

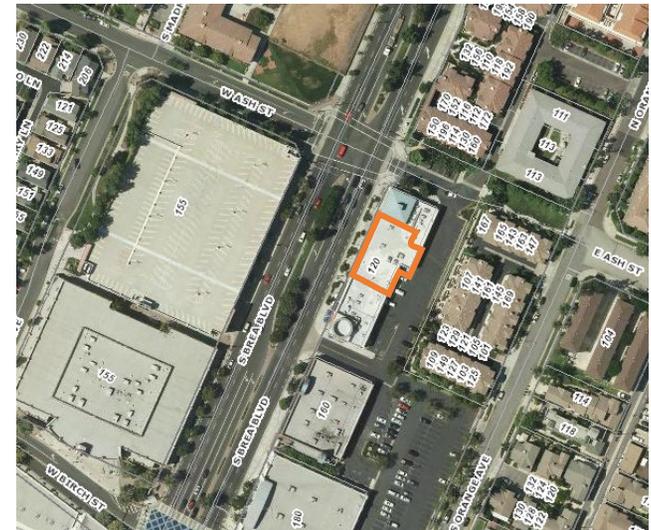
**PROJECT MAP:**



**BOILING CRAB – ON-SITE ALCOHOL (MAP ID: 16)**

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

**PROJECT MAP:**



**WESTMORELAND WALL HEIGHT (MAP ID: 17)**

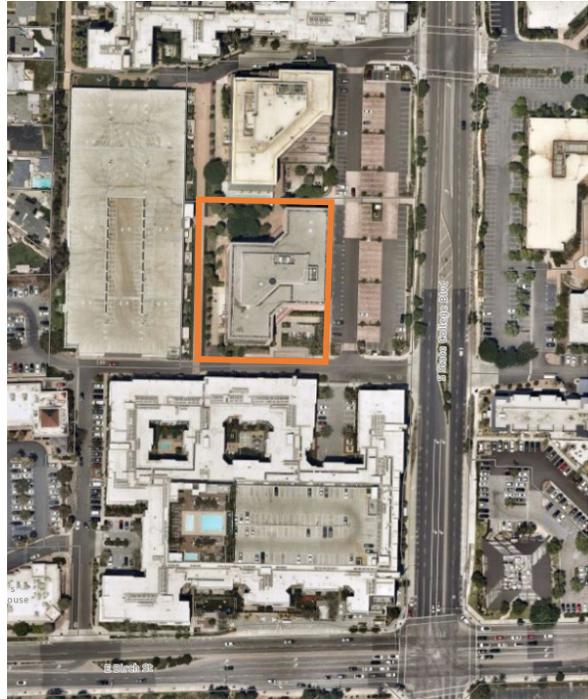
Case Type:	<ul style="list-style-type: none"> <li>Administrative Remedy</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>AR 2023-05; <b>ACCELA No: PLN-2023-00038</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 320-013-23</li> <li>1944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

**PROJECT MAP:**

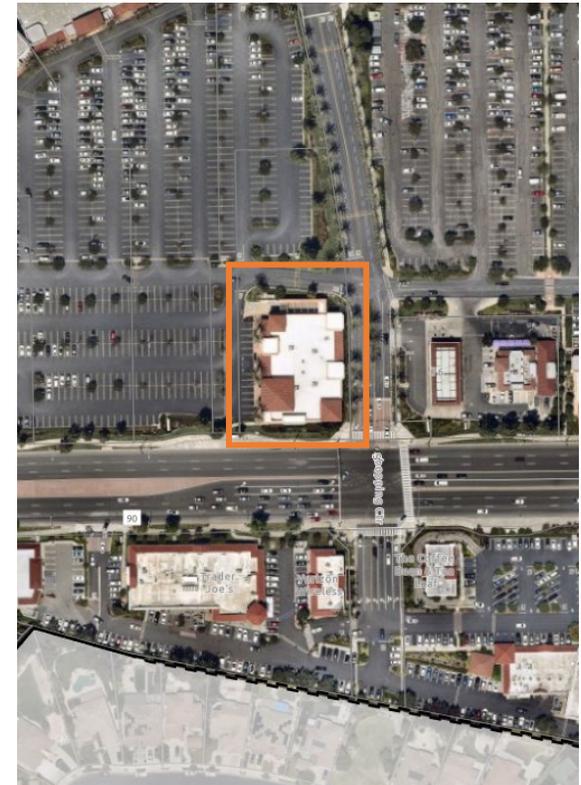


<b>SMARTE PARKE PET DAYCARE (MAP ID: 18)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2023-06; <b>ACCELA No: PLN-2023-00035</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-104-14</li> <li>835 E Birch St</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project establishes a luxury pet daycare and boarding facility (Smart Parke) within an existing commercial building.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.net">cristaln@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Josh Drake (Smart Parke)</li> </ul>	
Approval Dates	<ul style="list-style-type: none"> <li>The Planning Commission approved the application on September 26, 2023.</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under construction</li> </ul>	

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

<i>WIRELESS FACILITY CO-LOCATION (MAP ID: 20)</i>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-07; <b>ACCELA No: PLN-2023-00047</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-331-12</li> <li>145 S. State College Boulevard</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project modifies an existing wireless facility to add additional antennas and support equipment.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.net">cristaln@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Meghan Graham</li> </ul>	
Approval Dates	<ul style="list-style-type: none"> <li>The Community Development Director approved the application on October 10, 2023.</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under Building plan check process.</li> </ul>	

<b>ULTRA FAÇADE MODIFICATION (MAP ID: 21)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-10; <b>ACCELA No: PLN-2023-00051</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 320-331-18</li> <li>2395 E. Imperial Highway Suite B</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project includes exterior façade improvements to an existing building.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.net">cristaln@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Tom Pytel</li> </ul>	
Approval Dates	<ul style="list-style-type: none"> <li>The Community Development Director approved the application on October 4, 2023.</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>In operation</li> </ul>	

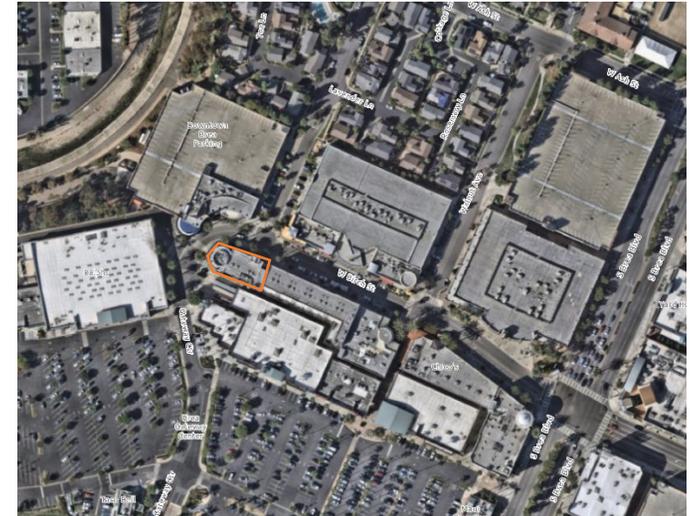


<b>CALIFORNIA SPINE INSTITUTE (MAP ID: 22)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit, Administrative Remedy</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2023-05; AR No. 2023-04; <b>ACCELA No: PLN-2023-00030</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-314-07</li> <li>721 E Imperial Hwy</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project includes a second story addition to an existing office building along with related site improvements.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.net">cristaln@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Raed Ali and Eric Lin</li> </ul>	
Approval Dates	<ul style="list-style-type: none"> <li>December 12, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under Building plan check process</li> </ul>	

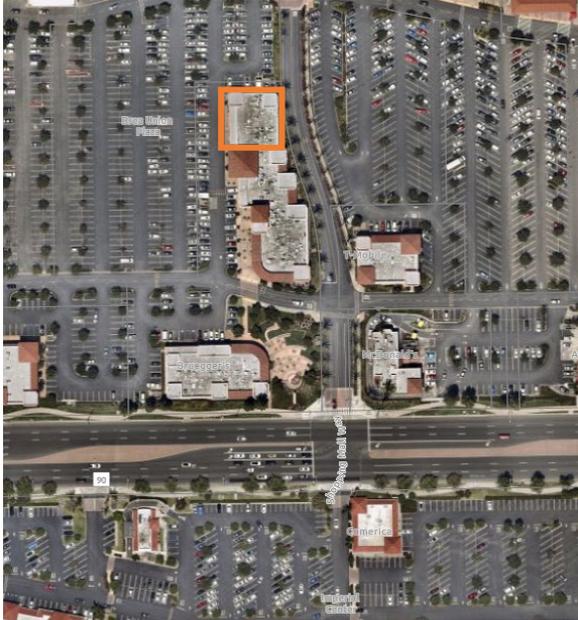
<b>MEDICAL USE PARKING MODIFICATION (MAP ID: 23)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP 2023-10; <b>ACCELA No: PLN-2023-00056</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-192-15</li> <li>330 E. Lambert Road</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project includes a reduction in the required on-site parking for the new parking deficiency to be created due to introduction of medical office uses</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:esteban@cityofbrea.net">esteban@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Gordon Lau</li> </ul>	
Approval Date	<ul style="list-style-type: none"> <li>December 5, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>	

<i>MACALLANS PUBLIC HOUSE – EXPANSION OF ON-SITE ALCOHOL AND NEW OUTDOOR PATIOS (MAP ID: 24)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit and Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP 2023-12; PR 2023-12 <b>ACCELA No: PLN-2023-00072</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 296-376-18</li> <li>330 W. Birch Street, Suite 1</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project expands the on-site alcohol service to a new private dining space and construct two new outdoor patio areas.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.net">jessican@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Douglas Vincent</li> </ul>
Approval Date	<ul style="list-style-type: none"> <li>December 12, 2023</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under construction</li> </ul>

**PROJECT MAP:**



<b>DR. SQUATCH FENCE HEIGHT (MAP ID: 25)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Administrative Remedy</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>AR No. 2024-01 <b>ACCELA No: PLN-2024-00007</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-141-01</li> <li>114 N. Berry Street</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project increases the height of a new screening fencing from 7 feet to 8 feet.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.net">jessican@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Christopher Clay</li> </ul>	
Approval Date:	<ul style="list-style-type: none"> <li>February 6, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under construction</li> </ul>	

<i>SUPER JUICY DUMPLING – ON-SITE ALCOHOL (MAP ID: 26)</i>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>• CUP 2023-11; <b>ACCELA No: PLN-2023-00058</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 320-331-05</li> <li>• 2445 E. Imperial Highway #A</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>• The applicant is proposing on-sale beer and wine alcohol license at an existing sit-down restaurant (Super Juicy Dumpling).</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>• Graham Bultema, Assistant Planner (<a href="mailto:grahamb@cityofbrea.net">grahamb@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>• Mingfeng Liu</li> </ul>	
Approval Date	<ul style="list-style-type: none"> <li>• February 27, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	

<i>WIRELESS FACILITY MODIFICATION (MAP ID: 27)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-02; <b>ACCELA No: PLN-2023-00012</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 284-333-42</li> <li>185 E. Alder</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.net">estebanr@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Stephanie Rudolph</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>March 22, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under Building plan check process</li> </ul>

**PROJECT MAP:**



# REPEALED/DENIED

(Within one year)

N/A