



Planning Commission Agenda

Tuesday, June 11, 2024, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

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

Joseph Covey, Chair

Melanie Schlotterbeck, Vice Chair

Tom Donini, Commissioner

Bill Madden, Commissioner

Blake Perez, Commissioner

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

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

Important Notice

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

ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756 FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.

1: CALL TO ORDER/ROLL CALL - COMMISSION

2: INVOCATION

2A. Invocation - Pastor Travis Morrill - Friends Community Church

3: PLEDGE OF ALLEGIANCE

4: MATTERS FROM THE AUDIENCE

5: CONSENT CALENDAR

5A. April 23, 2024 Planning Commission Meeting Minutes
— 1. Approve.

6: PUBLIC HEARINGS

6A. Conditional Use Permit No. 2024-01
Request to allow the establishment of an animal hospital (Pacific Paws Animal Hospital) within an existing commercial building located at 710 North Brea Boulevard, Suite E.
— 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. 2024-01 to allow the establishment of an animal hospital (Pacific Paws Animal Hospital), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

7: ADMINISTRATIVE ITEMS

7A. Committee Reports
7B. Informational/Project Updates
— 1. Receive and file.

8: ADJOURNMENT

Date Posted: June 4, 2024



Planning Commission Communication

Invocation - Pastor Travis Morrill - Friends Community Church

Meeting	Agenda Group
Tuesday, June 11, 2024, 6:00 PM	INVOCATION Item: 2A
FROM	
Joanne Hwang, City Planner	

EXECUTIVE SUMMARY

RECOMMENDATION

BACKGROUND

PROJECT DESCRIPTION

DISCUSSION

PUBLIC NOTICE AND COMMENTS

ENVIRONMENTAL ASSESSMENT

CONCLUSION

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by:



Planning Commission Communication

April 23, 2024 Planning Commission Meeting Minutes

Meeting	Agenda Group
Tuesday, June 11, 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 April 23, 2024 meeting.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[4-23-24 PC Draft Minutes.pdf](#)

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

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

April 23, 2024, 6:03 PM - April 23, 2024, 6:38 PM

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

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

1. CALL TO ORDER/ROLL CALL - COMMISSION

Chair Covey called the meeting to order at 6:00 pm. All members were present.

2. INVOCATION

Deacon Leroy Sissom from Calvary Community Church provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Donini led the Pledge of Allegiance

4. MATTERS FROM THE AUDIENCE

None.

5. CONSENT CALENDAR

Motion to approve by Vice Chair Schlotterbeck, seconded by Commissioner Donini. 4 votes Yes, 0 votes Nay, 1 Abstain

5A. March 26, 2024 Planning Commission Minutes

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

6. PUBLIC HEARINGS

6A. Conditional Use Permit No. 2023-09

Assistant Planner Esteban Rubiano provided a presentation.

The commission asked if the surrounding businesses had similar hours of operation.

Chair Covey opened the Public hearing and invited the applicant to speak. Robert Griffin introduced himself and discussed his background and vision for the restaurant.

Hearing no further testimony, Chair Covey closed the Public Hearing.

Motion to approve by Commissioner Perez, seconded by Commissioner Madden. 5 votes Yes, 0 votes Nay

7. ADMINISTRATIVE ITEMS

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

Assistant Engineer Angelica Flores provided a presentation of the project.

Motion to approve by Commissioner Madden, seconded by Commissioner Donini. 5 votes Yes, 0 votes Nay

7B. Informational/Project Updates

None.

7C. Committee Reports

The commission praised staff for the Arrovista Park groundbreaking ceremony.

8. ADJOURNMENT

Chair Covey adjourned the meeting at 6:35 pm.



Planning Commission Communication

Conditional Use Permit No. 2024-01

Request to allow the establishment of an animal hospital (Pacific Paws Animal Hospital) within an existing commercial building located at 710 North Brea Boulevard, Suite E.

Meeting	Agenda Group
Tuesday, June 11, 2024, 6:00 PM	PUBLIC HEARINGS Item: 6A
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

EXECUTIVE SUMMARY

The Applicant, William R. Cowan on behalf of Pacific Paws Animal Hospital, is requesting Conditional Use Permit (CUP) No. 2024-01 to allow an animal hospital within an existing 3,206-square-foot commercial tenant suite located at 710 N. Brea Boulevard, Suite E, in the General Commercial (C-G) Zone with a Precise Development (PD) Overlay. The aforementioned entitlement herein is referred to as the "Project."

RECOMMENDATION

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

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
2. Approve CUP No. 2024-01 to allow the establishment of an animal hospital (Pacific Paws Animal Hospital), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site, located at 710 N Brea Boulevard, Suite E, is located within a larger 33,997-square-foot (0.78-acre) property that is currently developed with a multi-tenant commercial building, featuring a mix of retail, offices, and service-oriented businesses. The Project site is located on the east side of Brea Boulevard, approximately 600 feet south of Central Avenue and State College Boulevard. The Project site has a General Plan Land Use designation of General Commercial and Zoning designation of General Commercial (C-G) with a Precise Development (PD) Overlay. The surrounding land uses and zoning designations are shown in Table 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	Brea Center Shopping Center
East	Attached Single-Family Residences
South	Multi-Family Residential apartment complex

West	Multi-Family Residential apartment complex (Across Brea Boulevard)
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TABLE 2 – SURROUNDING ZONING DESIGNATIONS

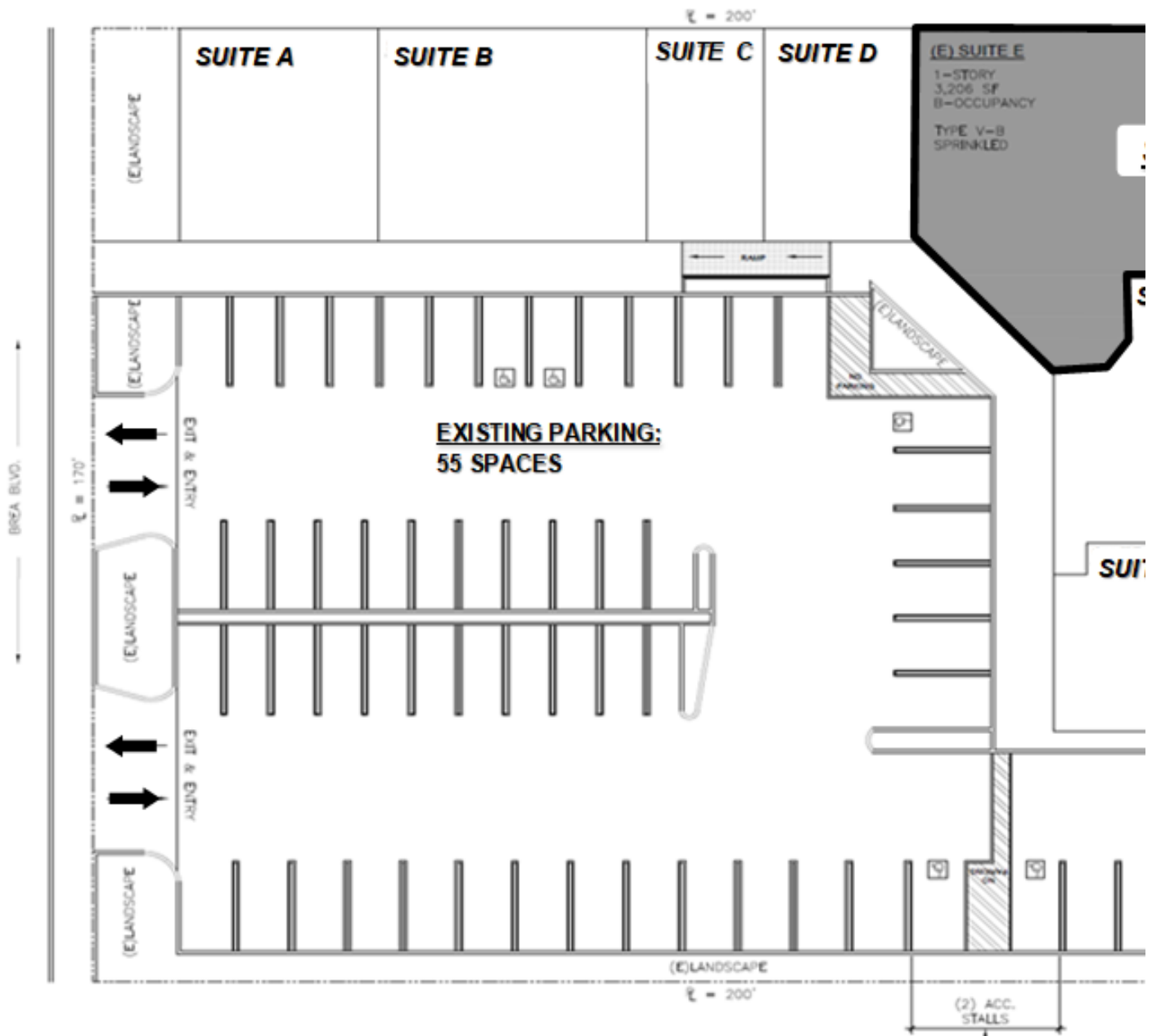
North	C-G (General Commercial) with a PD overlay
East	R-3 (Multiple Family Residential) with a PD overlay
South	R-3 (Multiple Family Residential) with a PD overlay
West	R-3 (Multiple Family Residential) with a PD overlay (Across Brea Boulevard)

The Project site is currently developed with an 11,000-square-foot multi-tenant commercial building with an associated surface parking lot and landscaping. Ingress and egress to the site is provided by two driveway approaches off of Brea Boulevard. A vicinity map of the Project location and a site plan of the Project site are shown in Figure 1 and Figure 2 respectively.

FIGURE 1 – VICINITY MAP OF THE PROJECT LOCATION



FIGURE 2 – SITE PLAN OF THE PROJECT SITE



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

Entitlement History

- On July 23, 1985, the Planning Commission approved development of the existing commercial building (applications PD No. 85-5, CUP No. 85-20, ZV No. 85-7, ZV No. 85-8, ZV No. 85-9) per Resolution No. PC 85-34.
- On May 27, 1986, the Planning Commission approved application CUP No. 86-21 to allow off-sale alcohol at a liquor store at 710 North Brea Boulevard, Suite B per Resolution No. PC 86-31.
- On June 14, 2022, application PR No. 2022-08 was approved to allow a minor adjustment to an existing on-site wireless telecommunication facility.

PROJECT DESCRIPTION

The Project proposes a new animal hospital (Pacific Paws Animal Hospital) within an existing 3,206-square-foot commercial tenant suite previously occupied by a dental office. The Project proposes to utilize the existing medical office layout for the proposed animal hospital with additional tenant improvements to facilitate the proposed use. No expansion of the existing tenant suite or building is proposed.

The proposed hours of operation are Monday through Friday from 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 5:00 p.m. Proposed services would include wellness and sick patient care, internal medicine, dermatology, soft tissue and orthopedic surgery, dentistry, radiology, ultrasound and diagnostic services for household pets as described in the attached Business Operations Plan (Attachment E).

The business expects to service approximately 20 to 25 animal patients for surgery and sick animal exams and treatment, along with 15 routine wellness exams and vaccinations per day. The business expects to employ up to 20 full-time and part-time employees with up to 12 employees on location each day. There would be no overnight boarding services provided on-site at the business. Any animals needing after-hours care would be transferred to a nearby local animal emergency clinic.

FIGURE 3 – PROPOSED FLOOR PLAN

DISCUSSION

Conditional Use Permit No. 2024-01: Animal Hospital

Pursuant to the City's Permitted Land Use regulations in Brea City Code (BCC) Chapter 20.11, Table 20.11.020.A., animal veterinary clinics and hospitals are permitted in the General Commercial (C-G) zone, subject to Planning Commission approval of a CUP. The existing multi-tenant commercial building is comprised of a mix of retail, offices, and service-oriented uses. As a service-oriented business, the proposed animal hospital would be compatible with the existing businesses within the commercial shopping center. Additionally, the Project employs construction materials and design features that would achieve higher level of noise and odor attenuation to mitigate potential nuisances.

As mentioned, the subject tenant suite was previously occupied by a dental office, which has the same parking requirement as animal hospitals of 5.5 parking space per 1,000 square feet of gross floor area. The existing multi-tenant commercial building has total of 55 parking spaces and the parking requirement for all current businesses in the shopping center is 53 required spaces. Therefore, the Project site has sufficient parking for all existing uses and the proposed new animal hospital use and there will be no impact to the parking supply of the shopping center.

In addition, the Project was reviewed by various departments, including the Fire Department and the Building & Safety Division. The project is required to meet all applicable codes and standards, thereby assuring the 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). Notably, a condition of approval is included that requires the business to provide all necessary remedies to mitigate noise or nuisance concerns, should such concerns arise. Such remedies may include additional sound attenuation, change in business operations, and similar remedies deemed necessary. Therefore, the Project, as proposed and conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

PUBLIC NOTICE AND COMMENTS

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

ENVIRONMENTAL ASSESSMENT

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301. The Class 1 exemption applies to the Project because the Project involves operation of an animal hospital within an existing commercial tenant suite, does not expand the existing building footprint, and would only improve the site through tenant improvement with no exterior improvements other than a wall mounted sign. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment I.

CONCLUSION

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

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Attachment A - Draft Resolution.pdf](#)

[Attachment B - Draft Conditions of Approval.pdf](#)

[Attachment C - Technical Background.pdf](#)

[Attachment D - Vicinity Map.pdf](#)

[Attachment E - Business Operations Plan.pdf](#)

[Attachment F - Project Plans.pdf](#)

[Attachment G - Project Application.pdf](#)

[Attachment H - Notice of Public Hearing.pdf](#)

[Attachment I - Draft 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. 2024-01: TO ALLOW THE ESTABLISHMENT OF AN ANIMAL HOSPITAL WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 710 NORTH BREA BOULEVARD, SUITE E.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Conditional Use Permit No. 2024-01 to allow an animal hospital within an existing 3,206-square-foot commercial tenant suite (referred to herein as the “Project”) for that certain real property located at 710 North Brea Boulevard, Suite E, in the City of Brea and further legally described as Assessor Parcel Number 319-170-11, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project applicant is William R. Cowan on behalf of Pacific Paws Animal Hospital, 31282 Moss Street, Mentone, CA 92359.

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

(iv) On June 11, 2024, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to adoption of this resolution.

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

B. RESOLUTION:

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

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

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The proposed Project involves operation of an animal hospital within an existing commercial tenant suite, does not expand the existing building footprint, and would only improve the site through tenant improvement with no exterior improvements other than a wall mounted sign. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of CUP No. 2024-01 as follows:

a. Finding: The use applied for at the location set forth in the application is one for which a CUP is authorized by this title.

Fact: The Project site is zoned C-G (General Commercial) with a Precise Development (PD) Overlay. Pursuant to Brea City Code (BCC) Table 20.11.020.A, animal hospitals are permitted in the C-G zone, subject to Planning Commission approval of a Conditional Use Permit.

b. Finding: The proposed Project, with conditions as imposed, is desirable for the development of the community, in harmony with the various elements or objectives of the General Plan, and not detrimental to existing uses or uses permitted in the zone in which the proposed use is located.

Fact: The Project site is located within an existing shopping center which offers a variety of office, retail, and service establishments. The proposed use of the site as an animal hospital maintains a mixture of business and retail uses within the community, in support of General Plan Policy CD-1.11. The Project as designed and conditioned is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity and shall complement the surrounding area.

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

Fact: The Project tenant space is approximately 3,206 square feet in size and is located within an existing shopping center, which provides access from Brea Boulevard and provides shared parking for all tenants. The Project will occupy one of the existing tenant suites within an existing commercial building. The Project includes establishment of a service-oriented business, consistent with the General Plan Land Use designation of the site, and proposes no exterior modifications to the commercial shopping center or expansion of the subject tenant space. As such, the Project site is adequate in size and shape to accommodate the proposed development.

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

Fact: Vehicular access to the Project site will continue to be provided off of Brea Boulevard. The Project is not anticipated to result in any traffic impacts to the adjacent uses as a result of the new animal hospital as the Project

will occupy an existing commercial tenant suite within the existing shopping center and proposes no building expansion. The Project site provides sufficient parking spaces for both the Project and other existing uses within the shopping center.

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

Fact: The Project is designed to comply with all applicable development standards and will operate similarly to other existing commercial land uses in the shopping center. The Project includes conditions of approval that will ensure the use of the site will not affect adjacent properties and land uses. The project is required to meet all Building and Fire codes and standards, thereby assuring the public health, safety, and welfare.

4. CUP No. 2024-01 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 11th day of June 2024.

Chairman, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 11th day of June 2024 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 11th day of June 2024, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2024-XX
CONDITIONAL USE PERMIT NO. 2024-01**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2024-01 is hereby approved, subject to conditions as set forth herein:

Planning Division – Community Development Department

1. Development and business operations shall occur in substantial compliance with the plans submitted to the Planning Commission and dated June 11, 2024, which includes an operations breakdown, site plan, and floor plan on file in the Planning Division, the conditions contained herein, and all applicable Federal, State and local Regulations. The City Planner may approve any minor changes to the approved project plans.
2. The approved uses shall operate within all applicable State, County, and City regulations governing the operation of animal hospitals and animal waste disposal.
3. All business activities shall take place indoors. Outdoor operations are prohibited.
4. The applicant shall maintain a regular daily schedule where an employee must keep the building suite interior, building suite exterior, building suite perimeter, walkways, and planters free of animal waste during days of operation. The employee shall perform such cleaning and disinfection consistently throughout each operating day.
5. Should noise or nuisance issues arise due to the animal hospital use, the business shall provide the necessary remedies to mitigate these issues, including but not limited to, additional sound attenuation, change in business operations, etc. Any remedies needed shall be reviewed and approved by the Community Development Director or their designee prior to installation or implementation.
6. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
7. Permits are subject to expiration and revocation as provided in Brea City Code Chapter 20.412.020, and said provisions are made a part hereof without negating the applicability of any other provision of this tile or of any other ordinance.

8. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of amendment to Conditional Use Permit CUP No. 2024-01; and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

Building & Safety Division – Community Development Department

9. All designs shall comply with the Codes adopted at the time of permit submittal. Currently, the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances.
10. Upon formal submittal of any code deviations would require submittal of Alternative Materials, design and Methods (CBC Sec. [A]104.11) or Modification request (CBC Sec. [A]104.10). Code sections and alternatives are required with complete justification for request.
11. Building permits are required for all the proposed work, as specified in CBC 2022 Sec [A]105.1.
 - a. All plans must be submitted electronically. At time of building permit submittal, required construction items include: Architectural, Structural, Mechanical, Electrical, Energy, Plumbing, Civil (Grading, Erosion Control), Landscaping, Structural Calculations, Energy Calculations, MEP related Calculations & Equipment Cut Sheets, Specs. The following requires separate submittal and permit issuance: Demo work, Signage, Landscape construction documents, Civil/Grading construction documents.
 - b. A minimum of 65% of construction and demolition material are required to be recycled during demolition and construction. A contract with Brea disposal or other proof of recycling must be submitted prior to issuance of building permits.

ATTACHMENT B

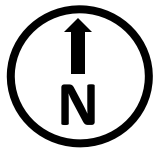
- c. All MEP equipment heavier than 300 lbs. must provide anchorage calculations, details and reference details on plan.
 - d. All medical equipment shall provide anchorage calculations, details and those shall be reference on the plans.
 - e. If any code deviations are needed for the proposed project, submittal of an Alternative Materials, Design and Methods (CBC Sec. [A]104.11) or Modification request (CBC Sec. [A]104.10) will be required. Code sections and alternatives are required with complete justification for request.
12. Project shall fully comply with accessibility (ADA) requirements, CBC 2022 Chapter 11B.
- a. ADA parking stalls are not code complaint and shall be upgraded to meet code. Provide a parking analysis clearly indicating the stalls required for this business.
 - b. Accessible means of egress continuity and components must comply with CBC2022 1009. Therefore, illumination level shall not be less than 1 foot-candle at the walking surface at exterior accessible route (ADA parking, ramps, walks...). CBC Sec 1008.2.1
13. Full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division.
14. Additional requirements may be imposed when the project is submitted for building & safety department plan check review and approval.

Fire Department

15. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively. 2A10B:C fire extinguishers shall be installed no more than 75 ft. travel distance to one.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit No. 2024-01
Property Location:	710 N. Brea Boulevard, Suite E
Shopping Center Size:	0.78 acres
Tenant Space Size:	3,206 square feet
Applicant:	William R. Cowan Pacific Paws Animal Hospital 31282 Moss Street, Mentone, CA 92359
General Plan Designation:	General Commercial
Zoning Designation:	C-G (General Commercial) with a Precise Development (PD) Overlay
Adjacent Zoning	
North:	C-G (General Commercial) with a PD Overlay
South:	R-3 (Multiple Family Residential) with a PD Overlay
West:	R-3 (Multiple Family Residential) with a PD Overlay
East:	R-3 (Multiple Family Residential) with a PD Overlay
Site and Neighborhood Characteristics:	The project site is located within a multi-tenant commercial building on the east side of Brea Boulevard. The site is surrounded by attached single-family and multi-family residential, commercial, office, and service uses.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star Progress on May 29, 2024, and 263 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: June 11, 2024

CASE NO:

ACCELA RECORD NO. PLN-2024-00015
CONDITIONAL USE PERMIT NO. 2024-01

Project Description & Business Operations Plan

Pacific Paws Animal Hospital, 710 N Brea Blvd. #E

Project Description: We are requesting a conditional use permit for 710 N. Brea Blvd. Unit E. Previously a dentist's office, we would like to convert it to an animal hospital. The overall floor plans will not change. We plan to install new flooring, patch small holes in the walls, and apply fresh paint on the inside walls. We will utilize a licensed contractor to facilitate this work. Once we receive city approval and permits, a new sign will also be installed above the front door of the unit.

Business Operations Plan: The hospital will offer a full range of cat and dog care including wellness and sick patient care, internal medicine, dermatology, soft tissue and orthopedic surgery, spay and neuter, dentistry, radiology, ultrasound and diagnostic services.

The hours of operation will be Monday through Friday 8am to 6 pm and Saturdays 8am to 5pm, closed on Sundays and holidays. We expect about 20 to 25 animals and clients per day for both surgery and sick animal exams and treatment. We will also offer up to 15 wellness exams and vaccinations each day. We expect to start with 10-12 employees with only 7 on location at a time. As the business grows, we plan to have a total of about 20 full- and part-time employees, with 11 to 12 employees on location each day.

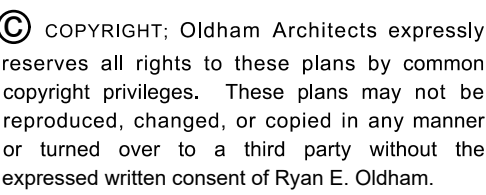
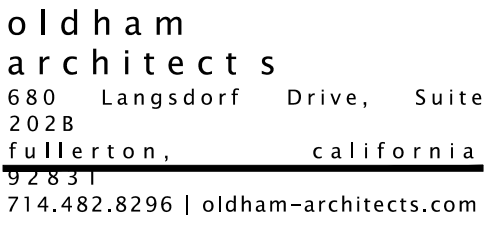
There will not be any after-hours boarding and any animals needing care after our business hours will be referred or transferred by the owner, or a third-party transportation service, to one of the local animal emergency clinics. Orange County Emergency Pet Clinic is one of those clinics we will refer to and is 3 miles away in Fullerton.

Noise will be mitigated by use of upgraded kennels with sound dampening designs, including solid glass doors rather than metal bars and insulation around the sides. They also have LED lighting and can play soft music to help reduce anxiety in the animals which reduces barking. The ceiling has acoustical tiles and the walls between tenants are on 2x6 studs that go from the slab to the roof with drywall on both sides, both features will help reduce noise for the adjacent tenants.

Waste will be placed in plastic trash bags and disposed of in the on-site trash dumpster in the rear corner of the property away from the building. For deceased animals and tissue removed during surgery. Those will be stored in individual bags and kept in a deep freezer to be collected by a third-party vendor who provides cremation services off site.

Odor control will include prompt cleanup of animal waste both inside and outside of the hospital. Our staff will frequently check and clean up the hospital floors and outside areas to prevent odors. We will also be using pet safe cleaners that include odor eliminating and disinfecting ingredients.

Annotations and Symbol Legend	Building Code Information	Zoning & Code Information	Sheet Index
<div> <div> <div>A</div> <div>ANCHOR BOLT</div> </div> <div> <div>AB</div> <div>ASPHALT CONCRETE</div> </div> <div> <div>AC</div> <div>AIR CONDITIONING</div> </div> <div> <div>ACC</div> <div>ACCESSIBLE</div> </div> <div> <div>ACS</div> <div>ACOUSTIC</div> </div> <div> <div>ACT</div> <div>ACOUSTIC CEILING TILE</div> </div> <div> <div>ADA</div> <div>AMERICANS DISABILITY ACT</div> </div> <div> <div>ADJ</div> <div>ADJUSTABLE</div> </div> <div> <div>ADD</div> <div>ADDITIONAL</div> </div> <div> <div>AFF</div> <div>ABOVE FINISHED FLOOR</div> </div> <div> <div>AGGR</div> <div>AGGREGATE</div> </div> <div> <div>ALT</div> <div>ALTERNATE</div> </div> <div> <div>ALUM</div> <div>ALUMINUM</div> </div> <div> <div>ARCH</div> <div>ARCHITECT(URAL)</div> </div> <div> <div>ASPH</div> <div>ASPHALT</div> </div> <div> <div>B</div> <div>BOARD</div> </div> <div> <div>BD</div> <div>BITUMINOUS</div> </div> <div> <div>BLDG</div> <div>BUILDING</div> </div> <div> <div>BLKG</div> <div>BLOCKING</div> </div> <div> <div>BM</div> <div>BEAM</div> </div> <div> <div>BOT</div> <div>BOTTOM</div> </div> <div> <div>BTWN</div> <div>BETWEEN</div> </div> <div> <div>BU</div> <div>BUILT-UP</div> </div> <div> <div>C</div> <div>CABINET</div> </div> <div> <div>CB</div> <div>CATCH BASIN</div> </div> <div> <div>CBC</div> <div>CA BUILDING CODE</div> </div> <div> <div>CF</div> <div>CUBIC FEET</div> </div> <div> <div>CL</div> <div>CEILING</div> </div> <div> <div>CLNG</div> <div>CLOSET</div> </div> <div> <div>CHNL</div> <div>CHANNEL</div> </div> <div> <div>CJ</div> <div>CONTROL JOINT</div> </div> <div> <div>CLR</div> <div>CLEAR</div> </div> <div> <div>COL</div> <div>COLUMN</div> </div> <div> <div>COMP</div> <div>COMPOSITION</div> </div> <div> <div>CMU</div> <div>CONC. MASONRY UNIT</div> </div> <div> <div>CONT</div> <div>CONTINUOUS</div> </div> <div> <div>CONC</div> <div>CONCRETE</div> </div> <div> <div>CT</div> <div>CERAMIC TILE</div> </div> <div> <div>CTR</div> <div>COUNTER</div> </div> <div> <div>CTSK</div> <div>COUNTERSINK</div> </div> <div> <div>D</div> <div>DOUBLE</div> </div> <div> <div>DD</div> <div>DOWN DRAIN</div> </div> <div> <div>DF</div> <div>DRINKING FOUNTAIN</div> </div> <div> <div>DIA</div> <div>DIAMETER</div> </div> <div> <div>DIAG</div> <div>DIAGONAL</div> </div> <div> <div>DIM</div> <div>DIMENSION</div> </div> <div> <div>DISP</div> <div>DISPENSER</div> </div> <div> <div>DN</div> <div>DOWN</div> </div> <div> <div>DR</div> <div>DOOR</div> </div> <div> <div>DS</div> <div>DOWNSPOUT</div> </div> <div> <div>DTL</div> <div>DETAIL</div> </div> <div> <div>DWG</div> <div>DRAWING</div> </div> <div> <div>DWR</div> <div>DRAWER</div> </div> <div> <div>E</div> <div>EXISTING</div> </div> <div> <div>EA</div> <div>EAST</div> </div> <div> 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<div>FIRE EXTINGUISHER</div> </div> <div> <div>FEC</div> <div>FE CABINET</div> </div> <div> <div>FMS</div> <div>FLATHEAD METAL SCREW</div> </div> <div> <div>FWS</div> <div>FLATHEAD WOOD SCREW</div> </div> <div> <div>FIN</div> <div>FINISH</div> </div> <div> <div>FLSHG</div> <div>FLASHING</div> </div> <div> <div>FLR</div> <div>FLOOR</div> </div> <div> <div>FLUOR</div> <div>FLUORESCENT</div> </div> <div> <div>F.O.C.</div> <div>FACE OF CONCRETE</div> </div> <div> <div>F.O.F.</div> <div>FACE OF FINISH</div> </div> <div> <div>F.O.S.</div> <div>FACE OF STUD</div> </div> <div> <div>F.O.W.</div> <div>FACE OF WALL</div> </div> <div> <div>FPRF</div> <div>FIRE PROOF</div> </div> <div> <div>FRP</div> <div>FIBERGLASS REINFORCED PANEL</div> </div> <div> <div>FTG</div> <div>FOOTING</div> </div> <div> <div>FT</div> <div>FOOT / FEET</div> </div> <div> <div>FURR</div> <div>FURRING</div> </div> <div> <div>FWY</div> <div>FREEWAY</div> </div> <div> <div>G</div> <div>GAUGE</div> </div> <div> <div>GA</div> <div>GALVANIZED</div> </div> <div> <div>G.B.</div> <div>GRAB BAR</div> </div> <div> <div>GL</div> <div>GLASS</div> </div> <div> <div>GLB</div> <div>GLUE LAMINATED BEAM</div> </div> <div> <div>GRD</div> <div>GRADE</div> </div> <div> <div>GYP</div> <div>GYPSON</div> </div> <div> <div>CWB</div> <div>GYPSON WALL BOARD</div> </div> <div> <div>H</div> <div>HOSE BIB</div> </div> <div> <div>HDWD</div> <div>HARDWOOD</div> </div> <div> <div>HC</div> <div>HOLLOW CORE</div> </div> <div> <div>HDWR</div> <div>HARDWARE</div> </div> <div> <div>HM</div> <div>HOLLOW METAL</div> </div> <div> <div>HOR</div> <div>HORIZONTAL</div> </div> <div> <div>HSB</div> <div>HIGH STRENGTH BOLT</div> </div> <div> <div>HT</div> <div>HEIGHT</div> </div> <div> <div>HVAC</div> <div>HEATING, VENTILATION, AC</div> </div> <div> <div>HWY</div> <div>HIGHWAY</div> </div> <div> <div>I</div> <div>INTERIOR DESIGN</div> </div> <div> <div>I.D.</div> <div>INSIDE DIAMETER</div> </div> <div> <div>IDN</div> <div>IDENTITY</div> </div> <div> <div>INT</div> <div>INTERIOR</div> </div> <div> <div>INSUL</div> <div>INSULATION</div> </div> <div> <div>J</div> <div>JANITOR</div> </div> <div> <div>JST</div> <div>JOIST</div> </div> <div> <div>K</div> <div>KNOCK-DOWN METAL FRAME</div> </div> <div> <div>L</div> <div>LAVATORY</div> </div> <div> <div>LAM</div> <div>LAMINATE(D)</div> </div> <div> <div>LAV</div> <div>LAVATORY</div> </div> <div> <div>M</div> <div>MATERIAL</div> </div> <div> <div>MAX</div> <div>MAXIMUM</div> </div> <div> <div>MB</div> <div>MACHINE BOLT</div> </div> <div> <div>MECH</div> <div>MECHANICAL</div> </div> <div> <div>MED</div> <div>MEDIUM</div> </div> <div> <div>MEP</div> <div>MECH, ELEC, PLUMBING</div> </div> <div> <div>MID</div> <div>MIDDLE</div> </div> <div> <div>MTL</div> <div>METAL</div> </div> <div> <div>MFR</div> <div>MANUFACTURER</div> </div> <div> <div>MIN</div> <div>MINIMUM</div> </div> <div> <div>MIR</div> <div>MIRROR</div> </div> <div> <div>MISC</div> <div>MISCELLANEOUS</div> </div> <div> <div>mm</div> <div>MILLIMETER</div> </div> <div> <div>MO</div> <div>MASONRY OPENING</div> </div> <div> <div>MR</div> <div>MOISTURE RESISTANT</div> </div> <div> <div>MTD</div> <div>MOUNTED</div> </div> <div> <div>MUL</div> <div>MULLION</div> </div> <div> <div>N</div> <div>NUMBER</div> </div> <div> <div>NO.</div> <div>NEW</div> </div> <div> <div>(N)</div> <div>NORTH</div> </div> <div> <div>N</div> <div>NORTH</div> </div> <div> <div>NFV</div> <div>NET FREE VENTING</div> </div> <div> <div>N.I.C.</div> <div>NOT IN CONTRACT</div> </div> <div> <div>NTS</div> <div>NOT TO SCALE</div> </div> <div> <div>O</div> <div>OVERALL</div> </div> <div> <div>OA</div> <div>ON CENTER</div> </div> <div> <div>O.D.</div> <div>OUTSIDE DIAMETER</div> </div> <div> <div>OH</div> <div>OPPOSITE HAND</div> </div> <div> <div>OPNG</div> <div>OPENING</div> </div> <div> <div>OJ</div> <div>OVER</div> </div> <div> <div>P</div> <div>POURED-IN-PLACE</div> </div> <div> <div>PR</div> <div>PAIR</div> </div> <div> <div>PERF</div> <div>PERFORATED</div> </div> <div> <div>PL</div> <div>PLATE</div> </div> <div> <div>PLAM</div> <div>PLASTIC LAMINATE</div> </div> <div> <div>PLAS</div> <div>PLASTER</div> </div> <div> <div>PLYWD</div> <div>PLYWOOD</div> </div> <div> <div>PMF</div> <div>PRESSED METAL FRAME</div> </div> <div> <div>P-T</div> <div>PRESSURE TREATED</div> </div> <div> <div>Q</div> <div>QUARTER</div> </div> <div> <div>QTR</div> <div>QUANTITY</div> </div> <div> <div>R</div> <div>RENOVATED</div> </div> <div> <div>(R)</div> <div>RADIUS</div> </div> <div> <div>R</div> <div>ROOF DRAIN</div> </div> <div> <div>RD</div> <div>ROUGH OPENING</div> </div> <div> <div>RM</div> <div>ROOM</div> </div> <div> <div>REF</div> <div>REFERENCE</div> </div> <div> <div>REFG</div> <div>REFRIGERATOR</div> </div> <div> <div>REQ'D</div> <div>REQUIRED</div> </div> <div> <div>RHWS</div> <div>ROUND HEAD WOOD SCREW</div> </div> <div> <div>R.O.W.</div> <div>RIGHT OF WAY</div> </div> <div> <div>S</div> <div>SOUTH</div> </div> <div> <div>S</div> <div>SOLID CORE</div> </div> <div> <div>SCHD</div> <div>SCHEDULE</div> </div> <div> <div>SF</div> <div>SQUARE FEET</div> </div> <div> <div>SI</div> <div>SQUARE INCHES</div> </div> <div> <div>SHT</div> <div>SHEET</div> </div> <div> <div>SHTG</div> <div>SHEATHING</div> </div> <div> <div>SIM</div> <div>SIMILAR</div> </div> <div> <div>SO</div> <div>SQUARE</div> </div> <div> <div>SMS</div> <div>SHEET METAL SCREW</div> </div> <div> <div>SS</div> <div>STAINLESS STEEL</div> </div> <div> <div>STAG</div> <div>STAGGERED</div> </div> <div> <div>STD</div> <div>STANDARD</div> </div> <div> <div>STL</div> <div>STEEL</div> </div> <div> <div>STOR</div> <div>STORAGE</div> </div> <div> <div>SUSP</div> <div>SUSPEND(ED)</div> </div> <div> <div>SYM</div> <div>SYMMETRICAL</div> </div> <div> <div>T</div> <div>TOP AND BOTTOM</div> </div> <div> <div>T&B</div> <div>TONGUE AND GROOVE</div> </div> <div> <div>T&G</div> <div>TEMPORARY</div> </div> <div> <div>THK</div> <div>THICK</div> </div> <div> <div>T.P.</div> <div>TUBE STEEL</div> </div> <div> <div>TYP</div> <div>TYPICAL</div> </div> <div> <div>(T)</div> <div>TEMPERED GLAZING</div> </div> <div> <div>U</div> <div>UNLESS NOTED OTHERWISE</div> </div> <div> <div>U.N.O.</div> <div>UNLESS NOTED OTHERWISE</div> </div> <div> <div>UR</div> <div>URINAL</div> </div> <div> <div>V</div> <div>VABOR BARRIER</div> </div> <div> <div>VAR</div> <div>VARIES</div> </div> <div> <div>VCT</div> <div>VINYL COMPOSITION TILE</div> </div> <div> <div>VERT</div> <div>VERTICAL</div> </div> <div> <div>V.N.R.</div> <div>VENT THRU ROOF</div> </div> <div> <div>W</div> <div>WEST</div> </div> <div> <div>W</div> <div>WITH</div> </div> <div> <div>W/O</div> <div>WITHOUT</div> </div> <div> <div>WC</div> <div>WATER CLOSET</div> </div> <div> <div>WD</div> <div>WOOD</div> </div> <div> <div>WP</div> <div>WATER PROOF</div> </div> <div> <div>Y</div> <div>YEAR</div> </div> <div> <div>YR</div> <div>YEAR</div> </div> </div> <div> <div> <div>FULL SECTION</div> <div> <div>1</div> <div>A0.0</div> </div> <div> <div>1</div> <div>A0.0</div> </div> </div> <div> <div> <div>PARTIAL SECTION</div> <div> <div>1</div> <div>A0.0</div> </div> </div> <div> <div> <div>DETAIL CUT</div> <div> <div>1</div> <div>A0.0</div> </div> </div> <div> <div> <div>INTERIOR ELEV</div> <div> <div>A</div> <div>—</div> <div>B</div> </div> <div> <div>D</div> <div>—</div> <div>C</div> </div> </div> </div> <div> <div>ROOM TAG</div> <div> <div>NAME</div> <div>ROOM #</div> </div> </div> <div> <div>ELEV. MARKER</div> <div> <div>10'-0"</div> <div>ELEMENT</div> </div> </div> <div> <div>MISC. SYMBOLS</div> <div> <div>①</div> <div>DOOR SYMBOL</div> </div> <div> <div>Ⓐ</div> <div>WINDOW SYMBOL</div> </div> <div> <div>Ⓐ</div> <div>MATERIAL SYMBOL</div> </div> <div> <div>Ⓐ</div> <div>KEYNOTE</div> </div> <div> <div>⚠</div> <div>REVISION</div> </div> </div> </div> <div> <div> <div>APPLICABLE CODES:</div> <div> <div>2022 CALIFORNIA BUILDING CODE (C.B.C.)</div> <div>2022 CALIFORNIA MECHANICAL CODE (C.M.C.)</div> <div>2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)</div> <div>2022 CALIFORNIA PLUMBING CODE (C.P.C.)</div> <div>2022 CALIFORNIA FIRE CODE (C.F.C.)</div> <div>2022 CALIFORNIA GREEN BUILDING CODES</div> <div>2022 CALIFORNIA ENERGY CODE</div> </div> </div> <div> <div>TENANT AREA:</div> <div>3,206 SF</div> </div> <div> <div>C.B.C. CHAPTER 3 OCCUPANCY GROUP:</div> <div>B</div> </div> <div> <div>C.B.C. CHAPTER 6 CONSTRUCTION TYPE:</div> <div>V-B</div> </div> <div> <div>FIRE SPRINKLERS:</div> <div>YES PER NFPA 13</div> </div> <div> <div>C.B.C. CHAPTER 5 OCCUPANCY SEPARATION:</div> <div>NON-SEPARATED</div> </div> <div> <div>C.B.C. TABLE 504.4 ALLOWABLE STORIES (B):</div> <div>EXISTING TO REMAIN</div> </div> <div> <div>C.B.C. TABLE 506.2 ALLOWABLE AREA (B):</div> <div>EXISTING TO REMAIN</div> </div> <div> <div>CODE NOTES:</div> <div>1. —</div> </div> </div> <div> <div>APPLICABLE CODES:</div> <div>CITY OF BREA MUNICIPAL CODE</div> </div> <div> <div>PROPERTY ADDRESS:</div> <div>710 N BREA BLVD, SUITE E</div> <div>BREA, CA 92821</div> </div> <div> <div>ASSESSOR'S PARCEL NO:</div> <div>319-170-11</div> </div> <div> <div>TRACT NO:</div> <div>—</div> </div> <div> <div>ZONE:</div> <div>C-G GENERAL COMMERCIAL</div> </div> <div> <div>TOTAL SITE AREA:</div> <div>33,997 SF</div> </div> <div> <div>REQUIRED SETBACKS:</div> <div>NOT APPLICABLE</div> </div> <div> <div>MAX ALLOWABLE HEIGHT:</div> <div>NOT APPLICABLE</div> </div> <div> <div>ALLOWABLE STORIES:</div> <div>NOT APPLICABLE</div> </div> <div> <div>PARKING SPACES REQUIRED:</div> <div>EXISTING PARKING, 55 STALLS</div> </div> <div> <div>REQ'D SPACES FOR SUTE E:</div> <div> <div>3,206/1,000 = 3.206</div> <div>3,206 X 5.5 = 17.63</div> <div>= 18 STALLS</div> </div> </div> <div> <div>REQ'D ACCESSIBLE SPACES (CBC 11B-208.2):</div> <div>1 FOR SUITE E</div> </div> </div> <div> <div>Project Contacts</div> <div> <div>Owner</div> <div>DAVID MARSHBURN</div> <div>1341 PORPENOE RD.</div> <div>LA HABRA HEIGHTS, CA 90631</div> <div>PH: 562-857-5739</div> </div> <div> <div>Architect</div> <div>OLDHAM ARCHITECTS</div> <div>680 LANGSDORF DRIVE #202B</div> <div>FULLERTON, CALIFORNIA 92831</div> <div>PH: 714-482-8296</div> <div>CONTACT: RYAN OLDHAM</div> </div> </div> <div> <div>Tenant</div> <div>WILLIAM R. COWAN</div> <div>PACIFIC PAWS ANIMAL HOSPITAL</div> <div>710 N BREA BLVD, SUITE E</div> <div>BREA, CA 92821</div> <div>PH: 909-556-3166</div> </div> <div> <div>Government Jurisdiction</div> <div>CITY OF BREA</div> <div>1 CIVIC CENTER DRIVE</div> <div>BREA, CA 92821</div> <div>PH: 714-671-4406</div> </div> <div> <div>Description of Work</div> <div> <div>CONDITIONAL USE PERMIT FOR NEW 3,206 SF VETERINARY CLINIC:</div> <div>THIS REQUEST IS FOR A CONDITIONAL USE PERMIT FOR 710 N. BREA BLVD. UNIT E. PREVIOUSLY A DENTIST OFFICE, WE WOULD LIKE TO CONVERT IT TO AN ANIMAL HOSPITAL. THE OVERALL FLOOR PLAN WILL NOT CHANGE. NEW FLOORING, PATCHING THE WALLS, FRESH PAINT AND INSTALLING NEW EXAM AND TREATMENT TABLES AND EQUIPMENT WILL ALL BE HANDLED BY A LICENSED CONTRACTOR. ONCE WE RECEIVE CITY APPROVAL, A NEW SIGN WILL ALSO BE INSTALLED ABOVE THE FRONT DOOR OF THE UNIT.</div> <div>THE HOSPITAL WILL OFFER A FULL RANGE OF SMALL ANIMAL CARE INCLUDING WELLNESS AND SICK PATIENT CARE, INTERNAL MEDICINE, DERMATOLOGY, SOFT TISSUE AND ORTHOPEDIC SURGERY, DENTISTRY, RADIOLOGY, ULTRASOUND AND DIAGNOSTIC SERVICES. THE HOURS OF OPERATION WILL BE MONDAY THROUGH FRIDAY 8AM TO 6 PM AND SATURDAYS 8AM TO 5PM, CLOSED ON SUNDAYS AND HOLIDAYS.</div> <div>WE EXPECT TO START WITH 10-12 EMPLOYEES WITH ONLY 7 ON LOCATION AT A TIME. AS THE BUSINESS GROWS, WE PLAN TO HAVE A TOTAL OF ABOUT 20 FULL- AND PART-TIME EMPLOYEES, WITH 11 TO 12 EMPLOYEES ON LOCATION EACH DAY.</div> <div>*** ALL PROPOSED WORK TO BE TROUGH SEPARATE BUILDING PERMIT SUBMITTAL.</div> </div> </div> <div> <div>Vicinity Map</div> <div> </div> </div> <div> <div>Plot Plan</div> <div> </div> <div> <div>Scale: 1/16" = 1'-0"</div> <div>1</div> </div> </div> </div>			



Conditional Use Permit
Pacific Paws Animal Hospital
710 N Brea Blvd, Suite E, Brea, CA 92821

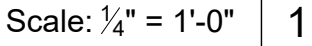
[illegible]

A0.0

Project Information

Plot Plan

Pacific Paws Vet



Scale: $\frac{1}{4}" = 1'-0"$ | 1

1. ALL DOORS SHALL BE 3'-0" X 6'-8" MINIMUM AND PROVIDE A 32" CLEAR OPENING IN ANY POSITION OF DOOR SWING, BUT IN NO CASE SHALL ANY SWINGING DOOR LEAF EXCEED 48". CBC 1008.1.1.
2. DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE OR HAZARDOUS ROOMS/ AREAS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL. CBC 1008.1.2.
3. EXIT SIGNS ARE REQUIRED WHEN 2 OR MORE EXITS ARE REQUIRED. CBC 1011.1.
4. PLACEMENT OF EXIT SIGNS SO THAT NO POINT WITHIN THE CORRIDOR SHALL BE MORE THAN 100' FROM THE NEAREST VISIBLE EXIT SIGN.
5. EXIT SIGN SHALL BE INTERNALLY & EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL CONNECTED TO EMERGENCY POWER SOURCE OR EQUIPPED WITH SELF-CONTAINED BATTERY PACK PROVIDING 90 MINUTE OF CONTINUOUS POWER.
6. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED WITH 5-FOOT-CANDLES. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND WILL BE CONNECTED TO THE BUILDING POWER AND EMERGENCY POWER SOURCE PROVIDING 90 MINUTES OF ILLUMINATION IN CASE OF PRIMARY POWER LOSS.
7. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND CEC SECTION 2702.
8. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE CBC 1008.1.8.3 FOR EXCEPTIONS.
9. DOOR HANDLES, LOCK, AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM 34" AND A MAX 38" ABOVE THE FINISHED FLOOR.
10. ALL EGRESS DOORS SHALL HAVE A SIGN POSTED ABOVE THE FRAME IN 1" CONTRASTING LETTERS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
11. ALL EGRESS DOORS SHALL COMPLY WITH SECTION CBC 1008.1.9 - 1008.1.9.7.
12. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
13. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
14. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
 - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
 - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
 - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN CBC SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
 - e. EXTERIOR LANDINGS, AS REQUIRED BY CBC SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
15. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
16. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
17. TACTICAL SIGNAGE (BRAILLE INCLUDED) COMPLYING WITH CBC § 1117B.5.1, ITEM 1, SHALL BE PROVIDED. CBC 1011.3:
 - a. AT INTERIOR EXIT ACCESS OF ROOMS WHERE EXIT SIGNS ARE REQUIRED (ROOMS/SPACES WHERE 2 EXITS ARE REQUIRED) PER CBC § 1011: SIGN TO READ "EXIT ROUTE".
 - b. AT EXIT DOORS THAT LEADS DIRECTLY TO GRADE BY MEANS OF AN EXIT PASSAGEWAY: SIGN TO READ "EXIT ROUTE".
 - c. AT EXIT DOOR THROUGH A HORIZONTAL EXIT: SIGN TO READ "TO EXIT".
18. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNTEXTURED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. CBC § 1133B.2.6, FIG 11B-29.
19. MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBF. CBC § 1133B.2.5.1.
20. WHEN THE DOOR HAS A CLOSER, THEN SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR. CBC 1133B.2.5.1.
21. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. CBC § 1133B.2.5.2.
22. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. CBC 1133B.2.5.2.

1. ROOM TITLE DESIGNATIONS ON PLAN ARE AS FOLLOWS:

(E) = EXISTING SPACE TO REMAIN / NOT IN SCOPE
(R) = EXISTING SPACE TO BE RENOVATED
(N) = NEW ROOM TO BE CREATED

2. ALL 2X4 WALLS ARE GRAPHICALLY DRAWN 4 1/2" WIDE, 2X6 WALLS AT 6 1/2" WIDE. ALL DIMENSIONS ARE SHOWN TO FACE OF DRYWALL/SHEATHING UNLESS NOTED OTHERWISE.

MINIMUM CLEAR EGRESS WIDTH:

HALLWAYS: 36" MIN. (120 OCCUPANTS)
STAIRWAYS: 44" MIN. (202 OCCUPANTS)
DOORWAYS: 32" MIN. (106 OCCUPANTS)

TRAVEL DISTANCE:

ALLOWABLE FOR SPRINKLED BUILDINGS = 150 FEET

ACTUAL TRAVEL DISTANCE = LESS THAN 100' ALL AREAS

TOTAL OCCUPANT LOAD = 337 (W/ASSEMBLY IN USE)
38 (W/O ASSEMBLY IN USE)

△
TERS = LOCATION OF TACTILE 'EXIT ROUTE' SIGN, MOUNT 60" A.F.F.

△
TES = LOCATION OF TACTILE 'EXIT' SIGN, MOUNT 60" A.F.F.

△
AES = LOCATION OF ACCESSIBLE ENTRANCE SIGN, MOUNT 60" A.F.F.

△
RWS = LOCATION OF RESTROOM WALL SIGN, MOUNT 60" A.F.F.

△
OLS = LOCATION OF OCCUPANT LOAD SIGN

● FE LOCATION OF FIRE EXTINGUISHER IN RECESSED GLASS CASE. MOUNT 42" A.F.F. TO MIDDLE OF CASE. CONFIRM LOCATION WITH FIRE DEPT. PRIOR TO INSTALL.

⊗ LOCATION OF ILLUMINATED EXIT SIGN PER CODE REQUIREMENTS.

—

ROOM NAME

AREA OF SPACE (SF)

NAME	
100	10
10	1

OCC. LOAD FACTOR
(C.B.C. TABLE 1004.1.1)

NO. OF OCCUPANTS
(OCCUPANT LOAD)

NO. OF EXITS REQ'D
(C.B.C. TABLE 1015.1)

NO. OF OCCUPANTS

PATH/DIRECTION OF TRAVEL

WALL TYPES:

== == == == EXISTING WALL OR ITEM TO BE REMOVED

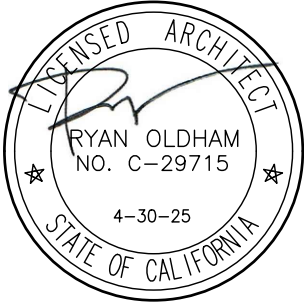
===== EXISTING WALL TO REMAIN

===== NEW WALL LOCATION

WINDOW & DOOR SIZES ARE IN WIDTH X HEIGHT: XXXX = FT. & INCHES
X FT. & INCHES. EXAMPLE: 3046 = 3'-0"W X 4'-6"H

SIZE (WxH)
OPENING TYPE
3046CS(T) — ADDITIONAL INFO
.XX/.XX — U-VALUE/SHGC

(R) = REPLACEMENT IN EXISTING FRAMED OPENING
(E) = EXISTING TO REMAIN
(N) = NEW IN NEW FRAMED OPENING
FX = FIXED
SH = SINGLE HUNG
SL = SLIDER
CS = CASEMENT
DCS = DOUBLE CASEMENT
AW = AWNING
MF = MULTI-FOLDING
OG = OBSCURE GLAZING
(T) = TEMPERED SAFETY GLAZING
X/X = U-VALUE / SHGC (FROM T24 CALCS)
(EW) = EGRESS WINDOW (PROVIDES 20"W X 24"H CLEAR OPENING)



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Conditional Use Permit
Pacific Paws Animal Hospital
710 N Brea Blvd, Suite E, Brea, CA 92821


PROJECT No.: 24020

DRAWN: _____ LH

CHECK: _____ RO _____

ISSUE:

04.25.24 CUP SUBMITTAL #2



ΛΟ 1

A2.1

Floor Plan / Egress Path

Pacific Paws Vet



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: (Print or Type)

Name of Proposed Project: Pacific Paws Animal Hospital

Location of Project (Address Required):
710 N. Brea Blvd. Brea, CA 92821

Legal Description of Project Location (Assessor's Parcel No.):
319-170-11

APPLICANT INFORMATION:

Applicant's Name: William R Cowan

Phone: 909-556-3166

Email: PPAHospital@gmail.com

Address: 31282 Moss St.

City: Mentone

State: CA

Zip Code: 92359

PROJECT CONTACT PERSON: (If Different)

Contact Person: Same

Phone:

Email:

PROJECT INFORMATION: (Print or Type)

Zoning Designation: C-G

General Plan Designation: N/A

Existing Use: Dental Office

Proposed Use: Animal Hospital

Type of Development:

☐ Residential

☒ Commercial

☐ Industrial

☐ Mixed-Use

Lot Size (square feet): 33,997 sf

Lot Width: 170'

Lot Depth: 200'

Existing Floor Area (square feet): 3,206

Existing FAR: No change

Existing Lot Coverage: No change

STAFF USE ONLY

Accela Record Number: **PLN-2024-00015**

Project Manager: **Graham Bultema**

Entitlement File Number(s): **CUP 2024-01**

Related Files:

SUBMITTAL INFO:

Date Time Received: **3/12/24**

Received by: **GB**

Deposit Received: **\$2,000**



PROJECT INFORMATION: *(Continued)*

Proposed Floor Area (square feet): 3,206 Proposed FAR: No change Proposed Lot Coverage: No change

Proposed No. of Stories: 1

Proposed Building Height: No change

Existing Parking Stalls: 55

Proposed Parking Stalls: 55

Project Description: The project description should include a detailed description of demolition, on-site 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

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Community | <input type="checkbox"/> Historic Designation |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Precise Development Plan | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Temporary Trailer | <input type="checkbox"/> Zone Variance |
| <input type="checkbox"/> Certificate of Compatibility | <input type="checkbox"/> Other _____ | |

Administrative/Community Development Director

- | | | |
|---|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Administrative Remedy | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Tree Removal (see pg. 9) | | |

PROPERTY OWNER INFORMATION & AUTHORIZATION

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

Legal Owner's Name: David Marshburn

Company Name: Central Brea Partners, LLC

Email: zoofster@netscape.net

Phone: (562) 857-5739

Address: 1341 Porpenoe Rd.

City: La Habra Heights

State: CA

Zip Code: 90631

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: David Marshburn Date: 3/11/2024
(Signature)

By: David Marshburn See attached authorization
(Printed Name)

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

Name(s): Ryan Oldham

Email: ryan@oldham-architects.com Phone: 714-482-8296

Address: 680 Langsdorf Drive #202B

City: Fullerton

State: CA

Zip Code: 92831

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: Ryan Oldham Date: Mar 10, 2024
(Signature)

By: Ryan Oldham
(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: Pacific Paws Animal Hospital Inc.

Address: 14041 Elsworth St.

City: Moreno Valley

Zip Code: 92553

Email: PPAHospital@gmail.com

Phone: 909-556-3166

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.

William R Cowan
Trust Account Owner's Signature

03/11/2024
Date

William R Cowan
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, William R Cowan, on behalf of Pacific Paws Animal Hospital 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.

William R Cowan
Applicant's Signature

03/11/2024
Date

Staff Use Only

ACCELA RECORD NUMBER: TRUST ACCOUNT NUMBER:

CITY OF BREAnotice of public hearing

ATTACHMENT H

CITY OF BREAnotice of public hearing

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2024-01: REQUEST TO ALLOW ESTABLISHMENT OF AN ANIMAL HOSPITAL WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 710 NORTH BREA BOULEVARD, SUITE E.

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, June 11, 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, William R. Cowan on behalf of Pacific Paws Animal Hospital, is requesting Conditional Use Permit No. 2024-01 to allow establishment of an animal hospital within an existing 3,206 square foot commercial tenant suite.

LOCATION: The project site is located in the Brea Center shopping center, at 710 North Brea Boulevard, Suite E. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of General Commercial (C-G) with a Precise Development (PD) Overlay.

ENVIRONMENTAL: The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1).

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

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

COMMUNITY DEVELOPMENT DEPARTMENT


Joanne Hwang, AICP, City Planner

AREA MAP





CEQA NOTICE OF EXEMPTION

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

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

PROJECT TITLE/CASE NO.:

CONDITIONAL USE PERMIT NO. 2024-01, TO ALLOW ESTABLISHMENT OF AN ANIMAL HOSPITAL WITHIN AN EXISTING COMMERCIAL BUILDING.

PROJECT LOCATION:

710 North Brea Boulevard, Suite E, Brea CA 92821

PROJECT DESCRIPTION:

A Conditional Use Permit to allow an animal hospital within an existing commercial tenant suite at the Brea Center shopping center.

Name of Public Agency Approving Project:

City of Brea

Project Applicant & Address:

William R. Cowan
Pacific Paws Animal Hospital
31282 Moss Street,
Mentone, CA 92359

Exempt Status: (Check one)

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

Reason why project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project proposes an animal hospital within an existing commercial building and interior tenant improvements to facilitate such use. The Project proposes no expansion or modifications to the exterior of the existing building.

Jason Killebrew, Community Development Director

Date



City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group
Tuesday, June 11, 2024, 6:00 PM	ADMINISTRATIVE ITEMS Item: 7B

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated May 31, 2024 (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Planning Update - Updated 05.31.2024.pdf](#)

City of Brea

Project Updates

May 31, 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	Loading Dock Addition	750 Challenger Street
7	South Brea Townhomes	685 S. Brea Boulevard
8	Light Industrial Building	Northwest corner of Nasa Street and Surveyor Avenue
9	New warehouse building (Preliminary Plan Review)	3350 E. Birch Street
10	New Industrial Building	424 Berry Way
11	Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
12	Pacific Paws animal hospital	710 N. Brea Blvd
13	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
14	Brea Plaza Apartments	1639 E. Imperial Highway
15	Greenbriar residential development	1698-1700 Greenbriar Lane
16	New residential development (Preliminary Plan Review)	112 Bracken Street
17	Urban Lot Split (Preliminary Plan Review)	125 E. Olinda Place
18	Imperial Mariner parking reduction	915, 955, 975 W. Imperial Hwy
19	Bruxie's on-site alcohol	215 W. Birch Street

• **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	Brea Regional Animal Hospital	2500 E. Imperial Highway, Suite 200
5	Brea 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
6	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
7	Accessory Dwelling Unit	527 E. Elm Street
8	Industrial Building	2727 E. Imperial Highway
9	Brea Mall Mixed Use Project	100 Brea Mall Road
10	Gaslight Square Redevelopment	255 E. Imperial Highway
11	Southlands Church Fence Height	2950 E. Imperial Highway
12	Boiling Crab – Outdoor Patio	120 S. Brea Boulevard #106
13	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
14	Boiling Crab – On-site Alcohol	120 S. Brea Boulevard
15	Smart Parke Pet Daycare	835 E. Birch Street
16	Brea Place Sign Program Amendment	100-145 S. State College Boulevard
17	Wireless Co-location	145 S. State College Boulevard
18	Ulta Façade Modification	2395 E. Imperial Highway
19	California Spine Institute	721 E. Imperial Highway
20	Medical Use Parking Modification	330 E. Lambert Road
21	Macallans Public House – Expansion of On-Site Alcohol and New Outdoor Patios	330 W. Birch Street, Suite 1
22	Dr. Squatch Fence Height	114 N. Berry Street
23	Super Juicy Dumpling – On-Site Alcohol	2445 E. Imperial Highway #A
24	Wireless Modification	185 E. Alder Street
25	Smoke & Char (formerly Corazon Modern Kitchen) – Expansion of On-Site Alcohol	120 S. Brea Boulevard #106
26	New Wireless Facility	724 N. Brea Boulevard
27	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway

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

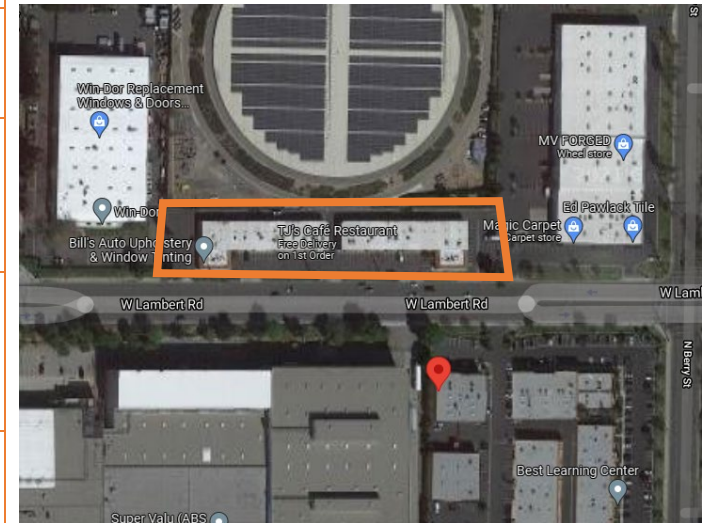
N/A

In-Process/Review

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

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

PROJECT MAP:



AMAZON FACILITY (MAP ID: 2)

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

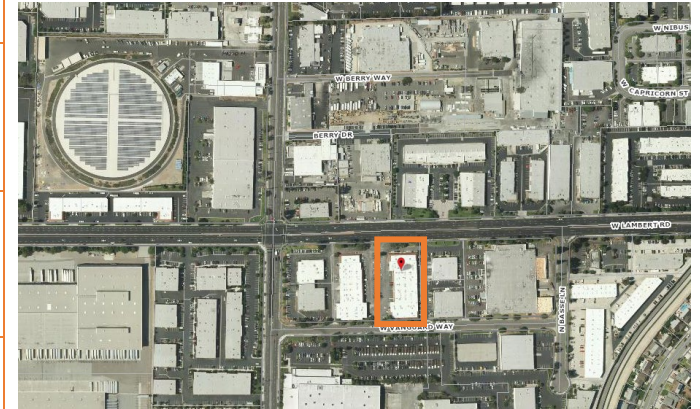
PROJECT MAP:



PET AQUAMATION BUSINESS (MAP ID: 3)

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

PROJECT MAP:



AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 4)

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

PROJECT MAP:

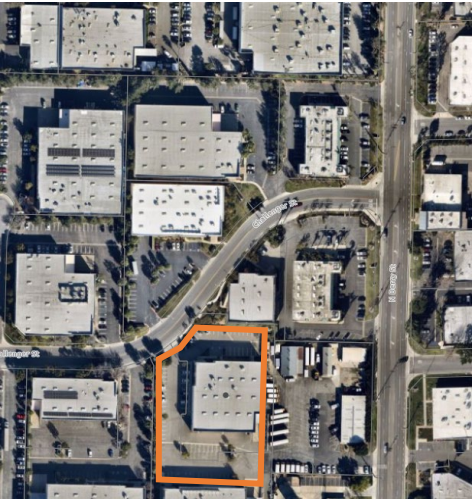


ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 5)

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

PROJECT MAP:



LOADING DOCK ADDITION (MAP ID: 6)		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR 2023-05; ACCELA No: PLN-2023-00031 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-223-19 750 Challenger Street 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to add a secondary loading dock and restripe parking stalls. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Esther Yang 	
Application submittal Date:	<ul style="list-style-type: none"> April 27, 2023 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

SOUTH BREA TOWNHOMES (MAP ID: 7)

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

PROJECT MAP:



LIGHT INDUSTRIAL BUILDING (MAP ID: 8)

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

PROJECT MAP:



NEW WAREHOUSE BUILDING (MAP ID: 9)

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

PROJECT MAP:



NEW INDUSTRIAL BUILDING (MAP ID: 10)

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

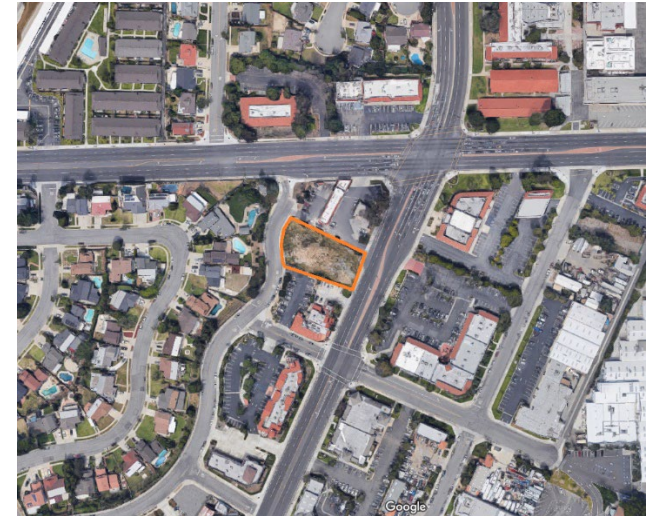
PROJECT MAP:

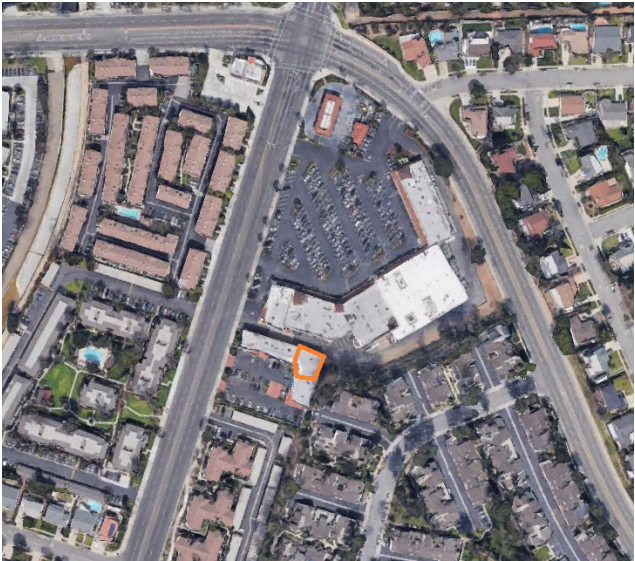


AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 11)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01; ACCELA No: PLN-2024-00014
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-301-02 323 N. Brea Blvd.
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units.
Project Planner:	<ul style="list-style-type: none"> Marie Dao, Senior Management Analyst (maried@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Tish Kelly of Jamboree Housing Corp.
Application submittal Date:	<ul style="list-style-type: none"> March 12, 2024
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on August 10, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.

PROJECT MAP:



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

IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 13)

Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> TPM No. 2022-179; ACCELA No: PLN-20224-00016
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-342-05 and 296-114-01 915, 955, 975 W. Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to subdivide the existing property into four parcels.
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> James McGrade of Imperial Mariner, LLC
Application submittal Date:	<ul style="list-style-type: none"> March 19, 2024
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



BREA PLAZA APARTMENTS (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change and Precise Development
Project No.:	<ul style="list-style-type: none"> GPA 2024-01, ZC 2024-01, PD 2024-01; ACCELA No: PLN-2024-00017
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 East Imperial Highway
Project Description:	<ul style="list-style-type: none"> The applicant is proposing 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.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen of AO
Application submittal Date:	<ul style="list-style-type: none"> March 19, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant.

PROJECT MAP:



GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 15)

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

PROJECT MAP:



NEW RESIDENTIAL DEVELOPMENT (MAP ID: 16)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-02; ACCELA No: PLN-2024-00018
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-332-17 112 Bracken Street
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Eric Gonsalves of The Cirrus Company, LLC
Application submittal Date:	<ul style="list-style-type: none"> March 26, 2024
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on August 25, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.

PROJECT MAP:



URBAN LOT SPLIT – PRELIMINARY PLAN REVIEW (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-03; ACCELA No: PLN-2024-00021
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 315-051-03 125 E Olinda Place
Project Description:	<ul style="list-style-type: none"> 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.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Jordan Byers
Application submittal Date:	<ul style="list-style-type: none"> April 9, 2024
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on May 9, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.

PROJECT MAP:



IMPERIAL MARINER PARKING REDUCTION (MAP ID: 18)

Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2024-02; ACCELA No: PLN-2024-00028
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-342-05 and 296-114-01 915, 955, 975 W. Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The applicant is requesting 10% reduction in the required parking for the existing office/medical complex to accommodate additional medical office uses
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> James McGrade of Imperial Mariner, LLC
Application submittal Date:	<ul style="list-style-type: none"> May 23, 2024
Current Status:	<ul style="list-style-type: none"> Under Review

PROJECT MAP:



BRUXIE ON-SITE ALCOHOL (MAP ID: 19)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-01; ACCELA No: PLN-2024-00029
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-632-27 215 W. Birch Street
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to serve beer and wine at the existing restaurant (Bruxie)
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Kelly Bullarney of Bruxie
Application submittal Date:	<ul style="list-style-type: none"> May 28, 2024
Current Status:	<ul style="list-style-type: none"> Under review.

PROJECT MAP:



Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)

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

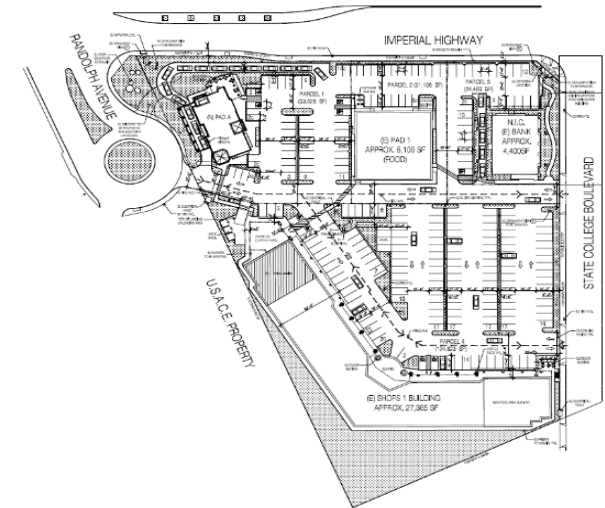
RENDERING:



BREA IMPERIAL CENTER (Map ID: 2)

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

PROJECT MAP:



TRANSWESTERN (MAP ID: 3)

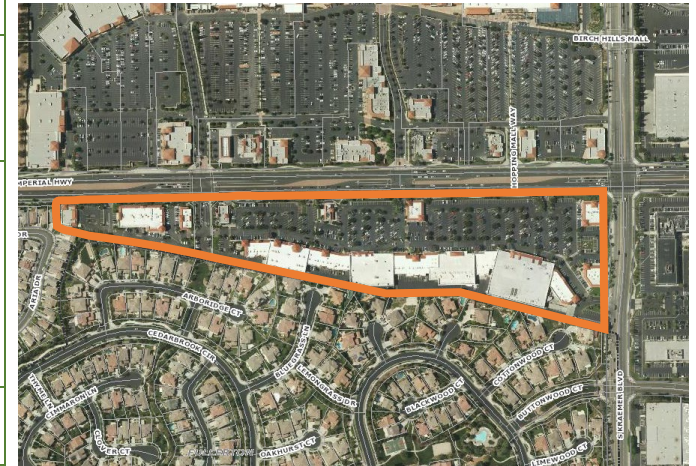
Case Type:	<ul style="list-style-type: none"> Precise Development, Mitigated Negative Declaration, Conditional Use Permit, Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> PD No. 21-01; MND No. 21-01, CUP 21-08, TPM 2021-140; ACCELA No. PLN-2021-00007
Project Location:	<ul style="list-style-type: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

PROJECT MAP:



BREA REGIONAL ANIMAL HOSPITAL (MAP ID: 4)	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-02; ACCELA No. PLN 2022-00010
Project Location:	<ul style="list-style-type: none"> 2500 E. Imperial Highway, Unit 200 Assessor's Parcel Number (APN): 336-541-30
Project Description:	<ul style="list-style-type: none"> The project establishes an animal hospital with no changes to the exterior of the building and no building expansion
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Richard Wright
Approval Dates:	<ul style="list-style-type: none"> Approved by Planning Commission on June 28, 2022.
Current Status:	<ul style="list-style-type: none"> Under construction

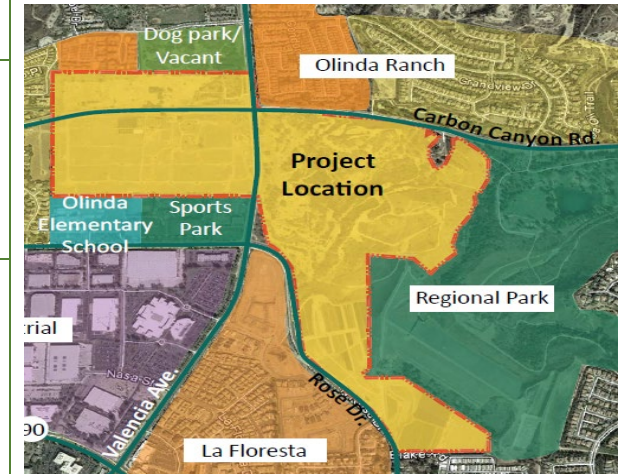
PROJECT MAP:



BREA 265 SPECIFIC PLAN (MAP ID 5)

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

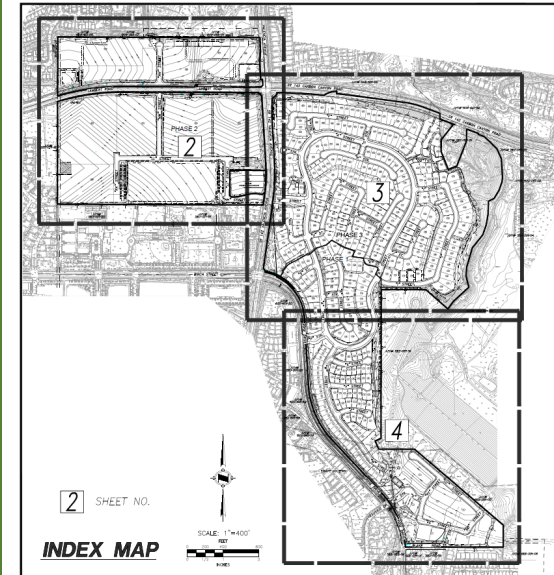
PROJECT MAP:



BREA 265 TENTATIVE TRACT MAP (MAP ID: 6)

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

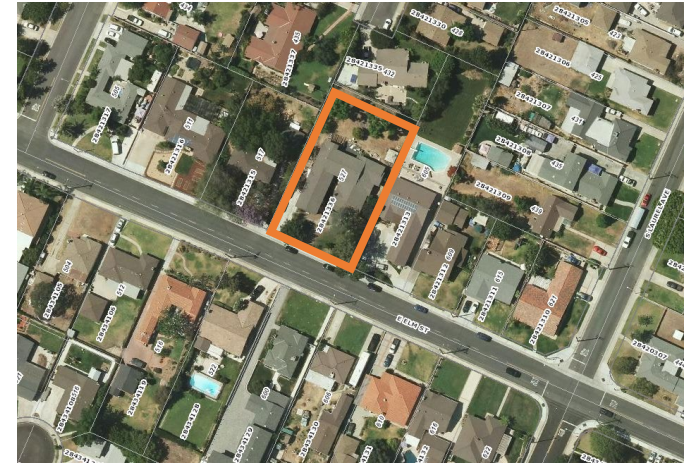
PROJECT MAP:



ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 7)

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

PROJECT MAP:



INDUSTRIAL BUILDING (MAP ID: 8)

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

PROJECT MAP:



BREA MALL MIXED USE PROJECT (MAP ID. 9)

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

PROJECT MAP:

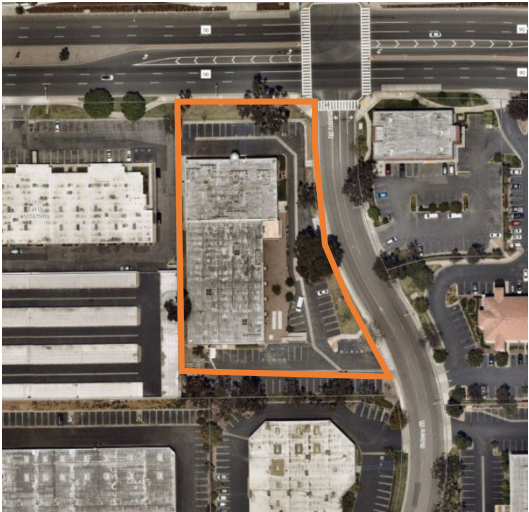


GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 10)

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

PROJECT MAP:



<i>SOUTHLANDS CHURCH FENCE HEIGHT (MAP ID: 11)</i>		
Case Type:	<ul style="list-style-type: none"> Administrative Adjustment 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> AR 2023-01; ACCELA No. PLN 2022-00027 	
Project Location:	<ul style="list-style-type: none"> 2950 E. Imperial Highway Assessor's Parcel Number (APN): 336-631-21 	
Project Description:	<ul style="list-style-type: none"> The Project increases the height of the fence along Imperial Highway from 30 inches to 42 inches. 	
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Southlands Church 	
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the application on February 1, 2023 	
Current Status	<ul style="list-style-type: none"> In building permit plan check process 	

BOILING CRAB OUTDOOR PATIO (MAP ID: 12)

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

PROJECT MAP:



BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 13)

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

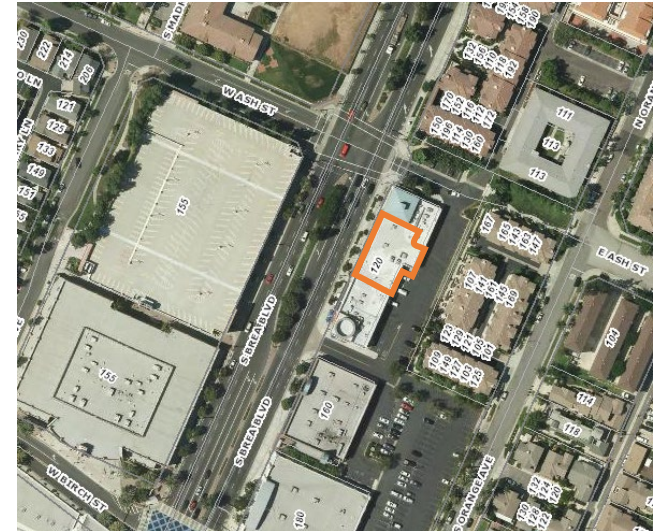
PROJECT MAP:



BOILING CRAB – ON-SITE ALCOHOL (MAP ID: 14)

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

PROJECT MAP:



SMARTE PARKE PET DAYCARE (MAP ID: 15)

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

PROJECT MAP:



BREA PLACE SIGN PROGRAM AMENDMENT (MAP ID: 16)

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

PROJECT MAP:



WIRELESS FACILITY CO-LOCATION (MAP ID: 17)

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

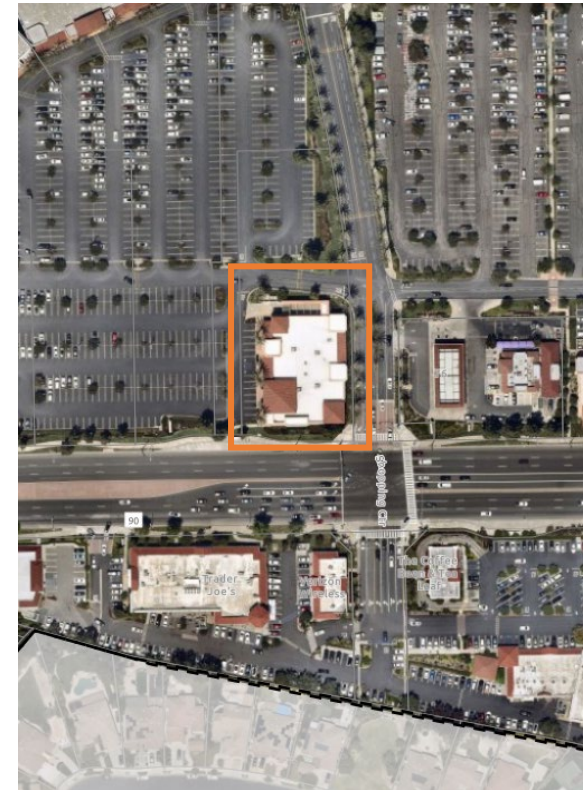
PROJECT MAP:



ULTA FAÇADE MODIFICATION (MAP ID: 18)

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

PROJECT MAP:



CALIFORNIA SPINE INSTITUTE (MAP ID: 19)

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

PROJECT MAP:




MEDICAL USE PARKING MODIFICATION (MAP ID: 20)

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

PROJECT MAP:



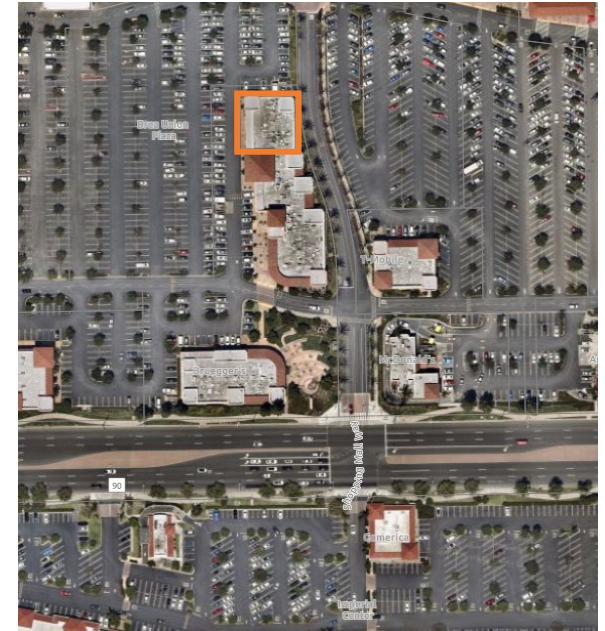
MACALLANS PUBLIC HOUSE – EXPANSION OF ON-SITE ALCOHOL AND NEW OUTDOOR PATIOS (MAP ID: 21)		
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit and Plan Review 	<p>PROJECT MAP:</p>
Project No.:	<ul style="list-style-type: none"> CUP 2023-12; PR 2023-12 ACCELA No: PLN-2023-00072 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-18 330 W. Birch Street, Suite 1 	
Project Description:	<ul style="list-style-type: none"> The project expands the on-site alcohol service to a new private dining space and construct two new outdoor patio areas. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Douglas Vincent 	
Approval Date	<ul style="list-style-type: none"> December 12, 2023 	
Current Status:	<ul style="list-style-type: none"> Under construction 	


<i>DR. SQUATCH FENCE HEIGHT (MAP ID: 22)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> AR No. 2024-01 ACCELA No: PLN-2024-00007 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-01 114 N. Berry Street 	
Project Description:	<ul style="list-style-type: none"> The project increases the height of a new screening fencing from 7 feet to 8 feet. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Christopher Clay 	
Approval Date	<ul style="list-style-type: none"> February 6, 2024 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

SUPER JUICY DUMPLING – ON-SITE ALCOHOL (MAP ID: 23)

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

PROJECT MAP:



<i>WIRELESS FACILITY MODIFICATION (MAP ID: 24)</i>		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR 2023-02; ACCELA No: PLN-2023-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-333-42 185 E. Alder 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Stephanie Rudolph 	
Approval Date	<ul style="list-style-type: none"> March 22, 2024 	
Current Status:	<ul style="list-style-type: none"> Pending submittal of a building permit application. 	


SMOKE & CHAR (FORMERLY CORAZON MODERN KITCHEN) – EXPANSION OF ON-SITE ALCOHOL (MAP ID: 25)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-09; ACCELA No: PLN-2023-00045
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-364-25 120 S. Brea Blvd #106
Project Description:	<ul style="list-style-type: none"> The project expands the on-site alcohol from beer and wine to full service, and into the patio area. Also includes Public Convenience or Necessity determination.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Robert Griffin
Approval Date	<ul style="list-style-type: none"> April 23, 2024
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



NEW WIRELESS FACILITY (MAP ID: 26)		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: PLN-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new roof mounted wireless facility for Dish Wireless. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Brian De La Ree of Butler America 	
Approval Date:	<ul style="list-style-type: none"> April 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

BREA PLAZA SIGN PROGRAM AMENDMENT (MAP ID: 26)		
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> CUP 2023-10; ACCELA No: PLN-2023-00054 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 East Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project amends the existing comprehensive sign program for Brea Plaza shopping center. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen 	
Approval Date:	<ul style="list-style-type: none"> May 14, 2024 	
Current Status:	<ul style="list-style-type: none"> Pending submittal of a building permit plan check 	

REPEALED/DENIED

(Within one year)

N/A