



Planning Commission Agenda

Tuesday, June 25, 2024, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

also via teleconference - 350 W Central Ave #455, Brea, CA 92821 and 625 E Dogwood Dr, Kuttawa, KY 42055

Joseph Covey, Chair

Melanie Schlotterbeck, Vice Chair

Tom Donini, Commissioner

Bill Madden, Commissioner

Blake Perez, Commissioner

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

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

Important Notice

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

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

1: CALL TO ORDER/ROLL CALL - COMMISSION

2: INVOCATION - Pastor Eddy Vera with Friends Community Church

3: PLEDGE OF ALLEGIANCE

4: MATTERS FROM THE AUDIENCE

5: CONSENT CALENDAR

5A. Approval of June 11, 2024 Planning Commission Meeting Minutes

- 1. Approve

6: PUBLIC HEARINGS

6A. Tentative Parcel Map No. 2022-179

A request to allow for the subdivision of two existing parcels into four parcels located at 915, 955, 975 West Imperial Highway and 950 Mariner Street.

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15); and,
- 2. Approve Tentative Parcel Map (TPM) No. 2022-179 to allow the subdivision of two existing parcels into four parcels, based on the findings and conclusions in the 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 18, 2024



Planning Commission Communication

Approval of June 11, 2024 Planning Commission Meeting Minutes

Meeting	Agenda Group
Tuesday, June 25, 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 June 11, 2024 meeting.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[June 11, 2024 Draft Planning Commission Meeting 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

June 11, 2024, 6:00 PM - June 11, 2024, 7:00 PM

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

- Covey, Schlotterbeck, Madden, Perez
- Donini - absent

1. CALL TO ORDER/ROLL CALL - COMMISSION

1. CALL TO ORDER/ROLL CALL - COMMISSION

Chair Covey called the meeting to order at 6:05 pm. All members were present with Commissioner Donini absent.

2. INVOCATION

Pastor Travis Morrill with Friends Community Church provided the invocation.

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

Pastor Travis Morrill from Friends Community Church provided the invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Perez led the Pledge of Allegiance.

4. MATTERS FROM THE AUDIENCE

None.

5. CONSENT CALENDAR

5A. April 23, 2024 Planning Commission Meeting Minutes

City Planner Joanne Hwang noted a correction for Item 5A for the April 23, 2024 Planning Commission Meeting Minutes. The minutes would be revised to reflect Commissioner Madden's recusal from Item 5B and the reasons associated with the recusal. Staff requested the Commission vote on the minutes with revisions as stated.

Commissioner Madden made a motion to approve the consent calendar. City Attorney Steven Flower noted the motion should include the revisions as stated by staff. Commissioner Madden restated the motion to include the revisions to the minutes as read by staff. Seconded by Commissioner Perez. Motion passed 4-0.

Chair Covey took agenda items out of order.

6. PUBLIC HEARINGS

Commissioner Perez recused himself from Item 6A as the project is in close proximity to his rental residence and left the meeting.

Chair Covey disclosed he did a site visit to the proposed project.

Assistant Planner Graham Bultema presented the item.

Commissioner Madden inquired about the business located adjacent to the project (Suite F).

Chair Covey Opened the Public Hearing and invited the applicant to speak. The Applicant, Dr. Cowan (co-owner with husband Bill Cowan), introduced herself, discussed her existing animal hospital in Moreno Valley and expressed her excitement to join the Brea community.

Commissioner Madden inquired regarding how the applicant plans to split her time between the two businesses.

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

6A. Conditional Use Permit No. 2024-01

There was Motion to Approve that was motioned by Melanie Schlotterbeck seconded by Bill Madden with a result of 3-0-1-1 Abstained by Blake Perez Absent was Tom Donini

7. ADMINISTRATIVE ITEMS

7A. Committee Reports

Chair Covey reported the Art in Public Places Committee had discussion about the General Plan Update with more conversations to come. The Committee received great feedback on how art impacts the community.

7B. Informational/Project Updates

Vice Chair Schlotterbeck welcomed Ms. Pierce and was sad but excited to say goodbye to Ms. Hosozawa.

Chair Covey thanked staff for the General Plan Update meeting noting it was a great success, shared appreciation of the City's Facebook page for acknowledging what Pride Month is and showing the diversity and inclusion in our city, acknowledged Chris Emeterio's retirement and wished him well for this next chapter, and expressed his appreciation for the heartfelt sentiments for the loss of his father-in-law.

8. ADJOURNMENT

Chair Covey adjourned the meeting at 6:35 pm.



Planning Commission Communication

Tentative Parcel Map No. 2022-179

A request to allow for the subdivision of two existing parcels into four parcels located at 915, 955, 975 West Imperial Highway and 950 Mariner Street.

Meeting	Agenda Group
Tuesday, June 25, 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, James McGrade, on behalf of Healthcare Property Advisors, is requesting a Tentative Parcel Map (TPM) No. 2022-179 to allow for the subdivision of two existing parcels into four parcels located at 915, 955, 975 West Imperial Highway, and 950 Mariner Street, within the Brea Industrial Specific Plan (BISP).

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

RECOMMENDATION

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

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15); and,
2. Approve Tentative Parcel Map (TPM) No. 2022-179 to allow the subdivision of two existing parcels into four parcels, based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site is located on the northeast corner of Imperial Highway and Puente Street, specifically at 915, 955, 975 West Imperial Highway, and 950 Mariner Street. The site is further legally described as Assessor Parcel Numbers 296-342-06 and 296-114-01, as shown in the latest records of the County of Orange Assessor’s Office. The Project site has a General Plan Land Use designation of Light Industrial and a Zoning designation of Brea Industrial Specific Plan (BISP). The surrounding land uses and zoning designation are shown in Table 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	General Industrial
East	Light Industrial
South	General Commercial & Low Density Residential
West	Light & General Industrial

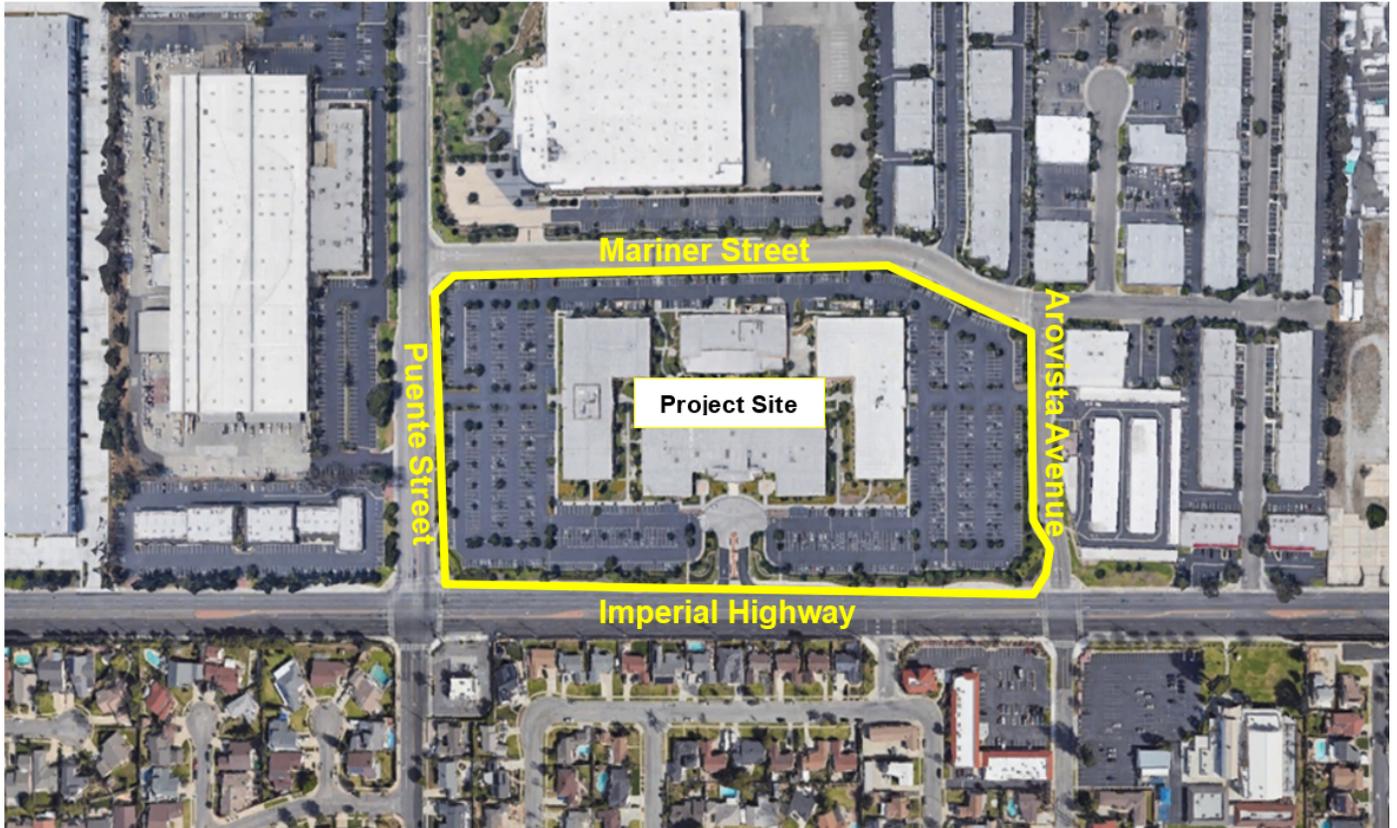
TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	Brea Industrial Specific Plan (BISP)
East	M-1 Light Industrial

South	C-G General Commercial with PD Overlay & R-1 Single Family Residential
West	C-M Industrial Commercial & M-2 General Commercial

The Project site is currently developed with office buildings and associated surface parking areas and landscaping. Ingress and egress to the site is provided by five driveway approaches: the primary driveway is located off of Imperial Highway, two are located off of Mariner Street, one off of Arovista Avenue, and one off of Puente Street. The aerial view of the Project site is Figure 1 below.

FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE



Entitlement History

- In 2001, the Planning Commission adopted Resolution No. 01-40 approving Precise Development (PD) No. 01-3, Conditional Use Permit (CUP) No. 01-07, and Negative Declaration (ND) No. 01-5 to allow for the development of a four-building office park for the Evangelical Christian Credit Union (ECCU). The approval included a provision that allowed up to thirty percent of the off-street parking spaces to be of compact size.

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

PROJECT DESCRIPTION

The proposed Project involves the subdivision of two existing parcels that total 17.54 acres into four new parcels ranging in size from 2.17 to 8.06 acres. As shown in Figure 2 and Table 3 below, the Project would result in the following lot configuration and size breakdown:

FIGURE 2 – PROPOSED MAP

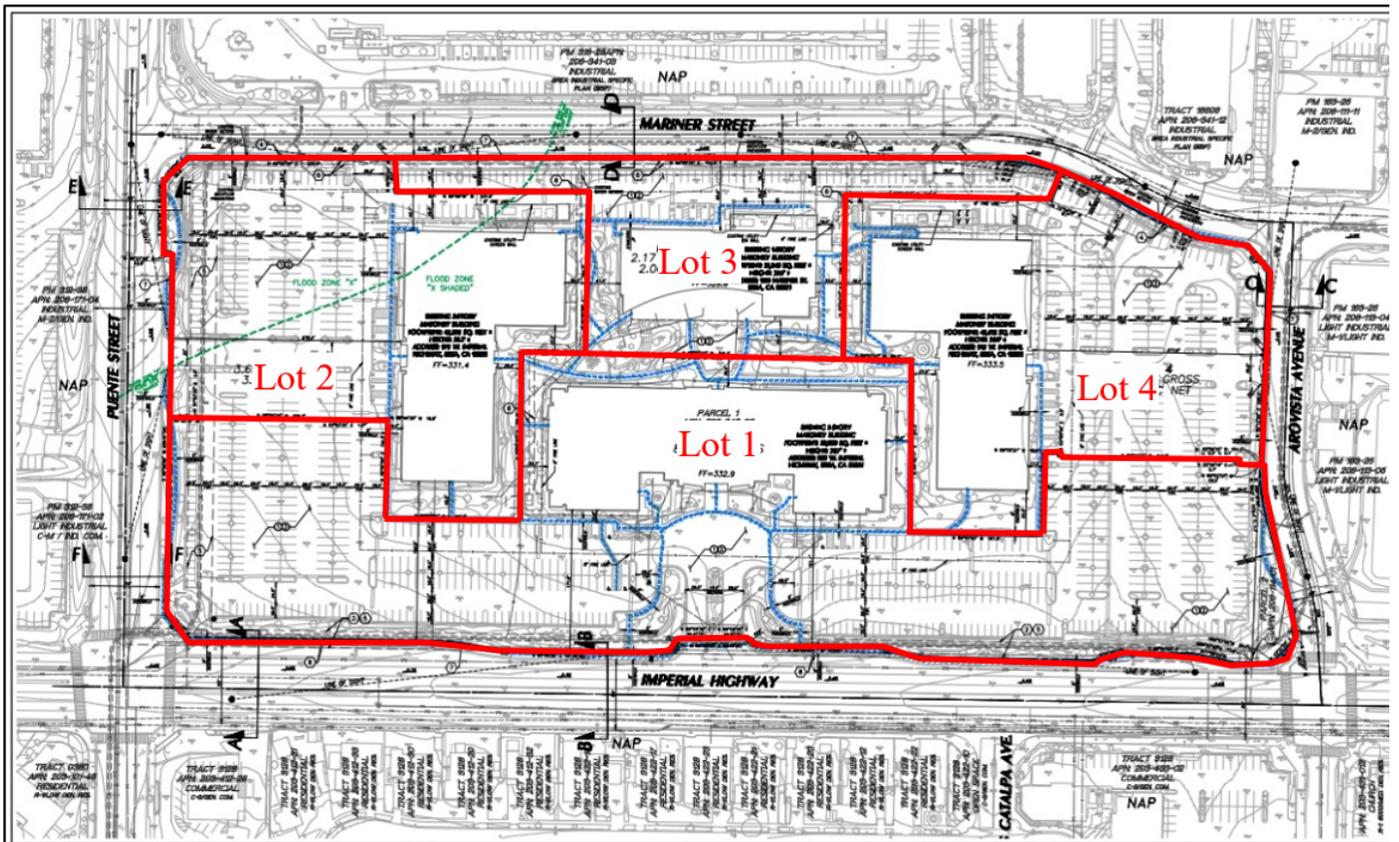


TABLE 3 – PROPOSED PARCEL BREAKDOWN

Lot Number	Proposed Lot Size (in acres)
Lot 1	8.06
Lot 2	3.69
Lot 3	2.17

Lot 4	3.62
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This proposal is for subdivision purposes only. No physical modifications to the exterior of the buildings or site are currently proposed, and all existing vehicular access and circulation would be maintained.

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

DISCUSSION

Tentative Parcel Map No. 2022-179: The subdivision of two existing parcels into four parcels.

The Project includes a request to subdivide two existing parcels that total 17.54 acres into four new parcels that would range in size from 2.17 to 8.06 acres through a tentative parcel map. Pursuant to the procedures set forth in Chapters 18.28 through 18.56 of the Brea City Code (BCC), all tentative maps require Planning Commission approval.

Since the Project is for subdivision purposes only and no physical building or site modifications are proposed, the Project would not have negative impact on the surrounding area or the general public. The Project is consistent with the site's General Plan land use designation and the Brea Industrial Specific Plan (BISP) as it is limited to subdivision of the site without any modification of the existing uses previously approved. Additionally, the Project is not anticipated to have impacts on habitat that supports any fish or wildlife in that the Project site is not located on or adjacent to wildlife habitat or protected environmental areas. This Project site and surrounding area have been previously disturbed with existing development and improvements related to the development of the existing office park and neighboring uses. In addition, the proposed Project was reviewed by various departments, including the Public Works Department, Fire Department, Police Department and the Building & Safety Division. The Project is required to meet all Building and Fire 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, safety, or general welfare, staff has prepared draft Conditions of Approval (Attachment B). Notably, Condition No. 2 requires a reciprocal access and parking agreement between all four proposed parcels to mitigate off-street parking concerns, should such concerns arise. Such remedies may include a requirement for a parking demand study and other similar remedies as deemed necessary. Additionally, Condition No. 3 indicates that any future site improvements, building expansion, and/or remodel projects be proposed for the individual parcels, it would require property owner(s) to provide all necessary infrastructure improvements applicable at the time to support the request(s) and comply with applicable City Code requirement(s). 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 noticing requirements, which involved mailed notices sent to property owners within 500-feet of the Project site, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment G. As of the writing of this report, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15315. The Class 15 exemption is applicable in that the Project consists of the division of property in an urbanized area into four parcels. Additionally, the subdivision is in conformance with the City's General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcels have not been involved in a division of a larger parcel within the previous two years, and the parcels do not have an average slope greater than 20 percent. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment H.

CONCLUSION

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

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Rebecca Pennington, Senior Planner

Attachments

[Attachment A_Draft Resolution_TPM 2022-179.pdf](#)

[Attachment B_Draft Conditions of Approval_TPM 2022-179.pdf](#)

[Attachment C_Technical Background_TPM 2022-179.pdf](#)

[Attachment D_Vicinity Map_TPM 2022-179.pdf](#)

[Attachment E_Project Plans_TPM 2022-179_2024-06-04.pdf](#)

[Attachment F_Project Application_TPM 2022-179 - 3-14-24.pdf](#)

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

[Attachment H_Draft Notice of Exemption_TPM 2022-179.pdf](#)

RESOLUTION NO. PC 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING TENTATIVE PARCEL MAP NO. 2022-179: A REQUEST TO ALLOW FOR THE SUBDIVISION OF TWO EXISTING PARCELS INTO FOUR PARCELS LOCATED AT 915, 955, 975 WEST IMPERIAL HIGHWAY, AND 950 MARINER STREET.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Tentative Parcel Map (TPM) No. 2022-179 to allow for the subdivision of two existing parcels into four parcels (referred to herein as the “Project”) for that certain real property located at 915, 955, 975 West Imperial Highway, and 950 Mariner Street, in the City of Brea, and further legally described as Assessor Parcel Number(s) 296-342-06 and 296-114-01, as shown in the latest records of the County of Orange Assessor’s Office.

(i) The Project applicant is James McGrade, on behalf of Healthcare Property Advisors, 915 West Imperial Highway, Suite 165, Brea, CA 92821.

(ii) The Project site is zoned Brea Industrial Specific Plan (BISP) and has a General Plan Land Use designation of Light Industrial.

(iii) On June 25, 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.

(iv) 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 15315. Class 15 applies in that the Project consists of the division of property in an urbanized area into four parcels. Additionally, the subdivision is in conformance with the City's General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcels have not been involved in a division of a larger parcel within the previous two years, and the parcels do not have an average slope greater than 20 percent.

3. The Commission further finds in consideration of Tentative Parcel Map No. 2022-179 as follows:

a. Finding: The proposed map is consistent with applicable general and specific plans.

Fact: The Project site has a General Plan Land Use designation of Light Industrial and is located in Planning Areas 4, 5, 6, and 7 of the Brea Industrial Specific Plan (BISP). The Project is consistent with the site's General Plan land use designation and the BISP as it is limited to subdivision of the site without any modification of the existing uses, which was previously approved through Precise Development PD 01-3, Conditional Use Permit CUP 01-07, and Negative Declaration ND 01-5. The proposed subdivision will

maintain the existing General Plan land use designation on the property and complies with all applicable standards of the BISP.

b. Finding: The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Fact: The proposed tentative parcel map is for subdivision purposes only. No physical modifications to the exterior of the buildings or site are currently proposed. Should future site improvements, building expansion, and/or remodel projects be proposed for the individual parcels, the property owner(s) would be required to provide all necessary future infrastructure improvements applicable at the time to support the request(s) and comply with applicable City Code requirements.

c. Finding: The site is physically suitable for the type of development.

Fact: The Project would conform with all the requirements of the General Plan and the provisions of the Brea City Code. As such, the Project would not have an adverse effect on the public, health, safety, or general welfare.

d. Finding: The site is physically suitable for the proposed density of development.

Fact: No new site improvements, building expansion, and/or remodel projects are proposed with this application. The Project site would be subdivided into four new parcels. The new parcels would be in compliance with applicable development standards. No intensification of use is

proposed at this time and density is remain as is. All future site improvements, building expansion, and/or remodel projects would be required to comply with applicable City Code requirements at the time to support the request(s) of future proposals.

e. Finding: The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife, or their habitat.

Fact: The Project is not anticipated to have impacts on habitat that supports any fish or wildlife in that the subject property is not located on or adjacent to wildlife habitat or protected environmental areas. This Project site and surrounding area have been previously disturbed with existing development and improvements related to the development of subject parcel. In addition, the Project will not result in any physical modification of the site and as such, no adverse impacts to the environment is expected.

f. Finding: The design of the subdivision or type of improvements is likely to cause serious public health problems.

Fact: The Project site is currently developed with a four-building office park. No new site improvements, building expansion, and/or remodel projects are proposed with this application. Nevertheless, the proposed subdivision has conditions of approval that contain Planning Division, Building Division, Public Works Department, and Fire Department Code requirements and as such is not expected to cause any change or impact to public health.

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

Fact: All necessary easements will be updated in order to accommodate parcel access and utilities for the individual properties. No physical change to the site or buildings are proposed at this time.

4. Tentative Parcel Map (TPM) No. 2022-179 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 25th day of June, 2024.

Chair, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 25th day of June, 2024 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 25th 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
TENTATIVE PARCEL MAP NO. 2022-179**

CONDITIONS OF APPROVAL

Tentative Parcel Map (TPM) No. 2022-179 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. The subdivision shall occur in substantial conformance with Tentative Parcel Map No. 2022-179, submitted and approved by the Planning Commission on June 25, 2024, on file with the Planning Division, the conditions contained therein, and all applicable Federal, State, County and local regulations. The City Planner may approve any minor changes to the approved plans, if allowed by the Subdivision Map Act.
2. Prior to the Final Map approval, a reciprocal access and parking agreement shall be prepared and recorded that allows parking areas and connected driveways be accessed and used by vehicles destined for any of the parcels within the Project site. Should any off-street parking concerns arise, remedies may include a requirement for a parking demand study and other similar remedies as deemed necessary.
3. Any future site improvements, building expansion, and/or remodel projects for the individual parcels at the Project site would require property owner(s) to provide all necessary infrastructure improvements applicable at the time to support the request(s) and comply with applicable City Code requirement(s).
4. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
5. Any permit is subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
6. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees (“Indemnitees”) free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Tentative Parcel Map No. TPM

2022-179 and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

Building and Safety Division – Community Development Department

7. Prior to approval of the Final Map, the Applicant shall provide a CASp report on the entire site (Proposed Lot 1,2,3 & 4) to the Building & Safety Division for review and approval. The said report shall clearly identify any ADA compliance deficiencies based on CBC 2022 Chapter 11B. Any identifiable ADA non-compliant features along the path of travel and/or present on site shall be brought to compliance prior to the approval of the Final Map.
8. When ADA improvements are required by the Building & Safety Division, the Applicant shall submit construction documents along with the building application for review and approval, prior to commencement of the said ADA improvements.
9. The Applicant shall secure the necessary building permits from the Building & Safety Division prior to the start of any ADA improvements required by the Building & Safety Division.
10. The Applicant shall provide complaint ADA parking stalls as per CBC 2022 Sec. 11B-208. Based on the parking provided, Lot #1 requires 12 ADA parking stalls (2 shall be van accessible & 10 shall be standard accessible stalls), Lot #2 requires 6 ADA parking stalls (1 shall be van accessible and 5 shall be standard accessible stalls), Lot #3 requires 5 ADA parking stalls (1 shall be van accessible and 4 shall be standard accessible stalls), Lot #4 requires 6 stalls (1 shall be van accessible and 5 shall be standard accessible).
11. ADA path or travel (accessible routes) interconnecting all lots shall remain accessible to all buildings on all lots, alternately an accessible route from the public right of way shall be provided to each building on each lot.
12. Prior to the Final Map approval, the Applicant shall provide a complete flood design analysis and provide mitigation measures compliant with CBC 2022 Sec 1612, ASCE 7-16 Chapter 5 and ASCE 24 since the site is located on a special flood hazard area as per ASCE 7-16 Chapter 5. The Applicant shall obtain a building permit from the Building & Safety Division if flood mitigation measures require any

site and/or building improvements. Any required Improvements shall be completed prior to the Final Map approval.

13. Utility Metering. Each building on each lot shall be individually metered for gas and electricity. If this requirement cannot be feasibly met, at the discretion of the building official, this requirement may be waived as long as a property owners' association, or similar entity, is formed for the payment and billing of the applicable utility. At a minimum, separate exterior shutoff valves for water, gas and electricity shall be provided for each building on each lot.

Public Works Department

14. The Applicant shall submit a Final Map for review and approval of the City Engineer. Said Final Map shall include all right-of-way and easement dedication and/or vacations. The Final Map shall be submitted to the City Engineer for conformance review prior to submittal to the County of Orange Surveyor's Office. The Final Map shall be submitted directly to the County of Orange Surveyor's Office for review and approval of the technical portion of the Final Map. The Final Map shall be approved and recorded with the County of Orange prior to the acceptance of all public improvements. All right-of-way and easement dedications and vacations shall be in accordance with all requirements set forth in the California Streets and Highways Code, the Subdivision Map Act, and the Brea City Code. The Final Map shall include the dedication of all easements necessary to facilitate the proposed subdivision, meeting all City and jurisdictional requirements, as identified on Tentative Parcel Map No. 2022-179.
15. Applicant shall be responsible to prepare all documentation and pay for any publication fee (as applicable) for the proposed dedications and/or vacations of right-of-way or easements.
16. The Applicant shall submit a Monumentation Bond as required by the Subdivision Map Act in a form approved by the City Attorney to guarantee payment for the setting of monuments. The bond amount shall be provided before the approval of the Final Map, by the Licensed Surveyor or Registered Civil Engineer preparing the Final Map. The Monumentation Bond shall be provided in an amount to the satisfaction of the City Engineer.
17. Prior to the release of the Monumentation Bond, the Licensed Surveyor or Registered Civil Engineer who prepared the Final Map shall submit a letter to the City Engineer verifying the setting of all monuments, confirming that all monuments have been set in conformance with the recorded Final Map, and confirming that the Applicant/Property Owner has paid the Licensed Surveyor or Registered Civil Engineer in full for the setting of the monuments.
18. Prior to the approval of the Final Map, and issuance of any building permit for any phased development of the lots or parcels identified on Tentative Parcel Map No.

2022-179, the Applicant shall provide Covenants, Conditions, and Restrictions (CC&R's) for the review and approval of the Public Works Department, Fire Department, Community Development Department, and City Attorney. The CC&R's shall incorporate a Maintenance Exhibit map as a separate attachment to the document, that clearly identifies the ownership and responsibilities for maintenance for items on the proposed property and clearly identifies and locates all existing and proposed easements. The CC&R's shall acknowledge mutual responsibilities to maintain shared emergency access features and fire protection equipment for code compliance. Said CC&R's shall apply to any successors to the property owner at the time of the subdivision. A copy of the recorded CC&R's shall be provided to the Community Development Department within thirty (30) days of recordation. Any amendment to the CC&Rs shall not be approved without prior consent of the City.

19. Sidewalk improvements along the existing and proposed accessible path of travel internal to the site and along the project perimeter in the adjacent public right-of-way shall be assessed by the City of Brea at the time of planning review and/or building permit review for any phased development of the lots or parcels identified on Tentative Parcel Map No. 2022-179.
20. All existing public utilities located within the public right-of-way or within existing easements are to be protected in place, unless indicated otherwise by improvement plans approved by the City Engineer.
21. All public improvements, and improvements within the public right-of-way and public easement areas, shall be designed and constructed per current City standards and all other jurisdictional requirements.
22. A City of Brea Public Works Encroachment Permit shall be obtained prior to any construction, improvements, or staging in the public right-of-way or within existing public easement areas.
23. Prior to the issuance of any building permits, the Applicant shall submit Erosion and Sediment Control Plans for review and approval. Said plans shall identify the State issued WDID number and the contact information for the person that is to be reached in case of emergency.
24. All existing and proposed domestic, irrigation, and fire services shall include metering and backflow prevention to the satisfaction of the City Engineer.
25. The Applicant shall install above grade backflow prevention for all existing and proposed domestic, irrigation, and fire services to the satisfaction of the City Engineer.

26. The City of Brea Public Works Encroachment Permit application shall be attained prior to any construction in the public right-of-way or within existing public easement areas.

Fire Department

27. Project shall coordinate to ensure easements are recorded accordingly to reflect existing shared emergency access features (such as fire lanes, gates, Knox devices), and fire protection equipment (such as water mains and fire hydrants), will be maintained for code compliance.

28. Any additional landscaping or site security features shall obtain appropriate permits, including Brea Fire Department review, to maintain required access to fire protection equipment.

TECHNICAL BACKGROUND

Case No: Tentative Parcel Map (TPM) No. 2022-179

Property Location: 915, 955, 975 West Imperial Highway, and 950 Mariner Street

Parcel Size: 17.54 acres

Applicant: James McGrade, on behalf of Healthcare Property Advisors
915 West Imperial Highway, Suite 165

General Plan Designation: Light Industrial

Zoning Designation: Brea Industrial Specific Plan (BISP)

Adjacent Zoning

North: Brea Industrial Specific Plan (BISP)

South: C-G General Commercial with PD Overlay & R-1 Single Family Residential

West: C-M Industrial Commercial & M-2 General Commercial

East: M-1 Light Industrial

Site and Neighborhood Characteristics: The Project site is located on the northeast corner of Imperial Highway and Puente Street. The site is currently developed with four office buildings, associated surface parking areas, and landscaping. The Project site is surrounded by industrial uses to the north and east, a mixture of commercial and residential uses to the south, and additional commercial and industrial uses to the west.

Public Hearing Notices and Outreach: Legal Notice was published in the Brea Star-Progress on June 13, 2024, and approximately 99 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: June 25, 2024

CASE NO:
ACCELA RECORD NO. PLN-2024-00016
TENTATIVE PARCEL MAP NO. 2022-179



NOTES

- EXISTING LAND USE: LIGHT INDUSTRIAL
- PROPOSED LAND USE: LIGHT INDUSTRIAL
- EXISTING GENERAL PLAN LAND USE: LIGHT INDUSTRIAL/BREA INDUSTRIAL SPECIFIC PLAN
- PROPOSED GENERAL PLAN LAND USE: LIGHT INDUSTRIAL/BREA INDUSTRIAL SPECIFIC PLAN
- EXISTING ZONING: BISP-BREA INDUSTRIAL SPECIFIC PLAN
- PROPOSED ZONING: BISP-BREA INDUSTRIAL SPECIFIC PLAN
- ASSESSORS' PARCEL NUMBERS: 296-342-06 & 296-114-01
- SITE ADDRESSES: 915, 955, 975 W. IMPERIAL HIGHWAY & 950 MARINER STREET, BREA, CA 92821
- UTILITY/SERVICE PROVIDERS:
WATER: CITY OF BREA
SEWER: CITY OF BREA
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: AT&T
- THE PROPERTY IS LOCATED WITHIN THE BREA-OLINDA UNIFIED SCHOOL DISTRICT
- THE PROPERTY IS LOCATED WITHIN ZONE X OF THE 1.0% ANNUAL SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD PLAIN) PER FIRM MAP NUMBER 06059C0041J DATED DECEMBER 3, 2009. SITE IS NOT IN "SPECIAL FLOOD HAZARD AREA".
- THERE ARE NO KNOWN EXISTING WELLS WITHIN THE PROJECT BOUNDARY.
- METHOD OF SEWAGE DISPOSAL: EXISTING GRAVITY FLOW SEWER SYSTEM CURRENTLY TIES INTO EXISTING SEWER LINES. NO CHANGE IN SEWER LINES SERVING THE SITE.
- SOURCE OF WATER SUPPLY IS EXISTING WATER LINES CONNECTING TO EXISTING WATER LINES IN PUBLIC STREETS. THERE IS NO PROPOSED CHANGE TO WATER LINES SERVING THE SITE.
- THERE ARE NO PROPOSED IMPROVEMENTS.
- THERE ARE NO PROPOSED UTILITIES.
- THERE IS NO PROPOSED GRADING.
- THERE ARE NO REQUIRED OR PROPOSED PUBLIC AREAS.
- THERE ARE NO REQUIRED OR PROPOSED TREE PLANTINGS.
- THERE IS NO PROPOSED CONDOMINIUM CONVERSION.
- ALL STREET LIGHTS AND AREA LIGHTS ARE EXISTING. NO ADDITION STREET LIGHTING IS REQUIRED OR PROPOSED.
- AREA CALCULATIONS ARE APPROXIMATE AND PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
- SIDEWALKS IMPROVEMENTS ALONG THE EXISTING AND PROPOSED ADA PATH OF TRAVEL INTERNAL TO THE SITE AND ALONG THE PROJECT PERIMETER IN THE PUBLIC RIGHT-OF-WAY WILL BE ASSESSED BY THE CITY OF BREA AT THE TIME OF PLANNING REVIEW AND/OR BUILDING PERMIT REVIEW FOR ANY PHASED DEVELOPMENT OF THE LOTS IDENTIFIED ON THIS MAP.
- NO AREAS OF INUNDATION OR OVERFLOW ON SITE.

LEGAL DESCRIPTION

PARCEL 1:
PARCEL 1 OF PARCEL MAP 2001-163, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 335, PAGES 5, 6, AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 6, 2006 AS INSTRUMENT NO. 2006000749519 OFFICIAL RECORDS.
APN 296-342-06

PARCEL 2:
PARCEL A OF PARCEL MAP NO. 80-1161, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 163, PAGES 25 AND 26 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
APN 296-114-01

PROJECT DESCRIPTION

WE ARE PLEASED TO PRESENT THE PROJECT PROPOSAL ON BEHALF OF OUR CLIENT, IMPERIAL MARINER, LLC. THE PROPOSAL INVOLVES SUBDIVIDING AN EXISTING LIGHT INDUSTRIAL PROPERTY WITH TWO EXISTING LOTS AND FOUR EXISTING BUILDINGS INTO FOUR SEPARATE PARCELS USING A TENTATIVE PARCEL MAP. THE PROPERTY IS SITUATED AT 915, 955, AND 975 W. IMPERIAL HIGHWAY, AS WELL AS 950 MARINER STREET.

IT IS IMPORTANT TO NOTE THAT THE PROJECT DOES NOT ENTAIL ANY ENHANCEMENTS OR MODIFICATIONS TO THE CURRENT SITE OR BUILDINGS, WITH NO PLANNED ALTERATIONS TO THE EXISTING BUILDINGS USE; FURTHERMORE, EASEMENTS FOR SHARED ACCESS, PARKING, AND ALL UTILITIES ARE PROPOSED TO ENSURE EFFICIENT AND CONVENIENT ACCESS FOR ALL PARCELS PROPOSED.

STATEMENT OF OWNERSHIP

WE, IMPERIAL MARINER, LLC DO HEREBY STATE THAT WE ARE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP, AND WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.

JAMES McGRADE DATE 6/4/24

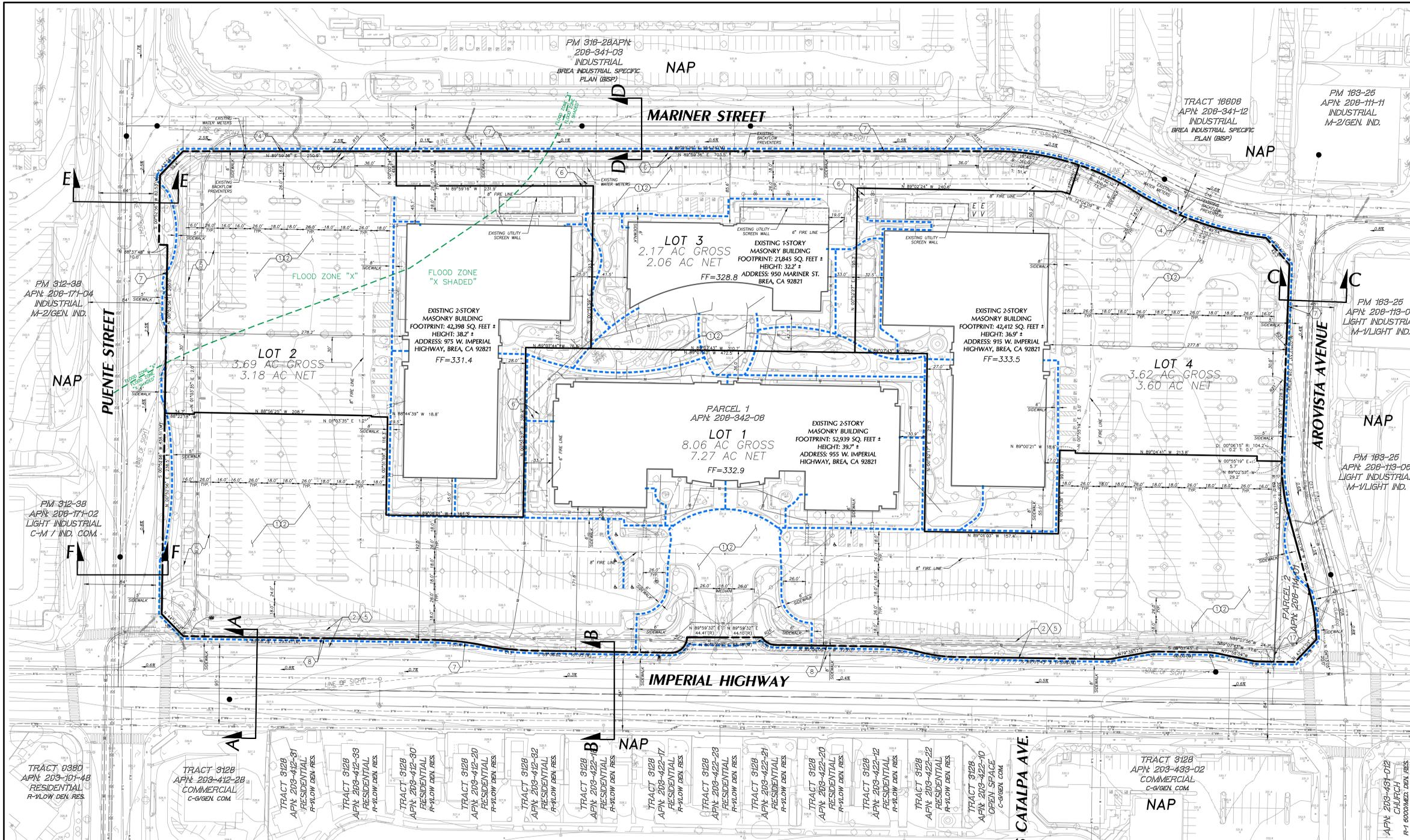
ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

EDWARD A. MANDICH DATE 6/4/24

SHEET INDEX

SHEET 1 - TENTATIVE PARCEL MAP
SHEET 2 - TENTATIVE PARCEL MAP EXISTING CONDITIONS



EXISTING EASEMENTS

② - SEE SHEET 2

PROPOSED EASEMENT

- INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT FOR ACCESS AND PARKING BENEFITING OF ALL PARCELS AS SHOWN ON PARCEL MAP 2022-179
- INDICATES A RECIPROCAL SEWER, WATER, STORM DRAIN AND DRY UTILITY EASEMENT BENEFITING ALL PARCELS, AS SHOWN ON PARCEL MAP 2022-179 OR RECORDED BY SEPARATE INSTRUMENT ENTITLED "DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS".

LOT SUMMARY

	Lot 1	Lot 2	Lot 3	Lot 4	Total
Gross Area (Acres)	8.06	3.69	2.17	3.62	17.54
Net Area (Acres)	7.27	3.18	2.06	3.60	16.11

BUILDING & PARKING SCHEDULE

Lot No.	Building No.	Address	Construction Type	Building SF	Building Footprint SF	Building Lot Coverage (Gross)	Existing Occupancy	Parking Provided			
								Total Parking*	ADA Parking	ADA Van Accessible Parking	EV Parking
1	1	955 W. Imperial Highway	5	103,034	52,939	15.1%	25% Professional Office / 75% Medical Use	580	6	4	0
2	2	975 W. Imperial Highway	5	83,848	42,398	26.3%	100% Professional Office	185	3	2	0
3	3	950 Mariner Street	5	19,461	21,845	23.1%	Amenities Building (Auditorium, Gym, etc.)	114	4	1	2
4	4	915 W. Imperial Highway	5	81,814	42,412	26.9%	100% Professional Office	168	4	2	0
Total				288,157	159,594	20.9%		1047	17	9	2

*Total parking includes ADA parking, ADA van accessible parking, and EV parking stalls.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM (CCS83), CALIFORNIA ZONE SIX, WHICH IS BASED OFF THE CENTERLINE OF IMPERIAL HIGHWAY WHICH BEARS N89°08'28"W PER GPS COORDINATE OBSERVATIONS.
LATITUDE = 33°55'05.04117"
LONGITUDE = -117°54'50.63685"
CONVERGENCE ANGLE = -00°54'51.96024"

BENCHMARKS

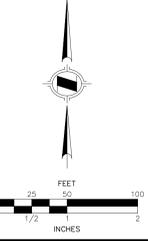
ORANGE COUNTY SURVEYOR BENCHMARK NO. 2B-49-05
ELEVATION: 326.429
DATUM: NAVD 88 (2005)

DESCRIPTION:
3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2B-49-05", SET IN THE SOUTHEASTERLY CORNER OF A 4' BY 12' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF IMPERIAL HIGHWAY AND PUENTE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CONTOUR
- EXISTING ADA PATH OF TRAVEL / ACCESSIBLE ROUTE (MINIMUM 5')
- EXISTING STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE

FOR MORE INFORMATION SEE SHEET 2



DATE	REVISION DESCRIPTION

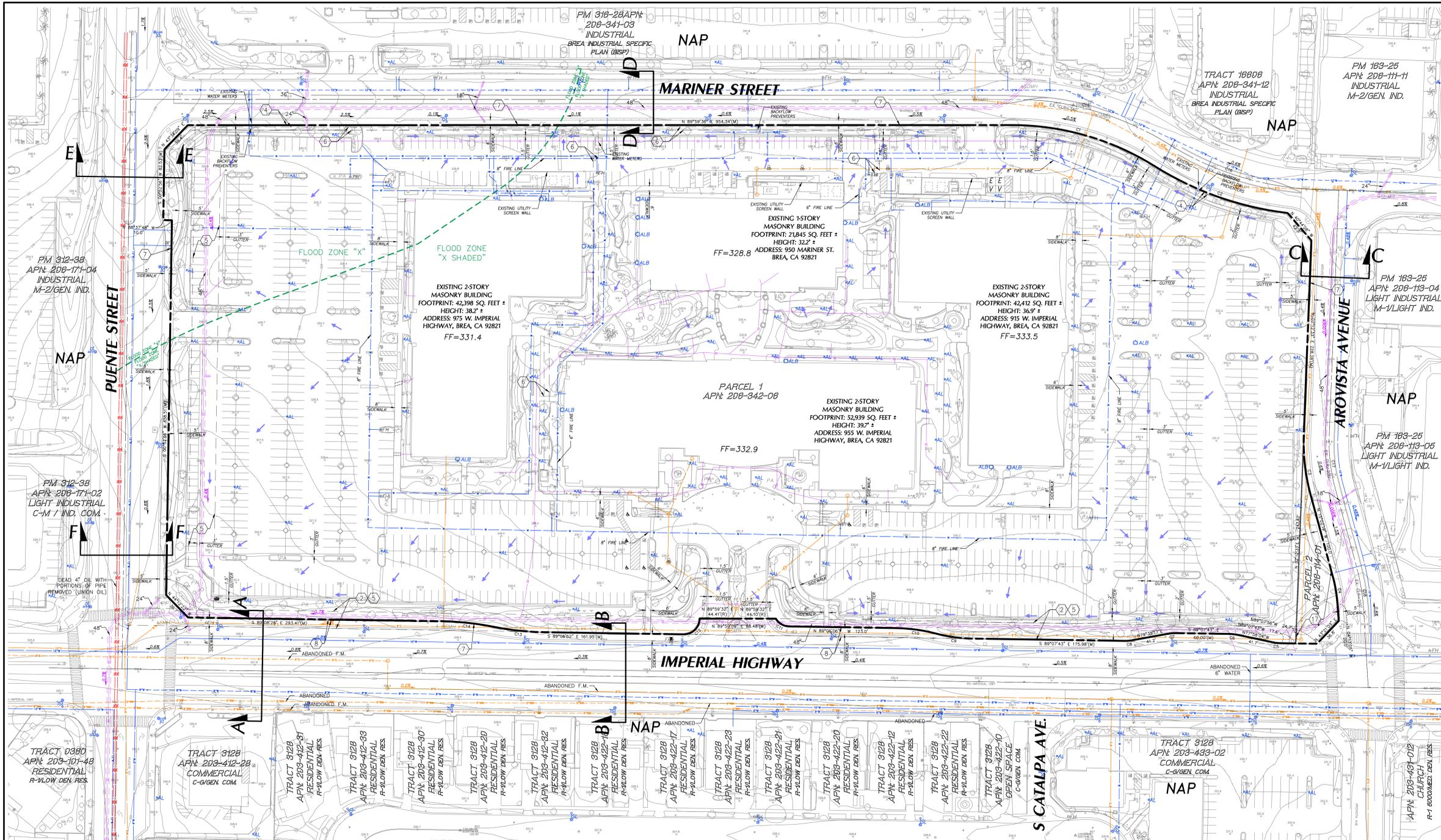
APPLICANT / SUBDIVIDER:
Imperial Mariner, LLC
ATTENTION: JAMES McGRADE
915 W. Imperial Hwy, Suite 165
Brea, CA 92821
Ph: (714) 871-8886
FAX: (714) 871-2726

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • Ph: (949) 263-9070 • Fx: (949) 263-0799

CITY OF BREA

TENTATIVE PARCEL MAP NO.2022-179

DESIGNED BY: _____ DATE: 6/4/24 CITY FILE NO.: _____
CHECKED BY: _____ SHEET 1 OF 2



- ### EXISTING EASEMENTS
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 - PURPOSE: TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN PUBLIC STORM DRAIN AND SANITARY SEWER SYSTEMS AND APPURTENANCES
 - RECORDING DATE: APRIL 21, 1977
 - RECORDING NO: IN BOOK 12157, PAGE 998 OF OFFICIAL RECORDS AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
 - EASEMENT HOLDER: CITY OF BREA
 - (AFFECTS, PLOTTED AS SHOWN)
 - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY: BREA REDEVELOPMENT AGENCY
 - RECORDING DATE: JUNE 11, 1981
 - RECORDING NO: IN BOOK 14096, PAGE 1864 OF OFFICIAL RECORDS
 - EASEMENT HOLDER: BREA REDEVELOPMENT AGENCY
 - (DOES NOT AFFECT, SUBJECT PROPERTY LIES WEST OF THE AFFECTED AREA)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
 - MAP/PLAT: PARCEL MAP 2000-103
 - RECORDING DATE: IN BOOK 316, PAGE 28 OF PARCEL MAPS
 - PURPOSE: PUBLIC UTILITY
 - AFFECTS: AS SHOWN ON SAID MAP
 - EASEMENT HOLDER: CITY OF BREA
 - (AFFECTS, PLOTTED AS SHOWN)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
 - MAP/PLAT: PARCEL MAP 2000-103
 - RECORDING DATE: IN BOOK 316, PAGES 28 TO 31 OF PARCEL MAPS
 - AFFECTS: AS SHOWN ON SAID MAP
 - EASEMENT HOLDER: CITY OF BREA
 - (AFFECTS, PLOTTED AS SHOWN)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 - PURPOSE: PUBLIC UTILITIES
 - RECORDING DATE: APRIL 11, 2008
 - RECORDING NO: AS INSTRUMENT NO. 2002-0305551 OF OFFICIAL RECORDS AFFECTS: SAID LAND, MORE PARTICULARLY DESCRIBED THEREIN.
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PARTIAL QUITCLAIM EASEMENT
 - RECORDING DATE: MARCH 17, 2008
 - RECORDING NO: AS INSTRUMENT NO. 2008000122163 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AFFECTS, PLOTTED AS SHOWN)
 - EASEMENT HOLDER: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 - THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF VEHICULAR ACCESS TO THE STREET OR HIGHWAY HERINAFTER MENTIONED, EXCEPT AT SPECIFIED POINTS. SAID RIGHTS HAVE BEEN RELINQUISHED BY THE DEDICATION PROVISIONS SHOWN ON THE MAP OF THE TRACT REFERRED TO BELOW: STREET OR HIGHWAY: IMPERIAL HIGHWAY, AROVISTA AVENUE, MARINER STREET AND PUENTE STREET
 - TRACT NO.: PARCEL MAP 2001-163, RECORDED IN BOOK 335, PAGES 5-7 OF PARCEL MAPS
 - ACCESS POINTS: AS SHOWN ON SAID MAP
 - EASEMENT HOLDER: CITY OF BREA & STATE OF CALIFORNIA (CALTRANS)
 - (AFFECTS, PLOTTED AS SHOWN)
 - RECALLS AS SHOWN ON PARCEL MAP 2001-163
 - RECORDING NO: IN BOOK 335, PAGES 5 THROUGH 7, INCLUSIVE OF PARCEL MAPS WHICH AMONG OTHER THINGS RECITES:
 - WE ALSO HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES, SUBJECT TO IMPROVEMENTS BEING ACCEPTED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) AND THE CITY OF BREA: IMPERIAL HIGHWAY. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. EASEMENT HOLDER: CITY OF BREA & STATE OF CALIFORNIA (CALTRANS)
 - (AFFECTS, PLOTTED AS SHOWN)
 - THE RESERVATION OF ALL EXISTING PIPE LINES AND POLE LINES HERETOFORE CONSTRUCTED BY UNION OIL COMPANY OF CALIFORNIA, A CORPORATION, ACROSS OR THROUGH SAID LAND, (EXCEPTING PIPE LINES APPURTENANT AND REQUIRED FOR IRRIGATION OF THE SAID LAND), TOGETHER WITH THE RIGHT OF WAY, FROM TIME TO TIME, TO MAINTAIN, OPERATE, USE, REPAIR, ALTER, REPLACE AND REMOVE SAID PIPE LINES AND POLE LINES HERETOFORE CONSTRUCTED BY SAID UNION OIL COMPANY OF CALIFORNIA, WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE SAME, OVER, THROUGH, UNDER AND ACROSS SAID LAND, AS RESERVED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA, A CORPORATION, TO BREA GROVES, INC., A CALIFORNIA CORPORATION, RECORDED JANUARY 3, 1942 IN BOOK 1130, PAGE 257 OF OFFICIAL RECORDS. EASEMENT HOLDER: UNION OIL COMPANY OF CALIFORNIA, A CORPORATION (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
 - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY: CITY OF BREA
 - RECORDING DATE: NOVEMBER 15, 1972
 - RECORDING NO: IN BOOK 10428, PAGE 212 OF OFFICIAL RECORDS (UNABLE TO PLOT FROM RECORD; DESCRIPTION IS VAGUE)
 - EASEMENT HOLDER: CITY OF BREA
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED ON THE MAP OF SAID PARCEL MAP 80-1161, BOOK 163, PAGES 25 AND 26 OF PARCEL MAPS. PURPOSE: SEWER AND STORM DRAIN AFFECTS: AS SHOWN ON SAID MAP. EASEMENT HOLDER: CITY OF BREA (AFFECTS, AS SHOWN AS PARCEL 2)

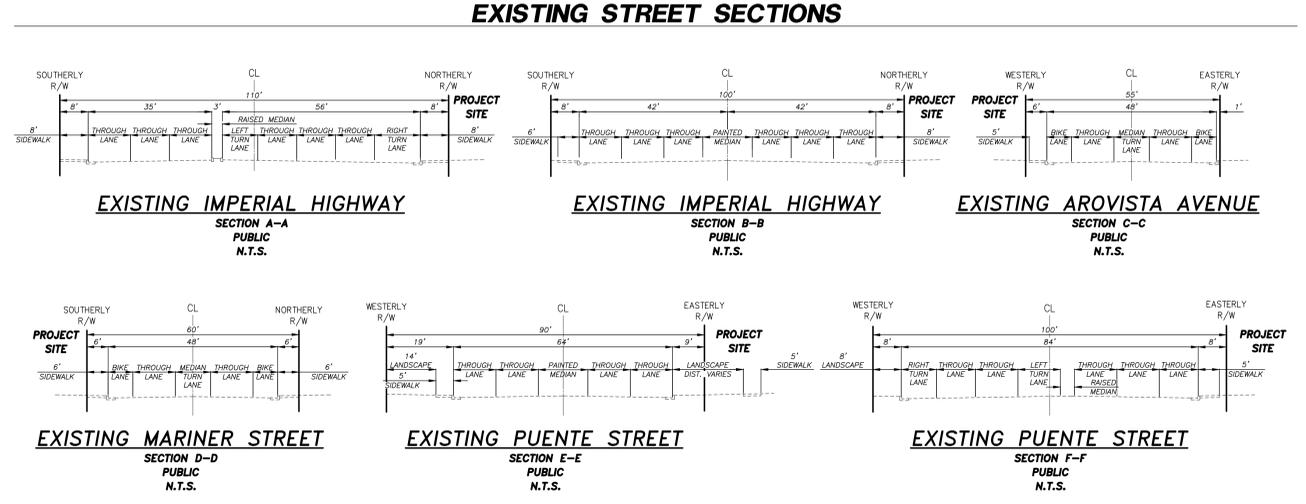
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	310.01	175.09	172.77	S 73°50'09" E	32°21'35"	C1(R)	310.00	175.13	N/A	N/A	32°22'09"
C2(M)	370.00	164.91	163.54	S 70°24'23" E	25°52'11"	C2(R)	370.00	164.84	N/A	N/A	25°52'27"
C3(M)	230.00	69.37	69.11	S 06°24'53" E	17°16'55"	C3(R)	230.00	69.38	N/A	N/A	17°16'57"
C4(M)	170.00	32.38	32.33	S 09°35'33" E	10°54'42"	C4(R)	170.00	32.43	N/A	N/A	10°55'42"
C5(M)	42.00	8.27	8.26	S 83°28'13" E	11°17'00"	C5(R)	42.00	8.27	N/A	N/A	11°17'00"
C6(M)	58.00	11.42	11.40	S 83°38'34" E	11°17'00"	C6(R)	58.00	11.42	N/A	N/A	11°17'00"
C7(M)	58.00	11.42	11.40	S 85°13'47" W	11°17'00"	C7(R)	58.00	11.42	N/A	N/A	11°17'00"
C8(M)	42.00	8.27	8.26	S 85°13'47" W	11°17'00"	C8(R)	42.00	8.27	N/A	N/A	11°17'00"
C9(M)	177.17	43.50	43.38	N 82°11'21" W	14°04'08"	C9(R)	177.17	43.48	N/A	N/A	14°03'51"
C10(M)	183.17	47.42	47.30	N 82°11'21" W	14°03'51"	C10(R)	183.17	47.42	N/A	N/A	14°03'51"
C11(M)	18.25	18.76	17.95	N 58°38'25" W	58°53'55"	C11(R)	18.25	18.70	N/A	N/A	58°42'05"
C12(M)	18.25	28.99	26.04	S 45°16'31" W	91°00'52"	C12(R)	18.25	28.94	N/A	N/A	90°52'11"
C13(M)	313.03	43.50	43.38	N 83°50'50" W	10°40'16"	C13(R)	313.03	43.50	N/A	N/A	10°40'16"
C14(M)	329.03	61.28	61.19	N 83°50'50" W	10°40'16"	C14(R)	329.03	61.28	N/A	N/A	10°40'16"
C15(M)	340.00	192.03	189.48	S 73°50'09" E	32°21'35"	C15(R)	340.00	192.08	N/A	N/A	32°22'09"
C16(M)	340.00	178.01	175.98	S 72°38'20" E	29°58'51"	C16(R)	340.00	177.96	N/A	N/A	29°59'23"
C17(M)	200.00	60.28	60.06	N 08°35'45" W	17°16'12"	C17(R)	200.00	60.33	N/A	N/A	17°16'57"
C18(M)	200.00	38.07	38.01	N 08°35'45" W	10°54'19"	C18(R)	200.00	38.15	N/A	N/A	10°55'42"

LEGEND

	PROJECT BOUNDARY		AL = AREA LIGHT
	PROPOSED LOT LINE		ALB = AREA LIGHT ON SIDE OF BUILDING
	EXISTING LOT LINE		CD = CURB DRAIN OPENING
	EXISTING EASEMENT		CATYPB = CATY PULL BOX
	EXISTING CONTOUR		EPB = ELECT. PULL BOX
	EXISTING STORM DRAIN		EC = ELECT. UTILITY CABINET
	EXISTING SEWER LINE*		FM = FIRE HYDRANT
	EXISTING WASTE WATER LINE*		GM = GAS METER
	EXISTING WATER LINE*		ICV = IRRIGATION CONTROL VALVE
	EXISTING OIL LINE		PA = PLANTED AREA (GRASS OR LOW LEVEL SHRUBS)
	FLOOD ZONE BOUNDARY		PP = POWER POLE
	EXISTING WATER-COURSE DIRECTION OF FLOW		SCD = SEWER CLEAN OUT
			SDMH = STORM DRAIN MANHOLE
			SL = STREET LIGHT
			TSPB = TRAFFIC SIGNAL PULL BOX
			SMH = SEWER MANHOLE

* PIPE SIZES SHOWN ON PLAN



APPLICANT / SUBDIVIDER:
Imperial Mariner, LLC
ATTENTION: JAMES HUNSAKER
915 W. Imperial Hwy, Suite 165
Brea, CA 92826
PH: (714) 871-8886
FAX: (714) 871-2726

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-9070 • FX: (949) 583-0759

CITY OF BREA

TENTATIVE PARCEL MAP

NO.2022-179

EXISTING CONDITIONS MAP

DATE	REVISION DESCRIPTION

DESIGNED BY: _____ DATE: **6/4/24** CITY FILE NO.: _____
 CHECKED BY: _____ SHEET **2 OF 2**

DATE: Jun. 04, 2024 03:55:20 PM FILE: F:\1304\Planning\SA_TPM-2022-179\Exr_TPM_TPM 2022-179_Sht.2.dwg



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Brea HPA

Location of Project *(Address Required)*:
 915, 955, 975 W. IMPERIAL
 HIGHWAY & 950 MARINER STREET

Legal Description of Project Location *(Assessor's Parcel No.)*:
 See attached legal description.
 APN: 296-342-05 & 296-114-01

APPLICANT INFORMATION:

Applicant's Name:
 Healthcare Property Advisors
 Email:
 Attention: James McGrade
 James.McGrade@ii-hpa.com

Phone: 714-871-8886

Address:

915 W. Imperial Hwy,
 Suite 165
 City: Brea

State: California

Zip Code: 92821

PROJECT CONTACT PERSON: *(If Different)*

Contact Person:

Phone:

Email:

PROJECT INFORMATION: *(Print or Type)*

Zoning Designation:
 BISP-Brea Industrial
 Specific Plan
 Existing Use:

General Plan Designation:
 Light Industrial/Brea Industrial
 Specific Plan
 Proposed Use:

Light Industrial

Light Industrial

Type of Development:

- Residential
 Commercial
 Industrial
 Mixed-Use

Lot Size *(square feet)*:
 17.54 AC

Lot Width:
 1317'

Lot Depth:
 595'

Existing Floor Area *(square feet)*:
 288,157 SF

Existing FAR:
 0.389

Existing Lot Coverage:
 0.208

STAFF USE ONLY

Accela Record Number:

Project Manager:

Entitlement File Number(s):

Related Files:

SUBMITTAL INFO:

Date Time Received:

Received by:

Deposit Received:



PROJECT INFORMATION: (Continued)

Proposed Floor Area (square feet): No Change 288,157 SF	Proposed FAR: No Change 0.389	Proposed Lot Coverage: No Change 0.208
Proposed No. of Stories: Existing 3 stories	Proposed Building Height: Existing range from 32.2'-39.7'	
Existing Parking Stalls: 1076	Proposed Parking Stalls: No Change 1076	

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

Check if project description is attached.

TYPE OF REVIEW REQUESTED: (Select all that apply)

Planning Commission/City Council

- | | | |
|---|---|---|
| <input 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 checked="" type="checkbox"/> Other <u>Tentative</u> Parcel Map | |

Administrative/Community Development Director

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Administrative Remedy | <input checked="" type="checkbox"/> Plan Review | <input type="checkbox"/> Other _____ |
|--|---|--------------------------------------|

- Tree Removal (see pg. 9)

PROPERTY OWNER INFORMATION & AUTHORIZATION

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

Legal Owner's Name:

Company Name:

Imperial Mariner LLC

Email:

Phone:

Address:

915 W. Imperial Hwy,
Suite 165

City:

State:

Zip Code:

Brea

California

92821

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

By: [Signature] Date: 3-14-24
(Signature)

By: James G. McGrade
(Printed Name)

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

Name(s):
Hunsaker and Associates

Email:
Attention: Jake Smith
Jasmith@hunsaker.com

Phone:
949-458-5479

Address:
3 Hughes
City: Irvine

State: California

Zip Code: 92618

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

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

By: [Signature] Date: 3/14/24
(Signature)

By: Jake Smith
(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: Healthcare Property Advisors

Address: 915 W. Imperial Hwy.
Suite 165

City: Brea

Zip Code: 92821

Email: Attention: James McGrade
James.McGrade@ii-hpa.com

Phone: 714-871-8886

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.


Trust Account Owner's Signature

3-14-24
Date

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


Applicant's Signature

3-14-24
Date

Staff Use Only

ACCELA RECORD NUMBER: TRUST ACCOUNT NUMBER:

notice of public hearing

CITY OF BREA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR TENTATIVE PARCEL MAP NO. 2022-179: A REQUEST TO ALLOW FOR THE SUBDIVISION OF TWO EXISTING PARCELS INTO FOUR PARCELS LOCATED AT 915, 955, 975 WEST IMPERIAL HIGHWAY AND 950 MARINER STREET.

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 25th, 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, James McGrade, on behalf of Healthcare Property Advisors, is requesting the following entitlement: Tentative Parcel Map (TPM) No. 2022-179 to allow for the subdivision of two existing parcels that total 17.54 acres into four parcels that would range in size from 2.17 to 8.06 acres.

LOCATION: The project site is located on the northeast corner of Imperial Highway and South Puente Street, at 915, 955, 975 West Imperial Highway, and 950 Mariner Street. The project site has a General Plan Land Use designation of Light Industrial and a Zoning designation of Brea Industrial Specific Plan (BISP).

ENVIRONMENTAL: The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15315 (Class 15).

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.:**TENTATIVE PARCEL MAP NO. 2022-179****PROJECT LOCATION:**

915, 955, 975 West Imperial Highway, and 950 Mariner Street

PROJECT DESCRIPTION:

The Project involves the subdivision of two existing parcels into four new parcels. The parcelization would result in the following lot size breakdown: Lot 1 (8.06 acres), Lot 2 (3.69 acres), Lot 3 (2.17 acres), and Lot 4 (3.62 acres).

Name of Public Agency Approving Project:

City of Brea

Project Applicant & Address:

James McGrade, on behalf of Healthcare Property Advisors
915 West Imperial Highway, Suite 165

Exempt Status: (Check one)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15315) |
| <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 15 exemption is applicable in that the Project consists of the subdivision of property in an urbanized area into four parcels. Additionally, the subdivision is in conformance with the City's General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcels have not been involved in a division of a larger parcel within the previous two years, and the parcels do not have an average slope greater than 20 percent. Therefore, the Project is categorically exempt from the provisions of CEQA.

Jason Killebrew, Community Development Director

Date



City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group
Tuesday, June 25, 2024, 6:00 PM	ADMINISTRATIVE ITEMS Item: 7B

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated June 14, 2024 (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Planning Update - Updated 06.14.2024.pdf](#)

City of Brea

Project Updates

June 14, 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	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
13	Brea Plaza Apartments	1639 E. Imperial Highway
14	Greenbriar residential development	1698-1700 Greenbriar Lane
15	New residential development (Preliminary Plan Review)	112 Bracken Street
16	Urban Lot Split (Preliminary Plan Review)	125 E. Olinda Place
17	Imperial Mariner parking reduction	915, 955, 975 W. Imperial Hwy
18	Bruxie's on-site alcohol	215 W. Birch Street
19	Asuletics fitness studio	396 N. Cliffwood Park Street
20	A 2 nd story ADU height increase	401 Sycamore Avenue

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
28	Pacific Paws animal hospital	710 N. Brea Blvd

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

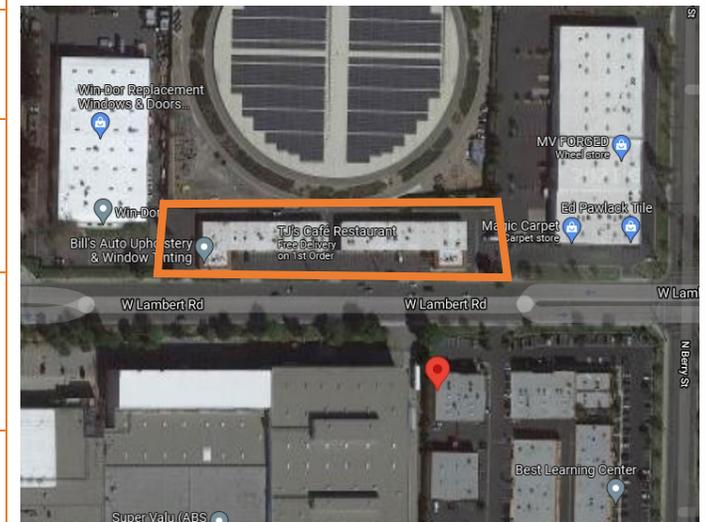
N/A

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.

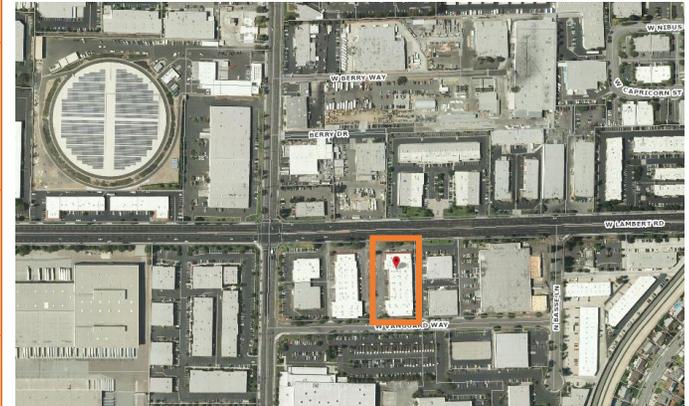
PROJECT MAP:



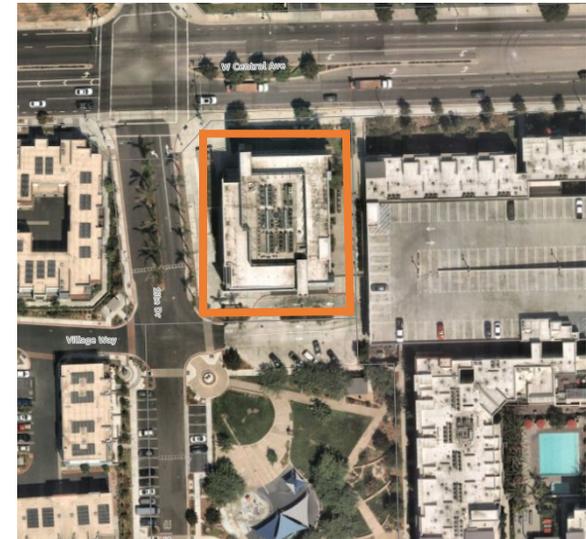
AMAZON FACILITY (MAP ID: 2)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-09; ACCELA No. PLN 2022-00042 	
Project Location:	<ul style="list-style-type: none"> 275 W. Valencia Assessor's Parcel Number (APN): 320-233-17 	
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. 	

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

PROJECT MAP:

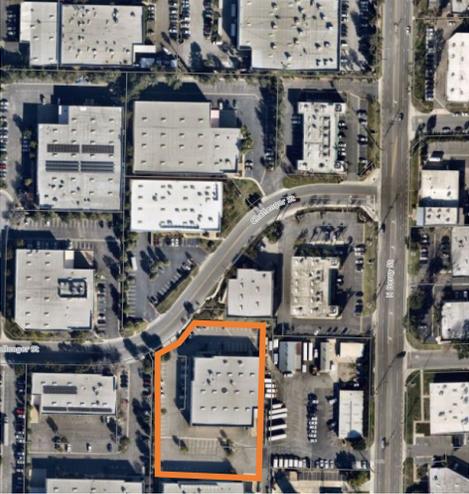


AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 4)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number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

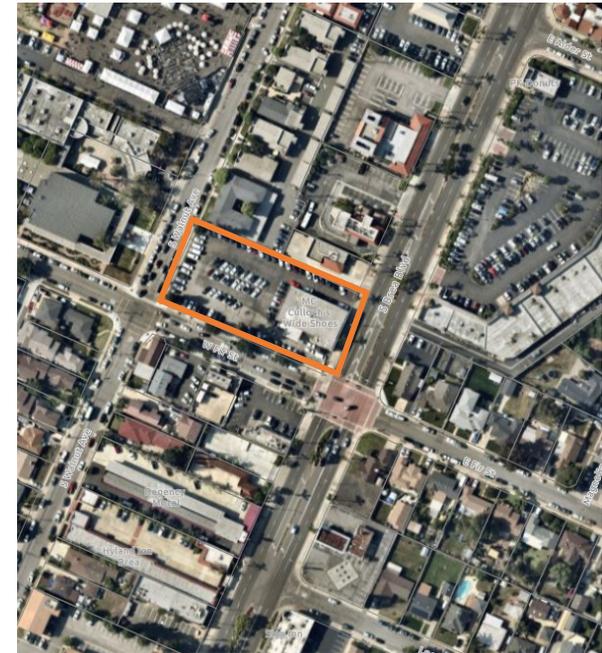


ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 5)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027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



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

SOUTH BREA TOWNHOMES (MAP ID: 7)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit 	
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TPM 2023-01, DB 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 	



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



NEW INDUSTRIAL BUILDING (MAP ID: 10)		PROJECT MAP:
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 	



AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 11)	
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-01; ACCELA No: PLN-2024-00014/PLN-2024-00031
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 April 10, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.; Density Bonus application is currently under review

PROJECT MAP:



IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 12)

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"> Scheduled for the Planning Commission public hearing on June 25, 2024

PROJECT MAP:



BREA PLAZA APARTMENTS (MAP ID: 13)

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.

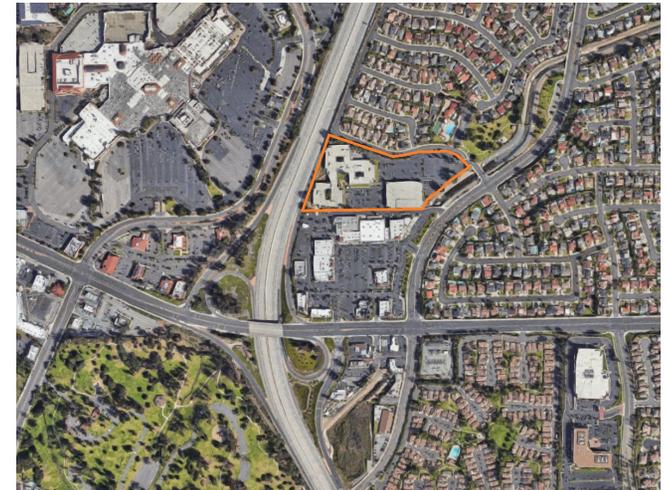
PROJECT MAP:

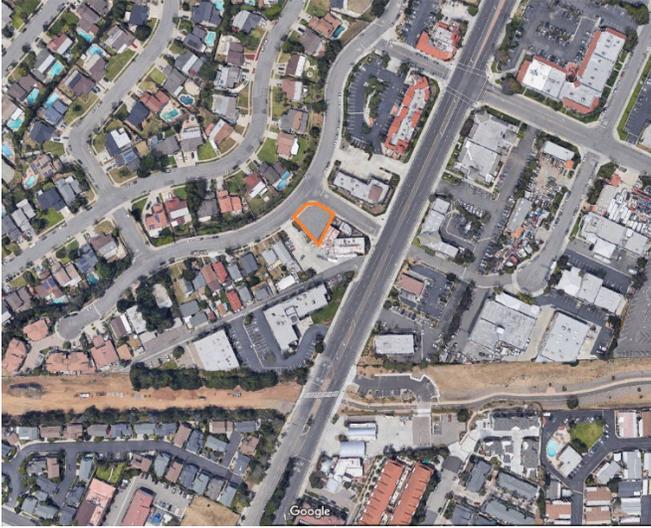


GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 14)

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: 15)		PROJECT MAP: 
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 April 25, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. 	

URBAN LOT SPLIT – PRELIMINARY PLAN REVIEW (MAP ID: 16)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-03; 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: 17)		PROJECT MAP:
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 	



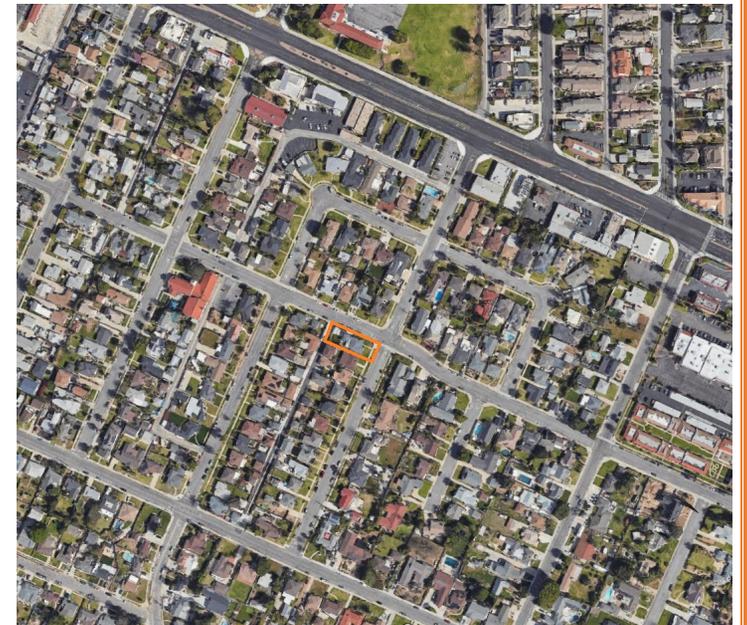
BRUXIE ON-SITE ALCOHOL (MAP ID: 18)	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-01; ACCELA No: PLN-2024-00029
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-632-27 215 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:



AUSLETICS FITNESS STUDIO (MAP ID: 19)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-02; ACCELA No: PLN-2024-00030 	
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-191-05 396 N. Cliffwood Park Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to establish an instruction based fitness studio (Ausletics). 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Aree Richardson 	
Application submittal Date:	<ul style="list-style-type: none"> June 11, 2024 	
Current Status:	<ul style="list-style-type: none"> Under review 	

A 2nd STORY ADU HEIGHT INCREASE (MAP ID: 20)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility 	
Project No.:	<ul style="list-style-type: none"> • CC No. 2024-01; ACCELA No: PLN-2024-00027 	
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 284-223-01 • 401 Sycamore Avenue 	
Project Description:	<ul style="list-style-type: none"> • The Applicant is requesting an increase in maximum height of a 2nd story ADU from 16 feet to 23 feet 	
Project Planner:	<ul style="list-style-type: none"> • Graham Bultema, Assistant Planner (grahamb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Jasmeet Gill Kennington 	
Application submittal Date:	<ul style="list-style-type: none"> • June 11, 2024 	
Current Status:	<ul style="list-style-type: none"> • Under review 	



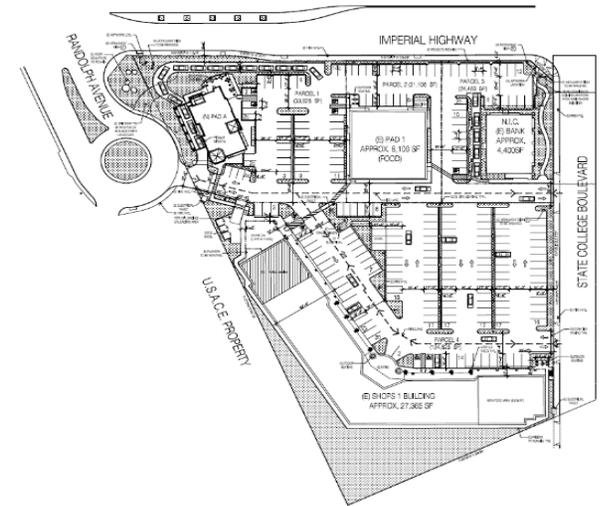
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MERCURY LANE APARTMENTS (Map ID: 1)		RENDERING: 
Case Type:	<ul style="list-style-type: none"> Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report 	
Project No.:	<ul style="list-style-type: none"> PCMP No.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

BREA IMPERIAL CENTER (Map ID: 2)

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)

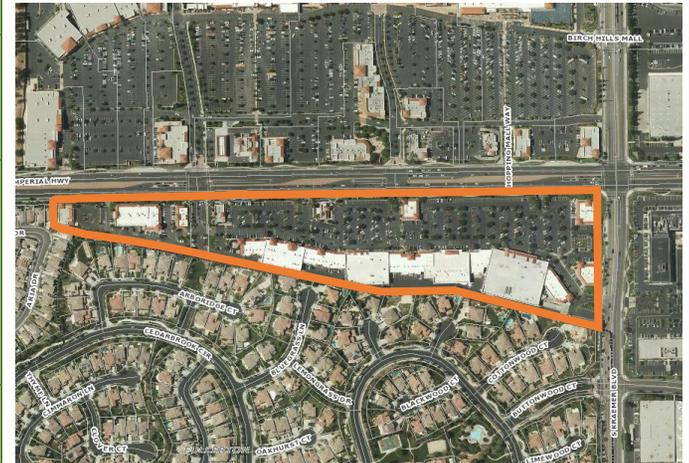
Case Type:	<ul style="list-style-type: none"> Precise Development, Mitigated Negative Declaration, Conditional Use Permit, Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> PD No. 21-01; MND No. 21-01, CUP 21-08, TPM 2021-140; ACCELA No. PLN-2021-00007
Project Location:	<ul style="list-style-type: 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"> In operation

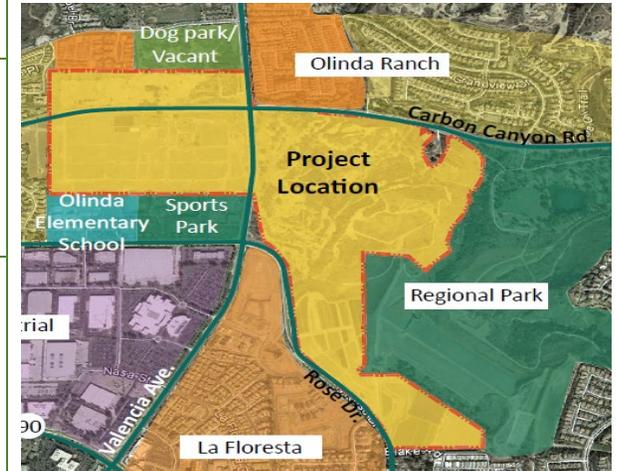
PROJECT MAP:



BREA 265 SPECIFIC PLAN (MAP ID 5)

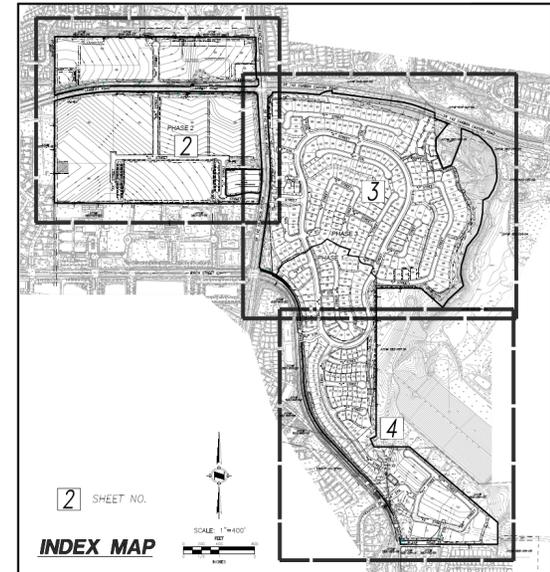
Case Types:	<ul style="list-style-type: none"> • Specific Plan, General Plan Amendment, Zone Change, and Development Agreement
Project No.:	<ul style="list-style-type: none"> • ACCELA No. PLN-2020-00011; ENV No. 22-01, GPA No. 22-01, ZC No. 22-01, DA No. 22-01, SP No. 22-01
Project Location:	<ul style="list-style-type: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

PROJECT MAP:



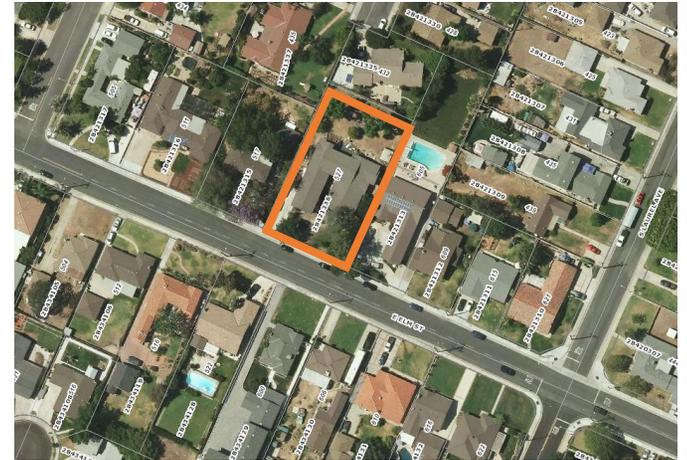
BREA 265 TENTATIVE TRACT MAP (MAP ID: 6)	
Case Types:	<ul style="list-style-type: none"> Tentative Tract Map
Project No.:	<ul style="list-style-type: none"> ACCELA No. PLN 2020-00011; TTM 16423
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 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:



<i>ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 7)</i>	
Case Type:	<ul style="list-style-type: none"> Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> CC No. 2022-01; ACCELA No. PLN 2022-00019
Project Location:	<ul style="list-style-type: none"> 527 E. Elm Street Assessor’s Parcel Number (APN): 284-213-36
Project Description:	<ul style="list-style-type: none"> The project establishes a new 1,496 square foot detached ADU.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Frederick Talactac
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the project on October 25, 2022.
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



INDUSTRIAL BUILDING (MAP ID: 8)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review, Environmental Impact Report Addendum 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-04; EIR No. 5-81 Addendum No. 1; ACCELA No. PLN 2022-00012 	
Project Location:	<ul style="list-style-type: none"> 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66 	
Project Description:	<ul style="list-style-type: none"> The project includes demolition of an existing office building and development of a new warehouse with related site improvements. The building would be a total of 113,700 SF. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Prologis 	
Approval Dates:	<ul style="list-style-type: none"> Brea Community Development Director approved the project on March 27, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

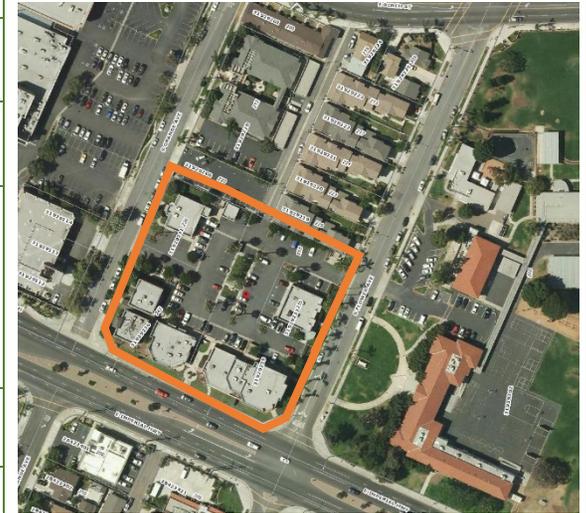
BREA MALL MIXED USE PROJECT (MAP ID. 9)	
Project:	<ul style="list-style-type: none"> EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits
Project No.:	<ul style="list-style-type: none"> EIR 20-01, GPA No. 20-01; ZC 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:



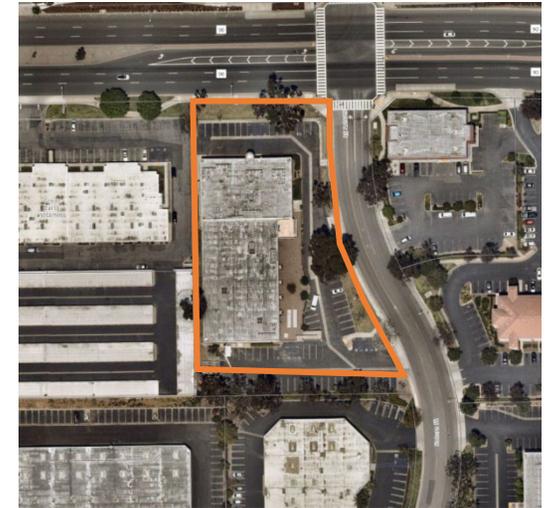
GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 10)	
Case Type:	<ul style="list-style-type: none"> Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; 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"> Under construction

PROJECT MAP:



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

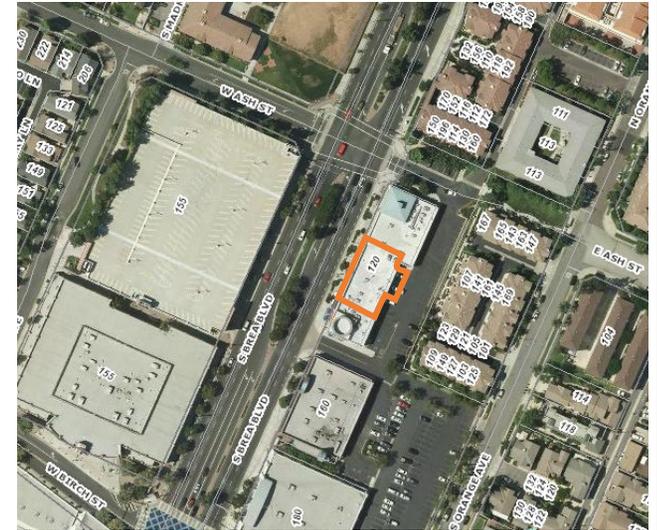
PROJECT MAP:



BOILING CRAB OUTDOOR PATIO (MAP ID: 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

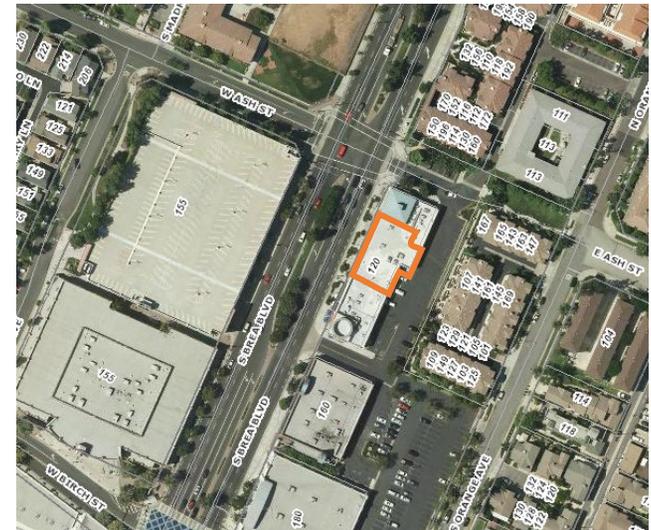
PROJECT MAP:



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

BREA PLACE SIGN PROGRAM AMENDMENT (MAP ID: 16)

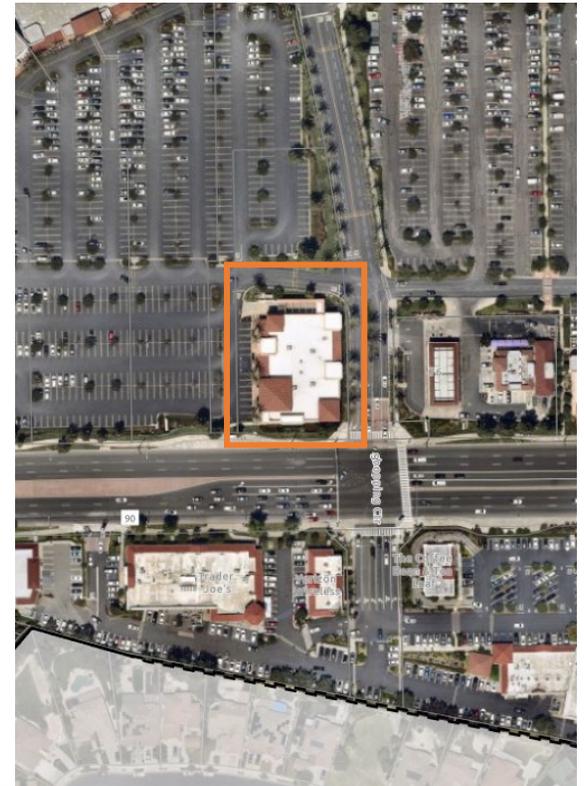
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-08; ACCELA No: PLN-2023-00042
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-322-07, 319-322-08, 319-322-02, 319-331-18, 319-332-03, 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:

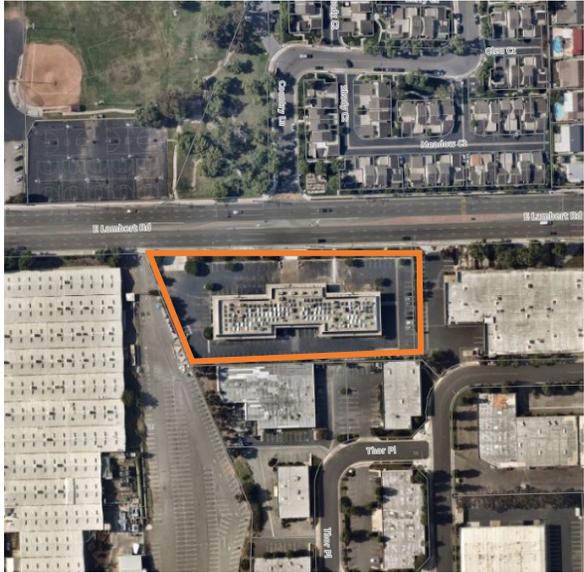


<i>WIRELESS FACILITY CO-LOCATION (MAP ID: 17)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-07; ACCELA No: PLN-2023-00047 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-331-12 145 S. State College Boulevard 	
Project Description:	<ul style="list-style-type: none"> The project modifies an existing wireless facility to add additional antennas and support equipment. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Meghan Graham 	
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on October 10, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process. 	

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

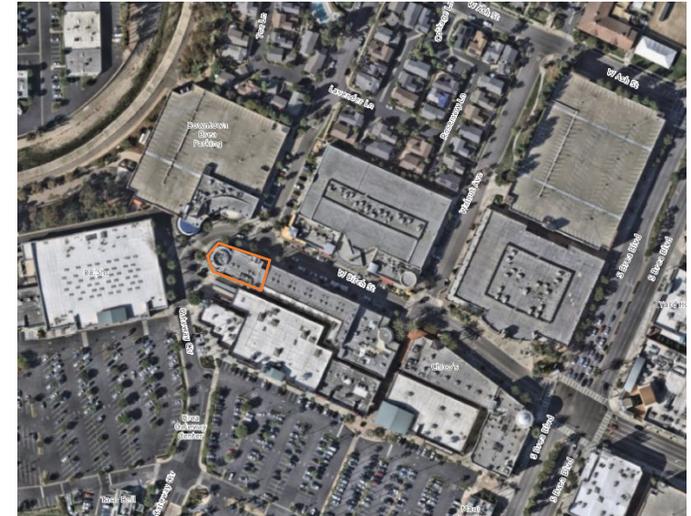


CALIFORNIA SPINE INSTITUTE (MAP ID: 19)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-05; AR No. 2023-04; ACCELA No: PLN-2023-00030 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-314-07 721 E Imperial Hwy 	
Project Description:	<ul style="list-style-type: none"> The project includes a second story addition to an existing office building along with related site improvements. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Raed Ali and Eric Lin 	
Approval Dates	<ul style="list-style-type: none"> December 12, 2023 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

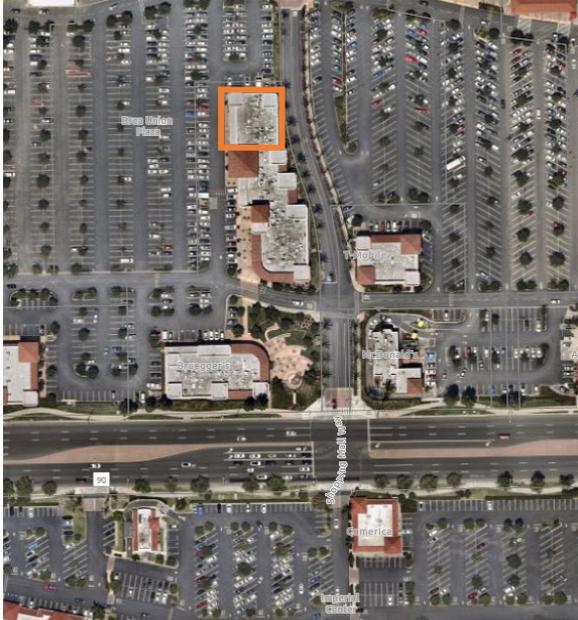
<i>MEDICAL USE PARKING MODIFICATION (MAP ID: 20)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP 2023-10; ACCELA No: PLN-2023-00056 	
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-192-15 • 330 E. Lambert Road 	
Project Description:	<ul style="list-style-type: none"> • The project includes a reduction in the required on-site parking for the new parking deficiency to be created due to introduction of medical office uses 	
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Gordon Lau 	
Approval Date	<ul style="list-style-type: none"> • December 5, 2023 	
Current Status:	<ul style="list-style-type: none"> • N/A 	

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

PROJECT MAP:



DR. SQUATCH FENCE HEIGHT (MAP ID: 22)		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)		PROJECT MAP: 
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 	

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

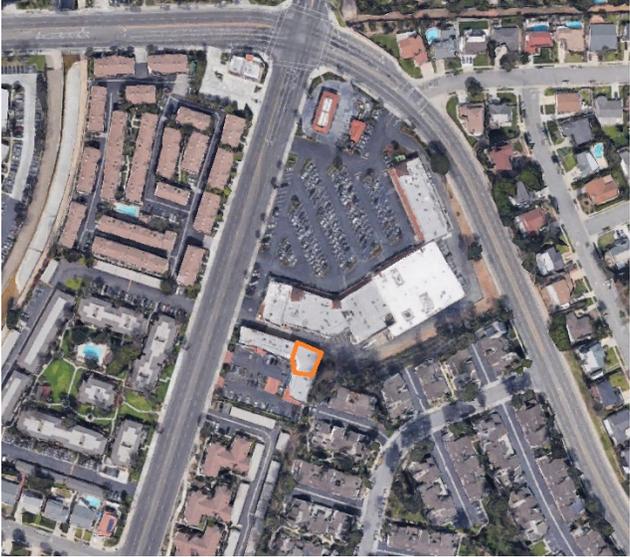
PROJECT MAP:



SMOKE & CHAR (FORMERLY CORAZON MODERN KITCHEN) – EXPANSION OF ON-SITE ALCOHOL (MAP ID: 25)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP 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 	

NEW WIRELESS FACILITY (MAP ID: 26)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
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)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP 2023-10; ACCELA No: PLN-2023-00054 	
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-102-25 • 1639 East Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> • The 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 	

PACIFIC PAWS ANIMAL HOSPITAL (MAP ID: 27)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
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 project includes establishment of 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 	
Approval Date:	<ul style="list-style-type: none"> • June 4, 2024 	
Current Status:	<ul style="list-style-type: none"> • Pending submittal of a building permit plan check 	

REPEALED/DENIED

(Within one year)

N/A