



Planning Commission Agenda

Tuesday, September 24, 2024, 6:00 PM
1 Civic Center Circle
Brea, California 92821

Also via teleconference: 350 W Central Ave #455, Brea, CA 92821

Joseph Covey, Chair

Melanie Schlotterbeck, Vice Chair

Tom Donini, Commissioner

Bill Madden, Commissioner

Blake Perez, Commissioner

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

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

Important Notice

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

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

1: CALL TO ORDER/ROLL CALL - COMMISSION

2: INVOCATION

Pastor Rick Crockett with Crosspointe Church

3: PLEDGE OF ALLEGIANCE

4: MATTERS FROM THE AUDIENCE

5: CONSENT CALENDAR

5A. Approval of July 23, 2024 Planning Commission Minutes

- 1. Approve.

6: PUBLIC HEARINGS

6A. Conditional Use Permit No. 2022-15

Request to allow the establishment of aquamation-based pet cremation services within an existing industrial suite located at 580 West Lambert Road, Suite E.

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
- 2. Approve CUP No. 2022-15 to allow the establishment of aquamation-based pet cremation services at the subject location, based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

7: ADMINISTRATIVE ITEMS

7A. Committee Reports

7B. Informational/Project Updates

- 1. Receive and file.

8: ADJOURNMENT

Date Posted: September 17, 2024



Planning Commission Communication

Approval of July 23, 2024 Planning Commission Minutes

Meeting	Agenda Group
Tuesday, September 24, 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 July 23, 2024 meeting.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[July 23, 2024 Draft Minutes.pdf](#)

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

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

July 23, 2024, 6:00 PM

1. CALL TO ORDER/ROLL CALL - COMMISSION

Chair Covey called the meeting to order at 6:02 pm. All members were present with Vice Chair Schlotterbeck and Commissioner Madden participating via zoom.

2. INVOCATION

Pastor Ernie Benavides with The Cause Church provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Donini led the Pledge of Allegiance.

4. MATTERS FROM THE AUDIENCE

City Planner, Joanne Hwang, noted staff received nine additional comment letters for Item 6A.

5. CONSENT CALENDAR

Vice Chair Schlotterbeck made a motion to approve the consent calendar and Commissioner Perez seconded the motion.

5A. June 25, 2024 Planning Commission Minutes-

The motion was approved with a 4-0-1 vote with Commissioner Donini recusing himself due to his absence from that meeting.

5B. Quarterly Monitoring Report-

The motion was approved with a 4-0-1 vote with Commissioner Madden recusing himself due his residence location.

6. PUBLIC HEARINGS

Commissioner Donini recused himself from Item 6A as a result of a social media post he made earlier in the day about the proposed project, which was deemed prejudicial against the project in

the opinion of the City Attorney's office, and left the meeting.

Chair Covey and Commissioner Perez independently noted they visited the project site for Item 6A.

6A. South Brea Townhomes- Tentative Tract Map No. 19315, Density Bonus No. 2023-01, and Precise Development No. 2023-03-

Senior Planner, Jessica Newton, provided a presentation of the project, and noted a correction related to a typing error in the Attachment A.

The Planning Commission asked a number of questions regarding the following:

- Use restrictions and allowable uses for the live/work units;
- Lack of new trees along Brea Boulevard
- Possibility of owner occupancy requirement
- Integrated Crime Center (ICC) improvements
- Fire hydrant locations
- Utilization of solar
- ADA accessibility requirements
- Driveways
- Mixed Use zoning standards
- State Density Bonus Law provisions related to waivers, concessions and parking
- No Net Loss law finding
- Project schedule
- Basis for additional monetary contribution to the park funds
- Parking for patrons of the businesses for live/work units
- List of qualified low/moderate income applicants

Note: There was a brief recess from 6:34 pm - 6:36 pm to address technical difficulties with Commissioner Madden.

Chair Covey opened the Public Hearing

Applicant - Patrick Chien of City Ventures, introduced the development team, gave a presentation, and responded to the Commission question regarding the project schedule.

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

- Elizabeth Hansburg of People for Housing Orange County
- Dennis Arp
- Carolyn McMorro
- Ashely Cole of Chamber of Commerce
- Lacy Schoen of Chamber of Commerce

Jason Marechal, the Applicant's civil engineer, requested a modification to Condition No. 74, in which Jason Killebrew, Community Development Director, responded with suggested language.

Chair Covey closed the Public Hearing

The Commission had stated that the project helps meet the City's General Plan and Housing Element goals since the Project site currently has the appropriate land use designation, provides types of housing needed in the City, the design is appropriate to the neighborhood, and incorporates needed sustainability features.

Vice Chair Schlotterbeck made the motion to approve with the modification proposed by staff to correct the typo in the Resolution and the suggested language modification to Condition 74 to include the language "to the satisfaction of the Fire Marshal." Commissioner Perez seconded and the motion passed 4-0.

7. ADMINISTRATIVE ITEMS

7A. Committee Reports -

Commissioner Perez reported on the recent General Plan Steering Committee meeting that covered Economic Development and Land Use.

Chair Covey noted the next Art in Public Places Committee meeting will be August 26th.

7B. Informational/Project Updates-

Chair Covey thanked Kristen Steyerma and the special events team for another fun and successful Fourth of July Country Fair.

Vice Chair Schlotterbeck noted the County of Orange is currently updating its General Plan and creating a Climate Action Plan which provides opportunities for anyone interested to engage in other ways that affects Brea and our sphere of influence.

8. ADJOURNMENT

Chair Covey adjourned the meeting at 7:15 pm.



Planning Commission Communication

Conditional Use Permit No. 2022-15

Request to allow the establishment of aquamation-based pet cremation services within an existing industrial suite located at 580 West Lambert Road, Suite E.

Meeting	Agenda Group
Tuesday, September 24, 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, Dr. Annie Forslund on behalf of Home Pet Euthanasia of Southern California, is requesting Conditional Use Permit (CUP) No. 2022-15 to allow the establishment of aquamation-based pet cremation services within an existing 3,109-square-foot industrial tenant suite located at 580 West Lambert Road, Suite E, in the General Industrial (M-2) Zone. The aforementioned entitlement herein is referred to as the "Project".

RECOMMENDATION

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

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
2. Approve CUP No. 2022-15 to allow the establishment of aquamation-based pet cremation services at the subject location, based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site, located at 580 West Lambert Road, Suite E, is part of a larger 134,260-square-foot (3.08-acre) industrial business park known as Park Lambert Business Park, featuring a mix of industrial uses such as warehouses and automotive uses. The Project site is located between Lambert Road to the north and Vanguard Way to the south, approximately 400 feet east of Berry Street. The Project site has a General Plan Land Use designation of General Industrial and zoning designation of M-2. Surrounding land uses and zoning designations are shown in Table 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	Industrial business parks (<i>Across Lambert Road</i>), including Accord Cremation and Burial Services at 535 West Lambert Road.
East	Industrial business parks

South	Industrial & wholesale businesses (<i>Across Vanguard Way</i>)
West	Industrial business parks and a church (<i>Across Berry Street</i>)

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	M-2 (General Industrial) (<i>Across Lambert Road</i>)
East	M-2 and M-1 (Light Industrial)
South	M-2 (<i>Across Vanguard Way</i>)
West	M-2 (<i>Across Berry Street</i>)

The Project site is currently developed with two multi-tenant industrial buildings totaling approximately 65,200 square feet, with associated surface parking lot areas and landscaping. Ingress and egress to the site is provided by four driveway approaches on Lambert Road to the north and four driveway approaches on Vanguard Way to the south. A vicinity map of the Project location and a site plan of the Project site are shown in Figure 1 and Figure 2 respectively.

FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE

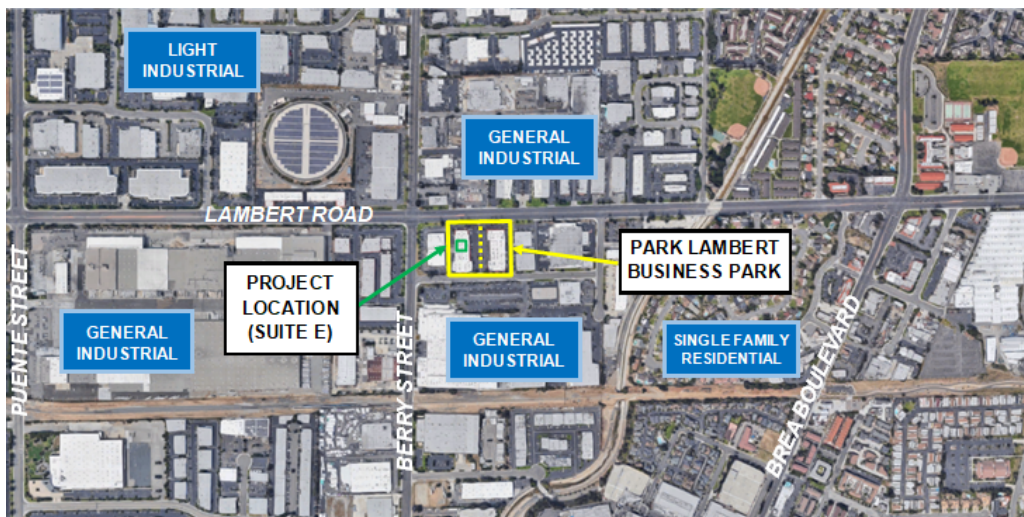
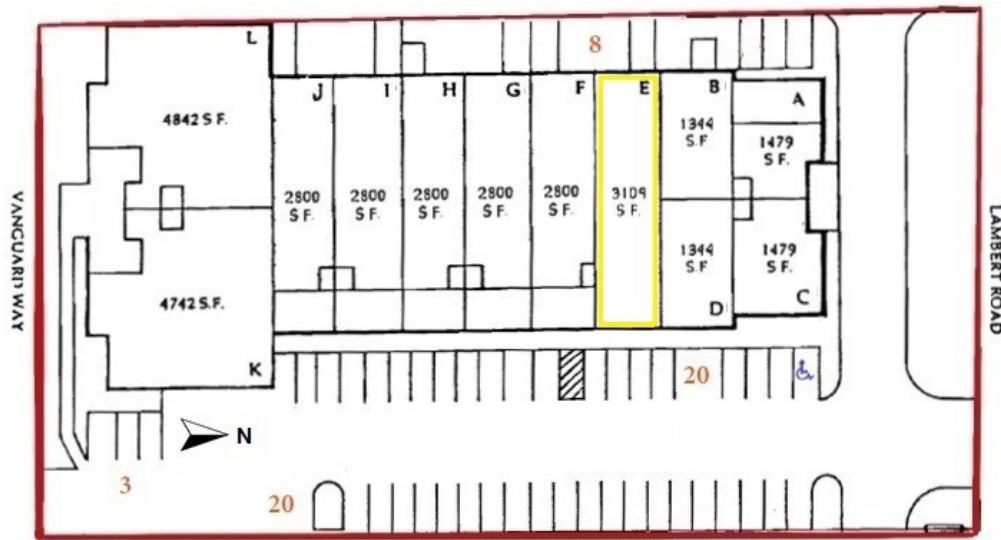


FIGURE 2 – SITE PLAN OF THE PROJECT SITE



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

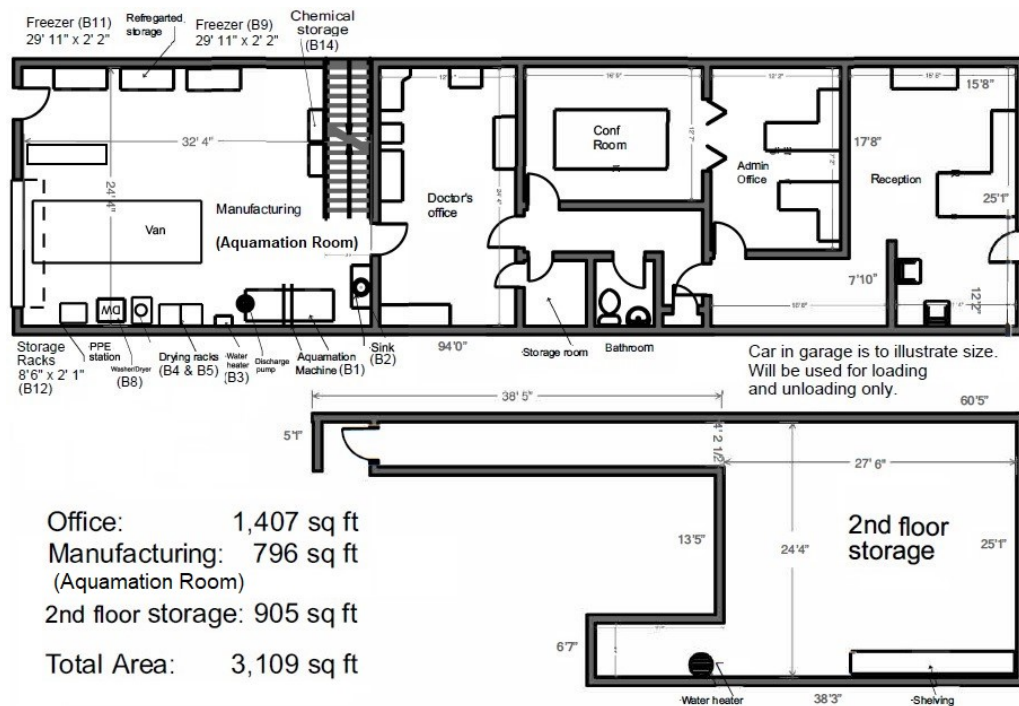
Entitlement History

- On August 14, 1973, the Planning Commission approved Tentative Tract Map No. 8363 to establish the development of the industrial tract per Resolution No. PC 106-73.
- On July 22, 1980, the Planning Commission approved applications CUP No. 3-80 and Zone Variance No. 9-80 to establish a health and recreation facility within the subject business park per Resolution Nos. PC 44-80 and PC 45-80.

PROJECT DESCRIPTION

The Project proposes aquamation-based pet cremation services within an existing 3,109-square-foot industrial tenant suite, previously occupied by a warehouse use with accessory office space. A floor plan of the tenant suite is shown in Figure 3. The business currently uses the tenant space for storage and an accessory administrative office and is seeking to add aquamation-based pet cremation services at this location.

FIGURE 3 – PROPOSED FLOOR PLAN



The business conducts mobile pet euthanasia services at the homes of customers throughout Orange County and parts of Los Angeles County and the Inland Empire, along with after-life care services including, but not limited to, off-site cremation services. No euthanasia services are performed on-site and no client visits are currently allowed. Doctors conducting mobile services would use a company van to service clients at their homes and transport animal remains to either an existing, flame-based pet cremation facility located in Lake Elsinore or to the Project site, for water-based pet cremation services. The proposed disposal process for animal remains at the Project site is called "Aquamation" or "Green Cremation." Aquamation is an environmentally friendly, flameless alternative to cremation which involves the animal remains dissolving in an alkaline solution (consisting of 95% water and 5% Potassium Hydroxide and Sodium Hydroxide) over a 20-hour period at 204 degrees Fahrenheit. This process achieves the same end result as flame-based cremation; however, it does so without burning fossil fuels, without emitting any harmful greenhouse gases, and using less energy than flame-based cremation. This process is further described in the Business Operations Breakdown in Attachment E.

As part of providing this service, the Applicant proposes the installation of a PET-550 system, a chemical storage cabinet, and a hoist/crane to lift animals in and out of the machine. The PET-550 machine is used for Aquamation and has a noise level of less than 75 dbA. This aquamation-based cremation process sterilizes the animal remains and destroys pathogens, limiting odor impacts. No expansion of the existing building or tenant space is proposed. The applicant would also use the company van to transport animal remains to the Project location for "Aquamation." The van would drive in to the manufacturing area shown in Figure 3 when pet remains are being dropped off at the Project site. Otherwise, the van is parked in the parking lot when it is not in use.

The business employs 4 doctors and 5 support staff and visits 50 to 75 families weekly for home euthanasia services. There are two employees who currently work at the Project location in the existing office space and if the proposed Project is approved, one additional employee would work at the project location conducting aquamation-based cremation services. The proposed hours of operation at the Project site are Monday to Sunday, 9:00 a.m. to 5:00 p.m.

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

DISCUSSION

Conditional Use Permit No. 2022-15: Aquamation-Based Pet Cremation

Crematories are an unlisted use that are not specified in the City of Brea's land use regulations. Pursuant to Brea City Code (BCC) Section 20.11.020.C, the Community Development Director has the authority to make an interpretation whether a specific proposed use is similar to an existing use class. The purpose of the M-2 zone is to provide land for heavy industrial uses, such as the industrial-type use of crematories. The Community Development Director has determined that the proposed use is consistent with other uses allowed in the M-2 zone and may be permitted at the proposed location, subject to Planning Commission approval of a CUP.

The Park Lambert Business Park is comprised of a mix of industrial tenant uses, including warehouse and automotive uses. The proposed aquamation-based pet cremation services use is similar to an Industrial, Minor land use, which would be compatible with existing businesses in the industrial business park.

The existing business park has a total of 102 parking spaces shared between two properties, with 51 spaces on each lot. The subject tenant suite was previously occupied by a warehouse business with accessory office space that had a parking requirement of six parking spaces per BCC. The proposed use is low-intensity in terms of parking impacts because only a maximum of three employees is expected to be working at the subject tenant suite at any time, and no clients or visitors are allowed at the project site. Additionally, the company van will be parked on-site, and as such, typical parking demand for the business is anticipated to be four spaces. To ensure that the proposed use does not impact the existing parking supply of the property, a condition of approval is included that restricts the maximum number of persons at the proposed business to five persons at any given time.

In addition, the Project was reviewed by various departments, including the Building & Safety Division and Fire Department. The Project is required to meet all applicable codes and standards, thereby assuring the public health, safety, and welfare. To further ensure the Project would be compatible with surrounding uses and not adversely affect the public, health, or general welfare, staff has prepared draft Conditions of Approval (Attachment B). Notably, a condition of approval is included that requires the business to provide all necessary remedies to mitigate noise or nuisance concerns, should such concerns arise. Such remedies may include additional sound attenuation, change in business operations, and similar remedies deemed necessary. In addition, the applicant is required to obtain the required permit from the Orange County Sanitation District (OCSD) prior to issuance of any building permit or commencement of aquamation operation, whichever occurs first. Therefore, the Project, as proposed and conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

PUBLIC NOTICE AND COMMENTS

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

ENVIRONMENTAL ASSESSMENT

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301. The Class 1 exemption applies to the Project because the Project involves the operation of aquamation-based pet cremation services within an existing industrial building, does not expand the existing building footprint, and no exterior improvements are proposed. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment I.

CONCLUSION

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

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Graham Bultema, Assistant Planner

Attachments

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

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

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

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

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

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

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

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

RESOLUTION NO. PC 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2022-15: TO ALLOW ESTABLISHMENT OF AQUAMATION-BASED PET CREMATION SERVICES WITHIN AN EXISTING INDUSTRIAL SUITE LOCATED AT 580 WEST LAMBERT ROAD, SUITE E.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Conditional Use Permit No. 2022-15 to allow establishment of aquamation-based pet cremation services within an existing 3,109-square-foot industrial tenant suite (referred to herein as the “Project”) for that certain real property located at 580 West Lambert Road, Suite E, in the City of Brea and further legally described as Assessor Parcel Number 296-081-07, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project applicant is Dr. Annie Forslund on behalf of Home Pet Euthanasia of Southern California, 580 West Lambert Road, Suite E, Brea, CA 92821.

(iii) The Project site is zoned General Industrial (M-2) and is designated as General Industrial by the General Plan.

(iv) On September 24, 2024, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to adoption of this resolution.

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

B. RESOLUTION:

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

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

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The proposed Project involves operation of aquamation-based pet cremation services within an existing industrial building, does not expand the existing building footprint, and no exterior improvements are proposed. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of CUP No. 2022-15 as follows:

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

Fact: The Project site is zoned M-2. Pursuant to Brea City Code (BCC) Section 20.11.020.C, the Community Development Director has determined that crematories are an unlisted use that may be permitted in the M-2 zone, subject to Planning Commission approval of a Conditional Use Permit.

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

Fact: The Project site is located within an existing industrial business park, which features a mix of industrial uses such as warehouses with accessory offices and automotive uses. The proposed use of the site for aquamation-based pet cremation services with mobile pet euthanasia services maintains a balance of industrial, commercial, and residential uses within the community, in support of General Plan Policy CD-1.4. The Project as designed and conditioned is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity and shall complement the surrounding area.

c. Finding: The site is adequate in size and shape to accommodate the proposed development and proposed use to bring about conformity with other elements in the neighborhood.

Fact: The Project tenant space is approximately 3,109 square feet in size and is located within an existing industrial business park that provides access from Lambert Road and Vanguard Way and provides shared parking for all tenants. The Project will occupy one of the existing tenant suites within an existing industrial building. The Project includes establishment of a business that is similar to an industrial business in nature, consistent with the General Plan Land Use designation of the site, and proposes no exterior modifications nor expansion of the subject tenant space. As such, the Project site is adequate in size and shape to accommodate the proposed development.

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

Fact: Vehicular access to the Project site will continue to be provided off of Lambert Road and Vanguard Way. The Project is not anticipated to result in any traffic impacts to the adjacent uses as the proposed business has a low number of on-site employees and proposes no building expansion. The Project site provides sufficient parking spaces for both the Project and other existing uses within the business center.

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

Fact: The Project is designed to comply with all applicable development standards and will operate similarly to other existing industrial land uses in the business center. The proposed operations will occur indoors and are not expected to cause any noise or odor impacts. The Project includes conditions of approval that will ensure the use of the site will not affect adjacent properties and land uses. The project is required to meet all applicable codes and standards, thereby assuring the public health, safety, and welfare.

4. CUP No. 2022-15 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 24th day of September 2024.

Chairman, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 24th day of September 2024 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 24th day of September 2024, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2024-XX
CONDITIONAL USE PERMIT NO. 2022-15**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2022-15 is hereby approved, subject to conditions as set forth herein:

Planning Division – Community Development Department

1. Development and business operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on September 24, 2024, which includes an operations breakdown, site plan, and floor plan on file in the Planning Division, the conditions contained herein, and all applicable Federal, State and local Regulations. The City Planner may approve any minor changes to the approved project plans.
2. The approved use shall operate within all applicable State, County, and City regulations governing the operation of animal cremation, aquamation facilities, and animal waste disposal.
3. All business activities shall take place indoors. Outdoor operations are prohibited.
4. There shall be a maximum of five employees and/or customers within the business at any given time.
5. The business operations shall comply with the City's Noise Ordinance.
6. Should noise or other nuisance issues arise due to the operations of the business, the business shall provide the necessary remedies to mitigate these issues, including but not limited to, additional sound attenuation, change in business operations, etc. Any remedies needed shall be reviewed and approved by the Community Development Director or their designee prior to installation or implementation.
7. 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.
8. Any permit is subject to expiration and revocation as provided in Brea City Code Section 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
9. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all

persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of amendment to Conditional Use Permit CUP No. 2022-15; and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

Building & Safety Division – Community Development Department

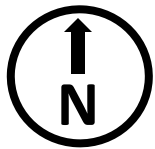
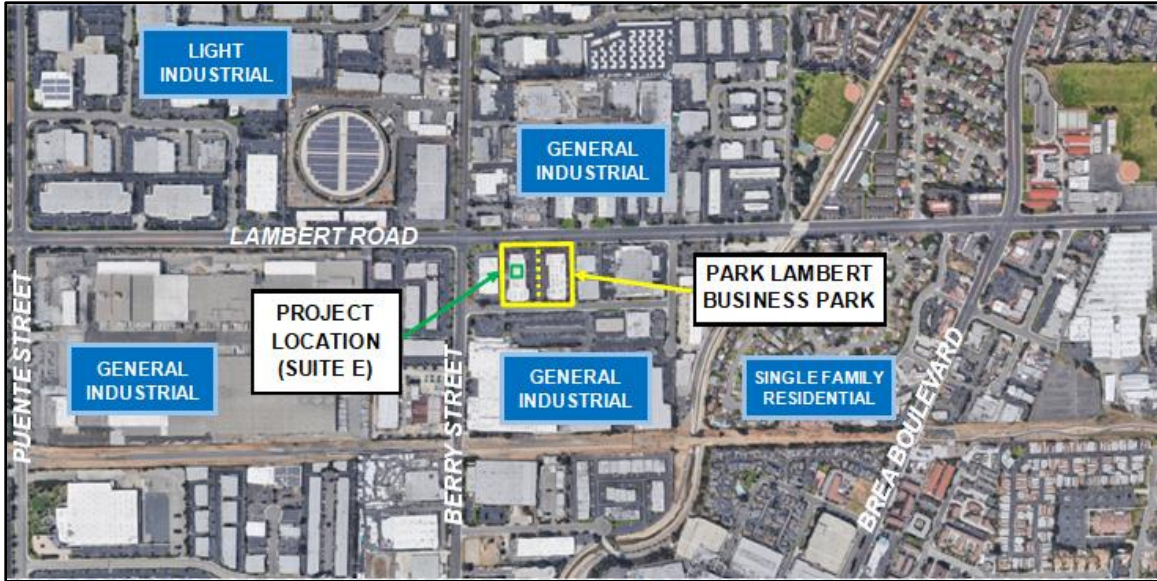
10. All designs shall comply with the Codes adopted at the time of permit submittal. Currently, the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances.
11. At the time of building permit submittal, provide the following:
 - Structural drawings and calculations for any structural members added for the hoist support on a fixed hoist.
 - Specs for large equipment along with structural anchorage details and calculations for the PET-550 system.
12. At the time of building permit submittal, an accessible route must be provided from public right of way and ADA parking to building entrance along with complete accessible compliant drawings for entrance, exit(s) and restroom.
13. Prior to building permit issuance or commencement of aquamation operation, whichever occurs first, the applicant shall provide documentation of permit approval from the Orange County Sanitation District (OCSD) for discharge into the sanitary sewer system.

Fire Department

14. At time of submittal for fire permits, the storage and use of hazardous materials will be assessed for maximum allowable quantities and storage per the current California Fire Code CFC Chapter 50. Quantities will be based on a non-sprinklered building.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit No. 2022-15
Property Location:	580 West Lambert Road, Suite E
Business Park Size:	3.08 acres
Tenant Space Size:	3,109 square feet
Applicant:	Dr. Annie Forslund Home Pet Euthanasia of Southern California 580 West Lambert Road, Suite E Brea, CA 92821
General Plan Designation:	General Industrial
Zoning Designation:	M-2 (General Industrial)
Adjacent Zoning	
North:	M-2
South:	M-2
West:	M-2
East:	M-2 and M-1 (Light Industrial)
Site and Neighborhood Characteristics:	The project site is located within the Park Lambert Business Park on the south side of Lambert Road, east of Berry Street. The site is surrounded by industrial and light industrial business parks.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star Progress on September 11, 2024, and 43 notices were sent to all property owners within a 500-foot radius of the subject property.

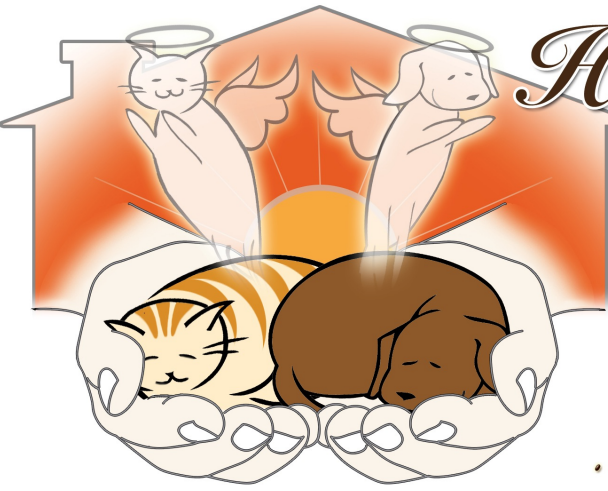


SUBJECT PROPERTY AND VICINITY MAP

DATE: September 24, 2024

CASE NO:

ACCELA RECORD NO. PLN-2022-00053
CONDITIONAL USE PERMIT NO. 2022-15



Home Pet Euthanasia of Southern California

Dr Annie Forslund
714-454-4080

www.homepeteuthanasia.com

dr.forslund@homepeteuthanasia.com

...Bringing Compassion and Caring to the comfort of your home

28 March 2024

To: City of Brea Committee reviewing Conditional Use Permits Applications

Below is the information requested regarding Home Pet Euthanasia of Southern California.

I. BACKGROUND

Home Pet Euthanasia of Southern California has been created in 2009 in response to a great demand from pet owners to be able to say goodbye to their beloved companions in the privacy of their homes, stress free, with compassion, caring, comfort and love.

Dr. Annie Forslund, the founder of this service, graduated from the University of Montreal and earned her Doctor in Veterinary Medicine (DVM) in 1990.

Dr. Forslund has been practicing Veterinary Medicine for over 3 decades. She operated and owned a general practice clinic in Canada for 6 years and then moved to the US and worked as a veterinary associate in 4 different veterinary practices from 1996 to 2009 when she started Home Pet Euthanasia of Southern California. Seeing the devastating effects of the loss of a pet, Dr. Forslund sought a way to make it easier on families and to minimize the trauma.

Dr. Forslund is a pioneer in the Home Euthanasia movement. When she started Home Pet Euthanasia of Southern California, there were only less than a handful of other services strictly dedicated to End of Life care in the entire nation. Since that time Dr. Forslund has been an opinion leader in the Veterinary End of Life care movement, has spoken at several conferences and has participated in educating many other End of Life care providers across the nation. She has created a helpful website (and the most extensive source of information on Pet End of Life Care in the world), guiding pet owners in their pet's End of Life journey and receives inquiries, grateful acknowledgements and questions from people all over the world.

Home Pet Euthanasia's Veterinary Medical Board Veterinary Premise License number is 6570 and is current.

Dr. Annie Forslund's California veterinary license number is 11750 and is also current.

II. PURPOSES:

To help families through one of the most difficult time in their lives (the loss of their family pet) with the utmost compassion and caring, in the comfort of their own homes, with a gentle, dignified and respectful transition for pets via the means of a home euthanasia.

To minimize the emotional impact of the loss, with the result that the families we help are left with the good memories of their pets life and that they are not burdened with traumatic memories of the pet's last moments lived in terror and pain, having to be transported to a veterinary office and having their last moments on a cold metal table.

To provide gentle hospice care and Quality of Life Assessments for end of life patients so they can have peace and comfort in their own homes in their last few days or weeks of life..

To provide compassionate and dignified aftercare service including communal cremations, private cremation and memorial items, including exceptionally unique custom paw prints.

And, lastly, it is our hope and dream to be able to provide aftercare services for pets with a new and revolutionary process which has minimal environmental repercussions through the gentle process of Aquamation (AKA water-based cremation, AKA Alkaline Hydrolysis). See below in section IV for more details on what Aquamation is and why it is environmentally beneficial compared to traditional Flame-based Cremation.)

III. BUSINESS OPERATIONS

a) Our existing services and business model

Home Pet Euthanasia currently services all of Orange County, parts of LA County and parts of the Inland Empire depending on distance and availability. Our service is strictly mobile. We do not receive pets at our business location. Our doctors go to our clients homes to provide End of Life Care to family pets. We currently service approximately 50-70 families per week. We service families 7 days a week, 365 days a year including on holidays. Our first appointment is at 8AM and our last appointment is at 7PM, sometimes later depending on availability.

Home Pet Euthanasia provides:

- In home Quality of Life assessments for pets when their family is unsure if it is “time”.
- In home Pet Hospice visits
- In home Euthanasia

- Aftercare (cremation and memorial items) services, including transportation of pet remains from the family's home to the crematory and return of the ashes for families who wish it.

Home Pet Euthanasia is a mobile service only. We do not perform euthanasias on site, at our office. We service all cities of Orange County and we also service parts of LA county and parts of the Inland Empire, depending on distance and availability.

As part of our service, Home Pet Euthanasia also helps families with their pet's aftercare. After the pet has passed away, we provide a respectful transport disposal of pet remains. Pet remains entrusted to our care are currently brought to a traditional flame-based pet crematory (Peaceful Paws) which is located in Lake Elsinore. For families who wish their pet's ashes returned, we provide the Individual Cremation or the Private Cremation and pets ashes are returned to the family. We also provide the Private Cremation with Viewing for families who wish to attend the cremation of their beloved family pet. We also provide memorial items such as hair clippings and paw prints. For families who do not wish to have their pet's ashes returned to them, we provide the Communal Cremation service and the ashes are respectfully scattered over the Pacific Ocean and families can find out the location (GPS coordinates) and date and time of the scattering.

The service that Home Pet Euthanasia of Southern California provides has grown from its incipience from one veterinarian (Dr. Forslund) doing a handful of visits a week and handling ALL operations, appointment making, technical and administrative tasks, to what it is today, employing 7 doctors and 10 support staff and servicing approximately 50 to 75 families weekly (current averaging above 60 families weekly).

b) Our proposed business operations

Home Pet Euthanasia of Southern California proposes to continue its existing operations, having the City of Brea as a central point of activities and having its administrative offices in the new office location at 580 W Lambert Rd, Unit E, Brea, CA, 92821.

We will continue to service all of Orange County as well as the same parts of LA county and the Inland Empire we currently service.

We will continue our same operating hours and same 365 days a year service.

We will continue to provide Aftercare services. However, we plan on handling the Aftercare in-house. This will improve our service on many levels. For one thing, once the families we service entrust their pet's remains into our hands, the pet will not leave our care until the ashes are returned to their family. This will eliminate the use of a contracted 3rd party and will increase the quality and trustworthiness of our service.

In addition, we plan on processing the remains with a revolutionary process called Aquamation. The benefit of this process is that it is environmentally friendly. It is also known as "Green Cremation". It's environmental impacts are minimal compared to the carbon footprint that traditional Flame-based cremation leaves.

Our Aftercare process is as follows:

Upon return of the pet remains to our office, they are clearly identified with a tag that includes all of the owner's information, pet description and name. A metal numbered tag is also provided which remains with the pet throughout the process and which provides additional security in terms of identifying the pet.

If the family has so requested, memorial items are gathered at this point, such as a hair clippings and a clay imprint of the pet's paw.

The pet is then stored in a refrigerated unit until we are ready to process it using our Aquamation unit.

The pet is then Aquamated, each pet in its own compartment therefore eliminating the risks of ashes being mixed with other pets. The process takes approximately 20 hours to complete. Once the cycle is completed, the bone fragments are collected (just as they would be coming out of a flame based cremation oven).

The bone fragments having come out of a water-based process will be moist and will need to be dried in order to be further processed into "ashes".

We have a special drying unit. The bone fragments (along with the identifying metal tag) are placed in that unit and spend several hours in the unit until they are moisture-free.

They are then gathered and processed in our ThermTec BBI unit designed for pulverizing the bones and turning them in their final form ("Ashes") to be returned to the family (same process as with traditional flame-based cremations and also, as a note, same process as is being done in the human field).

The "ashes" or "cremains (cremated remains)" or, in our case, "Aquamains (Aquamated remains)" are placed in an urn and are now ready to be returned to their family.

We will continue to offer Flame-Based cremations and we will continue to contract the same facility for families who specifically request traditional Flame-Based cremations.

IV. AQUAMATION

Alkaline hydrolysis (AH) is an alternative to flame-based cremation and burial. This process achieves the same end result as flame cremation, which is reduction of the body to final ash remains. It does so without burning any fossil fuels, without emitting any harmful greenhouse gases, and using 90% less energy than flame cremation. Additionally, mercury is not emitted to the air with alkaline hydrolysis as it is with flame cremation.

The family still receives ash remains, in fact approximately 20-30% more. Anything that can be done with ashes from flame-based cremation, can also be done with ashes from this water-based cremation. The ashes are completely sterile and safe to handle. By scientific definition, ashes are the inorganic minerals that remain after all organic material has been broken down. The minerals that remain from alkaline hydrolysis, flame cremation, and burial after many years – are the mineral remains of the bones, or calcium phosphate.

Because the temperature of the process is approximately 1500 degrees less than flame cremation, and it uses a very gentle flow of water versus strong combustion, there are more of the mineral remains retained (which are normally lost up the stack).

Options for ashes are endless, and people's choices depend on their religious beliefs and personal preferences.

1. Many families choose to have the ashes placed in a special urn to inter the ashes.
2. Many families choose to keep their pet's ashes in a decorative urn.
3. Families may also bury or scatter the ashes on land or sea (as local regulations allow).

4. Many options for keeping their loved one close also exist, such as cremation jewelry or memory glass, where some of the ashes are incorporated into a piece by local artists.

How Aquamation Works

This process takes place in a state-of-the-art stainless steel system that is powered only by electricity.

Once the deceased pet is placed in the system, the process works by gently circulating a heated solution of 95% water and 5% alkali around the body for an extended period of time. (18-20 hours) The flow of the water is similar to that which you would see in a small creek.

Similar to flame cremation, all that remains at the end of the process are the final bone remains (calcium phosphate) and any medical implants. Just as with flame-cremation, the final bone remains are processed into a fine ash powder for return to the family in an urn.

Aquamation (Alkaline hydrolysis or AH) is a proven sterilization technology in which all pathogens are destroyed, as well as all chemotherapy and any drugs that may be present in the pet's body. Alkali is the chemical opposite of an acid. It is made from sodium and potassium salts. The alkali added to the process is based on the weight of the body, and it is completely consumed by the end of the process.

The amount of time the process takes depends on the temperature of the process. The process typically takes 18-20 hours at 204°F. For comparison, flame cremation typically takes place at 1600-1800°F for 2-3 hours.

The amount of water used in the process is less than a household of 4 uses in a single day – or, the equivalent to 2-3 days use of water for a single individual. The ending

process water consists of 96% water, and 4% amino acids, small peptides, sugars, and salts – these are the organics of the body broken down into their most basic building blocks. There is no DNA or RNA remaining. With alkaline hydrolysis, these materials go to the local sanitation system where the water is filtered, cleaned, and recycled to the environment. With flame cremation, these same materials go into the air and subsequently the water. With burial, these materials go into the ground and subsequently the water table.

Unlike flame cremation, the ash content is composed only of the mineral calcium phosphate remains of the deceased pet.

The Family's Perspective

The numerous end-of-life choices that families must make are very personal. We have learned over time that some common sentiments expressed by families about this option include:

- They are grateful to have a choice.
- They prefer a process that does not use fire/flame.
- They prefer receiving up to 20% more of their loved ones' ashes returned to the family.
- They personally perceive this to be a more gentle option than flame-based cremation.
- They value the decreased environmental impact of the process.

- As the equipment is on-site (as is possible with this emission-free technology), they are comforted by the fact that their loved one is not leaving the care of their selected funeral home.

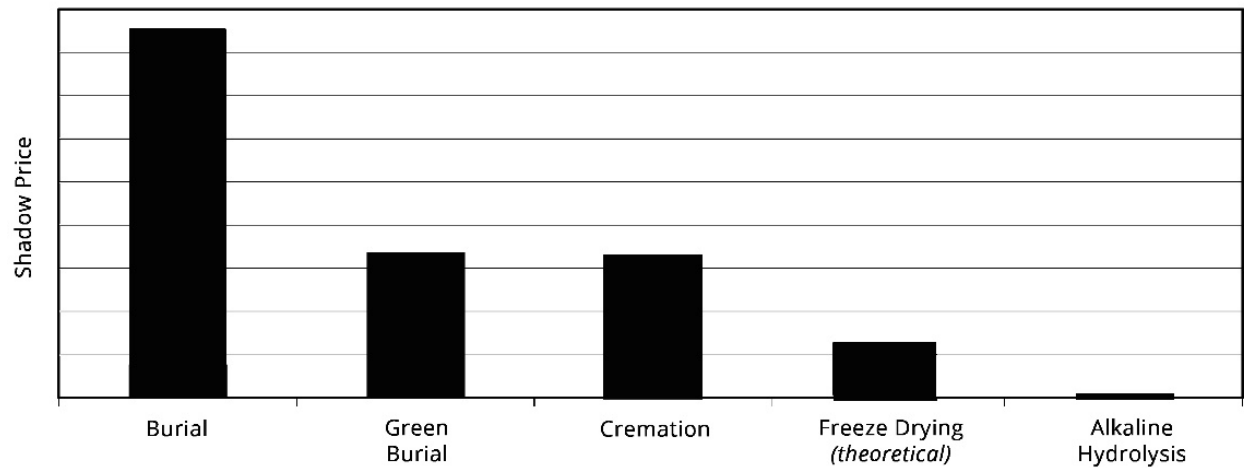
Research

Modern alkaline hydrolysis technology as we know it today has been around for 30 years. During this time, the environmental benefits have been vetted by some of the best environmental agencies in the nation. While this option is sometimes recognized as “very new” in the funerary field, beginning in 1995 it was pioneered for respectful disposition of human bodies by prestigious willful body programs like Shands Hospital at University of Florida, MAYO clinic, UTSW Medical School, UCLA School of Medicine, and now many more. It has been available to families as an option in parts of the world, primarily the United States, for over a decade! It is now also available for the processing of pet remains.

Much of the research on alkaline hydrolysis exists due to its heavy adoption in the scientific fields. There are numerous published, peer-reviewed studies and complete environmental analyses on the technology. It is the preferred technology for sterilization and disposition of animal mortalities at universities, research facilities, and pharmaceutical and bio-containment laboratories because of its environmental benefits and its ability to destroy all pathogens.

Sometimes adversaries point to its long history of use in the scientific fields as evidence that this is a waste disposal technology trying to make its way into the funerary profession. This is simply not the case. Animal mortalities must be handled through the same methods we use for final disposition of a human body, including burial, incineration (cremation), and alkaline hydrolysis.

Environmental Impact of Funeral Techniques



Source: Keijzer, E.E., Kok H.J.G. TNO Report: Environmental Impact of Different Funeral Technologies. 2011.

References:

Denys G. Validation of the Bio-Response Solutions Human-28 Low-Temperature Alkaline Hydrolysis System.

Applied Biosafety. 2019;24(4):182-188.

Keijzer, E. The environmental impact of activities after life: Life cycle assessment of funerals. Int. J. Life Cycle

Assess. 2017;22: 715-730.

Keijzer EE Kok HJG. Environmental Impact of Different Funeral Technologies. TNO Report. 2001.

V. CONDITIONAL USE PERMIT (CUP) REQUEST

We hereby request a CUP subject to the review and approval of the Planning Commission for the operations of Home Pet Euthanasia of Southern California for the activities described above. The exact location is: (580 W. Lambert Rd, Unit E, Brea, CA, 92821).

This location is appropriate to such a permit due to the fact that it is centrally located and that this location is already approved as a zone 4 (Heavy Industrial).

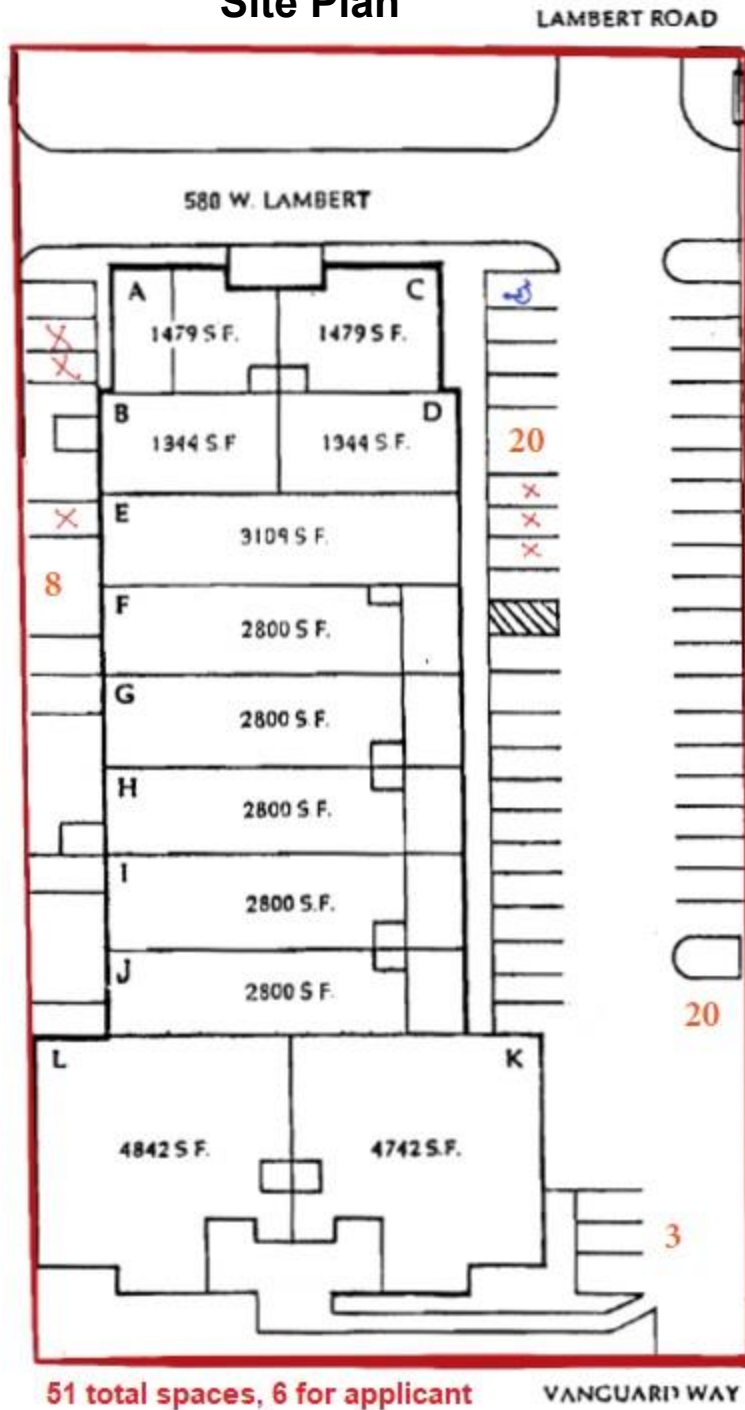
There is already a human crematory right in front of our location (Accord Cremation and Burial Services, located at 535 W Lambert Rd STE C, Brea, CA 92821).

Our activities are actually very quiet and do not pose any disturbance of the peace issues by noise or in any other way. In addition, as mentioned, the carbon footprint of the process being minimal, there should not be any serious environmental contamination concerns.

We are extremely discrete in our operations. Animal remains are handled in a respectful manner and are not displayed in any way to the public or passerby's.

PARK LAMBERT

Site Plan



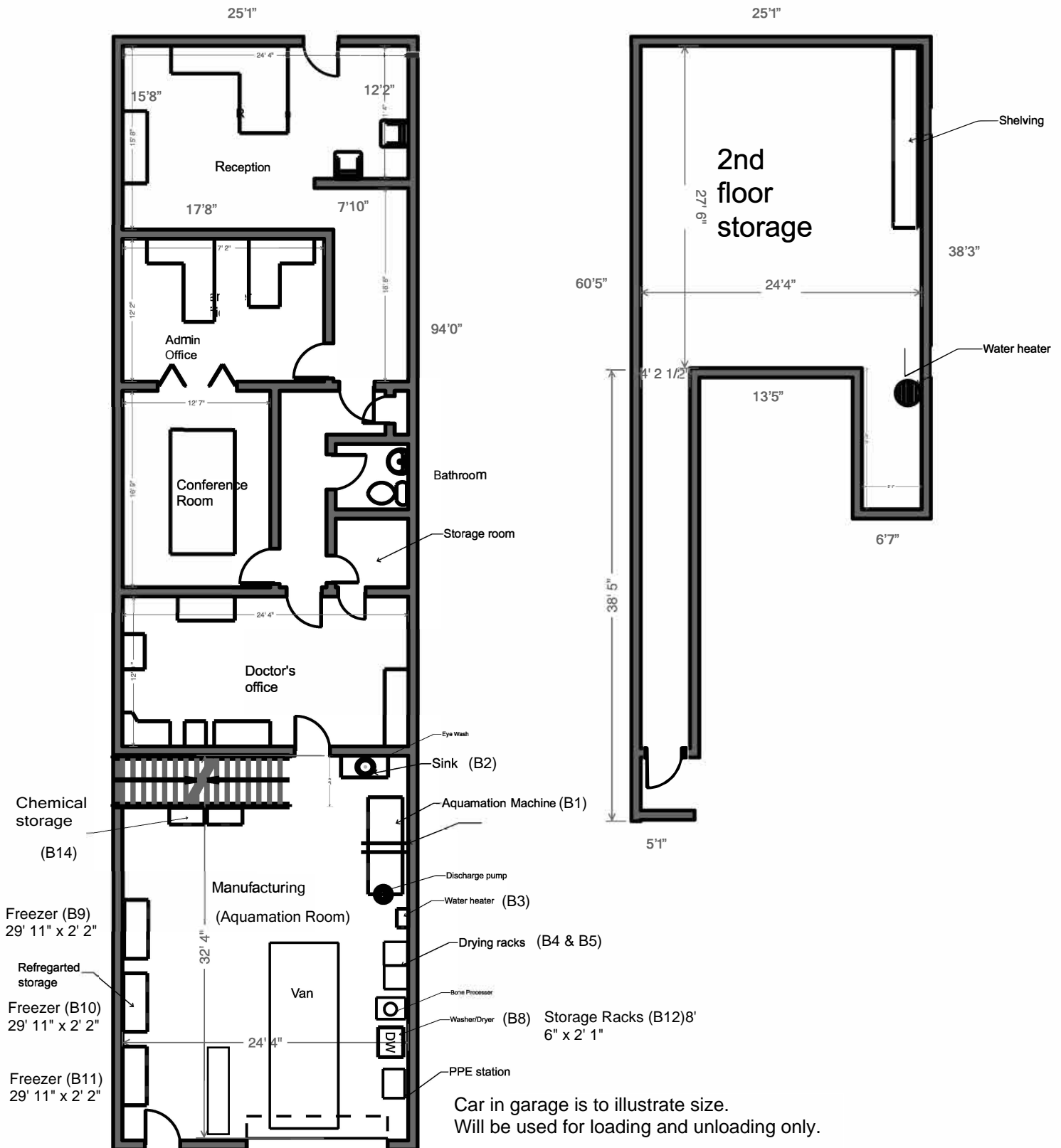
Floor Plan

Office: 1,407 sq ft

Manufacturing: 796 sq ft

2nd floor storage: 905 sq ft

Total Area: 3,109 sq ft



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Pet Cremation Services (Aquamation)

Location of Project *(Address Required)*:

580 W Lambert Rd, Unit E

Legal Description of Project Location *(Assessor's Parcel No.)*:

APN: 296-081-08

APPLICANT INFORMATION:

Applicant's Name: Annie Forslund

Phone: 714-889-9936

Email: dr.forslund@homepeteuthanasia.com

Address: 580 W Lambert Road, Unit E

City: Brea

Zip Code: 92821

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

Name of Individual Financially Responsible for the Project: Annie Forslund

Address: PO Box 129

City: Sheridan

Zip Code: 97378

Email: dr.forslund@homepeteuthanasia.com Phone: 714-889-9936

PROJECT CONTACT PERSON:

Contact Person: Marc Renard

Phone: 949-331-6515

Email: marc@homepeteuthanasia.com

STAFF USE ONLY

Accela Record Number: **PLN-2022-00053**

Project Manager: **GB**

Entitlement File Number(s): **CUP No. 2022-15** Related Files:

SUBMITTAL INFO:

Date Time Received: **4/4/23**

Received by: **KK**

Deposit Received:

\$2,000 - 7/19/22

\$600 - 3/16/23

PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: M-2

General Plan Designation: General Industrial

Existing Use: office / warehouse

Proposed Use: pet aquamation

Type of Development:

☐ Residential☐ Commercial☒ Industrial☐ Mixed-UseLot Size (*square feet*): 67,130 sq. ft.

Lot Width: 194 ft.

Lot Depth: 346 ft.

Existing Floor Area (*square feet*):
3,109 sq. ft.

Existing FAR:

Existing Lot Coverage:

Proposed No. of Stories:

Proposed Building Height:

Existing Parking Stalls: 51 spaces

Proposed Parking Stalls: no change

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

☒ Check if project description is attached.

TYPE OF REVIEW REQUESTED: *select all that apply*Planning Commission/City Council☒ Conditional Use Permit☐ Planned Community☐ Historic Designation☐ Development Agreement☐ Precise Development Plan☐ Zone Change☐ General Plan Amendment☐ Temporary Trailer☐ Zone Variance☐ Certificate of Compatibility☐ Other _____☐ Other _____Administrative/Community Development Director☐ Administrative Remedy☐ Large Family Day Care☐ Other _____☐ Certificate of Compatibility☐ Plan Review

PROPERTY OWNER INFORMATION & AUTHORIZATION

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

Address: Park Lambert LLC, 2324 N Batavia Street, Unit 101

City: Orange

State: CA

Zip Code: 92805

Home/Office Phone: 714-998-1300

Cell Phone:

Email: jonhuling@mspm-inc.com

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

By:  Date: 03/29/2023
(Signature)

By: Jonathan Huling
(Printed Name)

PROPERTY OWNER REPRESENTATIVE – (ARCHITECT, ENGINEER, CONTRACTOR, CONSULTANT)

Name(s):

Address:

City:

State:

Zip Code:

Home/Office Phone:

Cell Phone:

Email:

TRUST ACCOUNT OWNER INFORMATION

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

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

STATEMENT OF UNDERSTANDING AND AGREEMENT

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

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

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



Trust Account Owner's Signature

03/29/2023

Date

Dr. Annie Forslund

Trust Account Owner Printed Name

Staff Use Only

ACCELA RECORD NUMBER: **PLN-2022-00053**

TRUST ACCOUNT NUMBER: **T230043**

CITY OF BREa

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2022-15: REQUEST TO ALLOW ESTABLISHMENT OF AN AQUAMATION-BASED PET CREMATION FACILITY WITHIN AN EXISTING INDUSTRIAL SUITE LOCATED AT 580 WEST LAMBERT ROAD, SUITE E.

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

- DATE AND TIME OF HEARING:** Tuesday, September 24, 2024, 6:00 p.m.
All interested persons may appear and be heard at that time.
- PLACE OF HEARING:** Brea Civic & Cultural Center, Council Chambers
1 Civic Center Circle, Brea, CA 92821; and
via teleconferencing at 350 W. Central Avenue #455, Brea CA 92821
- REQUEST:** The Applicant, Dr. Annie Forslund on behalf of Home Pet Euthanasia of Southern California, is requesting Conditional Use Permit No. 2022-15 to allow establishment of an aquamation-based pet cremation facility within an existing 3,109 square foot industrial tenant suite.
- LOCATION:** The project site is located within the Park Lambert Business Park, at 580 West Lambert Road, Suite E. The project site has a General Plan Land Use designation of General Industrial and a Zoning designation of General Industrial (M-2).
- ENVIRONMENTAL:** The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1).

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

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

COMMUNITY DEVELOPMENT DEPARTMENT


Joanne Hwang, AICP, City Planner

AREA MAP





City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group
Tuesday, September 24, 2024, 6:00 PM	ADMINISTRATIVE ITEMS Item: 7B

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated September 17, 2024 (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, ACIP, City Planner

Attachments

[Planning Update - Updated 09.17.2024.pdf](#)

City of Brea

Project Updates

September 17, 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	Albertson's Distribution Center Office Building	200 N. Puente Street
5	Loading Dock Addition	750 Challenger Street
6	New warehouse building (Preliminary Plan Review)	3350 E. Birch Street
7	New Industrial Building	424 Berry Way
8	Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
9	Brea Plaza Apartments	1639 E. Imperial Highway
10	Greenbriar residential development	1698-1700 Greenbriar Lane
11	New residential development (Preliminary Plan Review)	112 Bracken Street
12	Urban Lot Split (Preliminary Plan Review)	125 E. Olinda Place
13	Bruxie's on-site alcohol	215 W. Birch Street
14	A 2 nd story ADU height increase	401 Sycamore Avenue
15	Lunch Box 101 on-site alcohol	7 Pointe Drive
16	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
17	Finney's Crafthouse & Kitchen exterior modification	215 S. Brea Boulevard
18	Sushi Club on-site alcohol	437 S. Associated Road
19	Increase in wall height	839 Mango Street
20	Shake Shack on-site alcohol	103 W. Imperial Highway #C

• **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 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
5	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
6	Accessory Dwelling Unit	527 E. Elm Street
7	Industrial Building	2727 E. Imperial Highway
8	Brea Mall Mixed Use Project	100 Brea Mall Road
9	Gaslight Square Redevelopment	255 E. Imperial Highway
10	Southlands Church Fence Height	2950 E. Imperial Highway
11	Boiling Crab – Outdoor Patio	120 S. Brea Boulevard #106
12	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
13	Boiling Crab – On-site Alcohol	120 S. Brea Boulevard
14	Smart Parke Pet Daycare	835 E. Birch Street
15	Brea Place Sign Program Amendment	100-145 S. State College Boulevard
16	Wireless Co-location	145 S. State College Boulevard
17	California Spine Institute	721 E. Imperial Highway
18	Macallans Public House – Expansion of On-Site Alcohol and New Outdoor Patios	330 W. Birch Street, Suite 1
19	Dr. Squatch Fence Height	114 N. Berry Street
20	Super Juicy Dumpling – On-Site Alcohol	2445 E. Imperial Highway #A
21	Wireless Modification	185 E. Alder Street
22	Smoke & Char (formerly Corazon Modern Kitchen) – Expansion of On-Site Alcohol	120 S. Brea Boulevard #106
23	New Wireless Facility	724 N. Brea Boulevard
24	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
25	Pacific Paws animal hospital	710 N. Brea Blvd
26	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
27	Light Industrial Building	3200 Nasa Street

28	South Brea Townhomes	685 S. Brea Boulevard
29	Imperial Mariner parking reduction	915, 955, 975 W. Imperial Hwy
30	AT&T Wireless Rooftop Facility	380 W. Central Avenue

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

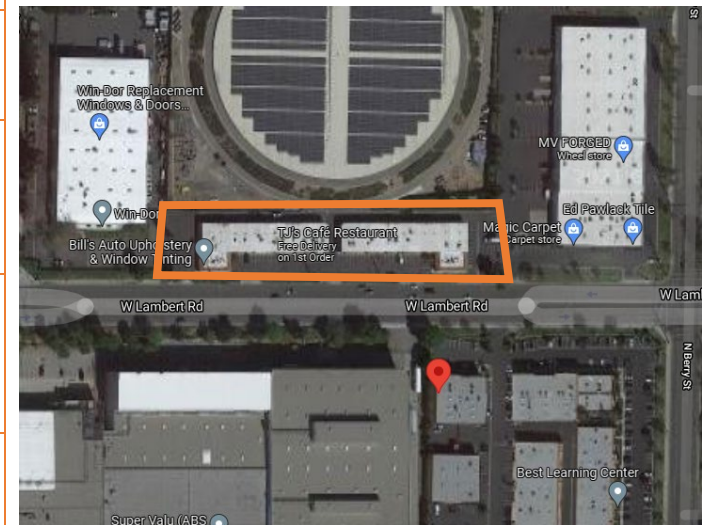
N/A

In-Process/Review

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

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

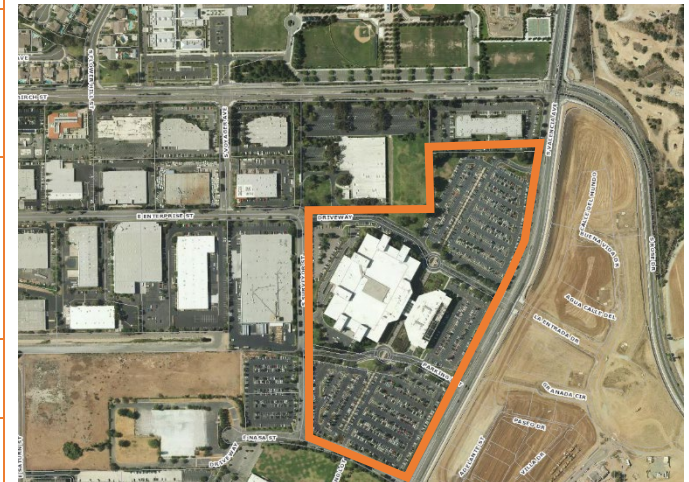
PROJECT MAP:



AMAZON FACILITY (MAP ID: 2)

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

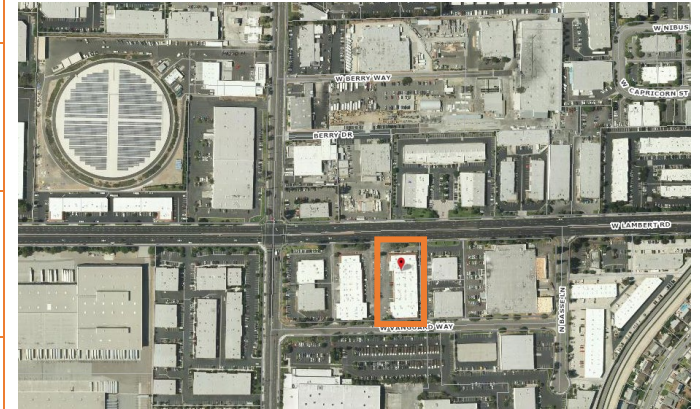
PROJECT MAP:




PET AQUAMATION BUSINESS (MAP ID: 3)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-15; ACCELA No. PLN 2022-00053
Project Location:	<ul style="list-style-type: none"> 580 W Lambert Road, Unit E Assessor's Parcel Number (APN): 296-081-07
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to establish a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@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"> Planning Commission review scheduled on September 24, 2024

PROJECT MAP:



ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 4)		
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	PROJECT MAP: 
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. 	

LOADING DOCK ADDITION (MAP ID: 5)

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

PROJECT MAP:



NEW WAREHOUSE BUILDING (MAP ID: 6)

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

PROJECT MAP:



NEW INDUSTRIAL BUILDING (MAP ID: 7)

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"> Under review

PROJECT MAP:



AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 8)

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:



BREA PLAZA APARTMENTS (MAP ID: 9)

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, 122-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: 10)

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 EIR Scoping Meeting was held on Wednesday, August 21, 2024. See Notice of Preparation (NOP) for more details. The NOP public comment period closed on September 3, 2024.

PROJECT MAP:



NEW RESIDENTIAL DEVELOPMENT (MAP ID: 11)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-02; 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.

PROJECT MAP:



URBAN LOT SPLIT – PRELIMINARY PLAN REVIEW (MAP ID: 12)

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:



BRUXIE ON-SITE ALCOHOL (MAP ID: 13)

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"> Pending resubmittal from the applicant

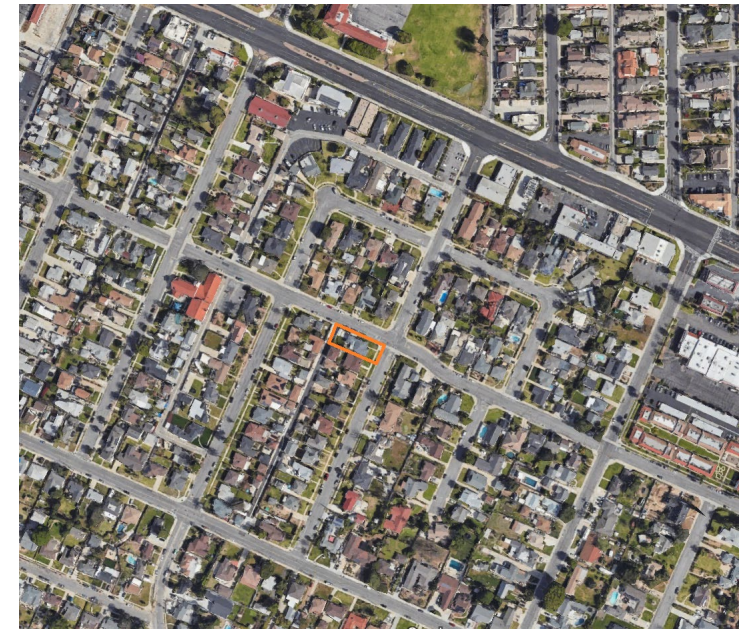
PROJECT MAP:

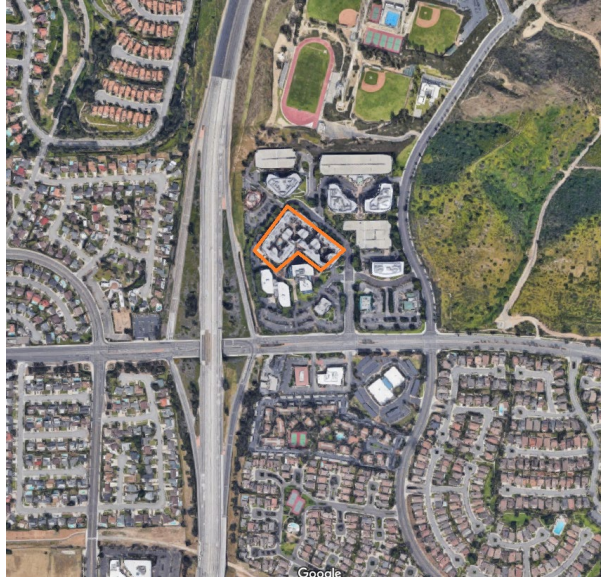


A 2nd STORY ADU HEIGHT INCREASE (MAP ID: 14)

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"> Pending resubmittal from the applicant

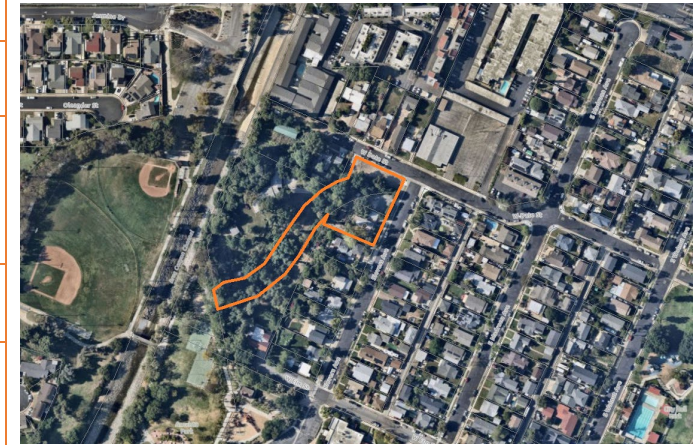
PROJECT MAP:



<i>LUNCH BOX 101 ON-SITE ALCOHOL (MAP ID: 15)</i>		
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-03; ACCELA No: PLN-2024-00033 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-381-17 7 Pointe Drive Suite 100 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to serve beer and wine at the existing restaurant (Lunch Box 101) 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Dorothy Iannessa 	
Application submittal Date:	<ul style="list-style-type: none"> June 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Public notice issued on September 12, 2024; the public noticing period ends on September 26, 2024 	

<i>Sievers Avenue Tentative Parcel Map (MAP ID: 16)</i>	
Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> Tentative Parcel Map No. 2024-132; ACCELA No: PLN-2024-00036
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041 411 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to subdivide/reorganize 5 existing lots into 4 new lots
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Michael Jelensky
Application submittal Date:	<ul style="list-style-type: none"> July 23, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



FINNEY'S CRAFTHOUSE & KITCHEN EXTERIOR MODIFICATION (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2024-04; ACCELA No: PLN-2024-00038
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-17 215 S. Brea Blvd.
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to modify the exterior façade and signage on the existing building to accommodate for a new restaurant, Finney's Crafthouse & Kitchen
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Marion Gonzales
Application submittal Date:	<ul style="list-style-type: none"> July 26, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

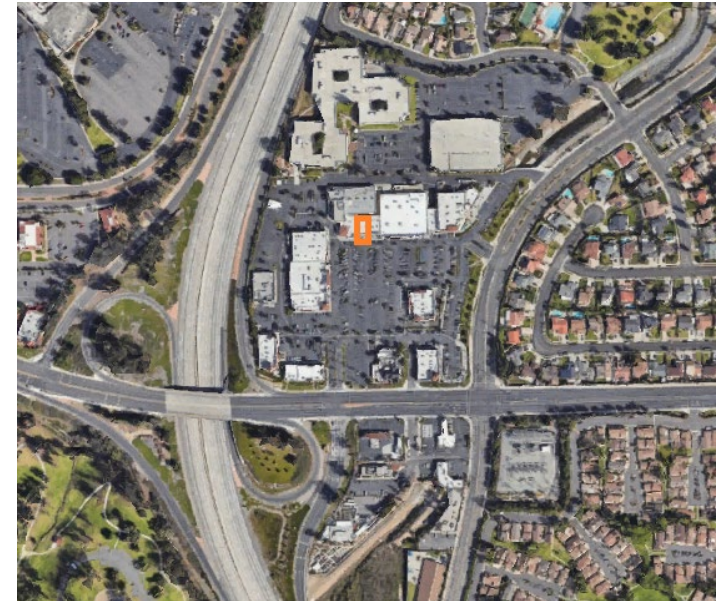
PROJECT MAP:



SUSHI CLUB 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. 2024-05; ACCELA No: PLN-2024-00039
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-391-01 437 S. Associated Rd.
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to serve beer and wine at a new restaurant (Sushi Club)
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebana@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Jason Kho
Application submittal Date:	<ul style="list-style-type: none"> August 1, 2024
Current Status:	<ul style="list-style-type: none"> Public notice issued on September 11, 2024; the public noticing period ends on September 23, 2024

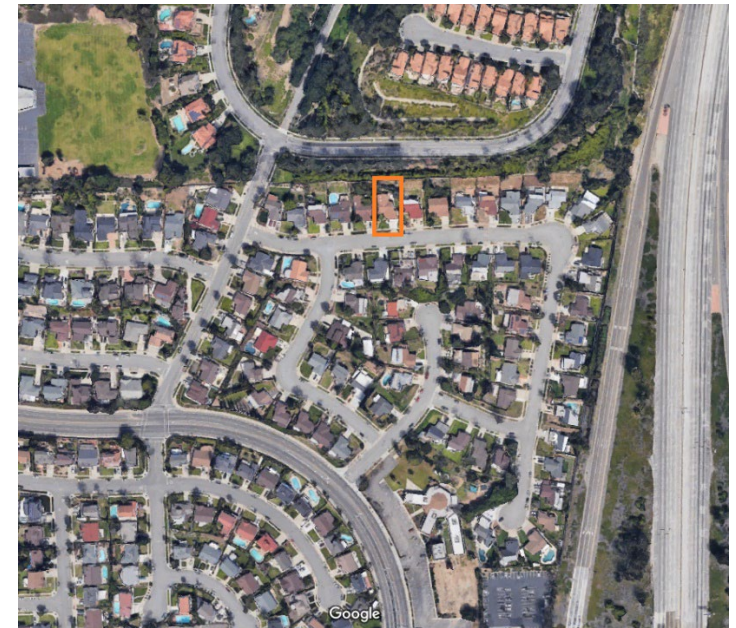
PROJECT MAP:



INCREASE IN WALL HEIGHT (MAP ID: 19)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-06; ACCELA No: PLN-2024-00040
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-051-06 839 Mango St.
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to increase the height of wall within the front yard up to 5 feet along the east property line
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Eric Lavold
Application submittal Date:	<ul style="list-style-type: none"> August 20, 2024
Current Status:	<ul style="list-style-type: none"> Under review

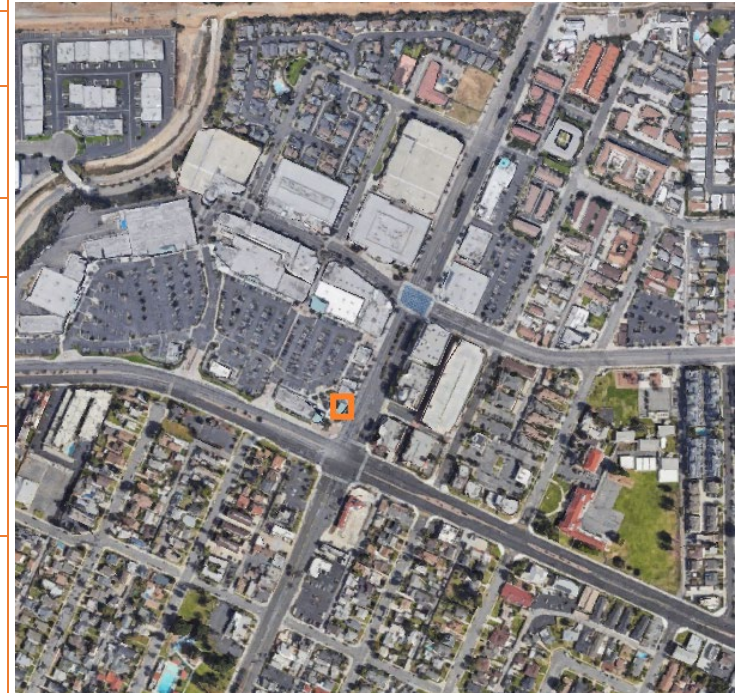
PROJECT MAP:



SHAKE SHACK ON-SITE ALCOHOL (MAP ID: 20)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-07; ACCELA No: PLN-2024-00041
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-08 101 W. Imperial Hwy #C
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to serve beer and wine at a new restaurant (Shake Shack)
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Nicole Bolio of Shake Shack
Application submittal Date:	<ul style="list-style-type: none"> August 20, 2024
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)

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

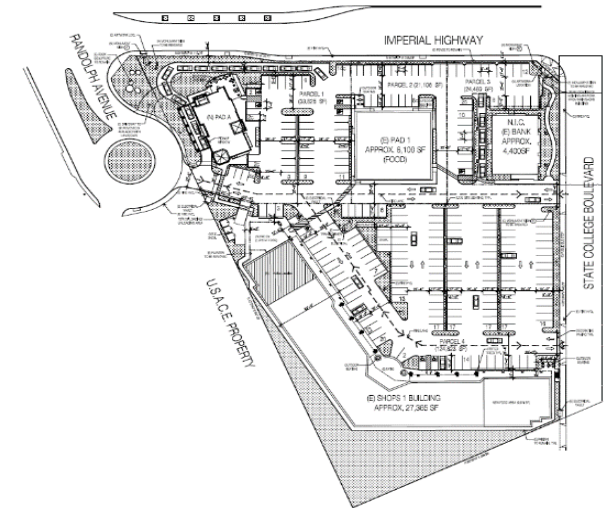
RENDERING:



BREA IMPERIAL CENTER (Map ID: 2)

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

PROJECT MAP:



TRANSWESTERN (MAP ID: 3)

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

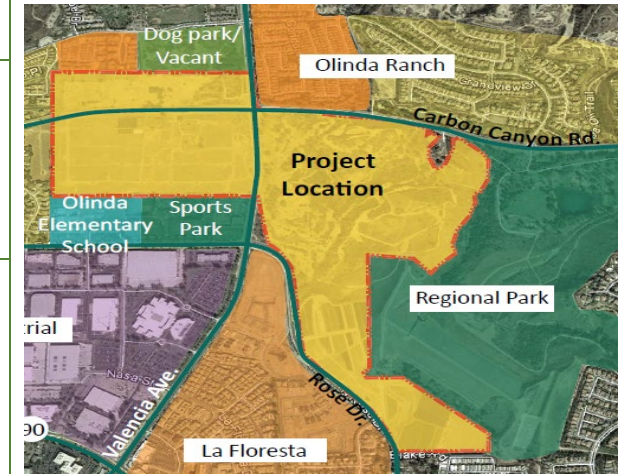
PROJECT MAP:



BREA 265 SPECIFIC PLAN (MAP ID 4)

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

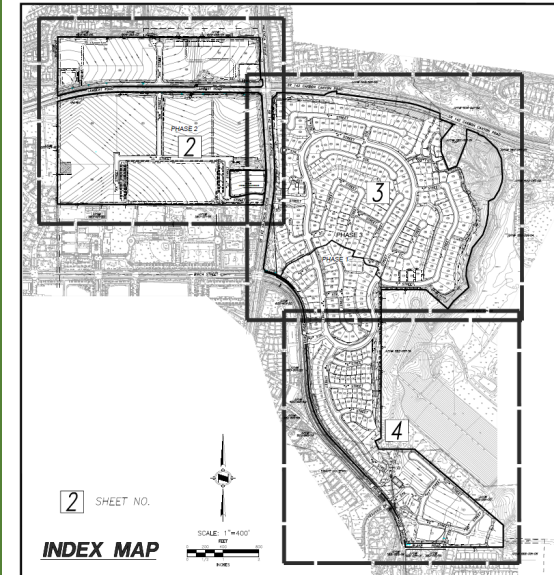
PROJECT MAP:



BREA 265 TENTATIVE TRACT MAP (MAP ID: 5)

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

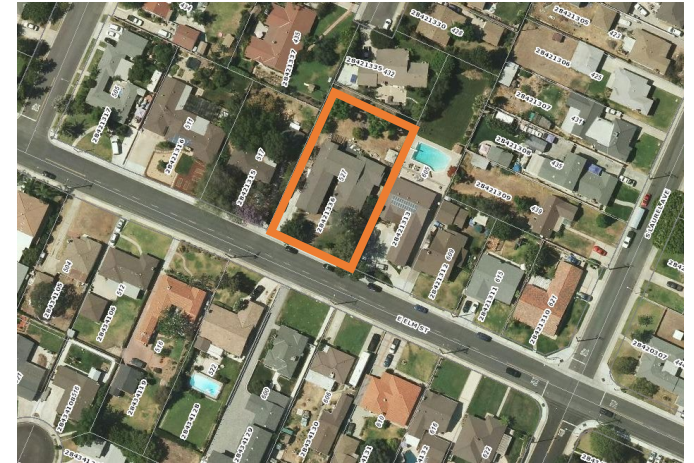
PROJECT MAP:



ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 6)

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: 7)

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

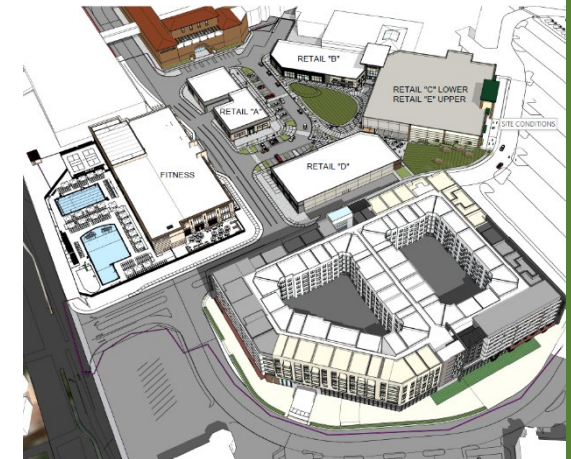
PROJECT MAP:



BREA MALL MIXED USE PROJECT (MAP ID. 8)

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:

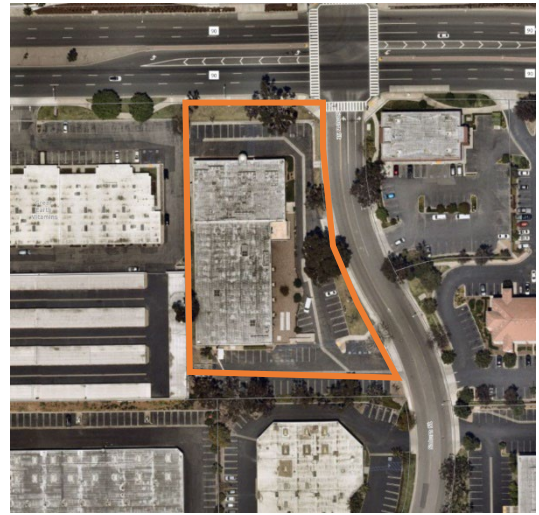


GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 9)

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: 10)</i>		PROJECT MAP: 
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 	

BOILING CRAB OUTDOOR PATIO (MAP ID: 11)

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: 12)

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

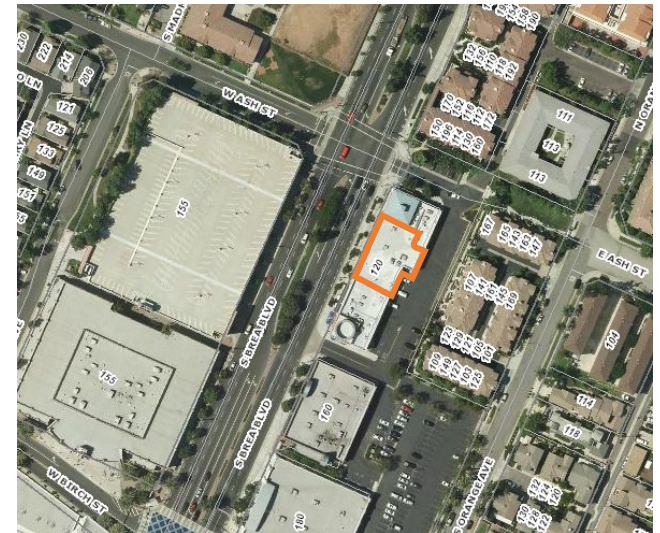
PROJECT MAP:



BOILING CRAB – ON-SITE ALCOHOL (MAP ID: 13)

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: 14)

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

PROJECT MAP:



BREA PLACE SIGN PROGRAM AMENDMENT (MAP ID: 15)

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

PROJECT MAP:



WIRELESS FACILITY CO-LOCATION (MAP ID: 16)

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

PROJECT MAP:



CALIFORNIA SPINE INSTITUTE (MAP ID: 17)

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

PROJECT MAP:



MACALLANS PUBLIC HOUSE – EXPANSION OF ON-SITE ALCOHOL AND NEW OUTDOOR PATIOS (MAP ID: 18)	
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: 19)

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

PROJECT MAP:




SUPER JUICY DUMPLING – ON-SITE ALCOHOL (MAP ID: 20)

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

PROJECT MAP:



<i>WIRELESS FACILITY MODIFICATION (MAP ID: 21)</i>		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR 2023-02; ACCELA No: PLN-2023-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-333-42 185 E. Alder 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Stephanie Rudolph 	
Approval Date:	<ul style="list-style-type: none"> March 22, 2024 	
Current Status:	<ul style="list-style-type: none"> Pending submittal of a building permit application. 	


SMOKE & CHAR (FORMERLY CORAZON MODERN KITCHEN) – EXPANSION OF ON-SITE ALCOHOL (MAP ID: 22)

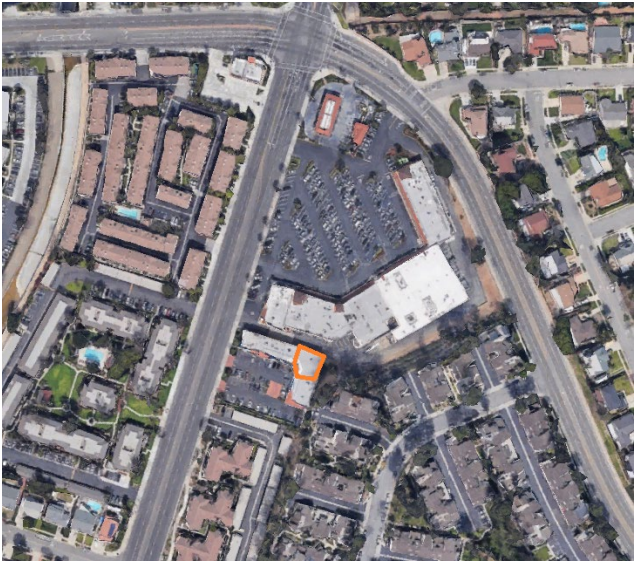
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-09; ACCELA No: PLN-2023-00045
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-364-25 120 S. Brea Blvd #106
Project Description:	<ul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

PROJECT MAP:



NEW WIRELESS FACILITY (MAP ID: 23)		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: PLN-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new roof mounted wireless facility for Dish Wireless. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Brian De La Ree of Butler America 	
Approval Date:	<ul style="list-style-type: none"> April 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

BREA PLAZA SIGN PROGRAM AMENDMENT (MAP ID: 24)		
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> CUP 2023-10; ACCELA No: PLN-2023-00054 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 East Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project amends the existing comprehensive sign program for Brea Plaza shopping center. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen 	
Approval Date:	<ul style="list-style-type: none"> May 14, 2024 	
Current Status:	<ul style="list-style-type: none"> Pending submittal of a building permit plan check 	

<i>PACIFIC PAWS ANIMAL HOSPITAL (MAP ID: 25)</i>		
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-01; ACCELA No: PLN-2024-00015 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-170-11 710 N. Brea Blvd. Suite E 	
Project Description:	<ul style="list-style-type: none"> The 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 	

IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 26)

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
Approval Date	<ul style="list-style-type: none"> June 25, 2024
Current Status:	<ul style="list-style-type: none"> Pending submittal of a final map

PROJECT MAP:



LIGHT INDUSTRIAL BUILDING (MAP ID: 27)

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 3200 Nasa Street
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
Approval Date	<ul style="list-style-type: none"> July 1, 2024
Current Status:	<ul style="list-style-type: none"> Under building plan check process

PROJECT MAP:




SOUTH BREA TOWNHOMES (MAP ID: 28)

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 project includes demolition of the existing retail building and construction of a new 32-unit, 3 story residential development.
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
Approval Date:	<ul style="list-style-type: none"> July 23, 2024
Current Status:	<ul style="list-style-type: none"> Under building plan check process

PROJECT MAP:

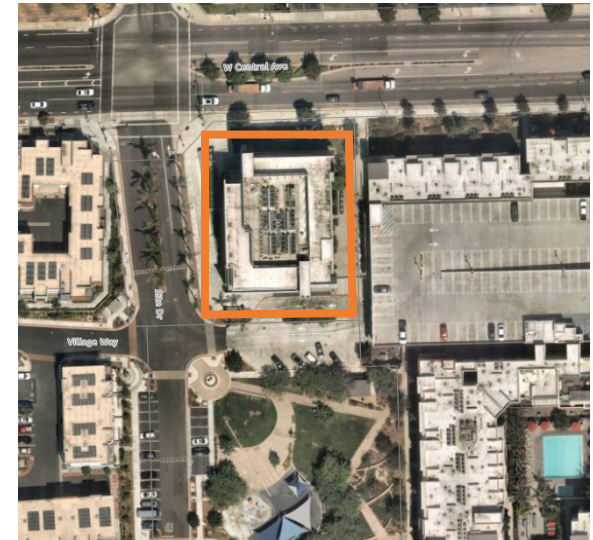


<i>IMPERIAL MARINER PARKING REDUCTION (MAP ID: 29)</i>		
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-04; ACCELA No: PLN-2024-00028 	
Project Location:	<ul style="list-style-type: none"> Assessor's 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 project includes establishing a reduced 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 	
Approval Date:	<ul style="list-style-type: none"> August 6, 2024 	
Current Status:	<ul style="list-style-type: none"> N/A 	

AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 30)

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 project includes a new rooftop wireless communication facility and screening 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"> August 22, 2024
Current Status:	<ul style="list-style-type: none"> Pending building permit plan check submittal.

PROJECT MAP:



REPEALED/DENIED

(Within one year)

N/A