



Planning Commission Agenda

Tuesday, December 10, 2024, 6:00 PM
1 Civic Center Circle
Brea, California 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/83350146111>. 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 David Tebay with Calvary Community Church

3. PLEDGE OF ALLEGIANCE

4. COMMENDATION

4A. Commendation: Outgoing Planning Commission Chair - Joseph Covey

5. MATTERS FROM THE AUDIENCE

5A. Matters from the Audience

This is the opportunity to provide comments to the Planning Commission for matters not listed on this agenda. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. Please limit your comments to three (3) minutes.

6. CONSENT CALENDAR

6A. Re-Adoption of 2025 Planning Commission Calendar

— 1. Approve.

6B. Approval of November 12, 2024 Meeting Minutes

— 1. Approve.

7. PUBLIC HEARINGS

7A. Conditional Use Permit No. 2024-07

To allow on-site consumption of beer, wine, and distilled spirits at a new restaurant (Our Nest) located at 732 North Brea Boulevard

— 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,

— 2. Approve CUP No. 2024-07 to allow on-site sale and consumption of beer, wine, and distilled spirits at a new restaurant (Our Nest), based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

8. ADMINISTRATIVE ITEMS

8A. Committee Reports

8B. Informational/Project Updates

— 1. Receive and file.

9. ADJOURNMENT

Date Posted: December 5, 2024



Planning Commission Communication

A. Re-Adoption of 2025 Planning Commission Calendar

Meeting	Agenda Group
Tuesday, December 10, 2024, 6:00 PM	CONSENT CALENDAR Item: 6A.
FROM	
Joanne Hwang, City Planner	

RECOMMENDATION

Staff recommends approval of the revised 2025 Planning Commission meeting schedule which changes the Tuesday, November 11, 2025 meeting date to Wednesday, November 19, 2025 due to the Veterans Day Holiday.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Revised 2025 PC Calendar.pdf](#)

PLANNING COMMISSION 2025 MEETING DATES REVISED
January 28
February 11 February 25
March 11 March 25
April 8 April 22
May 13 May 27
June 10 June 24
July 8 July 22
August 12 August 26
September 9 September 23
October 14 October 28
November 19* (Wed)
December 9

* Revised date due to Veterans Day Holiday on November 11, 2025



Planning Commission Communication

B. Approval of November 12, 2024 Meeting Minutes

Meeting	Agenda Group
Tuesday, December 10, 2024, 6:00 PM	CONSENT CALENDAR Item: 6B.
FROM	
Joanne Hwang, City Planner	

RECOMMENDATION

Staff recommends that the Planning Commission approve the November 12, 2024 Planning Commission meeting minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[11-12-24 Draft PC Minutes.pdf](#)

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

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 928

November 12, 2024

1. CALL TO ORDER/ROLL CALL - COMMISSION

Chair Covey called the meeting to order at 6:03 pm. All members were present.

Present: Chair Covey, Vice Chair Schlotterbeck (via zoom), Commissioner Donini, Commissioner Madden, Commissioner Perez

2. INVOCATION: Pastor Vaughn Jarrett, The Way Christian Community Church

Pastor Vaughn Jarrett with The Way Christian Community Church led the Invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Donini led the Pledge of Allegiance.

4. MATTERS FROM THE AUDIENCE

None.

5. CONSENT CALENDAR

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

5A. Approval of September 24, 2024 Meeting Minutes

5B. Adoption of 2025 Planning Commission Calendar

6. ADMINISTRATIVE ITEMS

6A. Amazon DJT4 Parcel Delivery Facility at 275 Valencia Avenue - Project Introduction

City Planner Joanne Hwang provided the presentation.

The Applicant team (Tim Hou and Jason Friedman with Amazon, and Justin Mahramas with Sheppard Mullin) provided a brief presentation of the proposed project.

The Commission had comments and questions on the following items:

- Assembly Bill 98
- Art in Public Places requirement
- Public hearing notice information
- Need for Glossary of Terms
- Clarification on MU-II Zoning within the Project site
- Origination cities of line-haul trucks
- Clarification of on-site access points for line-haul trucks
- Seasonal and peak periods for staffing and parking availability
- Concern of seasonal workers parking motorhomes on City streets and within private properties
- Existing number of delivery vans currently serving the City vs. expected number of delivery vans when facility is in operation
- Expected service area of the proposed facility
- Existing/future plans for EV delivery vans
- Clarification on utilization/installation of solar system
- Clarification of delivery van path of travel
- Clarification of number of employees per shift schedule
- Information on employees vs. automated equipment
- Provision of a map of nearby facilities
- Clarification on whether or not the City has any regulations/authority over private businesses' employee make-up
- Drone deliveries and any future considerations
- Clarification on delivery routes
- Concerns related to some of the proposed landscaping materials due to proximity of very high fire severity zone and potential for errant embers
- Encouraged all landscaping materials to be not on the Invasive Species Council of California list

- Potential consideration of Birch Street/Valencia Avenue traffic signal synchronization
- Method of ensuring line-haul trucks to adhere to the circulation plan
- Confirmation that flex drivers/vehicles would adhere to the circulation plan
- Consideration of artificial turf in place of grass
- Clarification on whether or not Lambert Road and Birch Street would be utilized by line haul trucks
- Clarification regarding the 10-hour shift schedule of delivery van drivers
- Timing of future public hearings and advance notification to the Commission to ensure availability and participation
- Employee bicycle/electric bicycle parking locations and type of protection from the weather elements
- Potential noise impact of the proposed facility

6B. Committee Reports

Commissioner Perez reported on the Brea 2050 Community Steering Committee meeting.

Chair Covey noted his absence from the Art in Public Places Committee meeting due to scheduling conflict with tonight's Planning Commission meeting.

6C. Informational/Project Updates

Chair Covey thanked the City for providing the Veterans Day Ceremony.

7. ADJOURNMENT

Chair Covey adjourned the meeting at 7:14 pm.



Planning Commission Communication

A. Conditional Use Permit No. 2024-07

To allow on-site consumption of beer, wine, and distilled spirits at a new restaurant (Our Nest) located at 732 North Brea Boulevard

Meeting	Agenda Group
Tuesday, December 10, 2024, 6:00 PM	PUBLIC HEARINGS Item: 7A.
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

EXECUTIVE SUMMARY

The Applicant, Jonpaul Ugay (owner of Our Nest), is requesting a Conditional Use Permit (CUP) No. 2024-07 to allow for the on-site consumption of beer, wine, and distilled spirits at a new restaurant (Our Nest) located within the Brea Center at 732 North Brea Boulevard, in a General Commercial (C-G) Zone with a Precise Development (PD) Overlay. The request would require a Type 47 license from the California Department of Alcoholic Beverage Control (ABC).

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

RECOMMENDATION

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

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
2. Approve CUP No. 2024-07 to allow on-site sale and consumption of beer, wine, and distilled spirits at a new restaurant (Our Nest), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site is located at 732 North Brea Boulevard, which is currently a vacant tenant space within an existing building in a retail commercial center known as the Brea Center. The subject tenant suite is 4,134 square feet in size and was previously occupied by Round Table Pizza. The Brea Center is situated on the southeast corner of Brea Boulevard and Central Avenue/State College Boulevard and it features a mixture of service-oriented businesses, retail, and restaurants. The Project site has a General Plan Land Use designation of General Commercial and zoning designation of General Commercial (C-G) with a Precise Development (PD) Overlay. The surrounding land uses and zoning designation are shown in Table 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	Commercial shopping center, single- and multi-family residential homes (<i>Across Central Avenue and State College Boulevard</i>)
East	Single-family residential homes (<i>Across State College Boulevard</i>)
South	Commercial shopping center and multi-family residential homes
West	Commercial shopping center and multi-family residential homes (<i>Across Brea Boulevard</i>)

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	C-G with a PD Overlay, R-1 (Single Family Residential) and R-2 (Multiple Family Residential)
East	R-1
South	C-G with a PD Overlay & R-3 (Multiple Family Residential)
West	C-G with a PD Overlay & R-3

The Project site is currently developed with commercial buildings with associated surface parking areas and landscaping. Ingress and egress to the site is provided by three driveway approaches off of Brea Boulevard and one approach from State College Boulevard. The aerial view of the Project site is Figure 1 below.

FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE



Entitlement History

- In 1966, the Planning Commission adopted Resolution No. 66-48 approving PD 66-7, to allow the development of the Brea Center on a 4.78-acre land on the southeast corner of Brea Boulevard and Central Avenue.
- In 1979, the Planning Commission adopted Resolution No. 69-79 approving CUP 19-79, to establish an amusement center at 732 North Brea Boulevard within the Brea Center.
- In 1992, the Planning Commission adopted Resolution No. 92-18 amending PD 66-7 and approving CUP 92-2, a request to renovate the façade of the Brea Center and to establish a sign program.

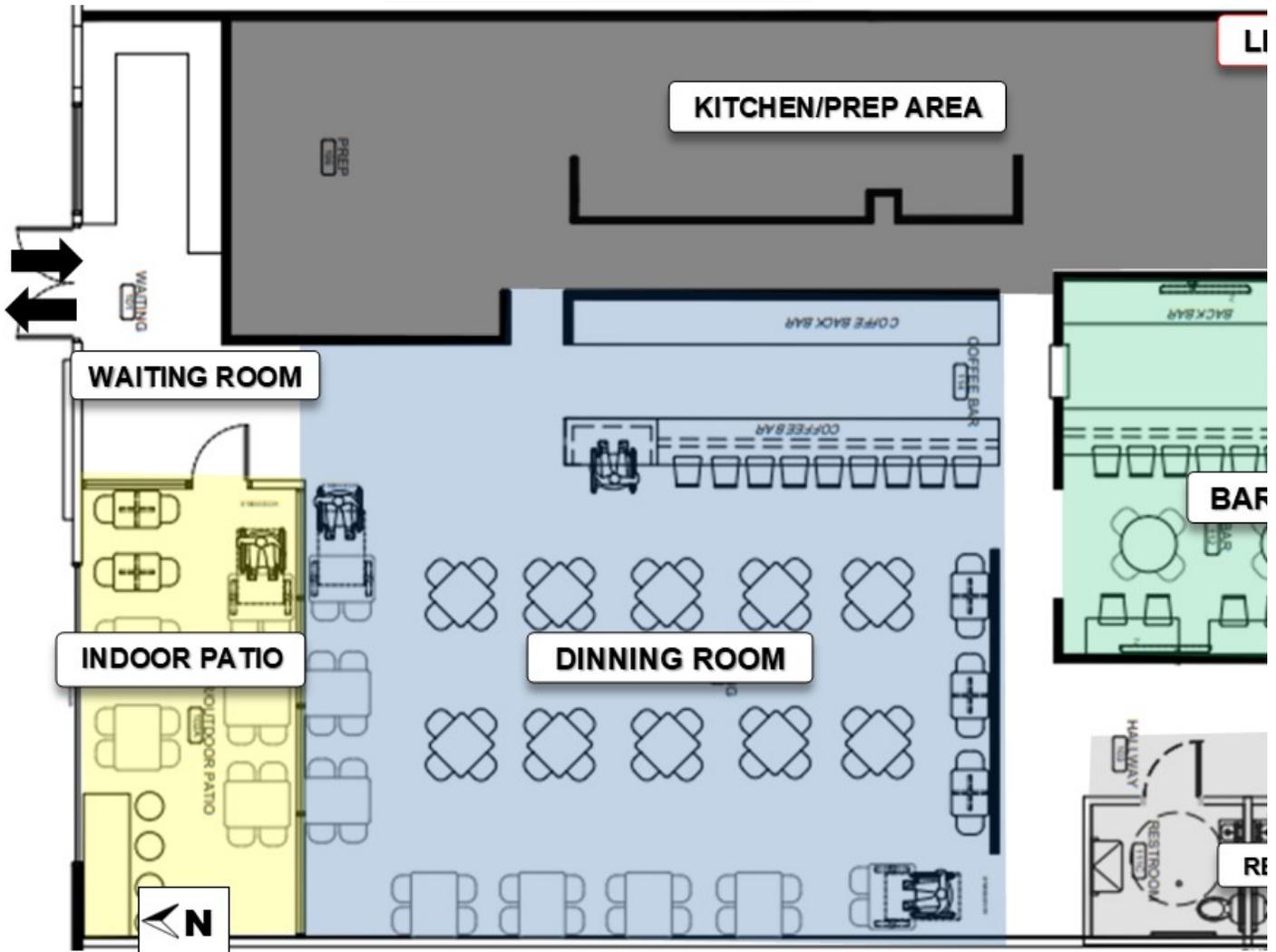
The Technical Background Summary and the Vicinity Map are provided as Attachment C and D, respectively.

PROJECT DESCRIPTION

The Applicant proposes to establish on-site sale and consumption of beer, wine, and distilled spirits (Type 47 from ABC) for a new restaurant (Our Nest) located at 732 North Brea Boulevard. Building permits for a tenant improvement have been issued for the Project site which include an indoor patio space, waiting room, coffee bar top, and a full-service alcohol bar area. The building footprint of the suite will remain the same as no expansion is proposed.

Our Nest is a family-owned and operated restaurant that specializes in Latin-forward breakfast and lunch dishes (refer to Attachment E for the full menu). Originating in Fullerton in 2020, Our Nest is relocating their business to Brea. The restaurant offers a casual dine-in experience, along with take-out and catering services. The proposed hours of operation are from 7:00 a.m. to 3:00 p.m., Tuesday, Wednesday and Sunday, and from 7:00 a.m. to 11:00 p.m., Thursday through Saturday. As part of their dining operations, the Applicant is proposing to offer a variety of alcoholic beverage consisting of beer, wine, and distilled spirits throughout the dining room and bar area. The proposed floor plan is shown in figure 2 below.

FIGURE 2 – PROPOSED FLOOR PLAN



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

DISCUSSION

Conditional Use Permit No. 2024-07: On-site Sale and Consumption of Beer, Wine, and Distilled Spirits

Pursuant to the permitted uses in the C-G Zone listed in Brea City Code (BCC) Section 20.11.020.A, on-site sale of alcoholic beverages in a restaurant with a bar area is permitted subject to the Planning Commission approval of a CUP.

The new restaurant is a full-service restaurant where the requested on-site alcoholic beverage services is an ancillary use that is complimentary to the in-house dining experience. As indicated in Attachment J (City of Brea Letter), Our Nest was identified as a business that could greatly contribute to the community's economic vitality. Additionally, there would be no parking impacts since the proposed on-site sale and consumption of alcoholic beverages is an ancillary use to the primary restaurant use. The Project was also reviewed by the Fire and Police Departments and the Building and Safety Division. The Project is required to meet all Building and Fire codes and standards, thereby assuring public health, safety, and welfare.

To further ensure the Project would be compatible with surrounding uses and not adversely affect the public, health, or general welfare, staff has prepared draft Conditions of Approval (Attachment B). Notable conditions include:

- Condition 3 & 4: The Applicant is required to obtain and maintain a "Type 47" license from The California Department of Alcohol and Beverage Control (ABC).
- Condition 8: No live entertainment on the premises would be permitted unless proper permits have been obtained.
- Condition 9: All business operations must comply with the City's Noise Ordinance.

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

PUBLIC NOTICE AND COMMENTS

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

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1, Existing Facilities). The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of beer, wine, and distilled spirits at the Project site is limited to adding an ancillary service to a restaurant and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment K.

CONCLUSION

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

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Cristal G. Nava, Assistant Planner

Attachments

[Attachment A - Draft Resolution CUP 2024-07.pdf](#)

[Attachment B - DRAFT Conditions of Approval; CUP 2024-07.pdf](#)

[Attachment C - Technical Background, CUP 2024-07.pdf](#)

[Attachment D - Vicinity Map; CUP 2024-07.pdf](#)

[Attachment E - Menu; CUP 2024-07.pdf](#)

[Attachment F - Project Application; CUP 2024-07.pdf](#)

[Attachment G - Letter of Request; CUP 2024-07.pdf](#)

[Attachment H - Project Plans; CUP 2024-07.pdf](#)

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

[Attachment J - City of Brea Letter.pdf](#)

[Attachment K - Draft Notice of Exemption; CUP 2024-07.pdf](#)

(DRAFT) RESOLUTION NO. PC 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2024-07: TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS AT A NEW RESTAURANT (OUR NEST) LOCATED 732 NORTH BREA BOULEVARD.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) received a verified petition for the approval of Conditional Use Permit (CUP) No. 2024-07 to allow on-site sale and consumption of beer, wine, and distilled spirits at a new restaurant, Our Nest (referred to herein as the “Project”) for that certain real property located at 732 North Brea Boulevard, in the City of Brea, and further legally described as Assessor Parcel Number 319-170-03, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project Applicant is Our Nest (represented by Jonpaul Ugay), 11232 Larry Lyn Drive, Whittier, CA 90603.

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

(iv) On December 10, 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 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of beer, wine, and distilled spirits at the Project site is limited to adding an ancillary service to a restaurant and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of Conditional Use Permit No. 2024-07 as follows:

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

Fact: The Project site is zoned General Commercial (C-G) with a Precise Development (PD) Overlay. Pursuant to Section 20.11.020.A of the Brea City Code, the on-site sale and consumption of alcohol in a restaurant with a designated bar area requires the review and approval of a conditional use permit.

b. Finding: That said use with any conditions to be imposed is necessary or desirable for the development of the community, in harmony with the various elements or objects of the General Plan, and not detrimental to existing uses or to uses specifically permitted in the zone which the proposed uses is to be located.

Fact: The Project is located within an existing shopping center known as Brea Center, which offers a mix of restaurants, retail, and service-oriented businesses. The proposed on-site sale and consumption of beer, wine, and distilled spirits within a restaurant is consistent with the General Plan Policy CD-1.11 in that it will maintain a mixture of business and retail uses within the community. As the request for on-site sale and consumption of beer, wine, and distilled spirits is ancillary to restaurant uses, this request is not anticipated to result in significant impacts on City services or to be detrimental to existing uses in the zone.

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

Fact: The Project site is a 4,134 square-foot tenant suite within an existing building that is located in the Brea Center. The Project does not propose any expansion or modification of the existing building. As such, the Project site is adequate in size and shape to accommodate the proposed development.

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

Fact: Vehicular access to the Project site will continue to be provided off Brea Boulevard and State College Boulevard. The Project is not anticipated to result in any traffic or parking impacts to the adjacent uses as the Project consists of allowing ancillary on-site alcohol services at the new restaurant located within an existing shopping center, without any building expansion.

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

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

4. CUP No. 2024-07 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 10th day of December, 2024.

Chair, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 10th day of December 2024 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 10th day of December 2024, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____

Secretary, Planning Commission

DRAFT

**EXHIBIT A OF RESOLUTION NO. 2024-XX
CONDITIONAL USE PERMIT NO. 2024-07**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2024-07 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on December 10, 2024, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The Applicant shall obtain a “Type 47” alcoholic beverage license from the California Department of Alcohol Beverage Control (ABC) for the sale of alcoholic beverages prior to commencing the on-site beer, wine, and distilled spirits service. Any modifications of license types for on-site consumption are subject to City approval.
4. The Applicant shall maintain a “Type 47” alcoholic beverage license from the California Department of Alcohol Beverage Control (ABC) as long as on-site sale of beer, wine, and distilled spirits are provided at the Project site.
5. Any violation of the regulations of the California Department of Alcohol Beverage Control (ABC), as it pertains to the subject location and the on-site sale and consumption of beer, wine, and distilled spirits, may result in the revocation of the subject CUP, as provided for in Section 20.412.020 of the Brea City Code.
6. The on-site sale and consumption of beer, wine, and distilled spirits shall remain incidental to the food service and the operation of the restaurant.
7. Service of alcoholic beverages shall only be allowed to occur within the areas designated as customer seating.
8. There shall be no live entertainment, amplified music, or dancing permitted on the premise at any time unless the proper permits have been obtained from the City of Brea.

9. The business operations shall comply with the City's Noise Ordinance.
10. The hours of alcohol sales shall be restricted to the hours of the restaurant (hours of operation).
11. The Applicant shall install interior and exterior surveillance cameras and ensure the cameras are in working condition.
12. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of beer, wine, and distilled spirits.
13. 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.
14. 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.
15. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Conditional Use Permit No. CUP 2024-07 and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit (CUP) No. 2024-07
Property Location:	732 North Brea Boulevard
Tenant Space Size:	4,134 square feet
Applicant:	Jonpaul Ugay of Our Nest 11232 Larry Lyn Drive Whittier, CA 90603
General Plan Designation:	General Commercial
Zoning Designation:	General Commercial (C-G) with a Precise Development (PD) Overlay
Adjacent Zoning	
North:	C-G with a PD Overlay, R-1 (Single Family Residential) and R-2 (Multiple Family Residential)
South:	C-G with a PD Overlay & R-3 (Multiple Family Residential)
West:	C-G with a PD Overlay & R-3
East:	R-1
Site and Neighborhood Characteristics:	The Project site is located within the Brea Center on the southeast corner of Brea Boulevard and Central Avenue/State College Boulevard. The site is surrounded by various commercial and residential uses.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star-Progress on November 20, 2024, and approximately 323 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: DECEMBER 10, 2024

CASE NO:
ACCELA RECORD NO. PLN-2024-00054
CONDITIONAL USE PERMIT NO. 2024-07



OURNESTFULLERTON.COM

@_our_nest

714-600-9232

731 & 733 N. PLACENTIA AVE FULLERTON CA 92831

EST. 2020

Healthy Eats

- Fruit & Yogurt Bowl.....\$12
Nanas, Berries, Honey yogurt, & granola w/ Nuts
- Avocado Toast.....\$16
Full Avocado served on 2 pieces of sourdough toast, cherry tomatoes, and "bacon relish" slow cooked bacon and onions*GC 2 Eggs + \$2
- Popo Toast.....\$18
Sourdough Toast, avocado, carnitas, cherry tomato pico de gallo, 2 Eggs*GC

DRINKS

All Refillable drinks are not shareable

- Sodas.....\$4
- Mexican Soda.....\$5
- Iced Tea.....\$4
- Juice..... Small \$5 Large \$7
- Whole Milk.....\$5
- Choc.Milk.....\$6
- Hot Tea.....\$4
- Hot Water with Lemon.....\$1
- Frozen Lemonade.....\$6
- Frozen Palmer.....\$7

BUBBLES & MORE

- Domestic Beer.....\$5
- Import Beer(Michilada\$3)..\$7
- Sauvage Champagne.....\$32
- Vueve Cliquot.....\$90
- Vueve Cliquot Rose.....\$99
- Mimosa.....\$13
- Sabe Madras.....\$11
- Sabe Bloody Mary.....\$12
- Sabe Espresso Martini.....\$13
- Cafe de Olla Cocktail.....\$13

COFFEE

Available add-ins \$.75
Vanilla, Hazelnut,Chai, Irish

- Mexicano-American.....\$6
- Espresso.....\$5
- Coffee.....\$4
- Iced Coffee.....\$5 *Refills \$1.50*
- Double Iced Coffee.....\$6 *Refills \$1.50*
- "Kiddo-cino" Steamed milk or coco..\$6
- Latte...Try it hot or iced!.....\$6.5
- Mocha.....\$7
- La Reina Latte.....\$7
- Cappucino.....\$6

FOR THE TABLE

- Breakfast Nachos "Tots, Irish or Mexican".....\$14
Tater tots, our potatoes or chips topped w/ bacon relish cheddar cheese sauce, two over easy eggs, and green onions
- The Joey "Mainland Moco".....\$19
Tater Tots, 8 oz Wagyu burger topped w/ 2 organic eggs your way, bacon Relish, cheddar cheese sauce, and green onions
- Breakfast Taquitos.....\$14
A.B.F turkey chorizo cooked with eggs & rolled in a corn tortilla then fried. Served with 2 Organic eggs, and our avocado & green salsa **Sub impossible Chorizo +\$5**
- Breakfast Quesadilla.....\$14
Flour tortilla w/ cheddar cheese, scrambled eggs, bacon or sausage. Add:Turkey Chorizo+\$4|Carnitas+\$4|Sub imp.Chorizo +\$5*V
- Breakfast Tostaditas.....\$15
3 tostada shells topped with pinto beans, crispy carnitas, organic eggs, finished with ranchera salsa, green salsa, spicy tomatillo salsa, and a side of menguiche*GC
- "Breakfast Chili Cheese Fries".....\$14
Thin cut french fries topped with our chorizo, 2 organic eggs, and our cheese sauce*GC

J.P.'s
Our Mess (Deconstructed) 7 Layer Breakfast \$15
Homemade tortilla chips served with ranchera salsa, green salsa, spicy red salsa, beans, shredded cheese, menguiche avocado sauce, and 2 eggs your way

- 2 Carnitas Breakfast Tacos.....\$17
Corn tortilla white cheese "mulita" red salsa, carnitas, over easy egg, avocado, & crispy tortilla strips. Served w/ beans & rice *GC
- 2 Cheese Breakfast Taco.....\$15
Corn tortilla w/ white cheese "mulita" red salsa, beans, over easy egg, avocado, & tortilla strips. Served w/ beans & rice *V *GC

STACKS & TOAST

Dress them up
Mixed berries/ strawberries.....\$4
Mixed berries or strawberries & cream.....\$5
Macadamia nut bananas fosters.....\$6

- A-Aron Stack(Split Fee \$5).....\$20
4 House Recipe pancakes served with 2 eggs, 2 bacon, & 1-2oz. sausage (No Substitutions on Sides)Add "Our potatoes"/Hashbrown/Fries/Tots +\$4

ONLY-Full Stack= 4 Pancakes..\$14 | ONLY-Short Stack=2 Pancakes..\$9

- French Toast A-Aron Stack(Split Fee \$5).....\$23
Our french toast served with 2 eggs, 2 bacon, & 1-2oz sausage (No Substitutions on Sides)Add "Our potatoes"/Hashbrown/Fries/Tots +\$4

"Our" French Toast.....\$17.50
Cinnamon bread dipped in our signature egg & cream wash finished w/ butter, powder sugar and sweet & condensed milk, and real maple syrup. **extra real maple syrup + \$.50**

BREAKFAST BURRITOS

*All Burritos come with your choice of french fries, tater tots, or "Our Potatoes" wrapped inside the tortilla ONLY!Along with your choice of salsa. (side orders will be an extra charge)

- Bacon.....\$17
4 Organic eggs, 4 pcs of our thick cut bacon, cheddar cheese, **Ask about Popotla Burrito(\$21)**
- Sausage.....\$17
4 Organic eggs, 2-2oz sausage, cheddar cheese, your choice of potatoes
- Kitchen Sink.....\$18
4 Organic eggs, cheddar cheese, 2 Ham, 2 Thick Cut Bacon, 2 Sausage, and your choice of potatoes
- Turkey Chorizo.....\$18
4 Organic eggs, 4 oz House Recipe turkey chorizo, cheddar cheese, and your choice of potatoes
- Carnitas Machacca.....\$19
4 Organic eggs, carnitas, jalapeno, mixed peppers, onions, and cheddar cheese, and your choice of potatoes

BREAKFAST

Build an Omelet
All omelets are served with "OUR" roasted potatoes or hash browns & toast*GC

- 3 Organic egg Omelet.....\$15
- Light White Egg Omelet "4 Whites 1 Yolk".....\$16
- Egg White.....\$17

First 3 items included

Pick One
Bacon, sausage, ham, avocado

Pick Two
Onions, peppers, jalapenos, pico de gallo, mushrooms, spinach, tomatoes, cheese, tortilla strips, salsas.

Additional options: Filet migon+\$15 / Carnitas+\$4
Turkey bacon +\$2 or Turkey chroizo +\$4

- 2 Egg Breakfast 1 Meat...(Ask About Sparky\$21).....\$15
Your choice of 2 bacon, 2-2oz sausage, or 2 ham, choice of "Our" potatoes, or hashbrowns, & toast. *GC Turkey Bacon +2 7ozWagyu Burger\$8 | Gluten free toast+\$2 | Sub Popotla Potato \$5
- Basic Breakfast Bowl.....\$15
2 Organic eggs served over spanish rice w/ Succotash of (Cold: black beans, corn, pico de gallo) cucumber, & avocado *GC Filet+\$18|Carnitas+\$4|Turkey Chroizo\$4|Chicken+4
- Breakfast Sandwich.....\$15
Your choice bacon, sausage, or ham, scrambled eggs, cheese, and aioli. On a brioche bun w/ choice of potato. Filet+\$18 Carnitas+\$4|Kitchen Sink\$2|Turkey Chorizo\$4|Sub Popotla Potato \$5
- "Original Loco Moco".....\$21
8 oz Wagyu burger 2 organic eggs served over spam fried rice, sauteed spinach, & brown gravy. Add Mushrooms \$2 |7ozWagyu Burger+\$8
- Breakfast Burger.....\$20
7oz Wagyu burger layered with an 1 organic egg, cheddar cheese sauce, bacon relish, & garlic aioli, on a brioche hamburger bun.
- Filet & Eggs.....4oz. \$30.....8oz. \$41
Seasoned grass fed filet mignon, 2 organic eggs, potatoes, your choice of toast. Gluten free toast +\$2 Sub Popotla Potato \$5 *GC
- Filet & Huevos Rancheros.....4oz. \$31.....8oz. \$42
Grass fed filet mignon 2 over easy eggs topped w/ choice of salsa over 3 corn tortillas. Served w/ spanish rice, & pinto beans.
- Chorizo & Eggs.....\$19
A.B.F. ground turkey seasoned with our homemade chorizo blend. Cooked w/ potatoes & scrambled eggs. Served w/ choice of tortillas, rice, & beans Sub impsbl. Chorizo +\$5 Add 4 Cheesy Corn tortillas (Mulita) \$2
- "Eggs In A Nest" Chilaquiles.....\$20
Corn tortilla chips tossed in your choice of salsa green, spicy or ranchera, 2 organic eggs, & carnitas finished with JP's menguiche. *V *GC Make it Christmas 1/2 & 1/2 Red & Green Chorizo+\$4|Impsbl. Chorizo +\$5|4oz.Filet+\$18
- Carnitas Machaca Hash.....\$21
Oven Roasted duroc pork, scrambled with eggs, jalapenos, peppers, onions and diced potatoes. Served with rice & beans, choice of corn flour tortillas Add 4 Cheesy Corn tortillas (Mulita) \$2

Our Benedicts
Served on an english muffin w/ your choice of a side (split fee\$4)

- Ham(Ask about the Trio).....\$18
poached eggs, black forest ham & hollandaise sauce
- Carnitas.....\$19
poached eggs, hollandaise sauce, green salsa, & micro cilantro
- California.....\$20
sunny side eggs, bacon, avocado, tomato & hollandaise

Gluten Concious (*GC) and Vegetarian (*V) options available Parties of 5 or More 20% gratuity /Parties of 8 or More 22% Gratuity will be applied.

We politely decline any modifications to dishes on our menu. Please let us know of any food allergies before placing your order. All additions and modifications will be charged accordingly

ON A BUN

All meats are organic and grass fed. Sandwiches served with your choice of fries, tots, Sub side salad +\$1.50, or Sub fruit +\$1.50 Sub Sweet potato Fries +\$1.50

OUR Burger.....\$16

8 oz Wagyu burger with lettuce, tomatoes, onion, pickles & aioli, on a brioche style hamburger bun Add cheese + \$1 Add bacon+\$3

Nest Burger.....\$19

8 oz Wagyu burger with lettuce, tomatoes, grilled onion, pork belly relish, white cheddar cheese sauce & roasted garlic, aioli on a brioche style hamburger bun

Asada Burger.....\$20

8 oz wagyu burger seasoned with our asada marinade and lime juice. Served with Shredded green chili, Heirloom cherry tomato pico de gallo, chipotle aioli, cheddar, & Lettuce on a brioche style hamburger bun . served w/ Cotija Fries

Patty Melt.....\$18

8 oz Wagyu burger layered with grilled onions, cheddar cheese, and 1000 island. Served on parmesan sourdough bread

Mushroom Swiss Burger.....\$19

8 oz Wagyu burger, tomato, grilled onions, sauteed mushroom, & Swiss Cheese on a brioche hamburger bun
Add bacon+\$3 Add Cheese Sauce \$1.5

Burger Bowl.....\$19

8 oz Wagyu burger, Chopped Lettuce, Sliced heirloom cherry tomato, grilled onions. Served over Sweet potato fries drizzled w/ Chipotle Aioli and topped w/ Pickles
Add bacon+\$3 Add Cheese Sauce \$1.5

Torta Carnitas..\$18 4ozFilet Mignon...\$31

Telera style roll layered with aioli, pinto beans, tomato, lettuce, avocado, sour cream with your choice of filet mignon or duroc carnitas. served with cotija fries

Cubano.....\$17

French style roll toasted with butter, layered with garlic aioli, pickles, mustard, sliced slow roasted Duroc pork, ham, and swiss. Served w/ cotija fries.

Asada Chicken Sandwich.....\$17

Grilled organic chicken asada breast served on Talera Roll with green chili, cheese, ranhcera salsa, garlic aioli, ice berg lettuce and avocado

Blackened Chicken Sandwich.....\$17

Organic Chicken Breast Seasoned w/ our blackening spices. Served on a Talera roll w/ iceberg lettuce, tomato, avocado, and garlic aioli Add cheese + \$1

B.L.A.T.....\$15

Bacon, ice berg lettuce, avocado, sliced tomato & garlic aioli, served on Our Rustic Sourdough Add chicken + \$3 Add Sliced Turkey+\$3

Grilled Cheese Sammy.....\$14

Sharp cheddar, medium cheddar, jack cheese & garlic aioli, melted between parmesan crusted brioche bread.
Add bacon+\$3 Add tomato+\$1 Add Pickle+\$1

IN A BOWL

B.A.B.S Bowl.....\$22

2 Organic eggs, Chicken Breast served over spinach, carrots, cherry tomato, cucumber, avocado, sauteed mushrooms, toasted quiona & roasted lemon vinaigrette. 4oz-Filet+\$18

Rudy's Taco Salad.....\$19

Iceberg lettuce, cheddar cheese, sliced avocado tortilla chips, "tom sauce" a mild tomato salsa, Shredded organic Chicken Breast & creamy italian dressing

Sub Duroc Carnitas \$4

Grilled Lemon Salad.....\$21

Mixed Greens, heirloom cherry tomatoes, shaved carrots, cucumbers, peppers, feta cheese, and pepitas. served w/ Roasted lemon honey Vinaigrette.

Organic Chicken blackened or grilled

Perry's Fiesta Bowl...Half \$19.....Full \$24

8 oz grilled organic chicken asada breast, romainelettuce, topped with grilled corn, cucumbers, black beans, pico de gallo, cheddar cheese, and avocado

Laura Salad.....\$21

4 oz organic Chicken Breast Served over mixed greens w/ craisens, blue cheese crumbles, fresh raspberries, blue berries, candied pecans, and our home made Raspberry Vinaigrette.



Flour tortilla stuffed with whole green chili, beans, cheese, tom sauce, shredded chicken or shredded beef, deep fried and topped with menguiche and avocado sauce

Beef, Carnitas or Chicken

17⁰⁰_{ea.}

ENCHILADAS

All enchiladas are made with Tillamook sharp and medium cheese or "shmedium" cheese and served with beans & rice *GC

Chicken Suizas.....\$17

Chicken, sour cream, jack cheese, green salsa Add Egg \$3

Chicken Ranchera.....\$17

Chicken, ranchera salsa, "shmedium" cheddar, and menguiche Add Egg \$3

Spicy Chicken Cheesy.....\$17

Spicy tomatillo sauce, menguiche, chicken, & cheese Add Egg \$3

Tacos Beans & Rice.....\$15

2 hard shell tacos your choice of carnitas, shredded beef, or organic chicken. Topped w/ lettuce, cheddar cheese, and tom sauce, served with beans & spanish rice

Bean Cheese & Menguiche Burrito.....\$11

Bean & Cheese burrito.....\$10

Deluxe Taquitos.....\$13

3ea chicken or 3ea. Shredded Beef, taquitos on a bed of lettuce topped with avocado sauce and cheese. Add Beans & Rice \$4

Add. \$3 - 4 ea. Carnitas green salsa, avocado sauce, cotija cheese and menguiche

Super Quesadilla.....\$16

Large flour tortilla layered with "shmedium" Tillamook cheddar cheese, sliced green chili's, and your choice of carnitas, chicken ranchera, or shredded beef. Topped with avocado sauce and menguiche

Nachos.....\$13

"Schmedium" cheddar, beans, "tom sauce" avocado sauce, menguiche, hot sauce
Add your choice of meat \$4
Add 4 oz Filet Asada \$18
Super Fries \$2

SOMETHING EXTRA

"Our Potatoes" \$6

Fingerling potatoes roasted w/ butter, sea salt, pepper & fresh rosemary

Salad \$7 | Fruit \$7 | Sweet Pot Fries \$6

Hash Browns \$5 | Fries \$5 | Tater Tots \$5

Popo Potatoes(+bacon and onions)\$9

Slice tomatoes \$2 | Avocado \$3.50

Sour cream \$1.50 | Salsas \$5.50

Pico de gallo \$1.50

Rice and Beans \$6

DESSERTS

Sopapillas.....\$7

Flour tortilla chips dusted with cinnamon and sugar, drizzled with honey.

FROM THE FOUNTAIN

Coke | Diet Coke | Coke 0

Ginger Ale | Fanta Orange

Barqs Root Beer | HI-C pink Lemonade

YOU'RE IN
GOOD COMPANY

Consider
storing your
phone in your purse
or car, so you can enjoy
the best of each other!

*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions

KIDS MENU

\$8

1 Egg 1 Protein 1 Sweet
your choice of bacon, sausage or ham
and pancake or french toast

French Toast

Sticks or chunkers

Kids Cakes

9 Mini pancakes
Add berries or whipped cream +1

Kids Quesdilla

Flour tortilla w/ melted Cheddar

*DINE IN ONLY

KIDS 6 & UNDER ONLY!
NOT Shareable Item.



"Dito"-Rudy Perez
"often imitated never duplicated"

Parties of 5 or more will have a 20% Gratuity/Parties of 8 or more 22% Gratuity will be applied

714-600-9232

731 & 733 N. PLACENTIA AVE FULLERTON CA 92831

EST. 2020

We politely decline any modifications to dishes on our menu. Please let us know of any food allergies before placing your order. All additions and modifications will be charged accordingly

@_our_nest

DRAFT – NEW DINNER MENU

Appetizers

- [Burrata Salad \\$18](#) - Burrata Served over Balsamic Dressed arugula salad w/ Roasted Heirloom Cherry Tomatoes, Grilled Ciabatta, and shave Prosciutto di Parma.
- [Charcuterie Board \\$25](#) - Assorted Cured Meats, Cheeses, dried Fruit, grapes, Nuts, and crackers.
- [Fried Stuff \\$13](#) - Calabacitas, Onion Rings, and Cauliflower, served w/ homemade Ranch or Chipotle Ranch

Soups (These will be Rotating):

- [Corn Chowder Pour Over \\$14](#) - Roasted Corn, Corn Chowder. Slow Cooked sweet corn puree served over thin sliced fingerling potatoes, Roasted Corn, Roasted Pasilla Chiles, and Bacon Lardons.
- [Soupa De Tortilla \\$11](#) - Our Homemade chicken Stock with slow cooked Carrots, Onion, Celery, jalapenos, Tomato, Cumin, Sea Salt, Garlic, and Organic Chicken. Topped w/ Thin tortilla Strips, micro Cilantro, White Cheese, and Avocado.
- [Albondigas \\$12](#) - Our Homemade Beef Stock Slow cooked w/ Carrots, Onion, Celery, Squash, Jalapenos, and Wagyu Meatball (Stuffed w/ Rice, and Mire Poix Pure) Finished w/ Sea Salt and spices.

Salads:

- [Arugula Salad \\$23](#) - Arugula tossed in Curried Honey mustard Champagne Vinaigrette Green Grapes, Shaved parmigiano Reggiano Slivered Almonds, and golden Raisins. Served w/ Grilled organic Jidori chicken Breast
- [Lauras Roasted Beet Salad \\$22](#) - Mixed Green Salad topped w/ Craisens, Roasted Beets, Berries, sliced Apple, Candied pecans, Gorgonzola blue cheese, w/ our Raspberry Vinaigrette Dressing. Served w/ Grilled Organic jidori Chicken Breast.
- [Grilled Lemon Salad \\$23](#) - Mixed Green Salad Tossed in our Grilled Lemon Dressing. Topped w/ mixed peppers, Shaved Carrot, Cucumber, Heirloom Cherry Tomatoes, feta cheese, and Grilled Herb Crusted Chicken Breast Skewer.
- [6 oz grilled Herb Crusted Grass Fed Filet Skewer \\$35](#)

Main courses:

- Jidori Airline Breast
- [Skin on Airline breast \\$28](#) - Lightly Seasoned with Crispy Skin Served with bourbon Reduction.
- Steak:
 - o 12 oz. New York \$45
 - o 8 oz. Filet Mignon \$55
 - o 46 oz. Dry Aged Tomahawk \$145

Seafood:

- [King Salmon \\$35](#)
- [Chilean Seabass \\$45](#)
- [U12 Shrimp in Spicy Chimichuri Butter \\$30](#)

Sauces:

- Scallion Buerre Blanc
- Red Wine Demi-Glaze
- Chimichurri + Hollandaise
- Béarnaise

Sides:

- Baked potato. \$9
- Jalapeno Bacon Mac N Cheese \$14
- Roasted Garlic Mashed potato \$12
- Rice Pilaf w/ slivered almonds \$7
- Sauteed Broccolini \$10
- Asparagus \$12
- Bacon Brussels Sprouts \$12
- Sauteed French Green Beans \$10
- Butter Sauteed Mushrooms \$12



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: OUR NEST

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

732 N BREA BLVD
BREA CA 92821

APPLICANT INFORMATION:

Applicant's Name: JONPAUL WRAY Phone: 714 686 4337
SAMANTHA MARTINEZ

Email: INFO@OURNESTFULLERTON.COM

Address: 11232 LANNY LYN DR

City: WHITTIER

State: CA

Zip Code: 90603

PROJECT CONTACT PERSON: *(If Different)*

Contact Person: Phone:

Email:

PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: General Plan Designation:

Existing Use: Proposed Use:

Type of Development:

- Residential
- Commercial
- Industrial
- Mixed-Use

Lot Size *(square feet)*:

317,255

Lot Width:

698'

Lot Depth:

644'

Existing Floor Area *(square feet)*:

4134

Existing FAR:

25.6%

Existing Lot Coverage:

81237 s.f.

STAFF USE ONLY

Accela Record Number: PLN-2024-00054

Project Manager: CN

Entitlement File Number(s):

CUP 2024-07

Related Files:

SUBMITTAL INFO:

Date Time Received: 10/21/24

Received by: CN

Deposit Received: Yes



PROJECT INFORMATION: (Continued)

Proposed Floor Area (square feet):
4134

Proposed FAR:
25.6%

Proposed Lot Coverage:
81237 sf

Proposed No. of Stories:
1

Proposed Building Height:
27' existing

Existing Parking Stalls:
184

Proposed Parking Stalls:
184

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

Check if project description is attached.

see scope of work on cover sheet

TYPE OF REVIEW REQUESTED: (Select all that apply)

Planning Commission/City Council

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

Administrative/Community Development Director

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Remedy | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Tree Removal (see pg. 9) |
| <input type="checkbox"/> Minor Conditional Use Permit | <input type="checkbox"/> Public Convenience or Necessity | <input type="checkbox"/> Other _____ |

PROPERTY OWNER INFORMATION & AUTHORIZATION

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

Legal Owner's Name: EVERGREEN CAPITAL ASSETS L P DBA BREA CENTER
Company Name:
Email: STEVE@pcfppm.com
Phone: 323 - 662 - 7943

Address: 3919 beverly blvd. #200
City: Los Angeles State: CA Zip Code: 90004

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: myeongkim Date: 8/19/24
(Signature)

By: MYEONG KIM
(Printed Name)

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

Name(s): DAN CLINE ARCHITECTURE, INC.
Email: dan@danlineinc.com
Phone: 714 315 0099

Address: 18572 Avolinda Drive
City: Yorba Linda, State: CA Zip Code: 92886

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

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

By: DCL Date: 10-8-24
(Signature)

By: DAN CLINE
(Printed Name)

TRUST ACCOUNT OWNER INFORMATION

All project applications require the specified minimum deposit to a Trust Account. Additional funds and/or subsequent deposits may be required depending on the specified project and level of staff time necessary. All unused funds will be reimbursed following the completion of project and/or review. Staff time devoted to your project will be billed according to our Development Processing Fees. The necessary staff time will vary according to the complexity of the project and may include, initial review and ongoing project processing by City staff and consultant time, if necessary.

TRUST ACCOUNT OWNER:

JON PAUL UGAY

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

Address: 11232 LARRY LYN DR State: CA

City: WHITTIER Zip Code: 90603

Email: INFO@OURNESTFULLERTON.COM Phone: 714 686 4337

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

STATEMENT OF UNDERSTANDING AND AGREEMENT

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

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

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


Trust Account Owner's Signature

10.7.24
Date

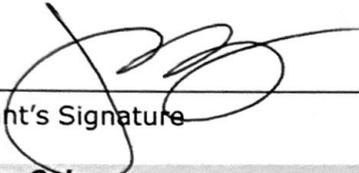
JON PAUL UGAY
Trust Account Owner Printed Name

INDEMNIFICATION AGREEMENT

PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

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

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



Applicant's Signature

10.7.24

Date

Staff Use Only

ACCELA RECORD NUMBER: TRUST ACCOUNT NUMBER:

SUBMITTAL CHECKLIST

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

APPLIES TO ALL APPLICATIONS

- 1. COMPLETED PROJECT APPLICATION** - Property owner information & authorization must be included
- 2. PHOTOGRAPHS** - Photographs should include the project site's existing exterior and interior.
- 3. LETTER OF REQUEST** - Describe the project/proposal and reason for the request. For businesses, include operations, number of employees, hours of operation, property tenant list, alcohol requests and any other pertinent information. For residential projects, include number of units, phasing/ timing plan and any other pertinent information. *For tree removal permits, a statement indicating the reason for the removal or relocation of tree(s).*
- 4. PLANS TITLE PAGE**
 - Date (Resubmitted plans shall reflect new date of submittal)
 - Project Address
 - Legal Description
 - Scope of work
 - List of Required Entitlements
 - Owner Information Architect/Designer Information
 - Zoning Conformance Development Standards (existing/allowed/proposed)
- 5. SITE PLAN**
 - Show entire Parcel with property lines and dimensions
 - Development Summary Table – noting pertinent information such as proposed square footage, floor area
 - Provide separate existing and proposed site plans Provide plan drawn to scale with dimensions
 - Show all setbacks (front, rear and side)
 - Truck turning radius (industrial and commercial) Show location of:
 - Carpool/van spaces
 - Bicycle parking area
 - Rideshare vehicle loading area
 - Distance between buildings
 - Location of utility poles and fire hydrants
 - Indicate locations of trash enclosures and SCE transformer
 - Location of proposed monument signs
 - Proposed outdoor storage area, if any, and required screening Label proposed uses for all building sites on site
 - Location of bus stop improvements, if applicable to project
 - Show locations of street and sidewalks, with all improvements (trees, light poles, curbs, etc.)
 - Show all existing and proposed driveways and driveways immediately adjacent to the site
 - Show all curb, gutter and driveway within the full right-of-way adjacent to the project site
 - Photometric plan
 - Circulation plan
- 6. FLOOR PLAN**
 - Provide separate existing and proposed floor plans
 - Provide plans drawn to scale with dimensions
 - Label room and/or areas
 - Provide a window and door schedule (when part of scope)
- 7. DEPOSIT** - The application will **NOT** be considered submitted until payment is received. Please visit our [Development Processing Fees](#) to verify the deposit amount.

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

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

- 9. PRELIMINARY TITLE REPORT** - Must be dated within six (6) months.
- 10. ELEVATIONS**
- Show all sides of proposed
 - Elevations Provide plans drawn to scale with dimensions
 - Provide the height of all structures
 - Label proposed colors, materials (with level of quality and longevity)
 - Location and size of signs
 - Provide details of architectural elements, walls, and fences, as needed Line of sight drawings
- 11. RENDERING(S) – COLOR**
- 12. SECTION PLAN**
- 13. SIGN PLANS**
- Show location of all signs and on building and site plan
 - Label size of signs
- 14. ROOF PLAN**
- Provide plans drawn to scale with dimensions Show roof pitches and slope
 - Show all-roof mounted equipment
 - Cross-section demonstrating the roof-mounted equipment will be fully screened from view by the architectural design of the building
- 15. CONCEPTUAL LANDSCAPE PLAN**
- Proposed and existing improvements as shown on the site plan Dimensions such as setbacks and street widths shall be excluded. Identify plan materials by botanical and common names. Identify size and spacing of plants
 - Identify mounted areas, turf, ground covered areas, shrub locations, accent trees, street trees, sloping planting materials. Private yard areas.
 - Location of community amenities including common or public recreation areas (open play areas, barbecue area, pool, spa, recreation building)
 - Location of primary and secondary entry point areas and their treatment (textured paving, security gates, accent or special planting, entry walls, monument signs)
 - Location of emergency vehicle access, trail locations, public walkways, hardscape amenities (paving, benches etc.)
- 16. WATER QUALITY MANAGEMENT PLAN (WOMP) CHECKLIST**
- 17. ENVIRONMENTAL INFORMATION FORM**
- 18. COLOR & MATERIAL BOARD**
- 19. PRELIMINARY GRADING PLANS**
- Proposed items should be designated with solid lines, existing with small dashes, and future with long dashes if a phased project.
 - Cross sections at all site boundaries (maximum & minimum conditions)
 - Drainage and flood control facilities-size, type, etc.
 - Easements, property lines, right-of-way

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

APPLIES TO TREE REMOVAL PERMIT:

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

OTHER DOCUMENTS OR STUDIES

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

LETTER OF REQUEST

Our Nest Currently is in Fullerton and has out grown the space it started in in march 2020 our goal is to move into the community that chef Jonpaul Ugay grew up in bringing his families food traditions back to Brea. We are Requesting a Conditional Use Permit for onsite liquor sales to compliment our current menu and new dinner menu. Adding many new items to our menu for everyone to enjoy. We will be a full-service restaurant. That provides High Quality Food and drinks to the community of Brea. We are purchasing a 47 Liquor license.

Business Operations

We will be open

Tuesday – Sunday 7-3 pm Breakfast and lunch

Thursday Friday Saturday 3pm -11pm

We will be providing 20-30 jobs for cooks, servers, dishwashers, restaurant workers.

Regards,

Jonpaul Ugay

Samantha N Martinez

OUR NEST

A FULL SERVICE RESTAURANT



INSPECTIONS 1. Brea FD final inspection required. Please schedule all field inspections at least 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a reinspection fee. Phasing of inspections may require additional fees, also. Call Brea FD for Inspection Scheduling at 714-990 7655.

2. Buildings under construction or demolition shall conform to CFC Chapter 14. No smoking or cooking is allowed in structures where combustible materials are exposed or within 25 of combustible materials storage areas. Cutting, welding, or other hot work shall be in conformance with CFC Chapter 35.

3. In buildings four or more stories in height, standpipes shall be provided during construction when the height reaches 40 feet above the lowest point of fire department access. A fire department connection shall be no more than 100 feet from available fire department vehicle access roadways. A hydrant shall be located along the access roadway within 150 feet of the location(s) that the FDC can be accessed from. CFC 3310, 3313.4. Address numbers shall be provided for all new and existing buildings, be a minimum of four inches high for individual dwelling units and six inches high for all other installations and structures, contrast with their background, and be plainly visible from the roadway the building is addressed on. Address numbers shall have a minimum of 1/2 stroke. Temporary address numbers shall be provided on construction fencing or the building until permanent numbers can be provided. CBC 501.2, CFC 505.1.5. Locations and classifications of extinguishers shall be in accordance with CFC 906 and CCR Title 19. At least one extinguisher shall be provided during construction on each floor at each stairway, in each storage and construction shed, in locations where flammable or combustible liquids are stored or used, or where similar hazards are present per CFC 3315.1. Before final occupancy, at least one 2A:10B:C extinguisher shall be provided so that no point is more than 75 travel distance from the extinguisher. Extinguishers shall be located along the path of egress travel and in a readily visible and accessible location, with the bottom of the extinguisher at least 4 above the floor. Additional extinguishers may be required by Brea FD inspectors depending on project or site conditions and final placement is subject to their approval.

6. Wall, floor and ceiling finishes and materials shall not exceed the flame spread classifications in CBC Table 803.9. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with appropriate documentation provided to the Brea FD. Such items shall be approved and inspected prior to installation.

7. Knox boxes/key cabinets shall be provided for all high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels and/or annunciators, and any other structures or areas where immediate access is required or is unduly difficult. A Brea FD inspector can assist with locking gate keys in Knox boxes, contact your local fire station to arrange an appointment to secure master building keys in the Knox box.

8. Approval of these plans shall not permit the violation of any code or law. Requirements or features not identified on the plan may apply and Brea FD inspectors may require additional information or items from those shown on the plan depending on actual or anticipated field conditions. Such changes may necessitate submittal of revised or as-built plans to the Brea FD.

GENERAL REQUIREMENTS 9. The project shall comply with 2022 California Building Code, 2022 California Fire Code, and other currently adopted codes, standards, regulations and requirements as enforced by the Brea FD.

10. Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system or located in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non- or limited-combustible materials or similarly protected or separated. CFC 304.3.11. Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed by curtains, mirrors, or other objects.

12. The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in aisles.

13. Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Doors shall not be provided with thumb-turn locks or deadbolts that do not unlatch in tandem with the normal operating lever. The opening force for interior doors without closers shall not exceed 5 pounds. The unlatching and opening force for other doors, including fire doors, shall not exceed 15 pounds. CBC 1010.14. The exit path shall be clearly identified with exit signs conforming to CBC 1013. Illuminated exit signs must have 90-minute emergency power back-up.

15. Tactile signs shall be provided in commercial buildings, public buildings/accommodations, and publicly funded housing subject to CBC Chapters 11A and B and conform to 1143A or 11B-703.1, - 703.2, - 703.3, and 703.5, be mounted with the bottom of the lowest line of Braille characters at least 4 feet above the floor but the bottom of the highest line of raised text characters no more than 5 feet above the floor and, whenever possible, on the strike side of the door. Lettering shall be between 5/8 and 2 high. CBC 1013.4.16. Stairs serving 4+ stories shall have stairwell signs conforming to CBC 1023.9.17. The exit path shall be illuminated at all times in accordance with CBC 1006. Emergency lighting shall be provided with 90-minute back-up.

18. Rated assemblies shall conform to approved methods and materials of construction. Penetrations through rated walls, ceilings, or floors shall be protected in an approved manner complying with CBC/CFC Chapter 7.

19. Fire/ Smoke rated doors shall be self-closing and latching; such doors shall not be equipped with door stops or otherwise propped open. Fire/ smoke rated doors shall be equipped with rated hardware. CFC 703

ARCHITECTURAL

T1	COVER SHEET
A01	EXISTING FLOOR PLAN
EF1	FLOOR PLAN
A2.1	ROOF PLAN & FRAMING PLAN
A3	EXTERIOR ELEVATION

- ALL WORK SHALL CONFORM TO ALL REGULATIONS AND ORDINANCES OF THE GOVERNING MUNICIPALITY, STATE OF CALIFORNIA AND ALL OTHER REGULATORY AGENCIES HAVING JURISDICTION & THE CURRENT CBC.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS USED SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- ALL DIMENSIONS ARE TO FACE OF STUD, MASONRY, OR CONCRETE, UNLESS OTHERWISE NOTED.
- THE TERM "CONTRACTOR" AS USED HEREIN AND ON THE DRAWINGS SHALL ALSO BE APPLICABLE TO EACH SUBCONTRACTOR AS THE REQUIREMENTS PERTAIN TO HIS OR HER TRADE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS, DIMENSIONS, EXISTING CONDITIONS AND POINTS OF CONNECTION TO UTILITIES. IN THE EVENT OF A CONFLICT, CONTACT THE ARCHITECT AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, INCLUDING EXISTING WORK.
- THE CONTRACTOR SHALL PROVIDE SECURITY ADEQUATE TO PREVENT UNAUTHORIZED ACCESS TO THE BUILDING DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT INTERFERENCE WITH OPERATIONS OF EXISTING FACILITIES. COOPERATE AS NECESSARY WITH OTHER CONTRACTORS DOING WORK ON THE SITE OR OTHER BUILDINGS IN THE CENTER.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE PREMISES AS WORK PROGRESSES AND LEAVE THE AREA EACH DAY IN A SATISFACTORY MANNER.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO PROTECT EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SHALL REPAIR SUCH DAMAGE AT HIS/HER OWN EXPENSE.
- THE CONTRACTOR SHALL VERIFY ELECTRICAL AND GAS METER LOCATIONS WITH GAS CO. PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- ALL BRACING NECESSARY FOR CONSTRUCTION PURPOSES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- NEITHER THE OWNER, THE ARCHITECT, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS.
- THE LOCATION FOR FIELD OFFICE AND STORAGE OF MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER AND THE ARCHITECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE AREA OF TENANT IMPROVEMENT MAY NOT BE OCCUPIED UNTIL THE BUILDING OFFICIAL HAS APPROVED THE OCCUPANCY CERTIFICATE.
- THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH THE CALIFORNIA FIRE CODE.
- NO HAZARDOUS MATERIALS SHALL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEEDS QUANTITIES LISTED IN THE CURRENT CBC.
- EXPPOSED METAL ITEMS SHALL BE GALVANIZED AND PAINTED TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
- ALL OFF-SITE WELDING, WHERE OCCURS, SHALL BE PERFORMED BY A CITY APPROVED FABRICATOR OR SPECIAL INSPECTION SHALL BE REQUIRED. ALL ON-SITE WELDING, WHERE OCCURS, SHALL BE BY SPECIAL INSPECTION.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO DEADBOLTS, NO SLIDING BOLTS, ETC.
- EXIT SIGNS MUST BE INTERNALLY ILLUMINATED.
- PROVIDE TWO SEPARATE SOURCES OF POWER FOR EXIT SIGNS.
- PROVIDE A MINIMUM OF ONE 2A10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
- INTERIOR FINISH SHALL COMPLY WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.
- BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 6" HIGH LETTERS REQUIRED, PER LOCAL GOVERNING AUTHORITY FIRE DEPARTMENT; VERIFY PRIOR TO INSTALLATION.
- THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.
- OMITTED
- NOT USED
- NOT USED
- THE WORK OF THIS CONTRACT INCLUDES ALL ON-SITE WORK SHOWN ON THESE DRAWINGS, SPECIFIED, OR REASONABLY IMPLIED.
- THE CONTRACTOR SHALL PROVIDE ALL BARRICADES AND TRAFFIC CONTROL IF REQ'D.
- THE CONTRACTOR SHALL ADVISE THE ARCHITECT 14 CALENDAR DAYS PRIOR TO POURING CONCRETE FLOOR SLABS.
- NOT USED
- DURING CONSTRUCTION PHASES OF DEVELOPMENT, THE APPLICATION OF WATER OR OTHER MEANS OF DUST CONTROL SHALL BE PERFORMED TO THE SATISFACTION OF THE BUILDING DEPARTMENT INSPECTOR AND THE PUBLIC WORKS DIRECTOR.
- OPERATING AND MAINTENANCE INFORMATION FOR HVAC SYSTEM SHALL BE PROVIDED TO THE OCCUPANTS BY THE CONTRACTOR.

INSPECTOR REQUIREMENTS:

IF THE BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISION OF THE LAW, HE/SHE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE PLAN REVIEW DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON-COMPLYING CONDITIONS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) AND PROPOSED MODIFICATIONS OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS. THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR PRIOR TO SUBMITTAL FOR PLAN REVIEW.

SHEET INDEX

EXISTING USE-RESTAURANT (ROUND TABLE PIZZA)

PROPOSED USE - RESTAURANT (OUR NEST)

ZONING - C-G GENERAL COMMERCIAL
WITH A PD PRECISE DEVELOPMENT OVERLAY
APN - 319-170-03

1. BUILDING SIGNAGE

2. KITCHEN HOOD FIRE EXTINGUISHING SYSTEM

DEFERRED SUBMITTAL

ARCHITECT:
DAN CLINE ARCHITECTURE, INC.
18572 AVOLINDA DRIVE
YORBA LINDA, CA 92286
PH: (714) 315 0099
CONTACT: DAN CLINE

STRUCTURAL:

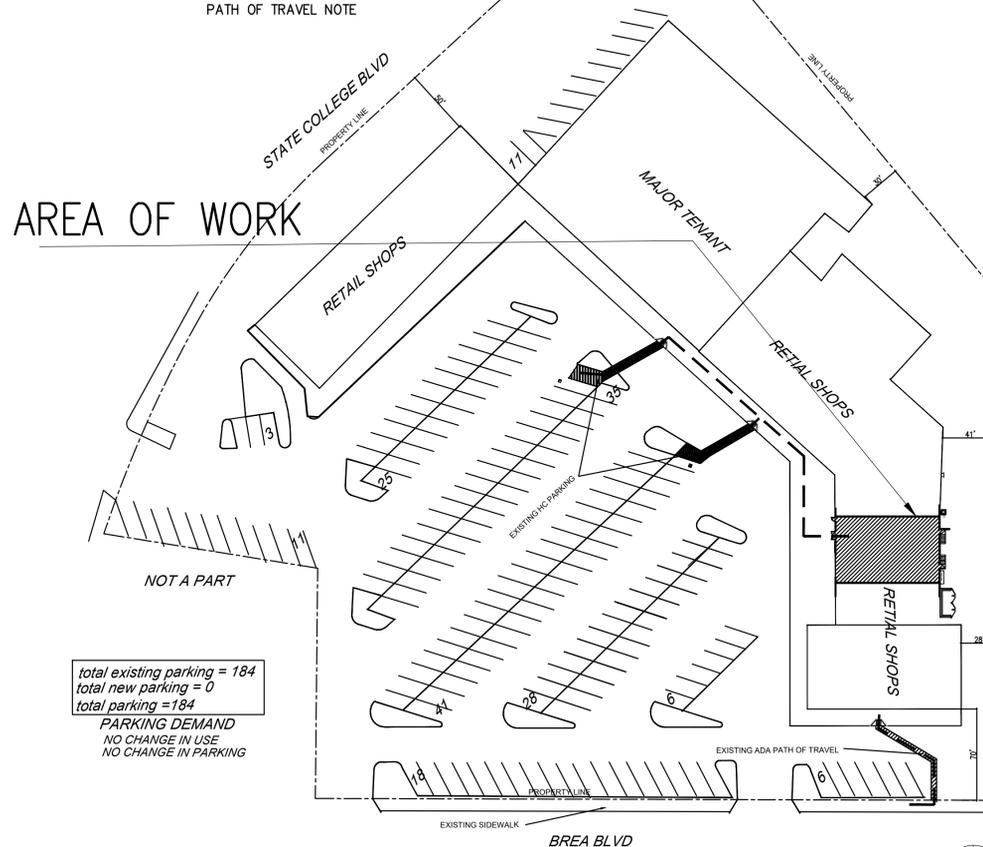
Shucric Yaghi Consulting Engineers, Inc.
112 E. Chapman Avenue
Suite D
Orange, California 92666
P: (714) 997-9120

GENERAL NOTES

INDICATES ACCESSIBLE PATH OF TRAVEL; PATH OF TRAVEL MUST BE BARRIER FREE VERTICAL CHANGES MUST NOT EXCEED 1/2" AT 1:2 SLOPE; LEVEL CHANGES MUST NOT EXCEED 1/4" VERTICAL CROSS-SLOPE MUST NOT EXCEED 2.00%. CONTRACTOR MUST VERIFY THAT THE PATH OF TRAVEL IS BARRIER FREE, AND MUST COORDINATE THE REMOVAL OF ANY EXISTING BARRIERS WITH CONTRACTOR

PATH OF TRAVEL NOTE

AREA OF WORK



OVERALL EXISTING SITE PLAN (NTS)

PROJECT NAME: TENANT IMPROVEMENTS TENANT: OUR NEST RESTAURANTS
PROJECT ADDR: 732 N. BREA BLVD. BREA, CA
SUBMITTAL DATE: JUNE 2024

PROJECT DATA

ACCESSIBILITY FOR DISABLED PERSONS WILL BE PROVIDED AS REQUIRED BY THE 2022 CBC. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND. ALL KITCHEN EQUIPMENT SHALL BE U.L. LISTED OR APPROVED OR APPROVED THIRD PARTY N.R.T.L.

Architectural	Demo entire existing restaurant (no change of use)
	Walls at cooking & sales area
	Ceiling, soffit & lighting over sales & cooking area
	Cooler box
	Coffee bar & soffit
	ADA Compliant Restrooms
	Full bar area
	All new food prep & cooking equipment
	Storefront renovation
Mechanical	Exhaust hood & Make up air
	Ducting over cooking & sales area from existing roof top HVAC units
	ADA Compliant Restrooms
	Add new roof top HVAC unit
Plumbing	Floor sinks & sinks draining to new grease interceptor
	Cold & hot Water & gas distribution
	ADA Compliant Restrooms
	NEW GREASE INTERCEPTOR
Electrical	Power for all equipment to relocated Electrical panel
	Lighting Title 24 for entire space
	Add new electrical panel

SCOPE OF WORK

ALL WORK TO COMPLY WITH THE FOLLOWING CODES:	
BUILDING CODE INFORMATION	2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA BUILDING CODE	2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE	2022 TITLE 24, C.A.C. ENERGY CODE
2022 CALIFORNIA PLUMBING CODE	2022 CALIFORNIA EXISTING BUILDING CODES
	2022 CALIFORNIA GREEN BUILDING CODES
	APPLICABLE STATE CODES
	BREA MUNICIPAL CODE & ANY AMENDMENTS
BUILDING CONSTRUCTION TYPE	VB
EXISTING OCCUPANCY GROUP	A2
PROPOSED OCCUPANCY GROUP	A2
OCCUPANT LOAD	
TOTAL S.F.	4,134
RESTROOM & HALLWAY	425
INDOOR DINING SEATING	1610
OUTDOOR DINING SEATING	295
BAR SEATING	315
COOLER BOX - 0 OCCUPANTS	(120)
KITCHEN	1134
STORAGE	235
RESTROOM (1 OCC./100 S.F.) = 4	
INDOOR SEATING (1 OCC./15 S.F.) = 107	
OUTDOOR PATIO (1 OCC./15 S.F.) = 20	
BAR SEATING (1 OCC./15 S.F.) = 21	
KITCHEN (1 OCC./200 S.F.) = 6	
STORAGE (1 OCC./300 S.F.) = 1	
TOTAL OCCUPANTS	159
REQUIRED EXITS	159 X .20 = 31.8
TOTAL REQ'D WIDTH	(MINIMUM OF 3'-0" REQUIRED DOOR WIDTH)
EXITS PROVIDED	= 3
SPRINKLERS:	NO
EXISTING SINGLE STORY BUILDING	
TOTAL S.F.	4,134
RESTROOM & HALLWAY	600
DINING SEATING	2000
KITCHEN	1234
STORAGE	300
RESTROOM (1 OCC./100 S.F.) = 6	
SEATING (1 OCC./15 S.F.) = 133	
KITCHEN (1 OCC./200 S.F.) = 6	
STORAGE (1 OCC./300 S.F.) = 1	
TOTAL OCCUPANTS EXISTING	146
CONSTRUCTION VALUE	= \$80,000

BUILDING CODE DATA

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED CFC.
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A10BC SHALL BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4-A:20BC SHALL BE PROVIDED OUTSIDE EACH MECHANICAL, ELECTRICAL, OR BOILER ROOM.

FIRE NOTES

SITE



VICINITY MAP (NTS)

ATTACHMENT H

Dan Cline
ARCHITECTURE, INC.

18572 AVOLINDA DRIVE
Suite 100
YORBA LINDA, CA 92886
Tel (714) 315.0099
dan@danclineinc.com



OUR NEST
732 NORTH BREA BLVD.
BREA, CALIFORNIA 92821

DO NOT SCALE DRAWINGS

DATE: APRIL 15, 2024

ISSUE: PLAN CHECK

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COVER SHEET

T1

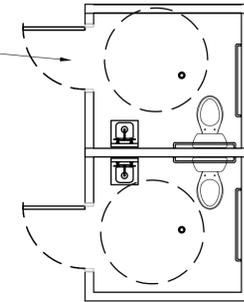
GAS METER

SWITCH GEAR

DEMO NOTES

EXISTING RESTROOM TO REMAIN
 CAP OFF ALL PLUMBING WHERE FIXTURES ARE REMOVED
 ELECTRICAL PANEL TO BE REMOVED
 CEILINGS TO BE REMOVED
 REMOVE ALL FLOORING AND PREP SLAB FOR NEW FLOORING
 REMOVE ALL FURNISHINGS & SALES COUNTERS
 DEMO AND REMOVE ALL EQUIPMENT
 DEMO STOREFRONT AS REQUIRED
 DUCTWORK TO BE REMOVED

DEMO RESTROOMS & FIXTURES



REMOVE FIRE PIT & HOOD

REMOVE DOOR AND FILL IN TO MATCH STOREFRONT

DEMO WALLS

DEMO STOREFRONT



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EXISTING FLOOR PLAN

A0.1



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BREA, CALIFORNIA 92821

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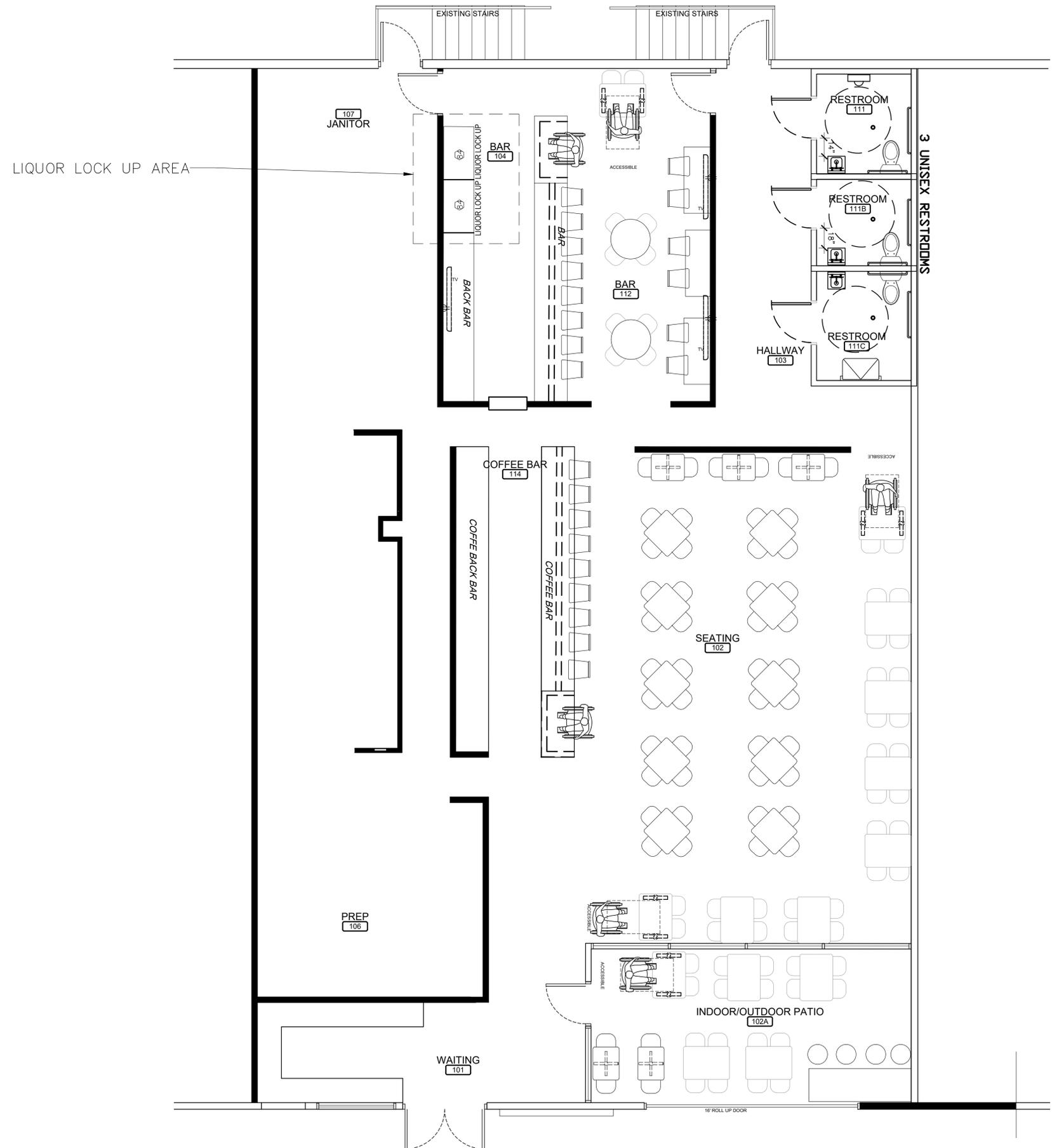
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FIXTURE PLAN

EF1



DO NOT SCALE DRAWINGS

DATE: APRIL 15, 2004

ISSUE: PLAN CHECK

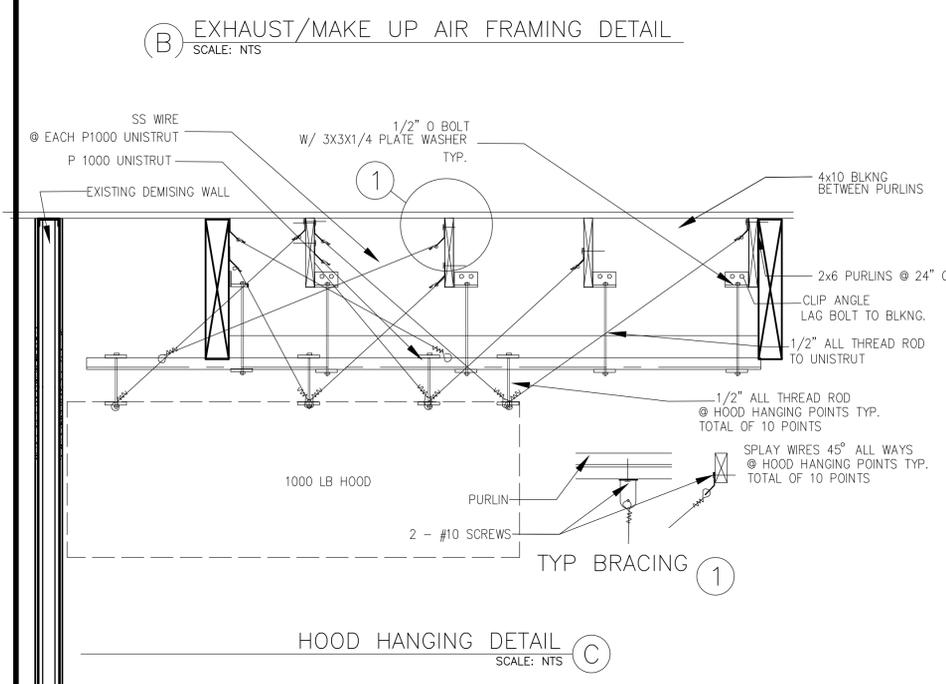
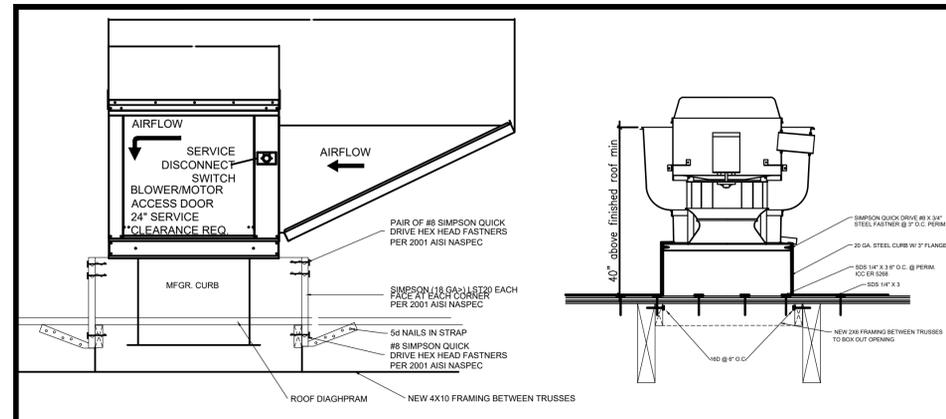
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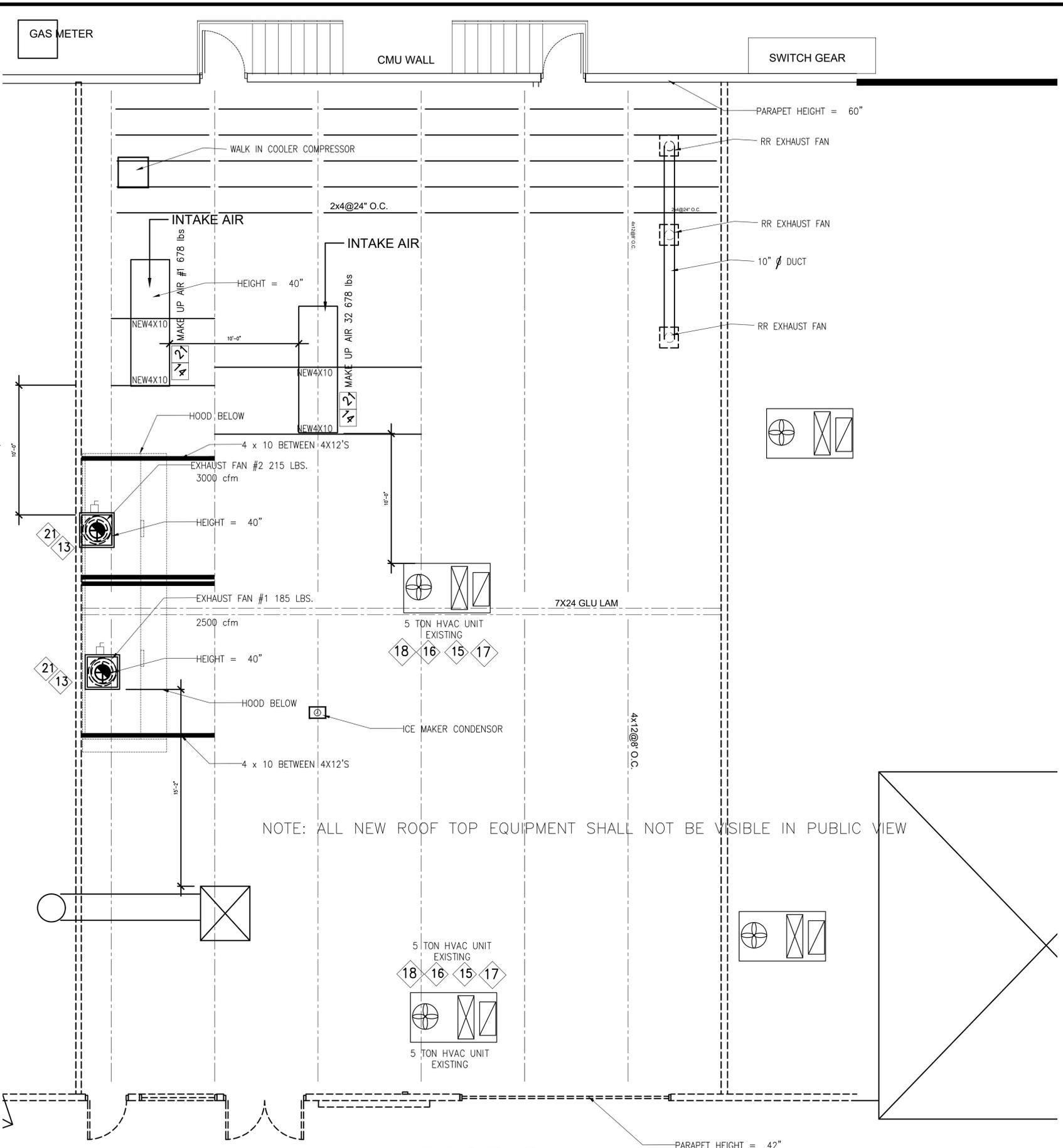
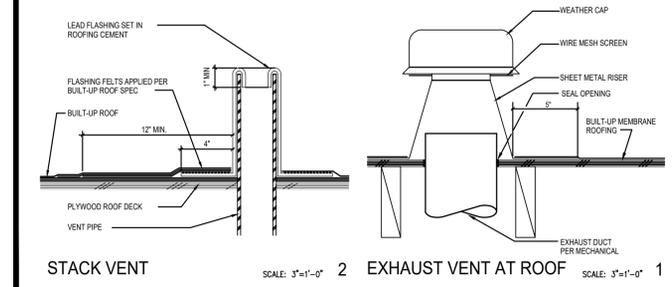
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ROOF PLAN & DETAILS

A2.1



- SHEET NOTES:**
- 13 PROVIDE 208 V. 39/30 AMP 10AF NEMA 3R DISCONNECT ON ROOF @ EF-1. INTERLOCK EF-1 WITH MAU-1 FOR FIRE SUPPRESSION HOOD CONTROLS. THE FAN DISCONNECTS WILL BE FACTORY PROVIDED & INSTALLED ON THE HOOD FANS.
 - 14 PROVIDE 208 V. 39/30 AMP 9AF NEMA 3R DISCONNECT ON ROOF @ MAU-1 INTERLOCK EF-1 WITH MAU-1 FOR FIRE SUPPRESSION HOOD CONTROLS. THE FAN DISCONNECTS WILL BE FACTORY PROVIDED & INSTALLED ON THE HOOD FANS.
 - 15 CONNECT SUPPLY SIDE FIRE DUCT SMOKE DETECTORS.
 - 16 PROVIDE 208V, 3P/30 AMP, NON-FUSED, NEMA 3R, DISCONNECT AT ROOF TOP UNITS. EXISTING HVAC EQUIPMENT IS CIRCUITED TO EXISTING PANEL. HVAC
 - 17 EXISTING HVAC EQUIPMENT IS CIRCUITED TO EXISTING PANEL. EQUIPMENT MUST BE CONTROLLED BY TENANT SPACE.
 - 18 PROVIDE WEATHER PROOF GFI OUTLET ON ROOF.
 - 21 SEE H1 FOR WIRING DIAGRAM. ROUTE THRU TERMINAL BLOCK @ HOOD CONTROL.



NOTE: ALL NEW ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE IN PUBLIC VIEW

SPECIALTY GARAGE DOORS



World's Toughest Full-View Polycarbonate Garage Doors



Unsurpassed Durability

Constructed of the toughest corrosion resistant materials available. Survivor™ Doors feature state-of-the-art materials to provide maximum life and durability in the most demanding environments.

Reliable Operation

Designed for harsh, high use applications. Survivor™ doors superior design, materials and hardware ensures smooth, easy operation, year-after-year.

Low Maintenance

Engineered for minimal maintenance and service. Survivor doors reduce annual costs and deliver a better overall value for your operation.

Attractive

Distinct look enhances your buildings appearance. Clear, translucent design allows light transmission both inside & outside the doorway maximizing bay visibility and providing around-the-clock security & comfort.

Complete Weather Protection

Protects people, vehicles, building interior and equipment from wind, cold and other weather hazards. 5 X-Wall panels offer additional thermal protection in any climate.



Advanced Materials... Superior Product.

5/8" Five X-Wall Polycarbonate Panel

Tough, shatterproof, translucent polycarbonate panels are strong, corrosion resistant and virtually indestructible. Polycarbonate panels allow high visibility and light transmission and are easy to maintain.

Aluminum Alloy Frame

Corrosion resistant aluminum stiles & rails provide a strong durable frame. Uniform stile thicknesses for better fastener holding power. Also available in powder coat or anodized color finish to match your color theme. (Mill finish standard)

Double Panel Seal

Double panel seal provides protection from moisture infiltration and elements.

Beveled Aluminum Rails

Beveled tongue & groove meeting rails shed moisture and eliminate watertraps.

Select The Hardware Package That Fits Your Application



PREMIUM MODEL

- Hinges/Hardware: 12 ga. 304 Stainless
- Track: 3" Heavy Duty 12 ga. 304 Stainless
- Bearing Plates: 12 ga. 304 Stainless
- Shaft: Solid, Keyed 303 Stainless Steel
- Drums: Specialty Coated
- Couplers: Specialty Coated
- Bearings: Greasable, Stainless
- Cable: 5/32" Stainless
- Rollers: Magnum™ "Supreme"
- Fasteners: Stainless/Specialty Coated
- Torsion Springs - Stainless Steel



DELUXE MODEL

- Hinges/Hardware: 12 ga. 304 Stainless
- Track: 3" Heavy Duty 12 ga. Galvanized Steel
- Bearing Plates: 12 ga. 304 Stainless
- Shaft: Solid, Keyed 303 Stainless
- Drums: Specialty Coated
- Couplers: Specialty Coated
- Bearings: Greasable, Stainless
- Cable: 5/32" Stainless
- Rollers: Magnum™ "Original"
- Fasteners: Stainless/Specialty Coated
- Torsion Springs - Galvanized Steel

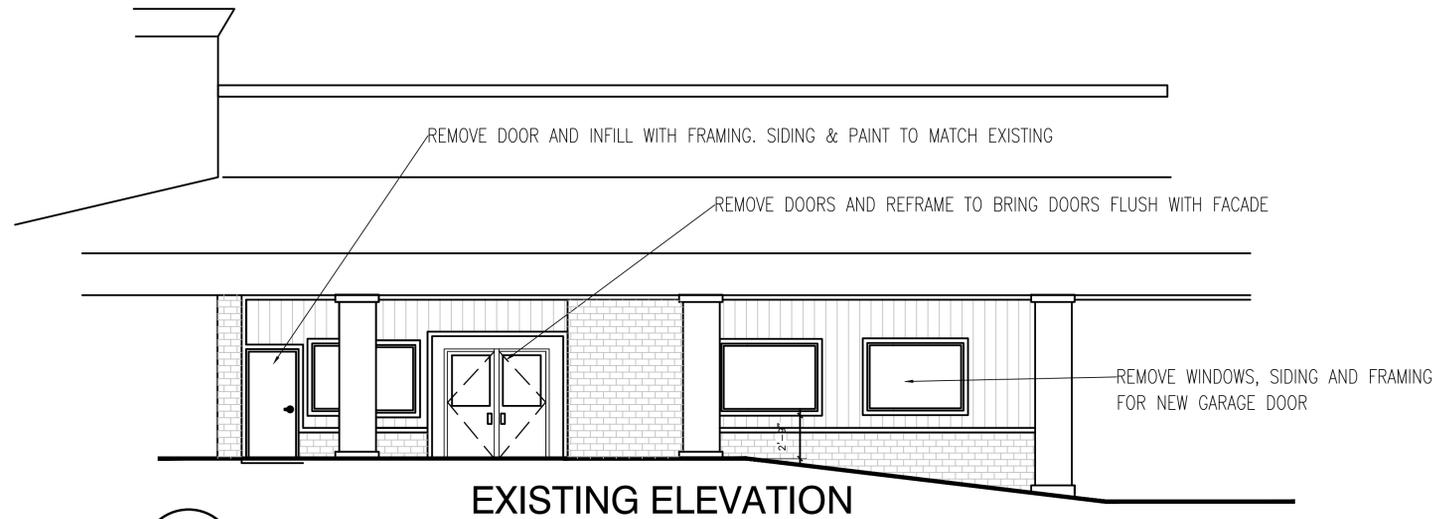


COMPETITIVE MODEL

- Hinges/Hardware: 11 ga. Galvanized
- Track: 3" Heavy Duty 12 ga. Galvanized Steel
- Bearing Plates: 11 ga. Galvanized
- Shaft: Solid, Keyed Galvanized
- Drums: Die Cast Aluminum
- Couplers: Painted Cast Iron
- Bearings: Greasable, Standard
- Cable: 5/32" Stainless
- Rollers: Magnum™ "Original"
- Fasteners: Galvanized Steel
- Torsion Springs - Galvanized

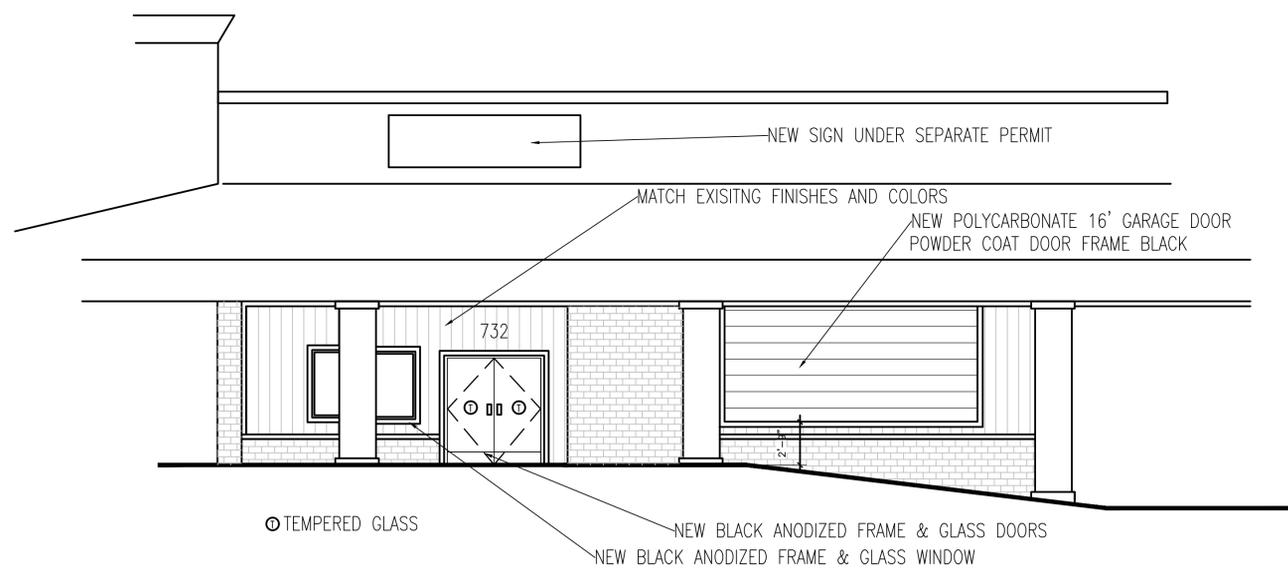
American garage door supply inc. 800-233-1487 Fax: (218) 751-6551 Carwashdoors.com

GARAGE DOOR SPEC



1

3/16" = 1'-0"



2

3/16" = 1'-0"



18572 AVOLINDA DRIVE
Suite 100
YORBA LINDA, CA 92886
Tel (714) 315-0099
dan@standlineinc.com



OUR NEST
732 NORTH BREA BLVD.
BREA, CALIFORNIA 92821

DO NOT SCALE DRAWINGS

DATE: APRIL 15, 2004

ISSUE: PLAN CHECK

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PROJECT No.

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PROPOSED ELEVATIONS

A3

CITY OF BREA
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2024-07: TO ALLOW THE ON-SITE CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS AT A NEW RESTAURANT (OUR NEST) LOCATED AT 732 NORTH BREA BOULEVARD.

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, December 10, 2024, 6:00 p.m.
All interested persons may appear and be heard at that time.
- PLACE OF HEARING:** Brea Civic & Cultural Center, Council Chambers
 1 Civic Center Circle, Brea, CA 92821
- REQUEST:** The Applicant, Our Nest, is requesting the following entitlement: Conditional Use Permit No. 2024-07 to allow for the on-site sale and consumption of beer, wine, and distilled spirits at a new restaurant (Our Nest). The request would require a Type 47 license from the California Department of Alcoholic Beverage Control.
- LOCATION:** The project site is located at 732 North Brea Boulevard, within a shopping center known as Brea Center. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of General Commercial (C-G) with a Precise Development (PD) Overlay.
- ENVIRONMENTAL:** The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1).

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

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

COMMUNITY DEVELOPMENT DEPARTMENT


 Joanne Hwang, AICP, City Planner

AREA MAP



CITY OF BREA
notice of public hearing



April 4, 2024

To Whom It May Concern,

On behalf of the City of Brea ("City") Community Development Department, I write to express support for the potential tenancy of a popular restaurant, Our Nest, at the Brea Center. The vacant property site, located at 732 North Brea Boulevard ("site"), has been identified as the location of interest by the business owner.

Our Nest is a reputable restaurant specializing in breakfast, brunch, and lunch cuisine. The nearest establishment with shared commonalities is located approximately two miles away, making Our Nest an ideal addition to the Brea Center. Aside from the restaurant's existing regular patrons, the site's proximity to residential homes, apartment complexes, and major roads would encourage a steady flow of clientele for Our Nest.

The Community Development Department is invested in the growth and prosperity of the City and believes that the introduction of a new business tenant at the Brea Center could greatly contribute to the community's economic vitality. More specifically, Our Nest being located at the site would benefit the Brea Center by:

- Attracting a diverse customer base and furthering a sense of vibrancy;
- Enhancing the overall value of the Brea Center property;
- Creating and retaining jobs to support the local workforce;
- Stimulating local spending by both residents and visitors alike;
- Maximizing the use of the shopping center by creating tenancy in a vacant site; and
- Increasing foot traffic that encourages further economic activity to the surrounding businesses.

For these reasons, Our Nest would be a valuable addition to the Brea Center. Understanding that entering into a new leasing agreement involves careful consideration, my staff and I are more than willing to discuss this opportunity with you further. Should you be interested or have any questions, please do not hesitate to contact Community Development Manager Melissa Davis at (714) 990-7769 or melissad@cityofbrea.net. Thank you in advance for your consideration.

Sincerely,

Jason Killebrew
Community Development Director



CEQA NOTICE OF EXEMPTION

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

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

PROJECT TITLE/CASE NO.:

CONDITIONAL USE PERMIT NO. 2024-07: TO ALLOW THE ON-SITE CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS AT A NEW RESTAURANT (OUR NEST) LOCATED IN A (C-G) GENERAL COMMERCIAL ZONE WITH A (PD) PRECISE DEVELOPMENT OVERLAY

PROJECT LOCATION:

732 North Brea Boulevards, Brea, CA 92821

PROJECT DESCRIPTION:

Establish the on-site sale and consumption of beer, wine, and distilled spirits at a new restaurant (Our Nest) within an existing 4,134 square foot commercial tenant suite.

Name of Public Agency Approving Project:

City of Brea

Project Applicant & Address:

Jonpaul Ugay of Our Nest
11232 Larry Lyn Drive
Whittier, CA 90603
714-686-4337
Info@ournestfullerton.com

Exempt Status: (Check one)

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

Reason why project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project on-site sale and consumption of beer, wine, and distilled spirits because the proposed on-site sale and consumption of beer, wine, and distilled spirits at the Project site Project is limited to adding an ancillary service to a restaurant and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

Jason Killebrew, Community Development Director

Date



City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group
Tuesday, December 10, 2024, 6:00 PM	ADMINISTRATIVE ITEMS Item: 8B.

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated December 4, 2024 (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Planning Update - Updated 12.04.2024.pdf](#)

City of Brea

Project Updates

December 4, 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	Albertson's Distribution Center Office Building	200 N. Puente Street
4	Loading Dock Addition	750 Challenger Street
5	New Industrial Building	424 Berry Way
6	Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
7	Brea Plaza Apartments	1639 E. Imperial Highway
8	Greenbriar residential development	1698-1700 Greenbriar Lane
9	New residential development (Preliminary Plan Review)	112 Bracken Street
10	Urban Lot Split (Preliminary Plan Review)	125 E. Olinda Place
11	A 2 nd story ADU height increase	401 Sycamore Avenue
12	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
13	Reduction in required parking spaces	440 S. Brea Boulevard
14	Saint Matthew Ecumenical Catholic Church	500 E. Imperial Highway
15	Our Nest on-site alcohol	732 N. Brea Boulevard
16	Affordable Senior Housing Project (Preliminary Plan Review)	SEC Mercury Lane & Berry Street
17	Pace & Pint on-site alcohol	1040 E. Imperial Hwy Suite F2
18	A 2 nd story ADU modification of standards	414 Sievers

• APPROVED/ENTITLED

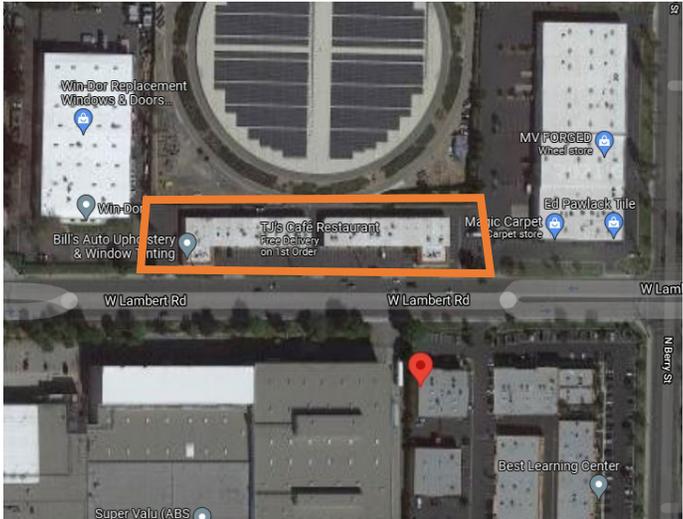
Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Transwestern	285 N. Berry Street; 711 W. Imperial Highway
3	Brea 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
4	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
5	Accessory Dwelling Unit	527 E. Elm Street
6	Industrial Building	2727 E. Imperial Highway
7	Brea Mall Mixed Use Project	100 Brea Mall Road
8	Gaslight Square Redevelopment	255 E. Imperial Highway
9	Southlands Church Fence Height	2950 E. Imperial Highway
10	Boiling Crab – Outdoor Patio	120 S. Brea Boulevard #106
11	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
12	Boiling Crab – On-site Alcohol	120 S. Brea Boulevard
13	Smart Parke Pet Daycare	835 E. Birch Street
14	Wireless Co-location	145 S. State College Boulevard
15	California Spine Institute	721 E. Imperial Highway
16	Dr. Squatch Fence Height	114 N. Berry Street
17	Wireless Facility Modification	185 E. Alder Street
18	New Wireless Facility	724 N. Brea Boulevard
19	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
20	Pacific Paws animal hospital	710 N. Brea Blvd
21	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
22	Light Industrial Building	3200 Nasa Street
23	South Brea Townhomes	685 S. Brea Boulevard
24	Imperial Mariner parking reduction	915, 955, 975 W. Imperial Hwy
25	AT&T Wireless Rooftop Facility	380 W. Central Avenue
26	Pet Aquamation	580 W. Lambert Road
27	Lunch Box 101 on-site alcohol	7 Pointe Drive
28	Sushi Club on-site alcohol	437 S. Associated Road
29	Shake Shack on-site alcohol	103 W. Imperial Highway #C
30	Increase in wall height	839 Mango Street
31	Bruxie's on-site alcohol	215 W. Birch Street
32	Finney's Crafthouse & Kitchen exterior modification	215 S. Brea Boulevard

33	Ausletics fitness studio	2868 E. Imperial Highway
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- **REPEALED/DENIED (within one year)**

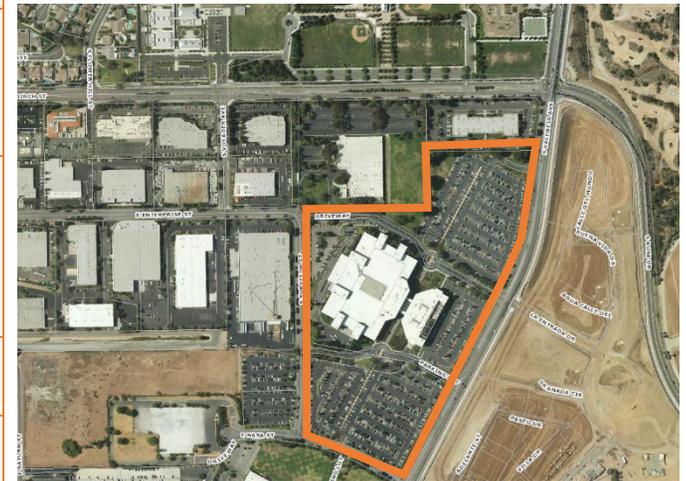
N/A

In-Process/Review

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

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"> Assessor's Parcel Number (APN): 320-233-17 275 W. Valencia
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 EIR Process <ul style="list-style-type: none"> 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. EIR NOA was issued on October 30, 2024 – the Draft is available for public review starting November 6, 2024, until January 6, 2025. See NOA for more details here.

PROJECT MAP:



ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 3)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-231-12 200 N Puente St 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new two-story office building for an Albertson's distribution center. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> John Doan 	
Application submittal Date:	<ul style="list-style-type: none"> April 25, 2023 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant. 	

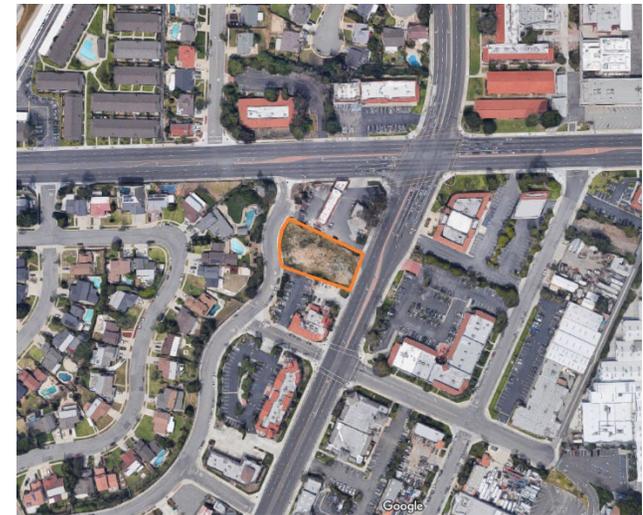
LOADING DOCK ADDITION (MAP ID: 4)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-05; ACCELA No: PLN-2023-00031 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-223-19 750 Challenger Street 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to add a secondary loading dock and restripe parking stalls. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Esther Yang 	
Application submittal Date:	<ul style="list-style-type: none"> April 27, 2023 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

NEW INDUSTRIAL BUILDING (MAP ID: 5)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2024-01; ACCELA No: PLN-2024-00009 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-04 424 Berry Way 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to demolish existing industrial buildings located at the eastern portion of the parcel and construct a new 147,500 sq. ft. warehouse. 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Rexford Industrial, Berry, LLC. 	
Application submittal Date:	<ul style="list-style-type: none"> February 6, 2024 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	



AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 6)	
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: 7)

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

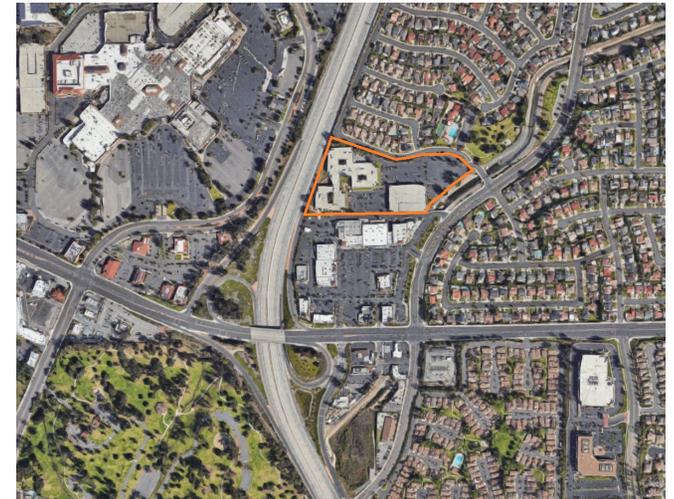
PROJECT MAP:



GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 8)

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.

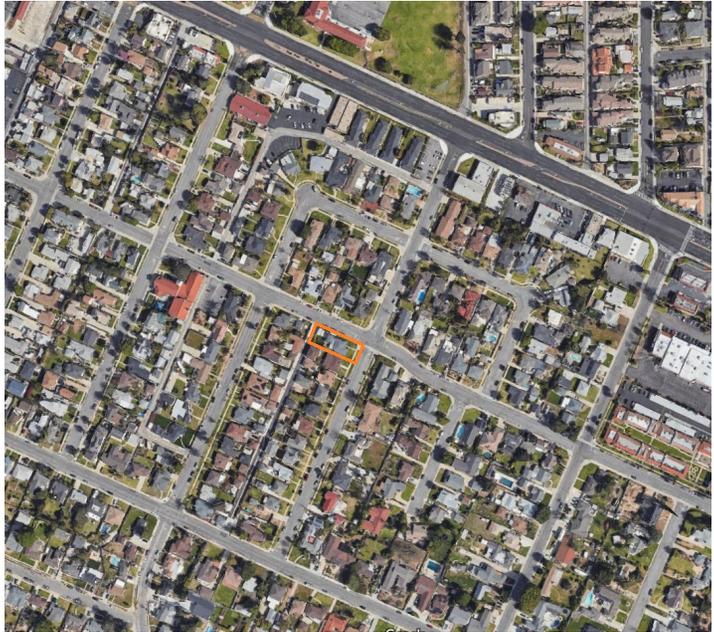
PROJECT MAP:



NEW RESIDENTIAL DEVELOPMENT (MAP ID: 9)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-02; ACCELA No: PLN-2024-00018 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-332-17 112 Bracken Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units. 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Eric Gonsalves of The Cirrus Company, LLC 	
Application submittal Date:	<ul style="list-style-type: none"> March 26, 2024 	
Current Status:	<ul style="list-style-type: none"> 1st round of preliminary comment letter was issued on April 25, 2024. Subsequently, at the request of the applicant, a 2nd round of review was conducted and the 2nd preliminary comment letter was issued on October 31, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. 	

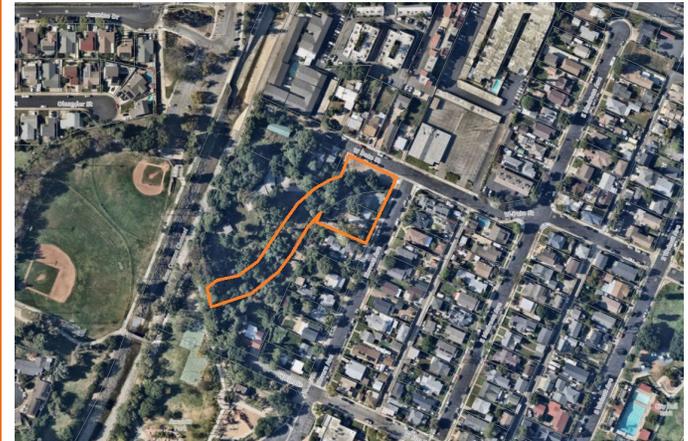
<i>URBAN LOT SPLIT – PRELIMINARY PLAN REVIEW (MAP ID: 10)</i>		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-03; ACCELA No: PLN-2024-00021 	
Project Location:	<ul style="list-style-type: none"> Assessor’s 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. 	



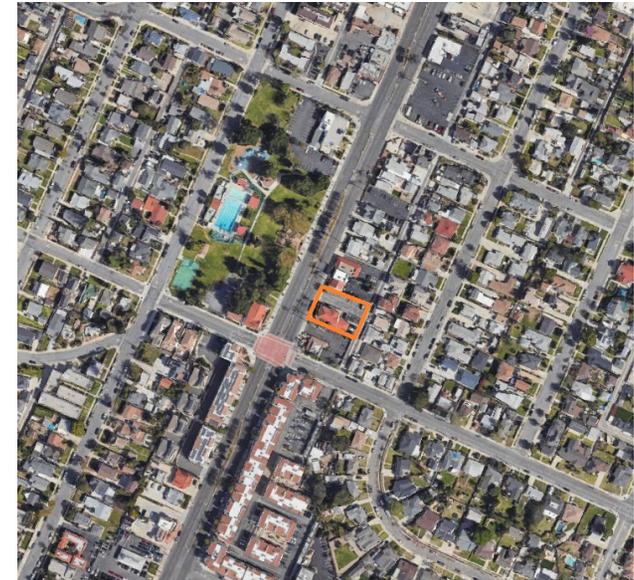
A 2nd STORY ADU HEIGHT INCREASE (MAP ID: 11)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility 	
Project No.:	<ul style="list-style-type: none"> • CC No. 2024-01; ACCELA No: PLN-2024-00027 	
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel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

<i>SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 12)</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"> Under review

PROJECT MAP:

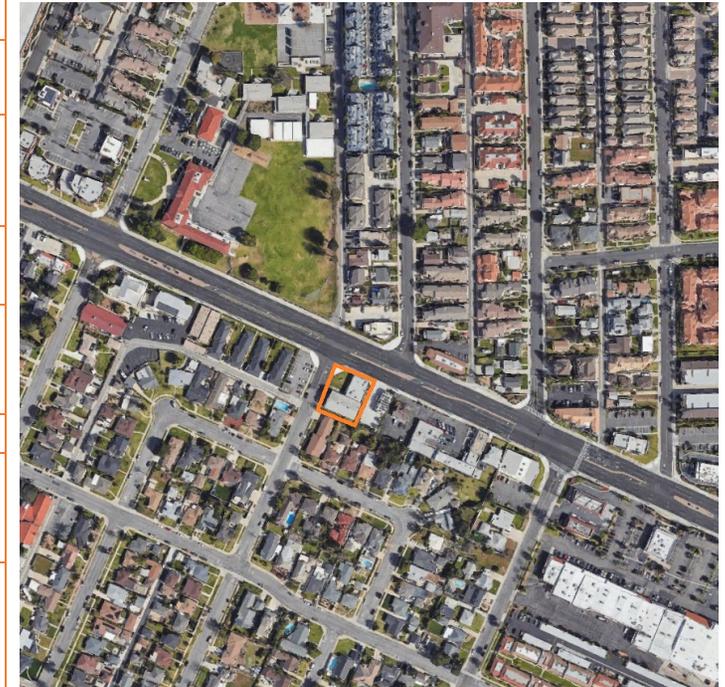


REDUCTION IN REQUIRED PARKING SPACES (MAP ID: 13)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-08; ACCELA No: PLN-2024-00045 	
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 284-243-09 & 10 440 S. Brea Blvd. 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to reduce the minimum required parking spaces to accommodate a new dentist office 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Sultram Han 	
Application submittal Date:	<ul style="list-style-type: none"> September 24, 2024 	
Current Status:	<ul style="list-style-type: none"> Public notice will be sent out on December 5, 2024; pending decision 	



<i>SAINT MATTHEW ECUMENICAL CATHOLIC CHURCH (MAP ID: 14)</i>	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2024-06; ACELA No: PLN-2024-00052
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 284-211-31 • 500 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> • The Applicant is proposing to establish a new church.
Project Planner:	<ul style="list-style-type: none"> • Brianna Co, Planning Technician (briannac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Tony Russo
Application submittal Date:	<ul style="list-style-type: none"> • October 22, 2024
Current Status:	<ul style="list-style-type: none"> • Pending resubmittal from the applicant

PROJECT MAP:



OUR NEST ON-SITE ALCOHOL (MAP ID: 15)	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2024-07; ACCELA No: PLN-2024-00054
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-170-03 • 732 N. Brea Boulevard
Project Description:	<ul style="list-style-type: none"> • The Applicant is proposing to serve full alcohol at a new restaurant (Our Nest)
Project Planner:	<ul style="list-style-type: none"> • Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Jonpaul Ugay
Application submittal Date:	<ul style="list-style-type: none"> • October 22, 2024
Current Status:	<ul style="list-style-type: none"> • Planning Commission meeting scheduled on December 10, 2024.

PROJECT MAP:



AFFORDABLE SENIOR HOUSING PROJECT (MAP ID: 16)	
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-04; ACCELA No: PLN-2024-00057
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-143-01 SEC of Mercury Lane and Berry Street
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting a substantial conformance review of a new 85-unit, 5-story affordable senior housing project with the previously approved project at the project site (Mercury Lane workforce housing project – a 114-unit apartment)
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Todd Cottle
Application submittal Date:	<ul style="list-style-type: none"> October 29, 2024
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on November 27, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.

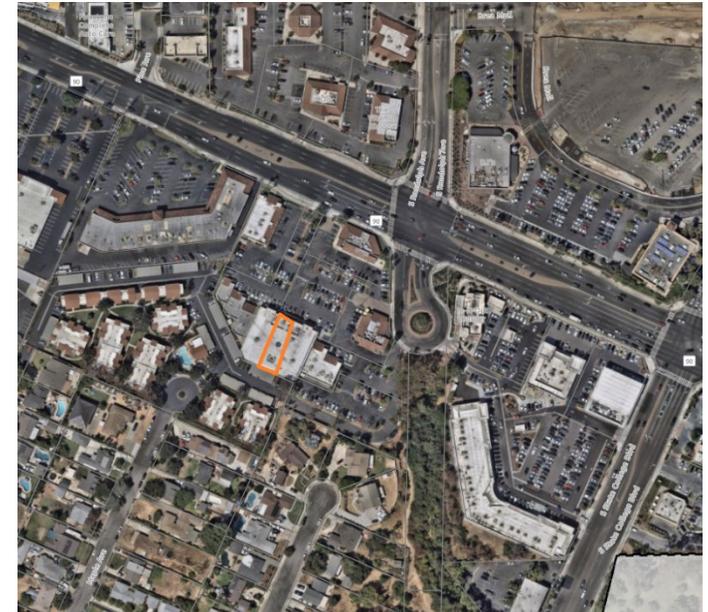
PROJECT MAP:



PACE & PINT ON-SITE ALCOHOL (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-05; ACCELA No: PLN-2024-00051
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 284-252-21 1040 E. Imperial Hwy, Suite F2
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing on-site beer service at an existing retail store (Snails Pace)
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Raul Cueva
Application submittal Date:	<ul style="list-style-type: none"> October 21, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



<i>A 2nd STORY ADU MODIFICATION OF STANDARDS (MAP ID: 18)</i>	
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2024-02; ACCELA No: PLN-2024-00063
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 284-252-21 • 414 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> • The Applicant is requesting modification of standards (i.e. height, design standards related to exterior staircase)
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Tony Vega
Application submittal Date:	<ul style="list-style-type: none"> • December 4, 2024
Current Status:	<ul style="list-style-type: none"> • Under review

PROJECT MAP:



Approved/Entitled

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

TRANSWESTERN (MAP ID: 2)

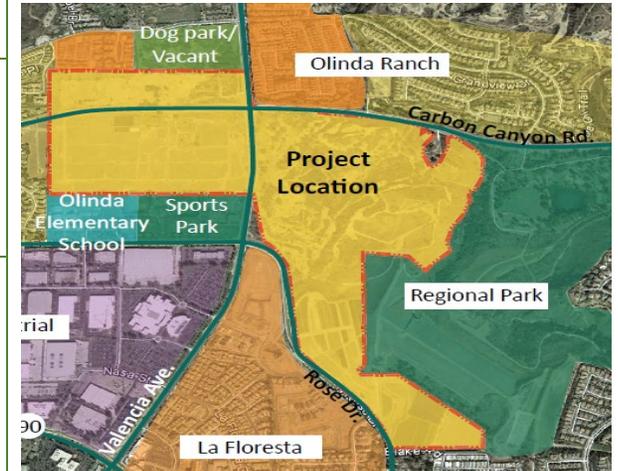
Case Type:	<ul style="list-style-type: none"> Precise Development, Mitigated Negative Declaration, Conditional Use Permit, Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> PD No. 21-01; MND No. 21-01, CUP 21-08, TPM 2021-140; ACCELA No. PLN-2021-00007
Project Location:	<ul style="list-style-type: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



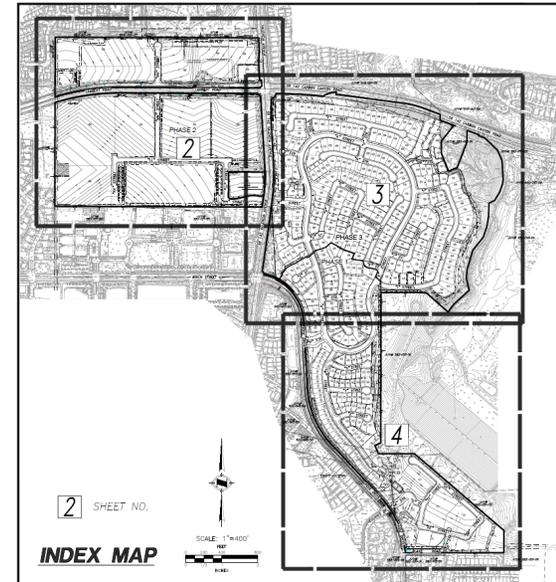
BREA 265 SPECIFIC PLAN (MAP ID 3)	
Case Types:	<ul style="list-style-type: none"> • Specific Plan, General Plan Amendment, Zone Change, and Development Agreement
Project No.:	<ul style="list-style-type: none"> • ACCELA No. PLN-2020-00011; ENV No. 22-01, GPA No. 22-01, ZC No. 22-01, DA No. 22-01, SP No. 22-01
Project Location:	<ul style="list-style-type: none"> • Accessor’s Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02I; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07 • The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.
Project Description:	<ul style="list-style-type: none"> • The project includes the following: (1) General Plan Amendment to change the General Plan Land Use designation of the site from Hillside Residential and Low Density Residential to Brea 265 Specific Plan; (2) Zone Change to change the zoning of the site from HR and R-1 to Brea 265 Specific Plan; (3) Specific Plan for the adoption of a new specific plan providing up to 1,100 residential dwelling units, parks and recreational amenities, and open space and right of way improvements; (4) Tentative Tract Map for the subdivision of the project site for residential, parks and open space uses; and (5) Development Agreement defining terms of development by vesting the City’s approval and specifying public benefits and improvements
Project Planner:	<ul style="list-style-type: none"> • Planning Division (Planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • AERA ENERGY
Approval Dates:	<ul style="list-style-type: none"> • Planning Commission recommended approval of the project to the City Council on May 24, 2022. • City Council reviewed the SP, GPA, ZC, and DA for the Project on June 21, 2022. The project was continued to July 19, 2022, where it was approved by City Council.
Current Status:	<ul style="list-style-type: none"> • N/A

PROJECT MAP:



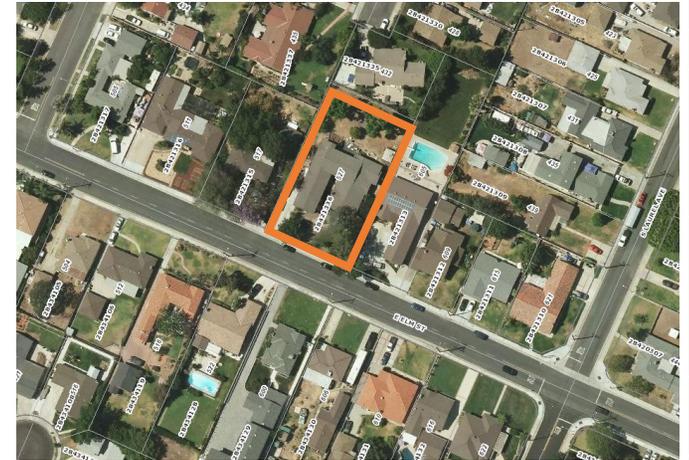
BREA 265 TENTATIVE TRACT MAP (MAP ID: 4)	
Case Types:	<ul style="list-style-type: none"> Tentative Tract Map
Project No.:	<ul style="list-style-type: none"> ACCELA No. PLN 2020-00011; TTM 16423
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07 The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.
Project Description:	<ul style="list-style-type: none"> A Tentative Tract Map for the subdivision of the project site for residential, parks and open space uses. The TTM would implement the approved Brea 265 Specific Plan.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> AERA ENERGY
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the TTM for the project on September 27, 2022.
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



<i>ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 5)</i>	
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2022-01; ACCELA No. PLN 2022-00019
Project Location:	<ul style="list-style-type: none"> • 527 E. Elm Street • Assessor’s Parcel Number (APN): 284-213-36
Project Description:	<ul style="list-style-type: none"> • The project establishes a new 1,496 square foot detached ADU.
Project Planner:	<ul style="list-style-type: none"> • Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Frederick Talactac
Approval Dates:	<ul style="list-style-type: none"> • Planning Commission approved the project on October 25, 2022.
Current Status:	<ul style="list-style-type: none"> • Under construction

PROJECT MAP:



INDUSTRIAL BUILDING (MAP ID: 6)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review, Environmental Impact Report Addendum 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-04; EIR No. 5-81 Addendum No. 1; ACCELA No. PLN 2022-00012 	
Project Location:	<ul style="list-style-type: none"> 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66 	
Project Description:	<ul style="list-style-type: none"> The project includes demolition of an existing office building and development of a new warehouse with related site improvements. The building would be a total of 113,700 SF. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Prologis 	
Approval Dates:	<ul style="list-style-type: none"> Brea Community Development Director approved the project on March 27, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	



BREA MALL MIXED USE PROJECT (MAP ID. 7)	
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:

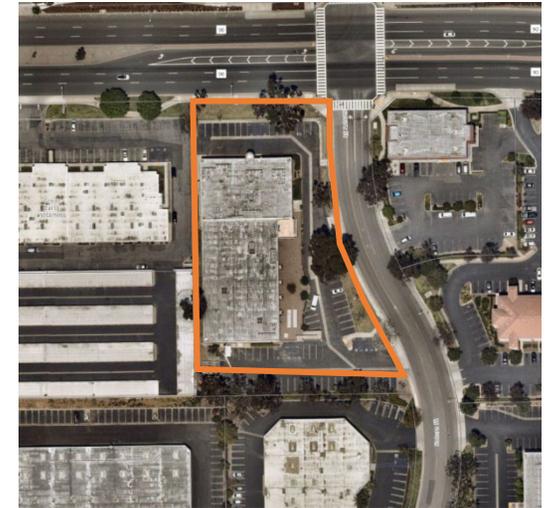


GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 8)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); ACELA 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 	



<i>SOUTHLANDS CHURCH FENCE HEIGHT (MAP ID: 9)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative Adjustment
Project No.:	<ul style="list-style-type: none"> AR 2023-01; ACCELA No. PLN 2022-00027
Project Location:	<ul style="list-style-type: none"> 2950 E. Imperial Highway Assessor's Parcel Number (APN): 336-631-21
Project Description:	<ul style="list-style-type: none"> The Project increases the height of the fence along Imperial Highway from 30 inches to 42 inches.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Southlands Church
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the application on February 1, 2023
Current Status	<ul style="list-style-type: none"> In building permit plan check process

PROJECT MAP:



BOILING CRAB OUTDOOR PATIO (MAP ID: 10)

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: 11)	
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

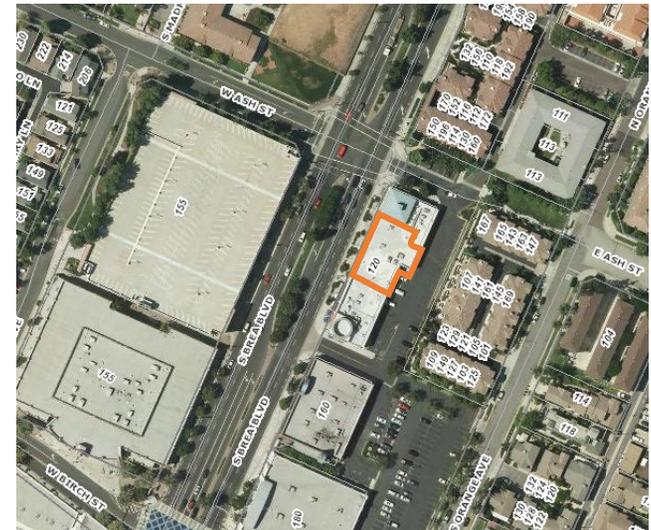
PROJECT MAP:



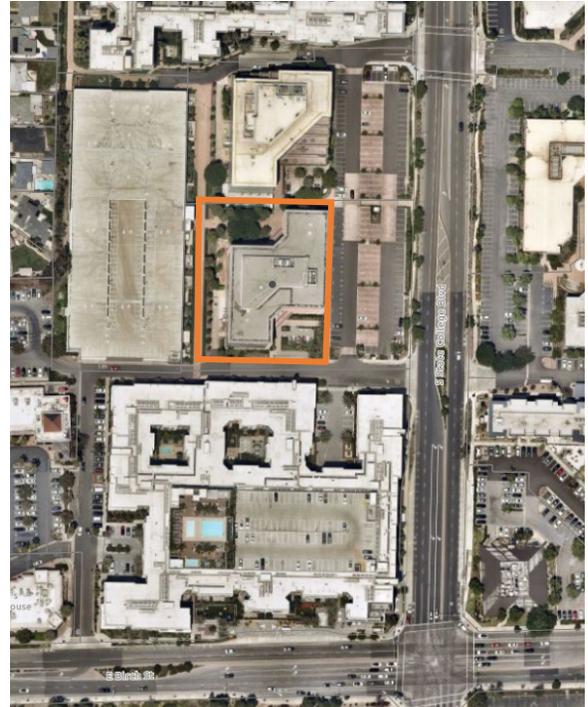
BOILING CRAB – ON-SITE ALCOHOL (MAP ID: 12)

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

WIRELESS FACILITY CO-LOCATION (MAP ID: 14)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-07; ACCELA No: PLN-2023-00047 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-331-12 145 S. State College Boulevard 	
Project Description:	<ul style="list-style-type: none"> The project modifies an existing wireless facility to add additional antennas and support equipment. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Meghan Graham 	
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on October 10, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process. 	

CALIFORNIA SPINE INSTITUTE (MAP ID: 15)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-05; AR No. 2023-04; ACCELA No: PLN-2023-00030 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-314-07 721 E Imperial Hwy 	
Project Description:	<ul style="list-style-type: none"> The project includes a second story addition to an existing office building along with related site improvements. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Raed Ali and Eric Lin 	
Approval Dates	<ul style="list-style-type: none"> December 12, 2023 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

DR. SQUATCH FENCE HEIGHT (MAP ID: 16)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> AR No. 2024-01 ACCELA No: PLN-2024-00007 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-01 114 N. Berry Street 	
Project Description:	<ul style="list-style-type: none"> The project increases the height of a new screening fencing from 7 feet to 8 feet. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Christopher Clay 	
Approval Date:	<ul style="list-style-type: none"> February 6, 2024 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

<i>WIRELESS FACILITY MODIFICATION (MAP ID: 17)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-02; 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. 	

<i>NEW WIRELESS FACILITY (MAP ID: 18)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: PLN-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new roof mounted wireless facility for Dish Wireless. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Brian De La Ree of Butler America 	
Approval Date:	<ul style="list-style-type: none"> April 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue 	

BREA PLAZA SIGN PROGRAM AMENDMENT (MAP ID: 19)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP 2023-10; ACCELA No: PLN-2023-00054 	
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-102-25 • 1639 East Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> • The project amends the existing comprehensive sign program for Brea Plaza shopping center. 	
Project Planner:	<ul style="list-style-type: none"> • Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Jahn Nguyen 	
Approval Date	<ul style="list-style-type: none"> • May 14, 2024 	
Current Status:	<ul style="list-style-type: none"> • Pending submittal of a building permit plan check 	

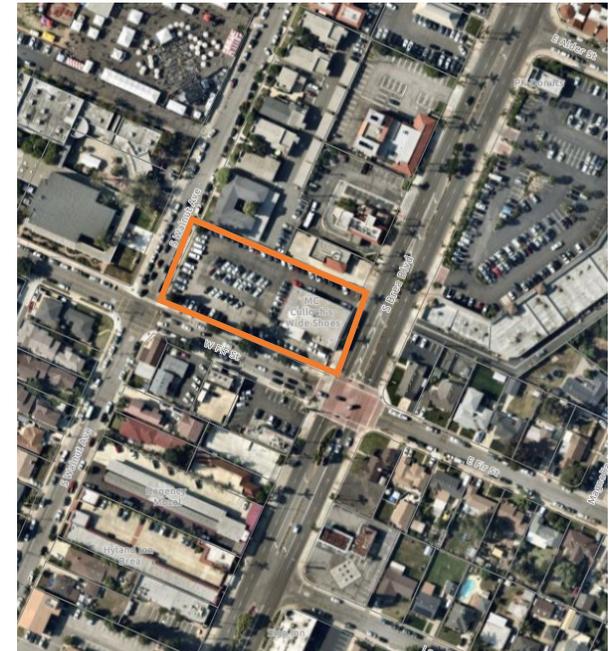
<i>PACIFIC PAWS ANIMAL HOSPITAL (MAP ID: 20)</i>	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2024-01; ACCELA No: PLN-2024-00015
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 319-170-11 • 710 N. Brea Blvd. Suite E
Project Description:	<ul style="list-style-type: none"> • The project includes establishment of a new animal hospital.
Project Planner:	<ul style="list-style-type: none"> • Graham Bultema, Assistant Planner (grahamb@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • William Cowan of Pacific Paws Animal Hospital
Approval Date:	<ul style="list-style-type: none"> • June 4, 2024
Current Status:	<ul style="list-style-type: none"> • Under Certificate of Occupancy review

PROJECT MAP:



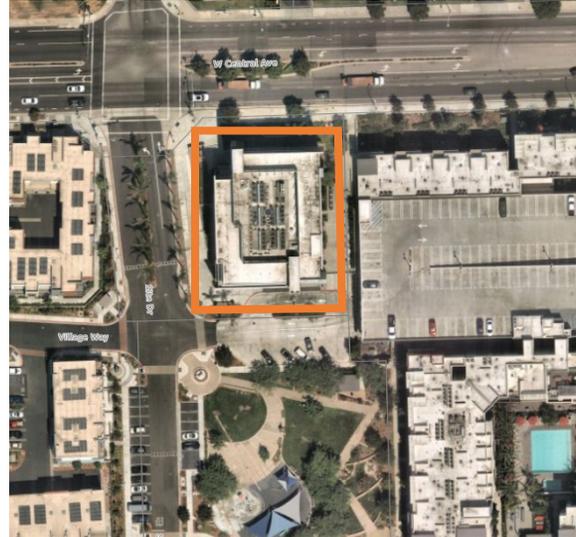
LIGHT INDUSTRIAL BUILDING (MAP ID: 22)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-08; ACCELA No: PLN-2023-00049 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-303-11 3200 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 	

SOUTH BREA TOWNHOMES (MAP ID: 23)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit 	
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; ACCELA No: PLN-2023-00081 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-282-06 685 S. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The 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 	



IMPERIAL MARINER PARKING REDUCTION (MAP ID: 24)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-04; 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: 25)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-241-10 380 W Central Ave 	
Project Description:	<ul style="list-style-type: none"> The 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 	
Approval Date:	<ul style="list-style-type: none"> August 22, 2024 	
Current Status:	<ul style="list-style-type: none"> Pending building permit plan check submittal. 	

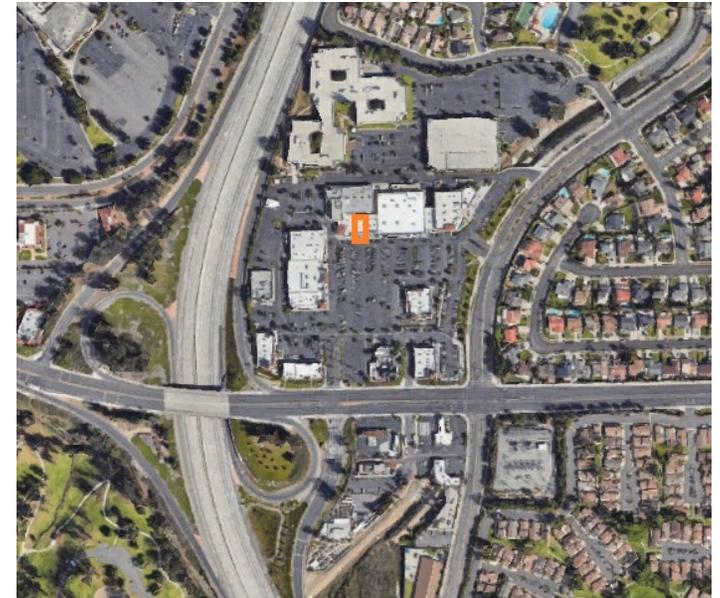
LUNCH BOX 101 ON-SITE ALCOHOL (MAP ID: 27)	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-03; ACCELA No: PLN-2024-00033
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-381-17 7 Pointe Drive Suite 100
Project Description:	<ul style="list-style-type: none"> The project includes on-site beer and wine service 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
Approval Date:	<ul style="list-style-type: none"> September 26, 2024
Current Status:	<ul style="list-style-type: none"> N/A

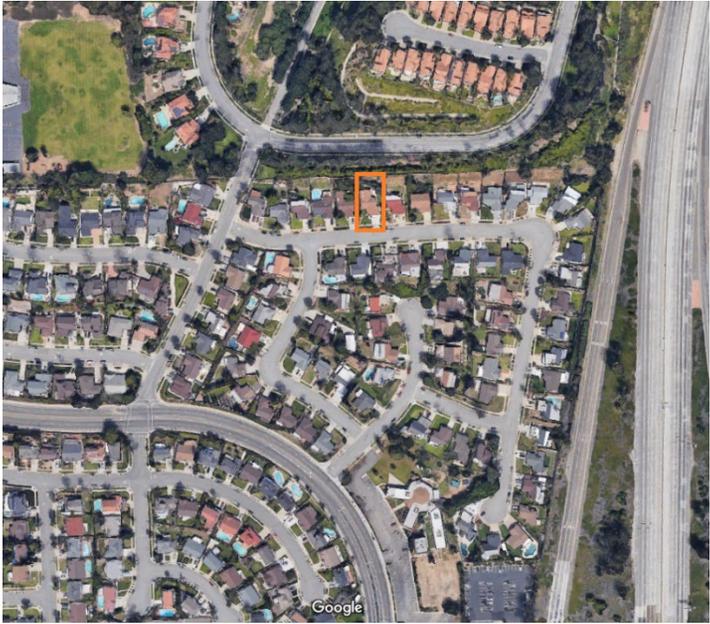
PROJECT MAP:



<i>SUSHI CLUB ON-SITE ALCOHOL (MAP ID: 28)</i>	
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 project includes on-site beer and wine service 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
Approval Date:	<ul style="list-style-type: none"> October 2, 2024
Current Status:	<ul style="list-style-type: none"> Restaurant under construction

PROJECT MAP:



INCREASE IN WALL HEIGHT (MAP ID: 29)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-06; 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 project includes increase in 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 	
Approval Date:	<ul style="list-style-type: none"> October 2, 2024 	
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process. 	

<i>SHAKE SHACK ON-SITE ALCOHOL (MAP ID: 30)</i>	
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): 296-376-08 103 W. Imperial Hwy #C
Project Description:	<ul style="list-style-type: none"> The project includes on-site beer and wine service 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
Approval Date:	<ul style="list-style-type: none"> October 18, 2024
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



BRUXIE ON-SITE ALCOHOL (MAP ID: 31)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-01; 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 project includes on-site beer and wine service 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 	
Approval Date	<ul style="list-style-type: none"> October 21, 2024 	
Current Status:	<ul style="list-style-type: none"> N/A 	

FINNEY'S CRAFTHOUSE & KITCHEN EXTERIOR MODIFICATION (MAP ID: 32)	
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 project would modify the exterior façade and signage on the existing building to accommodate for a new restaurant, Finney's Crafthouse & Kitchen
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Marion Gonzales
Approval Date:	<ul style="list-style-type: none"> November 14, 2024
Current Status:	<ul style="list-style-type: none"> Pending submittal of building permit plans

PROJECT MAP:



AUSLETICS FITNESS STUDIO (MAP ID: 33)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-09; ACCELA No: PLN-2024-00047 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 336-631-29 2868 E. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project would establish a new fitness studio. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Snez Velijanovska 	
Approval Date	<ul style="list-style-type: none"> November 14, 2024 	
Current Status:	N/A	

REPEALED/DENIED

(Within one year)

N/A