



PLANNING COMMISSION AGENDA

Tuesday, February 22, 2022

Planning Commission Hearings 7:00 p.m.

Gary Brattain, Chair

Melanie Schlotterbeck, Commission
Member

Dan Phu, Commission
Member

Bill Madden, Vice Chair

Amit Chandel, Commission
Member

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.

Procedures for Addressing the Commission

Pursuant to Government Code Section 54953(e), members of the Planning Commission may participate in this meeting via teleconference. Members of the public may observe the meeting via teleconference and may offer comments in real-time, as follows:

- To provide comments in person, the Council Chambers will be open to members of the public.
- Written comments may be sent to the Planning Division at planning@cityofbrea.net no later than 4:00 p.m. on Tuesday, February 22, 2022. Any comments received via email will be summarized aloud into the record at the meeting.
- To provide comments by teleconference (Zoom), members of the public must contact City Staff at (714) 990-7674 or planning@cityofbrea.net no later than 4:00 p.m. on Tuesday, February 22, 2022, to obtain the Zoom Meeting ID number and password. Teleconference participants will be muted until recognized at the appropriate time by the Commission.

Special Accommodations

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

Important Notice

Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

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.

PLANNING COMMISSION PUBLIC HEARINGS

7:00 p.m. - Council Chambers, Plaza Level

1. **CALL TO ORDER / ROLL CALL - COMMISSION**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **MATTERS FROM THE AUDIENCE**

Written comments may be sent to the Planning Division at planning@cityofbrea.net no later than 4:00 p.m. on Tuesday, February 22, 2022. Any comments received via email will be summarized aloud into the record at the meeting. To provide comments by teleconference, members of the public must contact City Staff at (714) 990-7674 or planning@cityofbrea.net no later than 12:00 p.m. on Tuesday, February 22, 2022 to obtain the Zoom Meeting ID number and password. Teleconference participants will be muted until recognized at the appropriate time by the Commission.

APPROVAL OF MINUTES

5. Approval of Planning Commission Meeting Minutes of January 25, 2022.

PUBLIC HEARINGS *This portion of the meeting is for matters that legally require an opportunity for public input. Audience participation is encouraged and is limited to 3 minutes per speaker.*

6. Conditional Use Permit No. 2021-16 to allow the off-sale of beer and wine with a Determination of Public Convenience or Necessity (PCN) at an existing Convenience Store (7-Eleven) located at 3310 East Imperial Highway, within the C-G (PD) General Commercial (Precise Development) Zone.

ADMINISTRATIVE ITEMS - *This agenda category is for Commission consideration of a wide variety of topics. Public comments regarding items in this section should be presented during "Matters from the Audience."*

7. **PLANNING DIVISION UPDATES**
8. **COMMITTEE REPORTS**
9. **INFORMATIONAL / PROJECT UPDATES**
10. **ADJOURNMENT**

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 02/22/2022

SUBJECT: Approval of Planning Commission Meeting Minutes of January 25, 2022.

RESPECTFULLY SUBMITTED

Jason Killebrew, Community Development Director

Attachments

A. Draft Minutes - February 22, 2022

DRAFT

PLANNING COMMISSION MEETING MINUTES STUDY SESSION January 25, 2022

STUDY SESSION 6:00 p.m. - Council Chambers, Plaza Level

CALL TO ORDER / ROLL CALL

Meeting called to order at 6:03 pm by Community Development Director Killebrew.

Present: Commissioner Brattain; Commissioner Madden; Commissioner Phu;
Commissioner Schlotterbeck
Absent: Commissioner Chandel

1. MATTERS FROM THE AUDIENCE

- **Steve Vargas** - Encouraged the Commission to follow the process and protocol when choosing a Chair.
- **Ted Gribble** - Feels the Brea 265 project should have more density.
- **Adam Moore** - Congratulated Commissioner Brattain on his potential position of Chair as well as Sara Barnes-Ramos for her Commendation.

2. REORGANIZATION OF PLANNING COMMISSION

Director Killebrew introduced the annual reorganization of the Planning Commission and described the roles and responsibilities of the Chair and Vice-Chair positions.

Commissioner Phu asked Commissioner Brattain if he was interested in being Chair and he asserted that he was indeed interested in the role.

Motion was made by Commissioner Phu, seconded by Commissioner Madden to nominate Vice-Chair Brattain to Chair.

AYES: Vice-Chair Brattain, Commissioner Madden, Commissioner Phu,
Commissioner Schlotterbeck

Passed

Commissioner Madden made a motion to nominate Commissioner Phu and Commissioner Phu asked for a substitute motion nominating Commissioner Madden. Commissioner Madden said he would be interested in that role.

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Phu to nominate Commissioner Madden to Vice-Chair.

AYES: Chair Brattain, Commissioner Madden, Commissioner Phu, Commissioner Schlotterbeck

Passed

3. COMMENDATION

Chair Brattain presented Sara Barnes-Ramos with a Commendation for her service as a Planning Commissioner.

4. BREA MALL PROJECT PREVIEW

Senior Planner, Juan Arauz, provided a presentation of the project.

5. AGENDA ITEMS / CLARIFY REGULAR MEETING TOPICS

None.

Study Session adjourned at 6:37 pm.

**PLANNING COMMISSION
PUBLIC HEARINGS
7:00 p.m. - Council Chambers, Plaza Level**

6. CALL TO ORDER / ROLL CALL - COMMISSION

Meeting called to order at 7:00 pm.

Present: Chair Brattain; Vice Chair Madden; Commissioner Phu; Commissioner Schlotterbeck

Absent: Commissioner Chandel

7. INVOCATION

Pastor Rick Darden of Friends Community Church provided the Invocation.

8. PLEDGE OF ALLEGIANCE

Commissioner Phu led the Pledge of Allegiance.

9. MATTERS FROM THE AUDIENCE

Linda Shay (via Zoom) - Asked if we have a nomination form for homes to be added to the Historic Registry and suggested that the Brea Museum be informed of any demolition of historic properties in advance.

APPROVAL OF MINUTES

- 10.** Approval of Planning Commission Meeting Minutes of October 26, 2021, and November 9, 2021.

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Phu to approve Planning Commission Meeting Minutes of October 26, 2021, and November 9, 2021.

AYES: Commissioner Schlotterbeck, Chair Brattain, Commissioner Phu

Other: Vice Chair Madden (ABSTAIN)

Passed

PUBLIC HEARINGS

- 11.** General Plan Amendment No. 2021-04, Zone Change No. 2021-02, Precise Development No. 2021-03, Conditional Use Permit Nos. 2021-17 and 2021-18, and Environmental Impact Report (EIR) No. 2021-01: to allow the demolition of an existing 18,450 square foot movie theater and adjacent surface parking lot, and allow an approximately 214,873 square foot mixed-use building, on a 2.2-acre area, containing 161 residential dwelling units, 13,800 square feet of retail and office space, and a parking garage with 371 parking spaces, and consideration of a recommendation adopting certification of an EIR, for property located at 1639 East Imperial Highway.

Senior Planner, Juana Arauz, provided a presentation of the project.

Chair Brattain opened the Public Hearing and invited the applicant, Waad Nadhir, up to make a presentation.

Chair Brattain polled the Commission for questions which included: water conservation, shared parking agreement with Mercury, affordability, bus stop locations and rental price.

Chair Brattain called a brief recess before public testimony.

The following people spoke in favor of the project:

- Elizabeth Hansburg
- Susan Perlson
- Roland Trudell
- Wayne Wedin
- John Tafoya
- Marc Harris
- Ashley Cole
- Anna Robb
- Son Wai
- Luz Renteria
- Heidi Gallegos

The following people spoke in opposition to the project:

- Marcia Munson
- Carolyn Dail
- Ted Gribble
- Todd Lancaster
- Doug Matthews
- Zubin Chichgar
- Ed Munson (letter summarized into the record)

Chair Brattian closed the Public Hearing and initiated a discussion with the Commission. Ultimately the Commission suggested the following changes:

Changes to the Conditions of Approval:

1. Added condition C(V): The landscape plan shall include to the maximum extent feasible, and subject to if applicable Caltrans approval, the incorporation of a minimum 36" box trees along the project's freeway frontage to the satisfaction of the City Planner.
2. Added condition N(IV): Incorporate parking sensors in the garage.
3. Corrected condition lettering/numbering beginning at Fire Department section.
4. Revised COA DDD: Applicant shall provide funding is sought to increase Police Department staffing to maintain the current level of service within the City.

Change to Precise Development Resolution:

1. Corrected title to reflect revised project.

Attorney Steven Flower suggested Item 1 (CEQA) be approved separately from the

other motions.

Motion was made by Vice Chair Madden, seconded by Commissioner Phu Recommending to the City Council to adopt the certification of a California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) prepared pursuant to CEQA Guidelines Section 15132 (Contents of Final EIR) for the Project, pursuant to CEQA Guidelines Section 15090 (Certification of the Final EIR).

AYES: Chair Brattain, Vice Chair Madden, Commissioner Phu, Commissioner Schlotterbeck

Passed

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Phu to approve with the inclusion of the changes made to the Conditions of approval:

- Recommendation to City Council certification of an Environmental Impact Report, pursuant to the California environmental quality act, for the Brea plaza mixed-use project located at 1639 East Imperial Highway.
- Recommendation to City Council Adoption of a Resolution approving a General Plan Amendment to Change the General Plan Land Use Designation from General Commercial to Mixed-Use I For the Brea Plaza Shopping Center, located at 1639 East Imperial Highway.
- Recommendation to City Council Adoption of An Ordinance approving a Zone Change from General Commercial to Mixed-Use I or the Brea Plaza Shopping Center, located at 1639 East Imperial Highway.
- Recommendation to City Council Adoption Of A Resolution Approving A Precise Development To Allow The Demolition Of An 18,450 Square Foot Movie Theater And 138 Spaces Of An Existing Surface Parking Lot, And Allow An Approximately 214,873 Square Foot Mixed-Use Building, On A 2.2-Acre Area, Containing 161-Residential Dwelling Units, 13,800 Square Feet Of Office Space, And A Three-Story Parking Garage With 371 Parking Spaces, Located At 1639 East Imperial Highway.
- Recommendation to City Council Adoption of a Resolution Approving A Conditional Use Permit to Allow Modifications to The Off-Street Parking Requirements as It Relates to Shared Parking At 1639 East Imperial Highway.
- Recommendation to City Council Adoption of a Resolution Approving A

Conditional Use Permit to Amend the Brea Plaza Comprehensive Sign Program.

AYES: Chair Brattain, Vice Chair Madden, Commissioner Phu, Commissioner Schlotterbeck

Passed

CONSENT CALENDAR

Motion was made by Commissioner Phu, seconded by Commissioner Schlotterbeck to accept all items on Consent Calendar.

AYES: Chair Brattain, Commissioner Phu, Commissioner Schlotterbeck

Other: Vice Chair Madden (RECUSE)

Passed

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

Vice-Chair Madden recused himself because of his proximity to the project.

- 13.** Adoption of 2022 Planning Commission Calendar

ADMINISTRATIVE ITEMS

- 14. SUMMARY OF ADMINISTRATIVE REMEDIES 2021**

Motion was made by Commissioner Phu, seconded by Vice Chair Madden to receive and file the Administrative Remedies of 2021.

AYES: Chair Brattain, Vice Chair Madden, Commissioner Phu, Commissioner Schlotterbeck

Passed

- 15. PLANNING DIVISION UPDATES**

No questions from the Commission.

- 16. COMMITTEE REPORTS**

None.

17. INFORMATIONAL / PROJECT UPDATES

Commissioner Schlotterbeck announced she was chosen by the Southern California Association of Governments to attend Housing Policy Leadership Academy and she will report back.

18. ADJOURNMENT

Chair Brattain adjourned the meeting at 10:59 pm.

Respectfully submitted,

The foregoing minutes are hereby
approved this 22nd day of February 2022.

Jason Killebrew, Community Development
Director

Gary Brattain, Chair

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 02/22/2022

SUBJECT: Conditional Use Permit No. 2021-16 to allow the off-sale of beer and wine with a Determination of Public Convenience or Necessity (PCN) at an existing Convenience Store (7-Eleven) located at 3310 East Imperial Highway, within the C-G (PD) General Commercial (Precise Development) Zone.

EXECUTIVE SUMMARY

The Applicant, 7-Eleven, Inc., is requesting a Conditional Use Permit and a determination of Public Convenience or Necessity (PCN) to allow the off-sale of beer and wine, through a Type 20 alcohol license issued by the California Department of Alcoholic Beverage Control (ABC), at an existing convenience store (7-Eleven) at 3310 E. Imperial Hwy, in the General Commercial (C-G) zone.

The Applicant's request herein may be referred to as the "Project".

RECOMMENDATION

Staff recommends that the Planning Commission take 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. Determine a Public Convenience or Necessity (PCN) pursuant to the State Department of Alcoholic Beverage Control (ABC) under the Business and Professional Code Section 23958.4 for the off-sale of beer and wine and;
3. Approve Conditional Use Permit No. 2021-16 to allow the off-sale of beer and wine at an existing convenience store (7-Eleven), based on the findings and conclusions in the attached resolution (Attachment A) and subject to the recommended conditions of approval (Attachment B).

BACKGROUND/DISCUSSION

The Project site is located at 3310 East Imperial Highway, at the southeast intersection of Valencia Avenue and Imperial Highway, as shown in Exhibit 1. The Project site is 0.24 acres and is zoned C-G (General Commercial) which provides for the development of general commercial and highway-related uses, where convenience stores are permitted uses. The surrounding land uses include the La Floresta development offering retail, restaurants and multi-family apartments to the north, a restaurant to the east, single-family residential to the south and a gas station the west.

The Project site is currently developed with a one-story 2,122 square foot convenience store featuring eleven parking spaces with driveway access from Imperial Highway. 7-Eleven operates daily, 24 hours a day and offers a large selection of prepackaged food, medicine, dry goods, cold and hot beverage stations and walk-in refrigeration coolers for various non-alcoholic beverages. The store also features a cashier counter, office, storage area and restrooms.

EXHIBIT 1 – 3310 EAST IMPERIAL HIGHWAY



PROJECT DESCRIPTION

The Project would allow the off-sale of beer and wine, through a Type 20 ABC license, at an existing convenience store, 7-Eleven. The Applicant has requested the off-sale alcohol license to expand the variety of products offered at the convenience store. Alcohol display would be incidental to the overall assortment of retail items and would comprise approximately six-percent (6%) of the total sales floor area, illustrated in Figure 1.

This floor plan illustrates the layout of a convenience store, with dimensions in feet and inches. The plan includes the following sections and features:

- Top Left:** **ALCOHOL STORAGE** (8'-0" wide) and **BEER DISPLAY** (4'-2" wide).
- Left Wall:** **COOLER** (31'-2 1/2" long) and **PUSH THRU** area.
- Top Center:** **LOW TEMP** (ICE), **POST MIX**, **BEVERAGE BAR**, **2B SLUR**, **4B SLUR**, **CHILI CHEESE**, and **COND**.
- Center:** **WINE DISPLAY** (4'-7 1/2" wide), **BAKERY CASE B**, **BAKERY CASE C**, **SANDWICH CASE**, and **MERCHANDISE** (4'-2" wide).
- Right Side:** **MEN** and **WOMEN** restrooms, **ATM**, **BACKROOM** (3'-8" wide), and **SECONDARY ALCOHOL STORAGE** (3'-8" wide).
- Bottom Right:** **POS** (Point of Sale), **SAFE**, **9-00 HIGHWALL SALES**, and **SALE**.
- Dimensions:** The overall width is 42'-0" and the overall length is 34'-2".

Conditional Use Permit (CUP)

The Project was reviewed by various departments, including the Police Department and the Building & Safety Division (Code Enforcement). The Project, as conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

A PCN determination is a process required by ABC under Business and Professional Code Section 23958.4 that allows a local jurisdiction to support or deny an application for off-sale alcohol beverage licenses in census tracts with an “undue concentration.” ABC defines an undue concentration of off-sale alcoholic beverage licenses as the following:

- Located in an area that has 20 percent more reported crime rates than the average number of reported crimes in the City as a whole; or

- Located in a census tract where the ratio of existing retail on-sale/off-sale liquor licenses to population in the census tract exceeds the ratio of retail on-sale/retail off-sale alcohol licenses to population in the county resulting in an over concentration.

State law prohibits ABC from issuing or transferring alcohol licenses in areas that fall within the criteria stated above unless the local governing body finds that the public interest is served and issues a PCN determination. The Project is located within Census Tract 117.17 and allows for one (1) off-sale alcohol license. According to ABC records, there is currently one (1) existing off-sale alcohol license in Census Tract 117.17 located approximately 0.5 miles away from the Project site at 1150 E Imperial Hwy, Placentia CA. Per ABC, an “undue concentration” would occur if there is more than one (1) license for the off-sale of alcohol within the Census Tract.

FIGURE 2 - CENSUS TRACT 117.17



The Project would make the site the second location within the Census Tract, and the only location in Brea, as shown in Figure 2 below.

The Project site is not located adjacent to any schools or religious worships sites but is located within 30 feet of a residential neighborhood, to the south, separated by an alley. The

residential neighborhood is developed with single-family homes that have a front-facing orientation with primary access from East Date Street. To access the residential neighborhood from the Project site, a person must walk or drive up Imperial Highway then turn left on South Valencia Avenue which is approximately 400 feet away in walking distance and a 2-minute driving distance.

Staff has also prepared the following notable draft conditions of approval (Attachment B) to apply safeguards for the sale of alcohol and reduce adverse impacts to the surrounding neighborhood.

- e. Sales and service of alcoholic beverages shall be permitted only between the hours of 6:00 a.m. to 2:00 a.m. from Monday through Sunday.
- f. There shall be no amusement machines or video game devices in the premises at any time.
- g. Beer beverages in 40 oz. containers or larger is prohibited. Containers of beer and malt beverages in pre-packaged, multi-quantities not be sold as single containers.
- h. Beer beverages in containers of 16 oz. or less shall not be sold as single containers, and shall only be sold in manufacturer pre-packaged multi-unit quantities.
- i. 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 alcoholic beverages.
- j. Cooler doors for beer shall be locked during hours when alcohol cannot be sold.
- k. On-site interior and exterior surveillance camera coverage including the alcohol display, register, entrances, exits, common areas, high risk areas and views of the parking lot shall remain in working conditions at all time. Surveillance camera's must be installed and in working condition before commencing the sale of beer and wine.
- l. On-site exterior lighting system shall remain in working conditions to fully illuminate the exterior building and parking area. Additionally, the position of such lighting shall not disturb the normal privacy and use of the neighboring residences or businesses.

PUBLIC NOTICE AND COMMENTS

The Project was noticed in accordance with the City's public noticing requirements, which involved mailed notices within 500 feet of the project site and publication in the local paper (Attachment x). As of the writing of this report, staff has not received any public comment.

CONCLUSION

The Project would conform with all the requirements of the General Plan and the provisions of the BCC. The proposed Project would not have an adverse effect on the

public, health, safety, or general welfare. Staff recommends that a finding of PCN can be made, with the included conditions.

ENVIRONMENTAL ASSESSMENT

The project has been assessed in accordance with the CEQA guidelines, and the environmental regulations of the City. The Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the State CEQA guidelines. This exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The proposed Project involves the licensing of alcoholic beverage service to an existing convenience store with no expansion of the existing use.

RESPECTFULLY SUBMITTED

Jason Killebrew, Community Development Director
Prepared by: Cecilia Madrigal-Gonzalez, Assistant Planner
Concurrence: Juan Arauz, AICP, Senior Planner

Attachments

- A. Draft Resolution
 - B. Draft Conditions of Approval
 - C. Project Plans
 - D. Public Hearing Notice
 - E. Technical Background
 - F. Vicinity Map
-

RESOLUTION NO. PC 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2021-16 TO ALLOW THE OFF-SALE OF BEER AND WINE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED AT 3310 EAST IMPERIAL HIGHWAY, WITHIN THE C-G (PD) GENERAL COMMERCIAL (PRECISE DEVELOPMENT) ZONE.

A. RECITALS:

(i) The Planning Commission of the City of Brea has heretofore held a duly noticed public hearing, as required by law, on Conditional Use Permit No. 2021-16. This resolution allows the off-sale of beer and wine to an existing convenience store (7-Eleven).

(ii) The subject property is located at 3310 East Imperial Highway, and further legally described as Assessor Parcel No. 336-203-13, as shown in the latest records of the County of Orange Assessor's Office.

(iii) The Project applicant is 7-Eleven, Inc. (Erik Gulfin), 3200 Hackberry Road, Irving, TX 75221.

(iv) The property is zoned C-G (PD) General Commercial (Precise Development) and designated as General Commercial in the General Plan land use designation.

(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 qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the CEQA Guidelines. This exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project involves the licensing of alcoholic beverage sales to an existing convenience store, with no expansion of existing or former use. Therefore, the Planning Commission finds the Project exempt from the environmental review requirements of CEQA.

3. The Planning Commission further finds in consideration of CUP No. 2021-16 as follows:

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

Fact: The Project site is located within the C-G (PD) General Commercial (Precise Development) and has a general plan land use designation of General Commercial. Pursuant to Section 20.236.040 of the Brea City Code (BBC), alcohol sales; on- and off-sale are uses permitted subject to the review and approval of a CUP application. The convenience store will maintain a valid "Type 20" Off-Sale Beer & Wine – Package Store liquor license from the State Department of Alcoholic Beverage Control (ABC) for the off-sales

of beer and wine and shall operate within all applicable State, County, and local regulations governing the off-site sales.

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

Fact: The Project is located within an existing convenience store that offers a full-service convenience store with ancillary beer and wine sales while providing a “one-stop” shop for the neighborhood. Furthermore, the use of this site as a convenience store with alcohol sales is supported by General Plan Policy CD-1.11 in that it maintains a mixture of business and retail uses within the community.

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

Fact: The Project will be located within an existing convenience store and is located in the C-G (PD) zone, where retail uses are permitted by right. No expansion to the existing building is proposed, therefore the site will remain adequate in size and shape for the Project. The Project has sufficient parking on site to accommodate the parking demand for the use.

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

Fact: Vehicular access to the site will continue to be from Imperial Highway. The Project is not anticipated to result in any traffic impacts to the adjacent uses because the licensing expansion is limited in capacity. The street system has been designed to carry the quantity of traffic to the designated parking areas.

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

Fact: The Project will allow the off-sale of beer and wine at an existing convenience store, and will function similarly to other convenience stores in Brea and does not propose operations that will be harmful to the public health, safety, and welfare of the City. The Project does not include any entertainment as part of this request and the business is subject to compliance with the City's Noise Ordinance.

f. Finding: A Public Convenience or Necessity (PCN) determination as required by the State Department of Alcohol Beverage Control (ABC) under the Business and Professional Code Section 23958.4 for all off-sale and on-sale alcohol beverage licenses in census tracts with an undue concentration.

Fact: The Project is located within Census Tract 117.17 and allows for one (1) off-sale alcohol license. As of the writing of this Resolution, there is one (1) existing off-sale alcohol license in Census Tract 117.17. The Project is the second establishment, resulting in an undue concentration of one (1) off-sale alcohol licenses. The Project demonstrates Public Convenience or Necessity in the following ways:

- a. The one (1) existing off-sale alcohol license in Census Tract 117.17 is located at 1150 East Imperial Highway, Placentia CA, 92870 and is approximately 0.5 miles away from the Project.
- b. The continued operation of the convenience store (7-Eleven) with ancillary beer and wine sales will provide a wider variety of products to the surrounding neighborhood.
- c. The sale of beer and wine will not adversely affect the use of any school, religious worship sites, residential neighborhoods or any other similar sensitive uses.
- d. The Brea Police Department reviewed the Project's request and has no objections to the alcohol license and is not anticipated to increase calls for service in the area.

4. Conditional Use Permit No. CUP No. 2021-16 is hereby approved, subject to the conditions found in Attachment A of this resolution.

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

ADOPTED AND APPROVED this 22nd day of February 2022.

Chairman, Planning Commission

I, Jason Killebrew, 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 22nd day of February 2022 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 22nd day of February 2022, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

ATTACHMENT A

CONDITIONAL USE PERMIT (CUP) NO. 2021-16

DRAFT CONDITIONS OF APPROVAL

Conditional Use Permit No. CUP 2021-16 is hereby approved, subject to conditions as set forth herein:

- a. Operations shall occur in substantial conformance with the plans and project description submitted to the Planning Commission and dated February 22, 2012, on-file in the Planning Division, the conditions contained herein, and all applicable Federal, State and City regulations.
- b. The applicant shall obtain a "Type 20" alcoholic beverage license from the California Department of Alcoholic Beverage Control for the sale of beer and wine. Any modification of license types for off-sale consumption are subject to City approval from the Planning Commission.
- c. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, its agents, and employees from any and all liability or claims that may be brought against the City arising out of its approval from this permit.
- d. Development and business operations shall occur in substantial compliance with the plans submitted to the Planning Commission and dated February 22, 2022, which includes site and floor plans on file in the Planning Division, the conditions contained herein and all applicable Federal, State and local Regulations. The City Planner may approve any minor changes to the approved plans.
- e. Sales and service of alcoholic beverages shall be permitted only between the hours of 6:00 a.m. to 2:00 a.m. each day of the week.
- f. There shall be no amusement machines or video game devices in the premises at any time.
- g. Beer beverages in 40 oz. containers or larger is prohibited. Containers of beer and malt beverages in pre-packaged, multi-quantities not be sold as single containers.
- h. Beer beverages in containers of 16 oz. or less cannot be sold as single containers, but must be sold in manufactures pre-packages multi-unit quantities.

ATTACHMENT B

- i. 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 alcoholic beverages.
- j. Cooler doors for beer shall be locked during hours when beer and wine cannot be sold.
- k. On-site interior and exterior surveillance camera coverage including the alcohol display, register, entrances, exits, common areas, high risk areas and views of the parking lot shall remain in working conditions at all time. Surveillance camera's must be installed and in working condition before commencing the sale of beer and wine.
- l. On-site exterior lighting system shall remain in working conditions to fully illuminate the exterior building and parking area. Additionally, the position of such lighting shall not disturb the normal privacy and use of the neighboring residences or businesses.
- m. The Applicant shall maintain a "Type 20" Off-Sale Beer & Wine – Convenience Store liquor license from the State Department of Alcoholic Beverage Control (ABC) for the off-site sale of beer and wine.
- n. The approved use shall operate within all applicable State, County and local regulations governing the off-site sale of consumption of beer and wine.
- o. Any violation of the regulations of the ABC, as it pertains to the subject location and the off-site sale of beer and wine, may result in the revocation of the subject CUP, as provided for in Section 20.412.020 of the Brea City Code.
- p. The off-site sale and consumption of beer and wine shall remain incidental to the existing convenience store.
- q. The business operations shall comply with the City's Noise Ordinance.
- r. Exterior advertising or sign of any kind or type is prohibited, including advertising directed to the exterior from within, promoting or indicating the sale of beer and wine.
- s. There shall be no entertainment, amplified music or dancing permitted on the premise at any time unless the proper permits have been obtained from the City of Brea.
- t. No fixtures or furnishings that encourage loitering and nuisance behavior are permitted on the premises. This includes, but is not limited to chairs, stools,

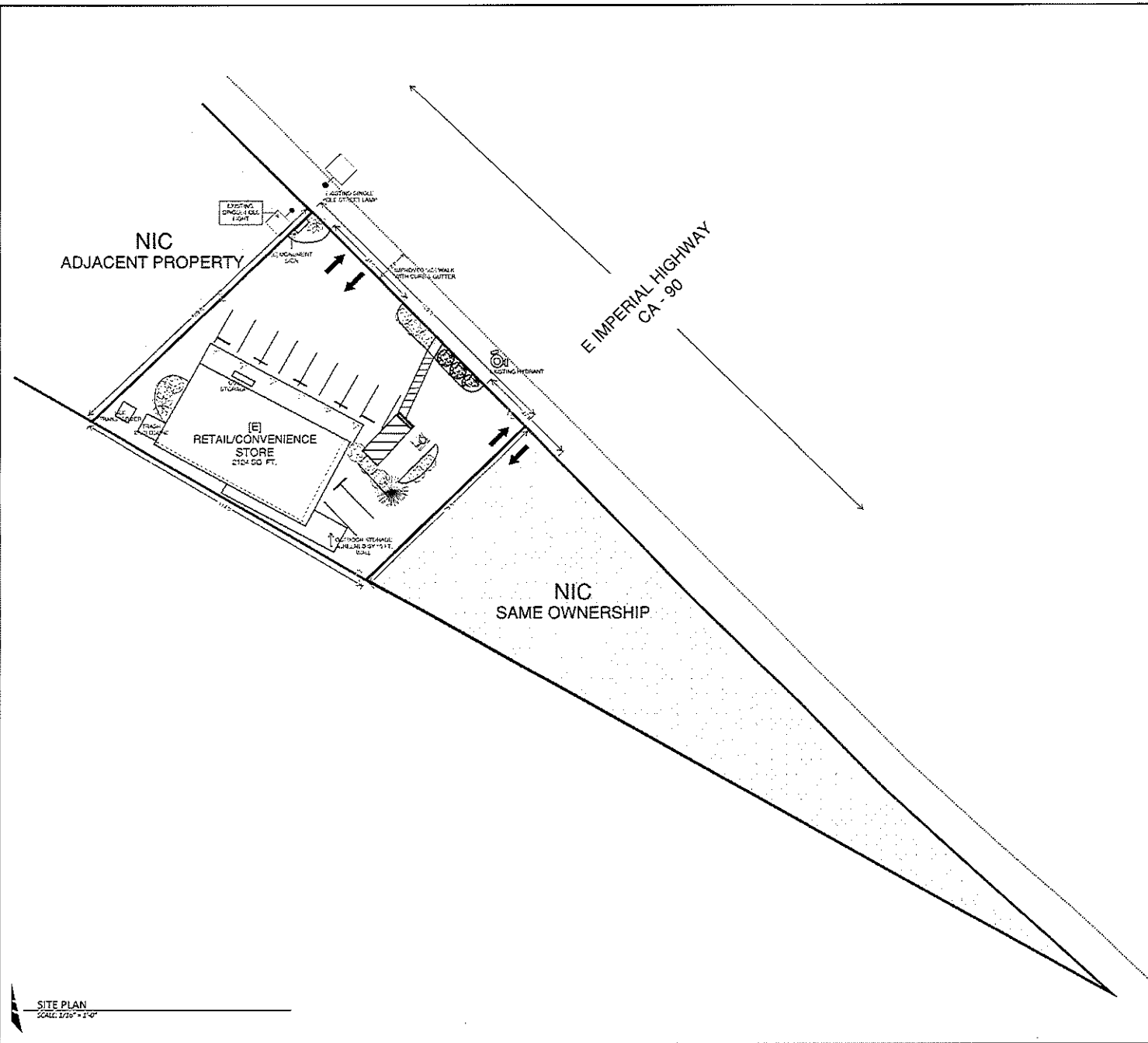
ATTACHMENT B

benches, tables, crates, etc. The establishment operator or employees shall be required to prohibit loitering longer than fifteen (15) minutes and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if person requested to leave fails to do so.

- u. 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 Conditional Use Permit No. CUP 2021-16; 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.

EL

TOTAL SQ FT = 2,124
SALES FLOOR AREA = 1,599



SITE PLAN
SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

ADDRESS

3310 E. IMPERIAL HWY BREA, CA 90823

APN

336-203-13

LEGAL INFORMATION

S TWP 3 RGE 9 SEC 17 SEC 17 T 3 R 9 POR
SW1/4 (PM 43-1 PAR 2)

SUBDIVISION

RANCHO SAN JUAN CAJON DE SANTA ANA

LOT AREA

10,168 SQ FT



OWNER

1: SIEGL, RONALD B

2: RONALD B SIEGAL
REVOCABLE 2004 TRUST
PO BOX 219099
DALLAS, TX 75221

REPRESENTATIVE

SOLOMON SALTSMAN &
JAMIESON
426 CULVER BLVD.
PLAYA DEL REY, CA 90293
310.822.9848

ZONING CONFORMANCE

EXISTING 2124 SQ. FT.
RETAIL/CONVENIENCE
STORE WITH 11 PARKING
SPACES IN C-G(PD) ZONE

SUBJECT SITE:

7-ELEVEN
3310 E. IMPERIAL HIGHWAY
BREA, CA 92823

9/20/2021

SP-1

SITE PLAN

CITY OF BREA
notice of public hearing

CITY OF BREA
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR A CONDITIONAL
USE PERMIT NO. 2021-16

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, February 22, 2022, 7:00 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

FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING planning@cityofbrea.net. ALL PERSONS WISHING TO PARTICIPATE BY TELECONFERENCE SHOULD CONTACT THE CITY NO LATER THAN 4 PM ON FEBRUARY 22, 2022.

REQUEST: The Applicant, 7-Eleven Inc., is requesting a Conditional Use Permit to allow the off-sale of beer and wine with a determination of Public Convenience or Necessity (PCN) at an existing convenience store (7-Eleven).

LOCATION: The project site is located at the southeast intersection of Valencia Avenue and East Imperial Highway at 3310 East Imperial Highway. The project site has a General Plan Land Use and Zoning designation of General Commercial.

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 qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the CEQA Guidelines. This exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project involves the licensing of alcoholic beverage sales to an existing convenience store, with no expansion of existing or former use.

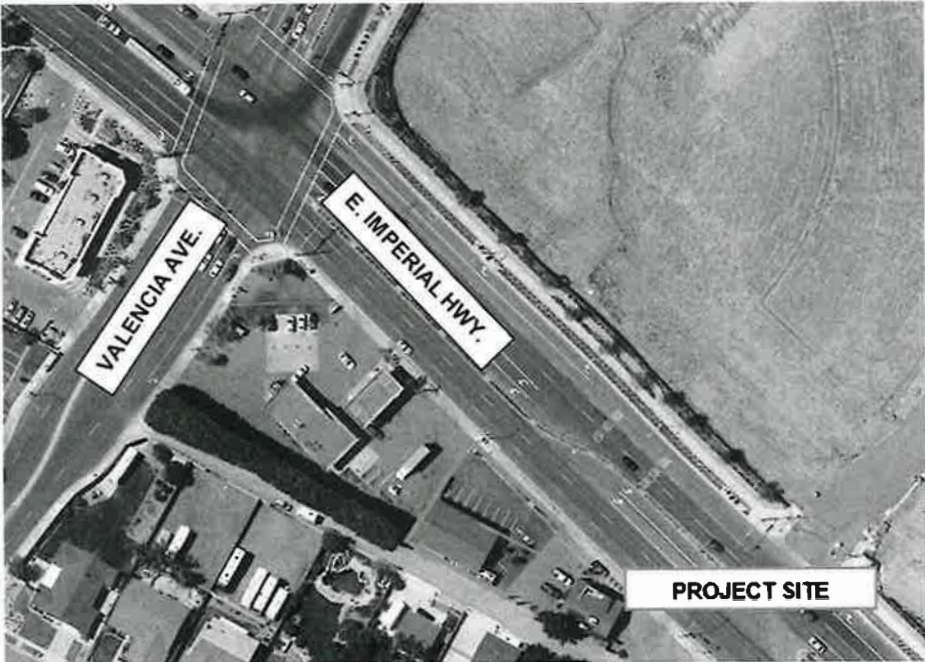
IF YOU CHALLENGE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

FOR FURTHER INFORMATION ON THIS SUBJECT, PLEASE CONTACT THE PLANNING DIVISION AT (714) 990-7674.

COMMUNITY DEVELOPMENT DEPARTMENT


Jason Killebrew, Community Development Director

AREA MAP



TECHNICAL BACKGROUND

Case No.:	Conditional Use Permit No. 2021-16
Property Location:	3310 East Imperial Highway Brea, CA 92821
Parcel Size:	0.23 acres (10,350 square feet)
Building Size:	2,300 square feet
Tenant Space:	2,300 square feet
Applicant:	7-Eleven Inc. 3200 Hackberry Road Irving, TX 75221
General Plan Designation:	General Commercial
Zoning Designation:	C-G (PD) General Commercial (Precise Development)
Adjacent Zoning:	
North:	MU-II (Mixed Use II)
East:	C-G (General Commercial)
South:	Single Family Residential (R-1)
West:	C-G (General Commercial)
Site & Neighborhood Characteristics:	The project site is located at the southeast intersection of Valencia Ave and E Imperial Hwy in the City's C-G zone.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star Progress on February 9, 2022, and approximately 51 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: February 22, 2022

CASE NO:

CONDITIONAL USE PERMIT NO. CUP 2021-16

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 02/22/2022

SUBJECT: **PLANNING DIVISION UPDATES**

RESPECTFULLY SUBMITTED

Jason Killebrew, Community Development Director

Attachments

A. Planning Division Updates

City of Brea

Major Project Summary

CONTENTS

- **IN PROCESS/REVIEW**

- AERA ENERGY
- BREA MALL MIXED USE PROJECT
- BREA IMPERIAL PLAZA
- THE PHOENIX CLUB
- ALDI GROCERY STORE
- STARBUCKS DRIVE-THRU
- 7-ELEVEN ALCOHOL LICENSE
- TRAINING FACILITY
- LAMBERT ROAD CONDOMINIUMS
- BREA METRO OFFICE CONDOS

- **APPROVED/ENTITLED**

- 201 N BERRY STREET
- CENTRAL PARK VILLAGE
- BREA PLACE
- BREA IMPERIAL CENTER
- 735 SOUTH BREA BOULEVARD
- MACALLANS EXPANSION AND NEW SPEAKEASY
- GRIFFITH COMPANY
- LIVING HOPE CHURCH
- CHA CHA'S EXPANSION
- 6200 CARBON CANYON ROAD
- WESTERN REALCO
- CAMP TRANSFORMATION

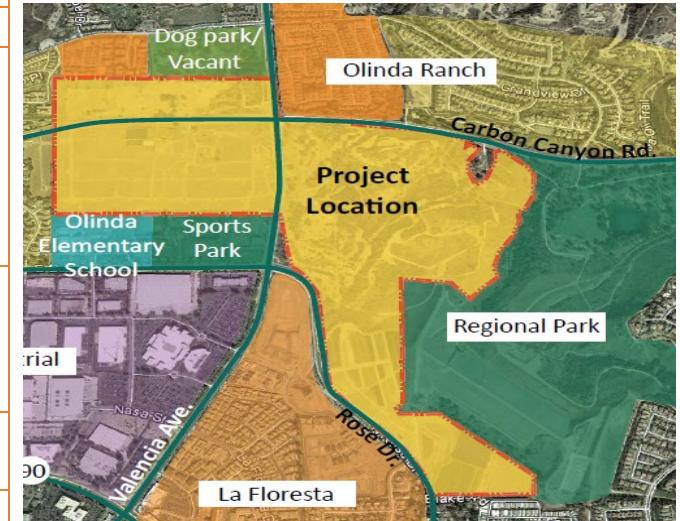
- BREA CAR WASH SIGN PROGRAM
- MOUNTAIN MIKE'S ALCOHOL CUP
- TRANSWESTERN IMPERIAL/BERRY PROJECT
- **PRELIMINARY PLAN REVIEW**
- 2727 E IMPERIAL HWY
- **BUILDING PERMIT/INSPECTION STATUS**

In-Process/Review

AERA ENERGY / Brea 265 (MAP ID: 1)

Project:	<ul style="list-style-type: none"> Specific Plan, General Plan Amendment, Zone Change, Tentative Tract Map
Project No.:	<ul style="list-style-type: none"> ACCELA No. PLN 2020-00011
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 North of Route 90 and East of State Route 57.
Project Description:	<ul style="list-style-type: none"> The applicant is requesting a Specific Plan to address site plan/land use, parks and recreation, public works items, affordable housing, public safety and the environmental document. The project proposes include 1,100 residential units with a mix of single family and multi-family.
Project Planner:	<ul style="list-style-type: none"> Wayne Carvalho, Senior Planner (waynec@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> AERA ENERGY
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Complete California Environmental Quality Act Environmental Impact Report Finalize Specific Plan documents Public Hearings

PROJECT MAP:



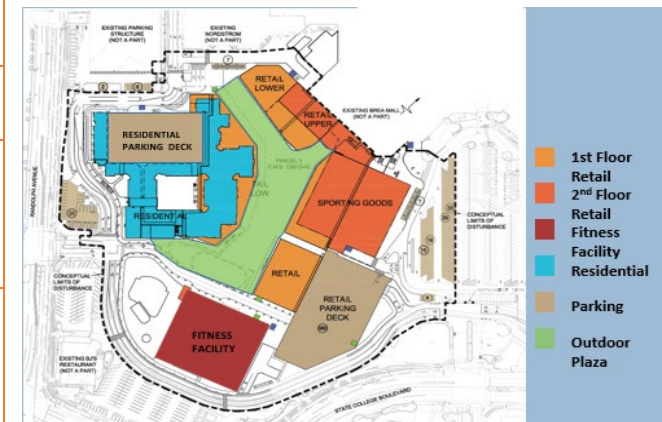
CURRENT STATUS:

- Tentatively scheduled for Planning Commission March 22, 2022 and April 26, 2022.

BREA MALL MIXED USE PROJECT (MAP ID: 2)

Project:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change from C-C to MU-II, Conditional Use Permit, Development Agreement
Project No.:	<ul style="list-style-type: none"> GPA No. 20-01; ZC No. 20-01, DA No. 20-01, FEIR 20-01; ACCELA No. PLN 2020-00034
Project Location:	<ul style="list-style-type: none"> 100 and 203 Brea Mall Assessor's Parcel Number (APN): 319-101-37, -64, -71, and -76
Project Description:	<ul style="list-style-type: none"> The proposed project involves demolishing the former Sears department store and 12 acres of surface parking in order to allow a mix of uses—including retail, for-rent residential apartments, a resort-type fitness center, and a large “central green area” and plaza. The project would result in a net increase of 149,625 square feet of retail use and 312 residential units. The proposal includes a master sign program, alcohol serving uses and modifications to the City's parking standards.
Project Planner:	<ul style="list-style-type: none"> Juan Arauz, Senior Planner(juana@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Simon
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Process and completion of project Final Environmental Impact Report Process and completion of associated project entitlement applications Notice of public hearings and release of Final Environmental Impact Report

PROJECT MAP:



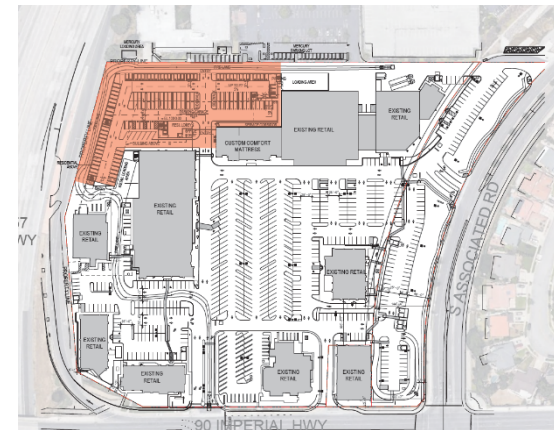
CURRENT STATUS:

- No tentative hearing date at this time.

BREA PLAZA (MAP ID: 3)

Project:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change from C-G to MU-I, Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> GPA No. 2021-04-; ZC No. 2021-02, CUP No. 2021-17; CUP No. 2021-18, ACCELA No. PLN 2020-00034
Project Location:	<ul style="list-style-type: none"> 1639 East Imperial Highway Assessor's Parcel Number (APN): 319-102-25
Project Description:	<ul style="list-style-type: none"> The proposed project would demolish 18,450 square feet of the Brea Plaza 5 Cinemas, and 139 surface parking spaces, to construct an eight-story, mixed-use building with 161 residential units, approximately 13,800 square-feet of office space, and 371 parking spaces.
Project Planner:	<ul style="list-style-type: none"> Juan Arauz, Senior Planner (juana@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> BOSC Realty Advisors
Notes:	<ul style="list-style-type: none"> On August 5, 2021, a Notice of Availability was circulated/published informing that a Draft Environmental Impact Report (DEIR) for the proposed project. The 45-day public review period began on August 5 and ended on September 20, 2021. On October 26, 2021, the Planning Commission held a public hearing on the project. At this meeting the project was continued to November 9, 2021. The Applicant requested the item be continued to the December 14, 2021. The December 14, 2021 Planning Commission meeting was cancelled and the project was continued to the January 25, 2021 meeting.

PROJECT MAP:



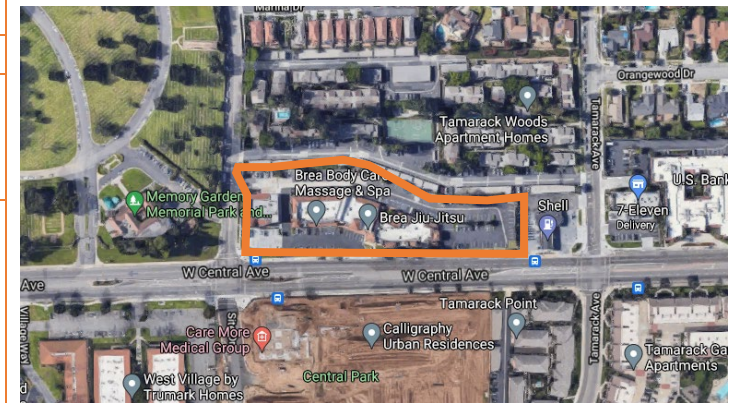
CURRENT STATUS:

- Recommended for Approval by the Planning Commission on January 25, 2022.
- No tentative hearing date at this time for City Council.

THE PHOENIX CLUB (MAP ID: 4)

Project:	<ul style="list-style-type: none"> Conditional Use Permit for banquet hall, parking modification, and on-site alcohol license.
Project No.:	<ul style="list-style-type: none"> CUP 21-04, -05, -06; ACCELA No. PLN-2021-00046
Project Location:	<ul style="list-style-type: none"> 375 W Central Ave Assessor's Parcel Number (APN): 304-041-10
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a restaurant/bar with a banquet hall. In addition, the applicant will also occupy three tenant spaces for office and multi-purpose rooms for member only classes, meeting, etc.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> The Phoenix Club (Linda Kristant)
Notes:	<ul style="list-style-type: none"> Application was submitted on July 15, 2021.

PROJECT MAP:



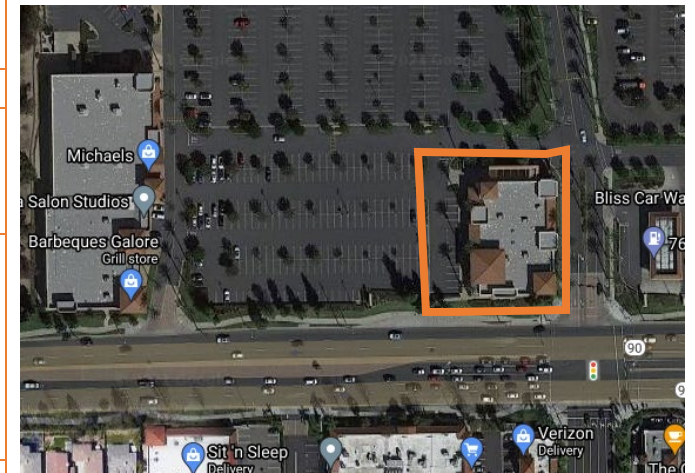
CURRENT STATUS:

- Tentatively scheduled for Planning Commission for March 8, 2022.

ALDI GROCERY STORE (MAP ID: 5)

Project:	<ul style="list-style-type: none"> Plan Review, Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> PR 21-11; CUP 21-07; ACCELA No. PLN-2021-00047
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 320-091-63 2395 E Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new grocery store (ALDI) at 2395 Imperial Hwy (Brea Union Plaza). The project would convert the existing vacant building and adjacent shop in addition to expanding the building to the west along the front sidewalk and parking stalls. The existing building size is approx. 15,714 and will be adding 5,392 for a total of 21,106 square feet. In addition, the applicant is requesting a CUP for a Type 20 beer/wine alcohol license.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> ALDI (Matthew Baca)
Notes:	<ul style="list-style-type: none"> Application was submitted August 5, 2021.

PROJECT MAP:



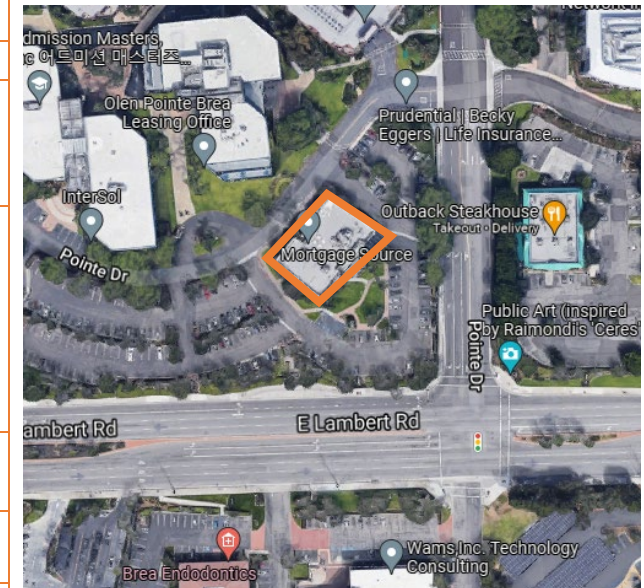
CURRENT STATUS:

- Tentatively scheduled for Planning Commission on March 22, 2022.

STARBUCKS DRIVE-THRU (MAP ID: 6)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP 2021-10; Accela No: PLN-2021-00051
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 319-381-05 2 Pointe Drive
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new Starbucks with a drive-thru & retail tenant space. The location was previously occupied by Souplantation.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planning@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Dale Lyon
Notes:	<ul style="list-style-type: none"> Application was submitted August 26, 2021 Pending resubmittal

PROJECT MAP:



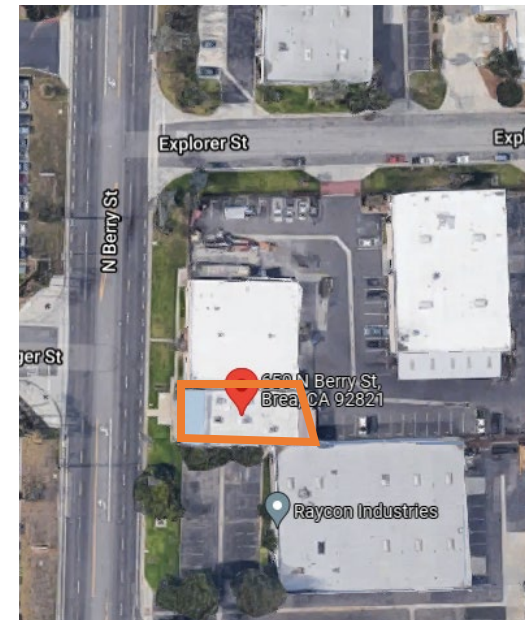
CURRENT STATUS:

- Tentatively scheduled for Planning Commission April 26, 2022.

TRAINING FACILITY (MAP ID: 7)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2021-15; Accela No: PLN-2021-00056
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 296-132-01 650 N Berry St
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to improve an existing 2 story office building into accessory office and training facility (gym).
Project Planner:	<ul style="list-style-type: none"> Juan Arauz, Senior Planner (juana@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Adela Miller
Notes:	<ul style="list-style-type: none"> Application was submitted September 24, 2021.

PROJECT MAP:



CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

7-ELEVEN ALCOHOL LICENSE (MAP ID: 8)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2021-16; Accela No: PLN-2021-00057
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 336-203-13 3310 E Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The applicant is requesting a Type 20 – beer and wine alcohol license for off-site consumption.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> 7-Eleven, Inc. (Michael Coffman)
Notes:	<ul style="list-style-type: none"> Application was submitted October 7, 2021.

PROJECT MAP:



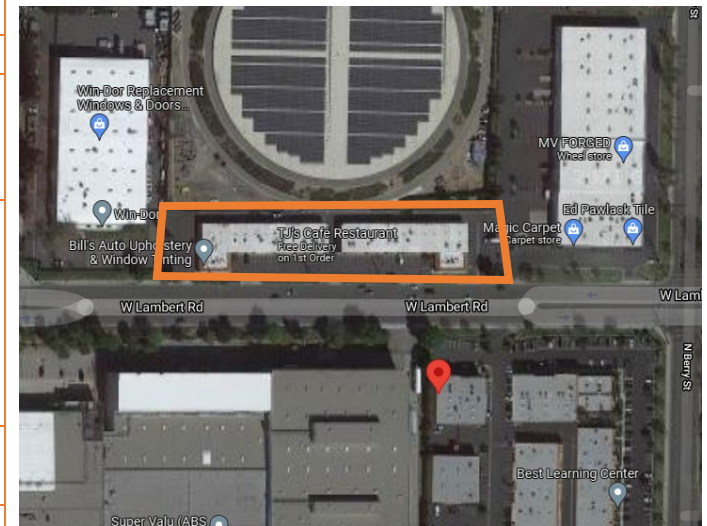
CURRENT STATUS:

- Scheduled for Planning Commission on February 22, 2022.

LAMBERT ROAD CONDOS (MAP ID: 9)

Project:	<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 (2) existing 12-unit buildings (total 24 units) into 24 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"> Wayne Carvalho, Senior Planner (waynec@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> 801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)
Notes:	<ul style="list-style-type: none"> Application was submitted October 25, 2021.

PROJECT MAP:



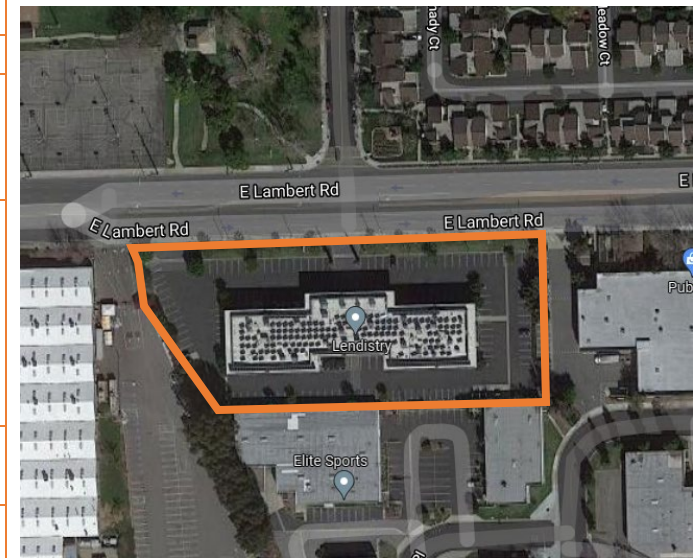
CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

BREA METRO OFFICE CONDOS (MAP ID: 10)

Project:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> TPM No. 2021-198; Accela No: PLN-2021-00057
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 319-192-15 330 E Lambert Rd
Project Description:	<ul style="list-style-type: none"> The applicant is requesting to subdivide the property into approximately 33 individual condominiums. No change of use, demolition or on-site improvements.
Project Planner:	<ul style="list-style-type: none"> Wayne Carvalho, Senior Planner (waynec@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> CGM Development LLC (Gordon Lau)
Notes:	<ul style="list-style-type: none"> Application was submitted November 22, 2021.

PROJECT MAP:



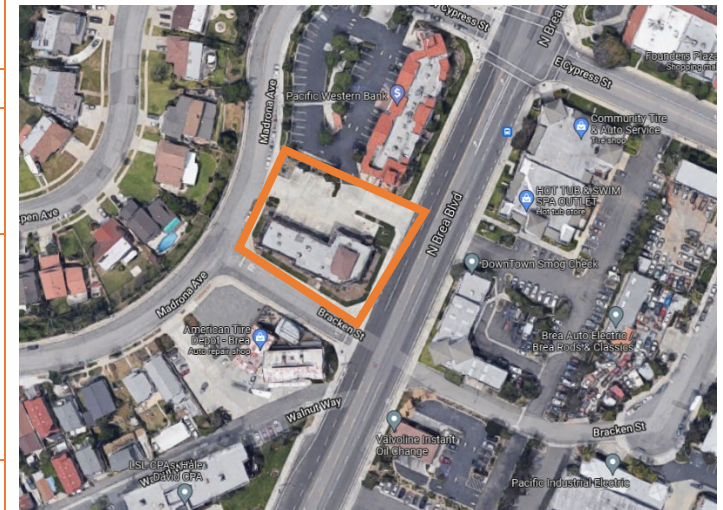
CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

GOPUFF ALCOHOL LICENSE (MAP ID: 11)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP 2021-19; Accela No: PLN-2021-00074
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 296-333-09 239 N Brea Blvd
Project Description:	<ul style="list-style-type: none"> The applicant is requesting Type 21 alcohol license for a new retail store (Go Puff).
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> GoBrands, Inc (dba: GoPuff)
Notes:	<ul style="list-style-type: none"> Application was submitted December 22, 2021.

PROJECT MAP:



CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

Approved/Entitled

CENTRAL PARK VILLAGE (Map ID: 11)

Project:	<ul style="list-style-type: none"> Precise Development Plan for residential units.
Project No.:	<ul style="list-style-type: none"> PD 18-02
Project Location:	<ul style="list-style-type: none"> 420 West Central Avenue
Project Description:	<ul style="list-style-type: none"> The project approval includes 82 new townhomes ranging from 1 bedroom to 5 bedrooms. 20 of the proposed new units will include affordable residential flats.
Project Planner:	<ul style="list-style-type: none"> Juan Arauz, Senior Planner (juana@cityofbrea.net)
Notes:	<ul style="list-style-type: none"> The last phase of Central Park Village is being constructed which included 62 attached townhomes and 20 affordable residential flats. Model homes are currently open

RENDERING:



CURRENT STATUS:

- Project approved April 2, 2019

BREA PLACE (Map ID: 12)

Project:	<ul style="list-style-type: none"> Development Agreement, Precise Development, Tentative Parcel Map, Conditional Use Permit for hotel and Conditional Use Permit for modified parking standards.
Project No.:	<ul style="list-style-type: none"> TPM No. 2016-178; PD No. 16-04; CUP No. 16-10 and CUP No. 16-11.
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-331-14, -15, -11, -12, -13, -14, -03, -04, 319-332-10, -01, -02, Northeast corner of Birch Street and State College Boulevard.
Project Description:	<ul style="list-style-type: none"> The project approved construction of new buildings on vacant portions of the site to build out mixed use campus of office, residential, hotel and support commercial uses. Building A features 462 apartments in a five-story building and Building B features 285 apartments in a three to five story building. The units include a mix of studio, one bedroom and two bedrooms for rent. The project features 13,000 square feet of commercial space within the Birch Street frontage and across the street a four-story 150 room hotel is approved.
Project Planner:	<ul style="list-style-type: none"> Jose Barriga, Associate Planner (joseb@cityofbrea.net)
Notes:	

RENDERING:



CURRENT STATUS:

- Planning Commission approved project on June 27, 2017.

MERCURY LANE APARTMENTS (Map ID: 13)

Project:	<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 an approval to develop a 5-story building with 114 workforce residential units.
Project Planner:	<ul style="list-style-type: none"> Jose Barriga, Associate Planner (joseb@cityofbrea.net)
Notes:	

RENDERING:



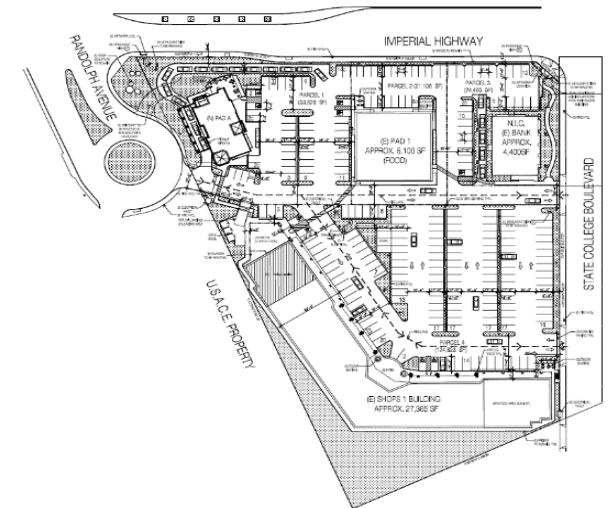
CURRENT STATUS:

- Planning Commission approved project on April 28, 2020
- City Council approved the project on June 2, 2020

BREA IMPERIAL CENTER (Map ID: 14)

Project:	<ul style="list-style-type: none"> Amendment to Conditional Use Permit 18-06, Precise Development 17-03 for new restaurant building, Conditional Use Permit for Type 47 Alcohol, Conditional Use Permit for Sign Program, Tentative Parcel Map for Subdivide
Project No.:	<ul style="list-style-type: none"> CUP 18-05, PD 17-03, CUP 18-07 (Sign Program), TPM 2017-01
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 029-331-22, -28 311-391 South State College & 1130-1160 Imperial Highway
Project Description:	<ul style="list-style-type: none"> The project includes the approval of the Precise Development and Conditional Use Permit with regards to façade improvements, demolition and reconstruction of a portion of the Brea Imperial Center and to consider parking modifications to the center with a new comprehensive sign program. In addition, a Tentative Parcel Map to subdivide the 4.1-acre site into two parcels.
Project Planner:	<ul style="list-style-type: none"> Jose Barriga, Associate Planner (joseb@cityofbrea.net)
Notes:	<ul style="list-style-type: none"> In-n-out permits are ready to issue and anticipated to be up by 2022.

PROJECT MAP:



CURRENT STATUS:

- Planning Division approved this project on July 24, 2018.

201 NORTH BERRY STREET (MAP ID: 15)

Project:	<ul style="list-style-type: none"> Precise Development
Project No.:	<ul style="list-style-type: none"> PD 20-01
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-23-114 201 North Berry Street
Project Description:	<ul style="list-style-type: none"> The approved project includes the demolition of the existing buildings and construct a new 109,125 square foot warehouse building.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Notes:	<ul style="list-style-type: none"> Demolition began the week of the September 14th, 2020.

RENDERING:



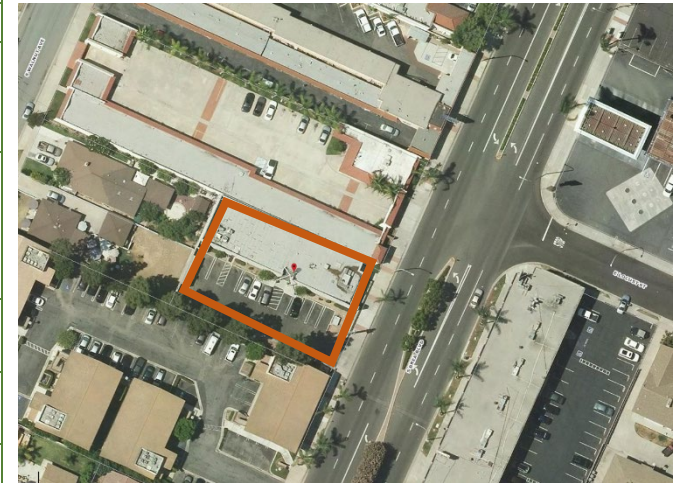
CURRENT STATUS:

- Approved by Planning Commission on April 28, 2020.

735 SOUTH BREA BOULEVARD (MAP ID: 16)

Project:	<ul style="list-style-type: none"> Conditional Use Permit for Parking Modification and Change of Use to Office
Project No.:	<ul style="list-style-type: none"> CUP No. 20-11; ACCELA No. PLN 2020-00025
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-153-21
Project Description:	<ul style="list-style-type: none"> The applicant is requesting a Conditional Use Permit for a parking modification for a proposed real estate office in the Mixed-Use III Zone. The property was formerly used as a Veteran's Club and the project applicant is proposing a new use as the corporate office for TNG Real Estate.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Craig Martin
Notes:	<ul style="list-style-type: none"> Application submitted on 7/20/2020.

PROJECT MAP:



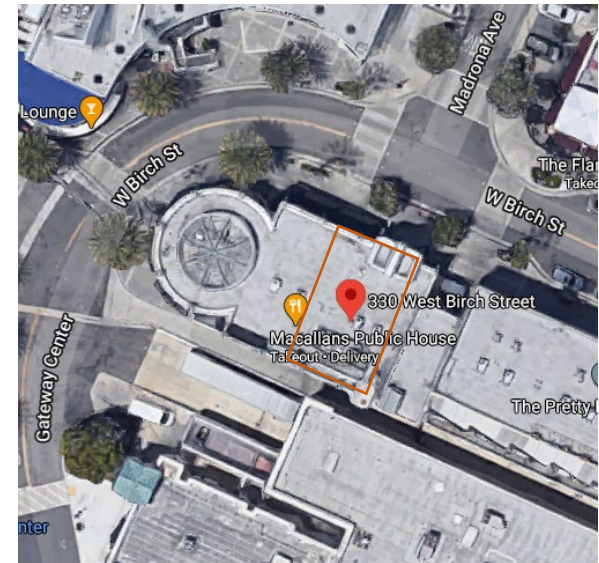
CURRENT STATUS:

- Approved by Planning Commission on December 8, 2020.

MACALLANS EXPANSION AND NEW SPEAKEASY (MAP ID: 17)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP 20-14, ACCELA No. PLN 2020-00004
Project Location:	<ul style="list-style-type: none"> 330 West Birch Street Assessor's Parcel Number (APN): 296-376-18
Project Description:	<ul style="list-style-type: none"> The proposed project will expand their existing patio area and expand into the adjacent space by 644 square feet.
Project Planner:	<ul style="list-style-type: none"> Jose Barriga, Associate Planner (joseb@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Douglas Vincent
Notes:	<ul style="list-style-type: none"> Application received October 5, 2020.

PROJECT MAP:



CURRENT STATUS:

- Approved by Planning Commission on December 8, 2020.

GRIFFITH COMPANY (MAP ID: 18)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP 21-1, CUP 21-02; ACCELA No. PLN-2021-00018
Project Location:	<ul style="list-style-type: none"> 3050 E Birch St Assessor's Parcel Number (APN): 320-022-20
Project Description:	<ul style="list-style-type: none"> The applicant is requesting to enclose a 1,350 square foot 2nd story balcony; allow modifications to the existing parking lot and allow a reduction to the required number of off-street parking spaces.
Project Planner:	<ul style="list-style-type: none"> Juan Arauz, Senior Planner (juana@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Wade Shuey
Notes:	<ul style="list-style-type: none"> Application was submitted on March 29, 2021

PROJECT MAP:



CURRENT STATUS:

- Approved by Planning Commission on June 22, 2021.

LIVING HOPE CHURCH (Map ID: 19)

Project:	<ul style="list-style-type: none"> Amendment to CUP
Project No.:	<ul style="list-style-type: none"> Amendment to CUP 10-04; ACCELA No. PLN-2021-00025
Project Location:	<ul style="list-style-type: none"> 1215 W Lambert Rd Assessor's Parcel Number (APN): 296-391-32
Project Description:	<ul style="list-style-type: none"> The applicant is requesting to amend the CUP 10-04 to enclose a 6,711 square foot parking area, of a 21,333 square foot church/religious institution to be used as an assembly area for services and allow modifications to the existing parking lot.
Project Planner:	<ul style="list-style-type: none"> Juan Arauz, Senior Planner (juana@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> James Thayer
Notes:	<ul style="list-style-type: none"> Application was submitted on April 26, 2021

PROJECT MAP:



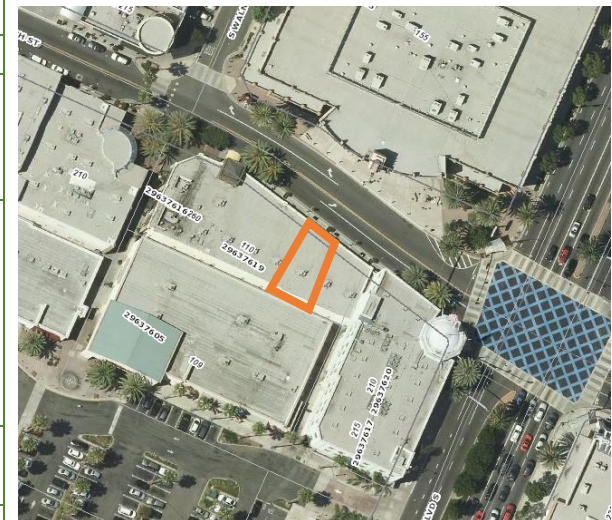
CURRENT STATUS:

- Approved by Planning Commission June 22, 2021.

CHA CHA'S EXPANSION (MAP ID: 20)

Project:	<ul style="list-style-type: none"> Amendment to CUP and Plan Review
Project No.:	<ul style="list-style-type: none"> Amend CUP 98-17; PR 21-03, ACCELA No. PLN-2021-00019
Project Location:	<ul style="list-style-type: none"> 110 W Birch St Assessor's Parcel Number (APN): 296-376-16
Project Description:	<ul style="list-style-type: none"> The applicant is proposing an expansion of an existing restaurant into the tenant space previously occupied by "Black and White." In addition, minor improvements to the patio area for an expansion.
Project Planner:	<ul style="list-style-type: none"> Jose Barriga, Associate Planner (joseb@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Don Myers
Notes:	<ul style="list-style-type: none"> Application was submitted on April 5, 2021

PROJECT MAP:



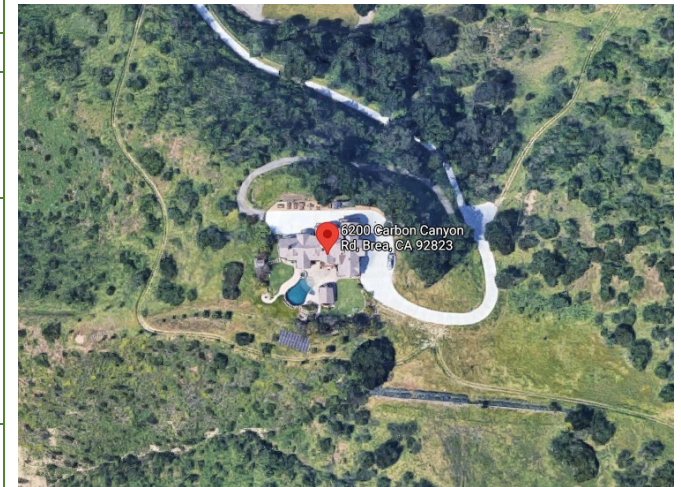
CURRENT STATUS:

- Approved by Planning Commission on July 27, 2021

6200 CARBON CANYON RD. (MAP ID: 21)

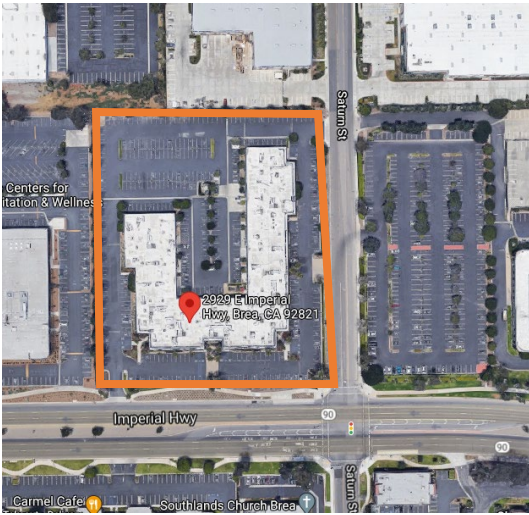
Project:	<ul style="list-style-type: none"> Zone Variance & Administrative Hillside Development Permit
Project No.:	<ul style="list-style-type: none"> ZV 21-01; ADHP 21-01; ACCELA No. PLN-2021-00031
Project Location:	<ul style="list-style-type: none"> 6200 Carbon Canyon Rd Assessor's Parcel Number (APN): 312-011-24
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to construct a 2,000 SF, 20 foot tall detached accessory structure to serve as storage for tractor and other mechanical equipment.
Project Planner:	<ul style="list-style-type: none"> Jose Barriga, Associate Planner (joseb@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Andrew and Jolene Grinstead
Notes:	<ul style="list-style-type: none"> Application was submitted on May 10, 2021

PROJECT MAP:



CURRENT STATUS:

- Approved by Planning Commission on July 27, 2021
- The project was appealed to the City Council and was approved on September 21, 2021.

WESTERN REALCO (MAP ID: 22)		
Project:	<ul style="list-style-type: none"> Plan Review, Administrative Remedy 	<p>PROJECT MAP:</p> 
Project No.:	<ul style="list-style-type: none"> PR 21-06; AR 21-03; MND 21-02; ACCELA No. PLN-2021-000030 	
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 320-091-63 2929 E Imperial Hwy 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing the demolition of the existing office building and constructing a new 131,500 square foot industrial building, with request to increase the permitted lot coverage in the M-1 Zone. 	
Project Planner:	<ul style="list-style-type: none"> Jose Barriga, Associate Planner (joseb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Western Realco, LLC (Jeremy Mape) 	
Notes:	<ul style="list-style-type: none"> Application was submitted April 27, 2021. 	<p>CURRENT STATUS:</p> <ul style="list-style-type: none"> Approved by Planning Commission on August 24, 2021.

TRANSWESTERN IMPERIAL & BERRY (MAP ID: 23)

Project:	<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 applicant is proposing the development of a new 126,797 square foot industrial building with associated parking and landscaping.
Project Planner:	<ul style="list-style-type: none"> Jose Barriga, Associate Planner (joseb@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Transwestern Company (Sara Santomauro)
Notes:	<ul style="list-style-type: none"> Application was submitted on February 2, 2021

PROJECT MAP:



CURRENT STATUS:

- Approved by Planning Commission on September 28, 2021

BREA CAR WASH SIGN PROGRAM (MAP ID: 24)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP 21-03; ACCELA No. PLN-2021-00044
Project Location:	<ul style="list-style-type: none"> 300 S Brea Blvd Assessor's Parcel Number (APN): 284-233-22
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to adopt a uniformed sign program to accommodate signage for the new car wash.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Lee Lapri
Notes:	<ul style="list-style-type: none"> Application was submitted on July 14, 2021.

PROJECT MAP:



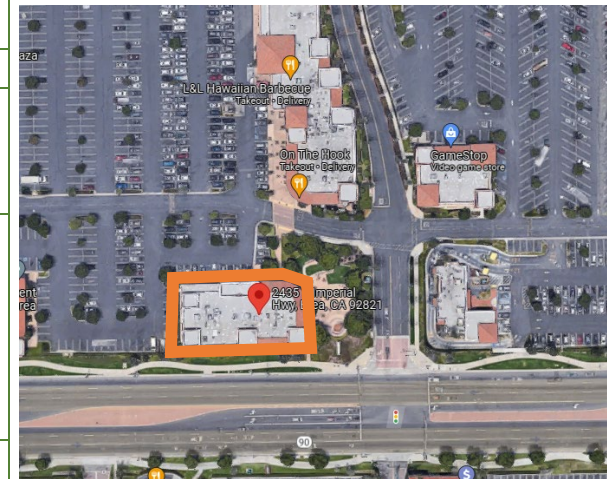
CURRENT STATUS:

- Approved by Planning Commission on October 26, 2021.

MOUNTAIN MIKE'S AMEND TO ALCOHOL CUP (MAP ID: 25)

Project:	<ul style="list-style-type: none"> Amend to CUP 12-08 (CUP 2021-12 for tracking purposes)
Project No.:	<ul style="list-style-type: none"> Amend to CUP 12-08 (CUP 2021-12) Accela No: PLN-2021-00049
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 320-331-05 2435 E Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The applicant is requesting to Amend the existing CUP for alcohol to incorporate the outdoor dining area.
Project Planner:	<ul style="list-style-type: none"> Sergio Heredia-Melchor; (sergiah@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Raj Lehl
Notes:	<ul style="list-style-type: none"> Application was submitted August 16, 2021

PROJECT MAP:



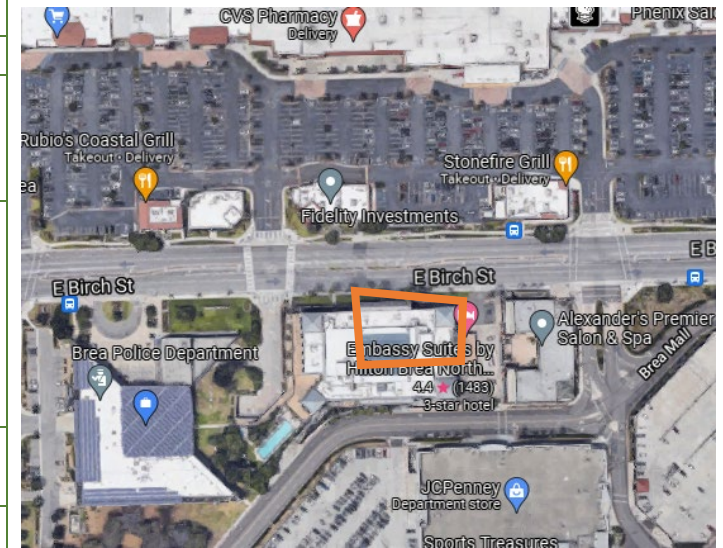
CURRENT STATUS:

- Approved by Planning Commission on October 26, 2021.

CAMP TRANSFORMATION (MAP ID: 26)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2021-09; Accela No: PLN-2021-00050
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 319-101-45 910 E Birch St, Suite 250
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new fitness center within an existing vacant tenant space.
Project Planner:	<ul style="list-style-type: none"> Juan Arauz, Senior Planner (juana@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Joshua Fernandez
Notes:	<ul style="list-style-type: none"> Application was submitted August 24, 2021.

PROJECT MAP:



CURRENT STATUS:

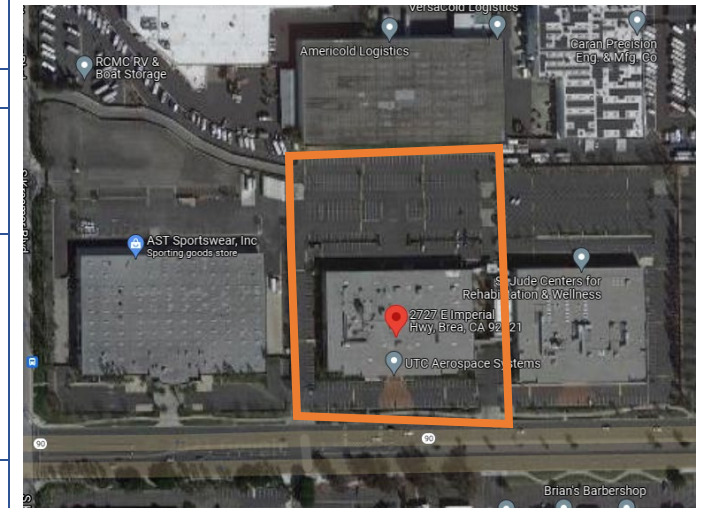
- Approved by Planning Commission on November 9, 2021.

PRELIMINARY PLAN REVIEW(S)

INDUSTRIAL BUILDING

Project:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> Accela No: PLN-2021-00062
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 320-091-66 2727 E Imperial Hwy
Project Description:	<ul style="list-style-type: none"> A Preliminary Plan Review was completed by City staff regarding a potential new redevelopment of 2727 E Imperial Hwy. The preliminary proposal includes the demolition and rebuild of a 117,920 square foot warehouse building.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Duke Realty
Notes:	<ul style="list-style-type: none"> THIS IS A PRELIMINARY REVIEW AND IS NOT A FORMALLY SUBMITTED PROJECT.

PROJECT MAP:



BUILDING PERMIT STATUS

ADDRESS	PROJECT NAME	DESCRIPTION	PERMIT NUMBER(S)	STATUS
180 STATE COLLEGE BLVD	BREA PLACE (MARRIOTT HOTEL)	New construction of a 5 story, 138 room, hotel.	BLD-2020-00474	Issued on 7/21/21
185 STATE COLLEGE BLVD	BREA PLACE (BUILDING A)	New construction of a mixed-use apartment of 425 units.	BLD-2020-00135	Issued 11/30/20.
115 STATE COLLEGE BLVD	BREA PLACE (BUILDING B)	New construction of mixed-use apartment of 228 units.	BLD-2020-00133	Issued 12/2/20. Temporary Certificate of Occupancy Issued 5/25/21.
201 N BERRY ST	IDI LOGISTICS	New construction of an industrial building.	BLD-2021-00058 (Structure) BLD-2021-00054 (Landscape)	Issued 2/17/21. Issued 2/10/21.
300 S BREA BLVD	BREA EXPRESS WASH	New construction of a new 4,254 sf. Express car wash	BLD-2020-00604 (Structure) BLD-2020-00644 (Landscape) BLD-2021-01529 (Signage)	Issued 1/25/21. Issued 1/26/21. Issued 1/19/2022.
400 W CENTRAL AVE	CENTRAL PARK VILLAGE	New residential development.	BLD-2020-00451 (5-plex) BLD-2020-00848 (4-plex) BLD-2021-00234 (5-plex)	Issued 1/18/21. Issued 12/22/2020. Issued 2/16/2021.
SEC MERCUTY LANE & BERRY STREET	MERCUTY APARTMENTS	New 118 unit residential development.	BLD-2022-00184 (Grading) BLD-2021-01613 (Landscape) BLD-2022-00066 (New Building)	In progress 2/10/22 In progress 2/4/2022 In progress 2/4/2022