



PLANNING COMMISSION AGENDA

Tuesday, June 28, 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, June 28, 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, June 28, 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** - Pastor Steve Chang - Living Hope Community Church
3. **PLEDGE OF ALLEGIANCE**
4. **MATTERS FROM THE AUDIENCE**

APPROVAL OF MINUTES

5. Approval of Planning Commission Meeting Minutes of May 24, 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. 2022-02: To allow establishment of an animal hospital within an existing commercial building located at 2500 East Imperial Highway, Suite 200.

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: 06/28/2022

SUBJECT: Approval of Planning Commission Meeting Minutes of May 24, 2022

RESPECTFULLY SUBMITTED

Joanne Hwang, AICP, City Planner

Attachments

A. Draft Minutes - May 24, 2022

DRAFT

PLANNING COMMISSION MEETING MINUTES
STUDY SESSION
May 24, 2022

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

1. **CALL TO ORDER / ROLL CALL - COMMISSION**

Chair Brattain called the meeting to order at 7 pm.

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

Absent: Commissioner Chandel

2. **INVOCATION** - Pastor Patrick Hauser from Christ Lutheran Church provided the Invocation.

3. **PLEDGE OF ALLEGIANCE**

Chair Brattain led the pledge of allegiance.

4. **MATTERS FROM THE AUDIENCE**

- **Mary Martinez** - As a member of *Safer Avenues for Everyone*, spoke in opposition to potential development at Gaslight Square location.
- **Kari Windes** - As a member of *Safer Avenues for Everyone*, Spoke in opposition to potential development at Gaslight Square location.

APPROVAL OF MINUTES

5. Approval of Planning Commission Meeting Minutes of April 26, 2022.

Commissioner Schlotterbeck pointed out a redundant motion on Item 9.

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Madden with the removal of the first motion.

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

Passed

PUBLIC HEARINGS

6. Continued from April 26, 2022: Environmental Impact Report No. 2022-01, General Plan Amendment No. 2022-01, Zone Change No. 2022-01, Specific Plan No. 2022-01, and Development Agreement No. 2022-01 (Brea 265 Specific Plan)

(Tentative Tract Map. No. 16423 was not considered as the Applicant decided to defer to a later date as a separate action item.)

Director Killebrew provided a presentation of the project and highlighted changes to the Conditions of Approval.

Chair Brattain called a recess.

Chair Brattain invited the applicant, George Bayse to provide his presentation.

Chair Brattain opened the Public Hearing.

- Claire Schlotterbeck - Has concerns with impacts to parks, natural resources, tree mitigation for Black Walnut trees, real grass vs. artificial turf and fire issues
- Jaime Hunt - Brea Chamber of Commerce Young Professionals - Supports the project
- Dave Maxey - Has concerns with pollution, potential Amazon project not considered in EIR
- Michael Martinez - Has concerns with traffic on Vesuvius, wants Yorba Linda to coordinate with Brea
- Adam Wood - Member of Building Industry Association of Southern California, Orange County - Supports the project
- Jennifer Ward - Member of the OC Business Council and is here to support the project
- Ashley Cole - Housing Chair of the Brea Chamber of Commerce, supports the project as it embodies the goals of the chamber
- Patrick Verba - President of the Young Professionals with the Chamber of Commerce, Supports the project
- Ross McEuen - Supports the project
- Lacy Schoen - CEO of the Brea Chamber of Commerce, supports the project
- Ted Gribble - (via zoom) - Supports the project with some environmental concerns
- Carolyn Caveoche - (via zoom) - OC Tax Payers Association - supports the project

Chair Brattain closed the Public Hearing.

The Commission discussed and asked questions of staff and consultants on the following topics:

- Development Agreement
- Affordable Housing
- Traffic
- Impacts to Olinda Elementary
- Circulation
- Active Transportation
- Habitat
- Storm Drain Improvements
- Signage
- Solar
- Community Services

After an extensive discussion with questions and suggestions from the Commission, the Commission suggested the following modifications and additions to the Conditions of Approval:

- Add additional signage at the Ridgeline Trailhead(s) prohibiting bikes. Increased wayfinding trail signage.
- Ensure maximum signage and striping to provide high visibility for bicycle facilities. Replace requirement for bike expert to ATP expert for future consulting purposes.
- Provide flexibility on the replacement schedule for trails.
- Consider a crossing guard on Valencia between Birch and Lambert as phases develop.
- Include any health and safety disclosures required for purchase of homes to be included in rental/lease agreements.
- Require a Conservation Easement with the City as an easement holder or other protective instrument on mitigation land.
- Explore covered parking with solar panels at the Sports Park.
- Prohibit or reduce lighting on Ridgeline Trail with sensitivity to wildlife.
- Include Prickly in the plant palette and replant existing plants to be removed in open space areas.
- Eliminate any plant from the plant palette that is considered invasive species.
- Ensure landscaping within HOA common areas to be drought-tolerant planting.
- Add a book exchange opportunity at the Sports Park.
- Ensure project obtains OC Flood, FEMA, and Army Crop permits/approvals.
- Add dog basins to water refill/fountain stations.
- Add infrastructure for alternative fuel vehicle parking lot.
- Other minor wording changes

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Madden to recommend that the City Council certify the Final EIR, adopt the CEQA Findings, SOC, and MMP found therein, and approve GPA No. 2022-01, ZC No. 2022-01, SP No. 2022-01, and DA No. 2022-01, subject to the requirements of the MMP and the amended Conditions of Approval

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

Passed

ADMINISTRATIVE ITEMS

7. PLANNING DIVISION UPDATES

Director Killebrew introduced the New City Planner, Joanne Hwang to the Commission.

8. COMMITTEE REPORTS

None.

9. INFORMATIONAL / PROJECT UPDATES

None.

10. ADJOURNMENT

Chair Brattain adjourned the meeting at 11:37 pm.

Respectfully submitted,

The foregoing minutes are hereby approved this 28th day of June.

Joanne Hwang, AICP
City Planner

Gary Brattain, Chair

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 06/28/2022

SUBJECT: Conditional Use Permit No. 2022-02: To allow establishment of an animal hospital within an existing commercial building located at 2500 East Imperial Highway, Suite 200.

RESPECTFULLY SUBMITTED

Joanne Hwang, AICP, City Planner

Prepared by: Cassandra Cornejo, Planning Technician

Attachments

- 0. Staff Report
 - A. Draft Resolution
 - B. Draft Conditions of Approval
 - C. Technical Background
 - D. Vicinity Map
 - E. Operations Breakdown
 - F. Project Plans
 - G. Application
 - H. Public Hearing Notice
 - I. Draft Notice of Exemption
-

City of Brea Planning Commission

Staff Report

Meeting Date: 6.28.2022

TO: Honorable Chair and Planning Commission

FROM: Jason Killebrew, Community Development Director

SUBJECT: CONDITIONAL USE PERMIT NO. 2022-02: TO ALLOW ESTABLISHMENT OF AN ANIMAL HOSPITAL WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 2500 EAST IMPERIAL HIGHWAY, SUITE 200.

EXECUTIVE SUMMARY

The Applicant, Brea Regional Animal Hospital, is requesting a Conditional Use Permit (CUP) to allow an animal hospital within an existing 5,925 square foot commercial building located at 2500 East Imperial Highway, Suite 200, in the General Commercial (C-G) Zone.

The above-mentioned entitlement herein is 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. Approve Conditional Use Permit No. 2022-02 to allow the establishment of an animal hospital (Brea Regional Animal Hospital), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site, located at 2500 East Imperial Highway, Suite 200, is located within a larger 19.08-acre property that is currently developed with a shopping center known as Imperial Center East. The Project site is located on the southwest corner of Imperial Highway and Kraemer Boulevard. The Imperial Center East shopping center features a mix of retail, restaurants, and service-oriented businesses. The Project site has a General Plan Land Use designation of General Commercial and zoning designation of General Commercial (C-G). The surrounding land uses and zoning designation are shown in Table 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	<i>Across Imperial Highway - Commercial Center (Brea Union Plaza)</i>
East	Business Park (Brea Park Centre)
South	<i>City of Fullerton - Single Family Residential (Parkhurst gated community)</i>
West	Single Family Residential

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	BHSP (Birch Hills Specific Plan)
East	C-M (Commercial Industrial)
South	City of Fullerton
West	BHSP (Birch Hills Specific Plan)

The project site is currently developed with surface parking areas, landscape, and commercial buildings. Ingress and egress to the site is provided by five driveway approaches off of Imperial Highway and one approach off of Kraemer Boulevard.

FIGURE 1 – EXISTING AERIAL VIEW



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

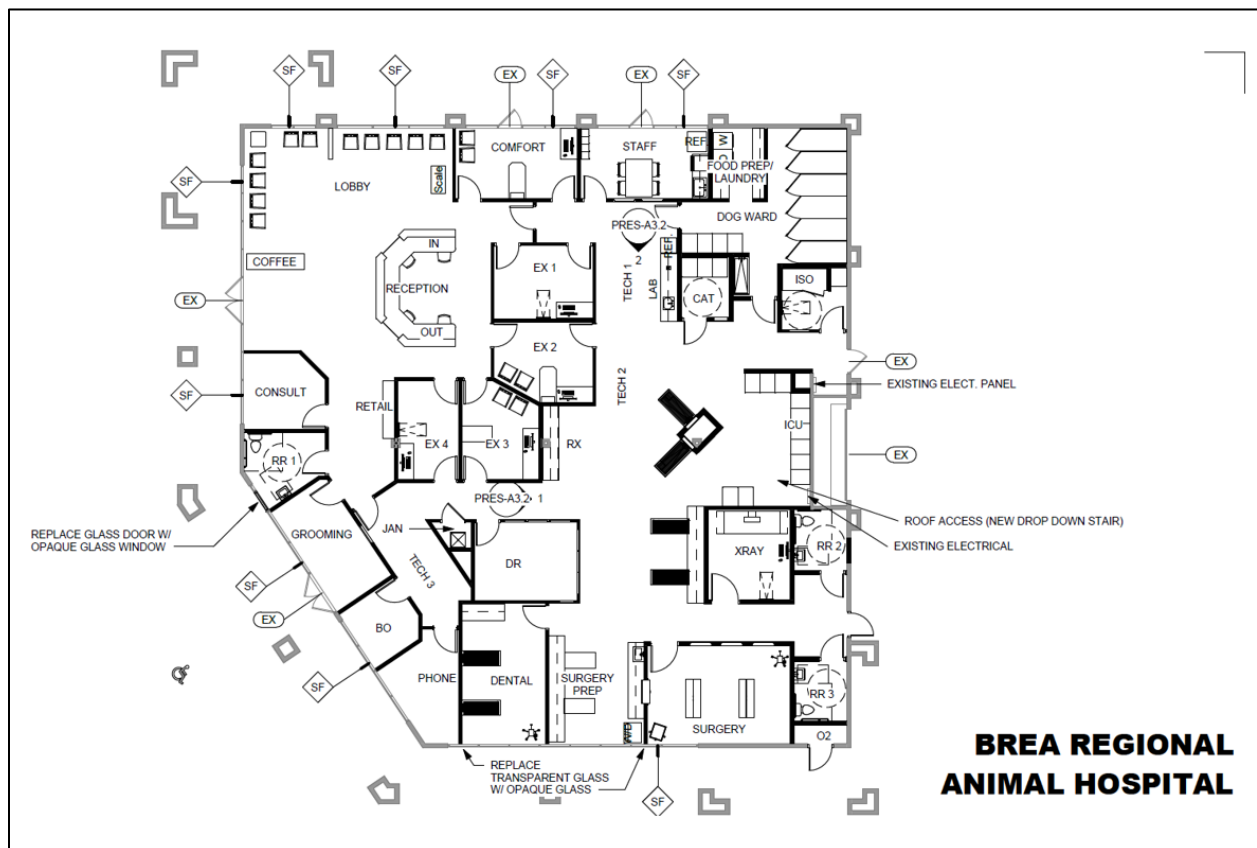
PROJECT DESCRIPTION

The Project proposes a new animal hospital (Brea Regional Animal Hospital) within an existing commercial building previously occupied by a UPS Store. The existing one-tenant building is 5,925 square feet. The Project proposes tenant improvements to facilitate the proposed use. No expansion of the existing building is proposed.

The proposed hours of operation are Monday through Saturday from 9:00 a.m. to 6:00 p.m. The business will not operate on Sunday. Services provided includes general medical, dental, and grooming services, and will occur in substantial conformance with the attached Operations Breakdown Summary (Attachment E). The Applicant anticipates to serve approximately 50 patients a day, primarily by appointment. Overnight hospitalization may be required following care and surgery. These patients will be transported to an emergency hospital for overnight care in most cases. If overnight boarding is required on-site, an employee will be present to monitor the patient.

Included in the proposed tenant improvements are methods for noise and odor attenuation. Materials with high levels of sound absorption will be utilized for interior walls, ceilings and insulation to achieve higher sound attenuation. Acoustic ceiling tiles will be installed with a Noise Reduction Coefficient (NRC) rating of 0.80 and Ceiling Attenuation Class (CAC) rating of 40. Walls utilized in all designated animal holding areas will carry a Sound Transmission Class (STC) rating of 47-52. Industry standards support these ratings as sufficient for commercial soundproofing. Floor drains and trench drains will be installed in animal holding areas and equipped with a trench wash to remove waste and to minimize odors. Kennel attendants will further ensure the interior and exterior of the building are free of any animal waste.

FIGURE 2 –FLOOR PLAN



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

DISCUSSION

Conditional Use Permit No. 2022-02: Animal Hospital

Pursuant to the permitted uses in the General Commercial (C-G) Zone listed in Brea City Code (BCC) Section 20.236.020, animal hospitals are permitted subject to Planning Commission approval of a CUP. The Imperial Center East shopping center is comprised of a mix of retail, restaurants, and service-oriented uses. As a service-oriented business, the proposed animal hospital would be compatible with the existing businesses within the existing commercial center. The Project employs construction materials and design features that would achieve higher level of noise and odor attenuation. In addition, the Project site is parked at the shopping center parking ratio of 5.5 parking stalls per 1,000 square feet of tenant space. This parking ratio is consistent with that of veterinary clinics and animal hospitals. As the Project proposes no expansion of square footage, there will be no impact to the parking supply of the shopping center.

The Project was reviewed by various departments, including the Fire Department and the Building & Safety Division. The project is required to meet all Building and Fire codes and standards, thereby assuring the public health, safety, and welfare.

To further ensure the Project would be compatible with surrounding uses and not adversely affect the public, health or general welfare, staff has prepared draft Conditions of Approval (Attachment B). Notably, a condition of approval is included that requires the business to provide all necessary remedies to mitigate noise or nuisance concerns, should such concerns arise. Such remedies may include additional sound attenuation, change in business operations, and similar remedies deemed necessary. Therefore, the Project, as proposed and conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public 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 H. As of the writing of this report, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

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

CONCLUSION

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

Prepared by:

Kassandra Cornejo
Planning Technician

ATTACHMENTS

A. Draft Resolution Conditional Use Permit No. 2022-02

City of Brea
CUP 2022-02
Applicant: Brea Regional Animal Hospital
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- B. Draft Conditions of Approval
- C. Technical Background
- D. Vicinity Map
- E. Operations Breakdown
- F. Project Plans
- G. Project Application
- H. Public Hearing Notice
- I. Draft Notice of Exemption

RESOLUTION NO. PC 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2022-02: TO ALLOW ESTABLISHMENT OF AN ANIMAL HOSPITAL WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 2500 EAST IMPERIAL HIGHWAY, SUITE 200.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Conditional Use Permit No. 2022-02 to allow an animal hospital (referred to herein as the “Project”) for that certain real property located at 2500 East Imperial Highway, Suite 200, in the City of Brea, and further legally described as Assessor Parcel Numbers 336-541-30, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project applicant is Brea Regional Animal Hospital (Richard Wright), 8845 East Cloudview Way, Anaheim, CA 92808.

(iii) The Project site is zoned General Commercial (C-G) and designated as General Commercial by the General Plan.

(iv) On June 28, 2022, 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.

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Applicant: Brea Regional Animal Hospital
CUP 2022-02

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The proposed Project involves establishment of an animal hospital within an existing commercial building and tenant improvements to facilitate such use. The Project proposes no expansion or modifications to the exterior of the existing building other than a wall sign.

3. The Commission further finds in consideration of CUP 2022-02 as follows:

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

Fact: The Project site is zoned C-G (General Commercial). Pursuant to Brea City Code (BCC) Section 20.236.020, animal hospitals are permitted in the C-G Zone subject to Planning Commission approval of a Conditional Use Permit.

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

Fact: The Project is located within an existing commercial shopping center, Imperial Center East, that offers a variety of commercial retail

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Applicant: Brea Regional Animal Hospital
CUP 2022-02

and service establishments. The use of the site as an animal hospital is supported by General Plan Policy CD-1.11 in that it maintains a mixture of business and retail uses within the community. The Project as designed and conditioned is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity.

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

Fact: The Project site is approximately 19.08 acres in size and provides multiple access points along Imperial Highway and Kraemer Boulevard. The Project will occupy one of the existing buildings within the commercial shopping center. The Project will provide service-oriented business consistent with the General Plan Land Use designation of the site, and proposes no on-site modifications to the commercial shopping center or expansion of the subject building. As such, the Project site is adequate in size and shape to accommodate the proposed development.

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

Fact: Vehicular access to the site will continue to be provided off of Imperial Highway and Kraemer Boulevard. The Project is not anticipated to result in any traffic impacts to the adjacent uses as a result of the new animal hospital as the Project will occupy an existing commercial building

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Applicant: Brea Regional Animal Hospital
CUP 2022-02

within Imperial Center East and proposes no building expansion. The Project site provides sufficient parking spaces for both the Project and the existing uses within the shopping center.

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

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

4. CUP 2022-02 is hereby approved, subject to the conditions of approval 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 28th day of June 2022.

Chairman, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 28th day of June 2022 and was finally

Resolution No. 2022-xx

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**Applicant: Brea Regional Animal Hospital
CUP 2022-02**

passed at a regular meeting of the Planning Commission of the City of Brea, held on the 28th day of June 2022, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

**ATTACHMENT A OF RESOLUTION NO. 2022-XX
CONDITIONAL USE PERMIT NO. 2022-02**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2022-02 is hereby approved, subject to the conditions as set forth herein:

Planning Division

1. Development and operations shall occur in substantial compliance with the plans submitted to the Planning Commission and dated April 29, 2022, 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 approved project plans.
2. The approved uses shall operate within all applicable State, County, and City regulations governing the operation of animal facilities and animal waste disposal.
3. All animal hospital activities shall take place indoors. Outdoor operations are prohibited.
4. Emergency point of contact information shall be provided so that it may be kept on file with the Police Department's Dispatch Center.
5. Animals shall primarily be transported to an emergency hospital for overnight care. When animals require overnight hospitalization on-site, an employee must be present to monitor the animals.
6. Should noise or nuisance issues arise due to the veterinary use, the business shall provide the necessary remedies including, but not limited to, additional sound attenuation, change in business operations, etc. Any remedies needed shall be reviewed and approved by the Community Development Director or his/her designee prior to installation or implementation.
7. Any permit is subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
8. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or

the exercise of rights authorized by approval of Conditional Use Permit No. CUP 2022-02 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.

Fire Department

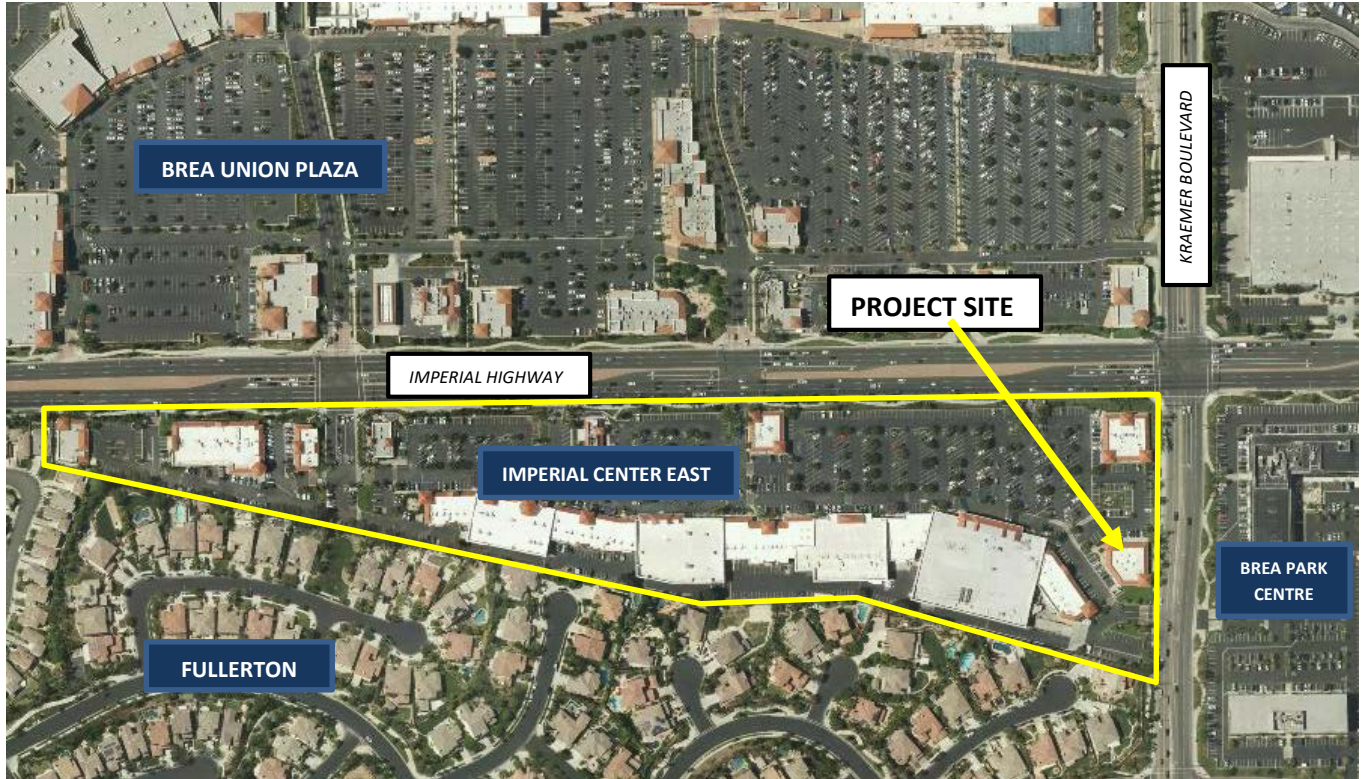
9. The California Building Code § 441 and California Health and Safety Code § 122385 require a pet boarding facility to have a fire suppression fire sprinkler system. There is an exception that if a fire alarm system that is connected to a central reporting station that alerts the local fire department in case of a fire is installed then a fire sprinkler system is not required. The applicant shall be required to identify which required fire protection system will be installed. A permit shall be pulled and plans submitted to the Brea Fire Department for review and approval.
10. A separate fire permit will be required if a medical gas system is installed for this project. A permit shall be pulled and plans submitted to the Brea Fire Department for review and approval.

Building and Safety Division

11. All designs shall comply with the Codes adopted at the time of permit submittal. Currently the 2019 CA Building and Fire Codes have been adopted by City of Brea.
12. Proposed tenant improvement will require complete plan submittal to the Building & Safety Division for the proposed improvements.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit No. 2022-02
Property Location:	2500 East Imperial Highway, Suite 200
Parcel Size:	725,709 SF (16.66 acres)
Building Size:	5,925 SF
Applicant:	Richard Wright for Brea Regional Animal Hospital 8845 East Cloudview Way Anaheim, CA 92808
General Plan Designation:	General Commercial
Zoning Designation:	General Commercial (C-G)
Adjacent Zoning	
North:	BHSP (Birch Hills Specific Plan)
South:	City of Fullerton
West:	BHSP (Birch Hills Specific Plan)
East:	C-M (Commercial Industrial)
Site and Neighborhood Characteristics:	The project site is located in Imperial Center East on the southwest corner of Imperial Highway and Kraemer 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 June 16, 2022, and approximately 225 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: JUNE 28, 2022

CASE NO:

ACCELA RECORD NO. PLN-2022-00010
CONDITIONAL USE PERMIT NO. 2022-02

OPERATIONS BREAKDOWN

Brea Regional Animal Hospital is a veterinary facility for the medical care and treatment of animals. All veterinary services are performed by California licensed veterinarians.

Hours of operation:

- Monday – Saturday 9am to 6pm
- Overnight hospitalization may occur. It is possible that an employee may be needed to monitor the patient. In most cases, patients are transported to an emergency hospital for overnight care.

Employee position and number of employees:

- Veterinarians (4)
- RVT (6)
- Veterinary Assistant (4)
- Receptionist (4)
- Kennel Attendant (2)

Services Provided:

- Exams/treatment
- Laboratory diagnostics
- X-ray
- Dermatology
- Vaccinations
- Laser therapy
- Surgical services
 - o Spay/neuter
 - o Mass removals
 - o Soft tissue surgery
 - o Orthopedic surgery
- Dental services
 - o Anesthetic prophylaxis
 - o Oral surgery
 - o Extractions
 - o Dental X-ray
- Grooming
- Emergency care and surgery may be provided during normal hours of operation.

Walk-ins are allowed for exams, grooming, and life-threatening emergencies. Walk-ins represent approximately 10% of clients. The applicant anticipates approximately 50 clients per day, with a maximum of 26 kennels expected to be full at any given time.

TWC is providing construction documents for this facility. They have designed and constructed well over 200 animal care facilities throughout the country. They are industry experts who continually address and strive to improve noise and odor issues. Interior walls are constructed with high NRC ratings to lessen sounds transfer within the spaces. Techniques such as

constructing fully insulated staggered stud walls which extend to the structural deck will be employed. These high NRC walls will encompass spaces where animals are kept. High NRC ceiling tiles are utilized to absorb sound within these spaces. This ceiling tile also allows for a quieter experience for the dogs/patients. Please note: the vast majority of animals here are here for medical reasons. They tend to be much quieter than animals kept at a boarding facility for instance.

Kennel attendants are tasked with keeping the interior as well as the exterior perimeter of the building free of animal waste. Floor drains and trench drains will be located in Animal holding areas. Trench drains are equipped with a trench wash which flushes waste and addresses odors.

Thank you,
Richard Wright
President

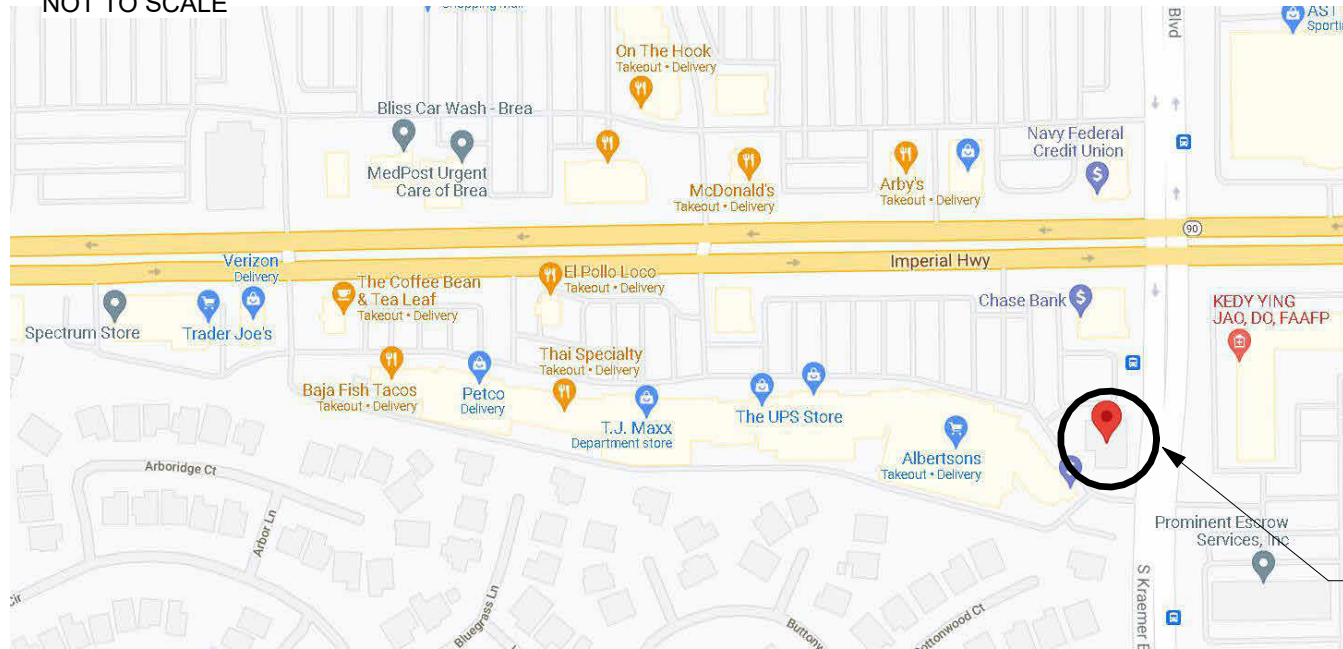
Brea Regional Animal Hospital
2500 E Imperial Hwy #200
Brea CA 92821

LEGAL DESCRIPTION:

ASSESSOR'S PARCEL NO:
336-541-30

LOCATION MAP

NOT TO SCALE



PROPOSED ANIMAL HOSPITAL
(EXISTING BUILDING)

MUNICIPAL AUTHORITY:

CITY OF BRE, CA

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF AN INTERIOR ONLY REMODEL OF AN EXISTING TENANT LEASE SPACE. NO CHANGES ARE OCCURRING TO THE EXTERIOR OR SITE PLAN. THE FREE-STANDING BUILDING IS 5,925 SQ FT AND NO ADDITION OR CHANGE TO THIS AREA IS BEING PROPOSED. MOST RECENTLY, THE SPACE WAS A UPS STORE.

PROJECT TEAM:

DESIGN/BUILDER:
TERWISSCHA CONSTRUCTION, INC.
1550 WILLMAR AVENUE S.E.
WILLMAR, MN 56201
PH: (320) 235-1664
FX: (320) 235-3137

ARCHITECT:
TIMOTHY J PARSONS
1550 WILLMAR AVENUE S.E.
WILLMAR, MN 56201
PH: (320) 235-1664
EMAIL: TPARSONS@TWCINC.COM

CONFORMANCE STANDARDS:

CHAPTER 20.232: C-C MAJOR SHOPPING CENTER ZONE	Trailer rental, sales, service and repair, excluding truck trailers - (outside use for rental and sales only, permitted)
CHAPTER 20.236: C-G GENERAL COMMERCIAL ZONE	Wedding chapel - (outside use permitted)
§ 20.236.010 INTENT AND PURPOSE	B. <i>Uses permitted subject to conditional use permit.</i> The following uses are permitted subject to approval of a conditional use permit application in accordance with the provisions of § 20.408.030 of this title:
§ 20.236.020 USES PERMITTED	Alcohol sales; on- and off-sale
	Amusement center
	Animal hospitals and kennels
	Auditorium and conference rooms
	Automobile car washes
	Churches and religious institutions
	Dance halls

PROJECT TEAM:



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137
DESIGN BY: TJP

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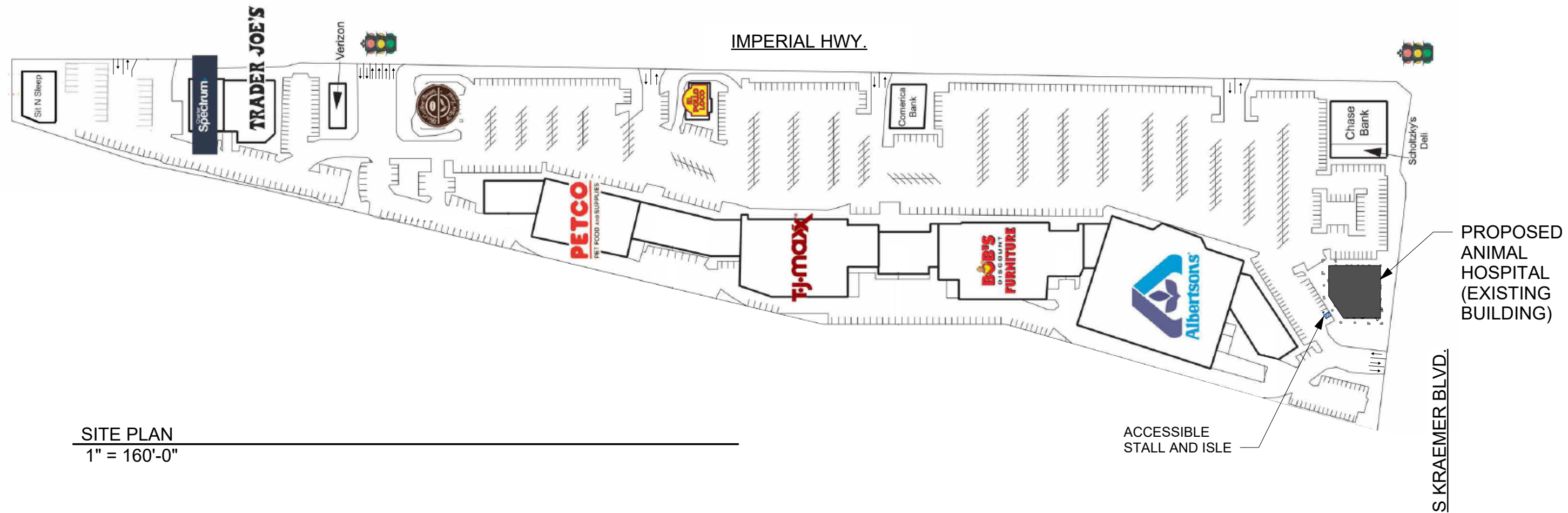
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BREA REGIONAL ANIMAL HOSPITAL

2500 E Imperial Hwy Suite 200, Brea CA 92821

04/29/2022

T1.1 PRESENTATION TITLE SHEET



SITE PLAN
1" = 160'-0"

PARKING CALCULATION

5925 SQ. FT. x 5.5 STALLS PER 1000 SQ.FT. OF AREA = 32.5875 STALLS
33 STALLS PROVIDED

SHOPPING CENTER: PARKED AT 5.5 STALLS PER 1000 SQ. FT.
ANIMAL HOSPITAL: PARKED AT 5.5 STALLS PER 1000 SQ. FT.

*NO CHANGE TO EXISTING PARKING IS REQUIRED DUE TO COMPLIANT USE



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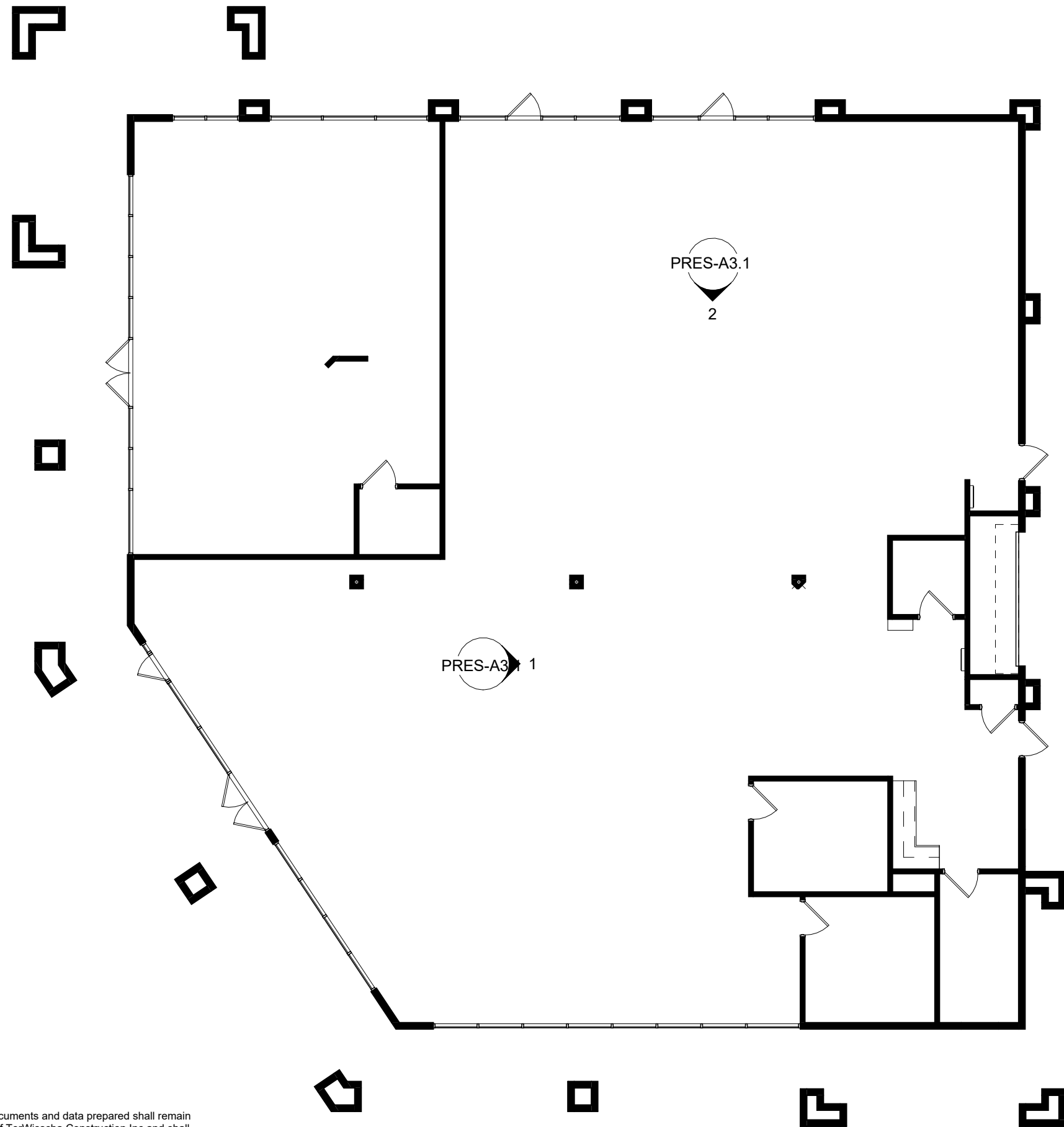
BREA REGIONAL ANIMAL HOSPITAL

2500 E Imperial Hwy Suite 200, Brea CA 92821

04/29/2022

A0.1 PRESENTATION SITE PLAN

4200228 173 174
Brea Regional Animal Hospital - Brea, CA 92821 - 02/03/2022 - ANIMAL_HOSPITAL_2.rvt



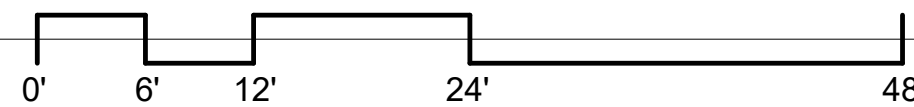
BREA REGIONAL ANIMAL HOSPITAL

2500 E Imperial Hwy Suite 200, Brea CA 92821

04/29/2022

A1.0 PRESENTATION EXIST. FLOOR PLAN

EXISTING FLOOR PLAN
3/32" = 1'-0"



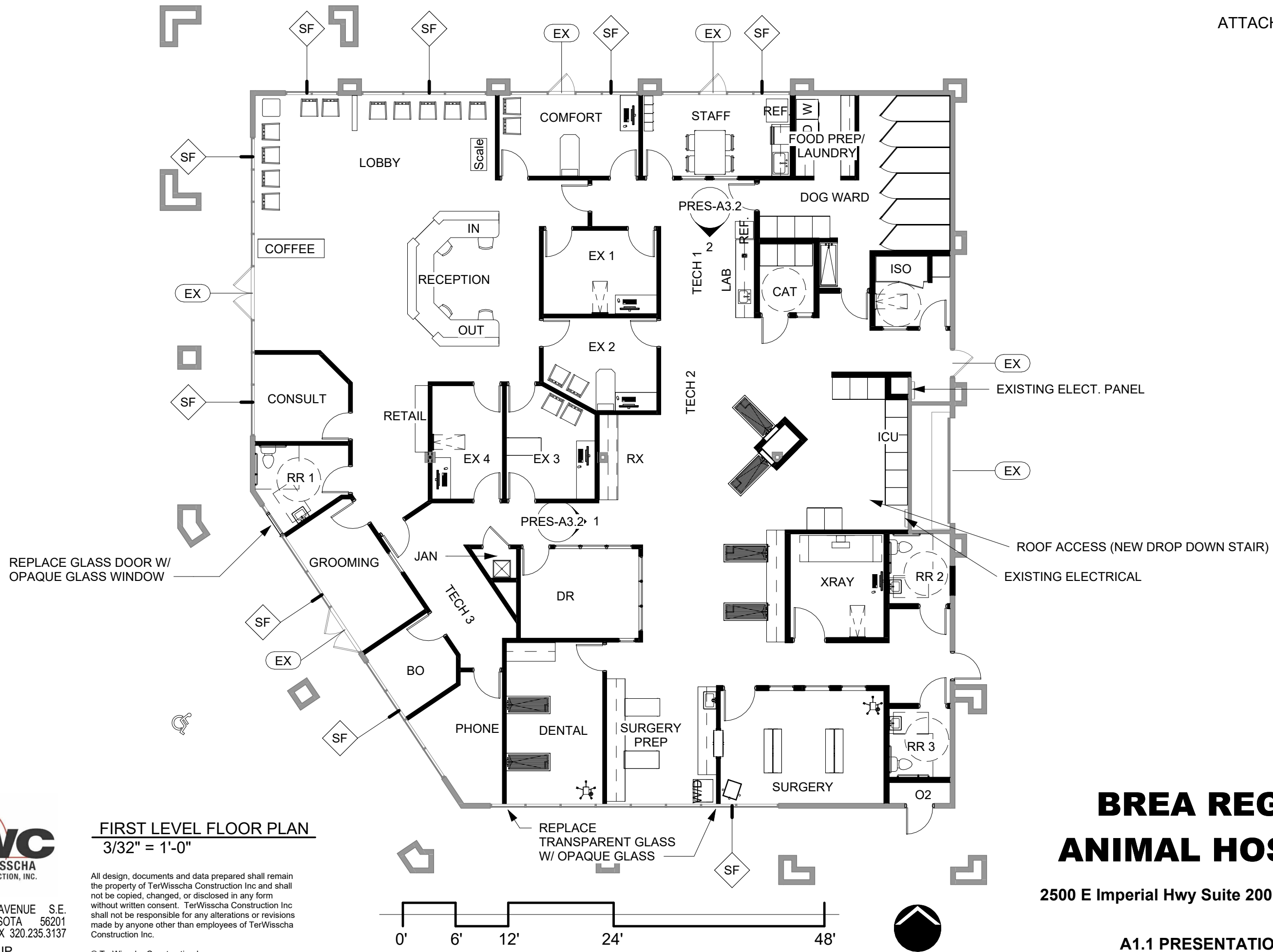
3/32" = 1'



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FIRST LEVEL FLOOR PLAN
3/32" = 1'-0"

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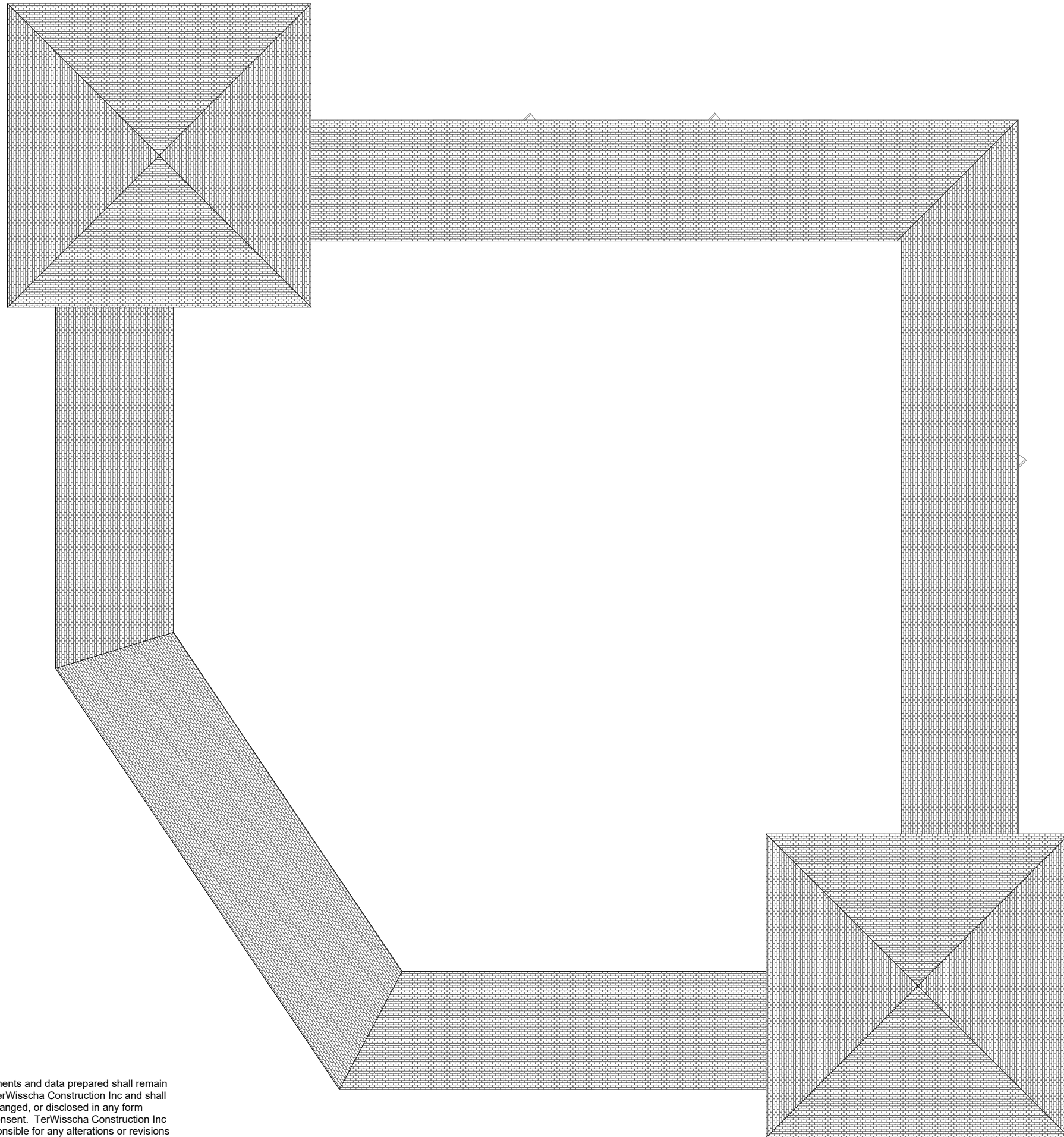
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04/29/2022

A1.1 PRESENTATION FLOOR PLAN



BREA REGIONAL ANIMAL HOSPITAL

2500 E Imperial Hwy Suite 200, Brea CA 92821

04/29/2022

A1.2 PRESENTATION ROOF PLAN

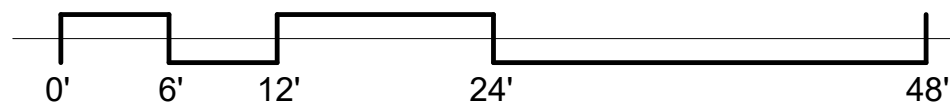


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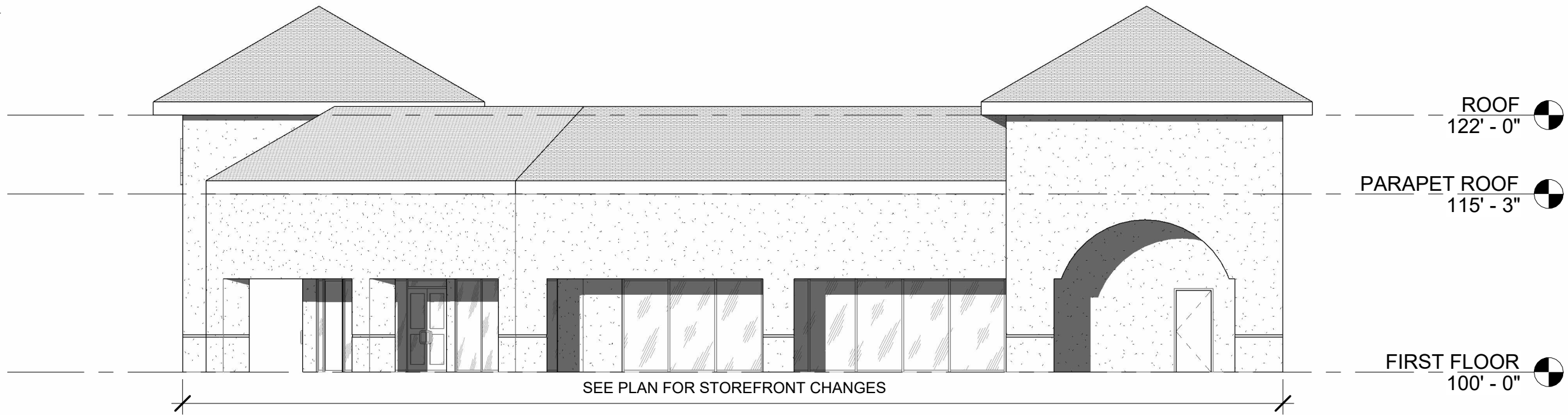
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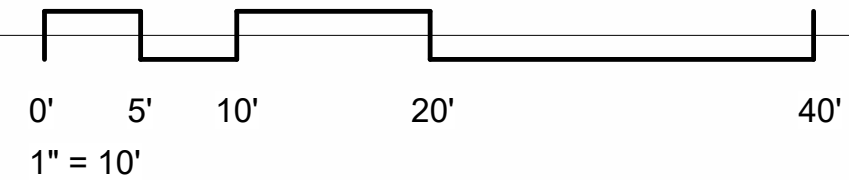
ROOF
3/32" = 1'-0"



3/32" = 1'

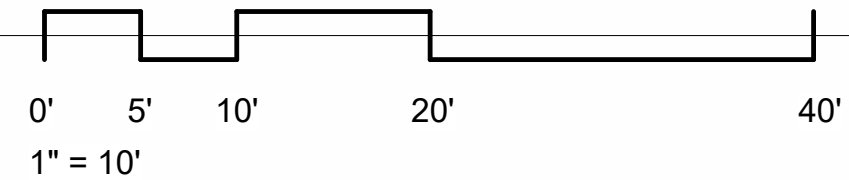


SOUTH
1" = 10'-0"



REPLACE EXISTING SIGNAGE

WEST
1" = 10'-0"



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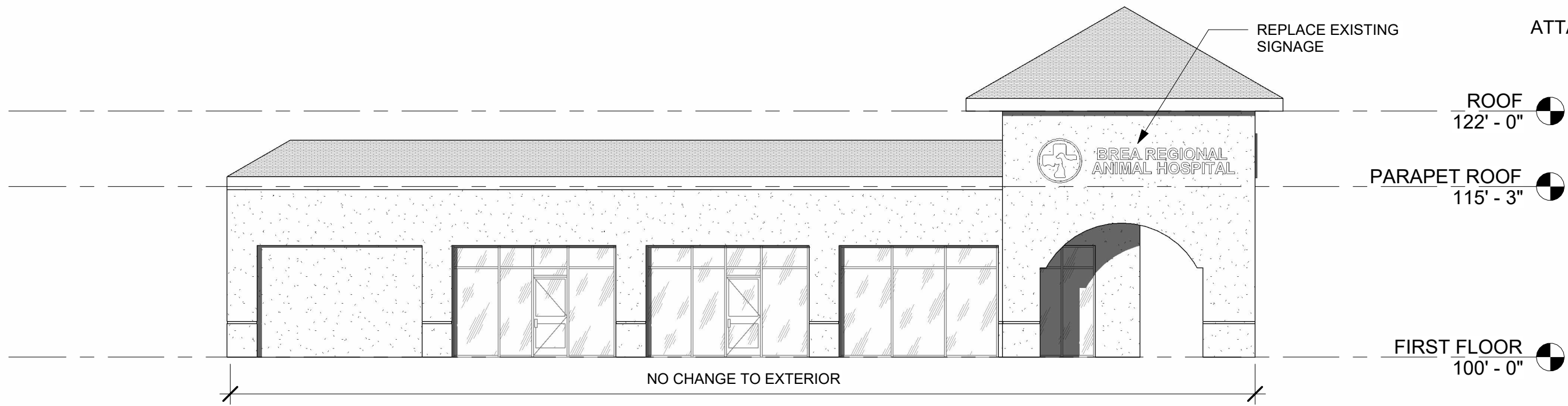
2500 E Imperial Hwy Suite 200, Brea CA 92821

04/29/2022

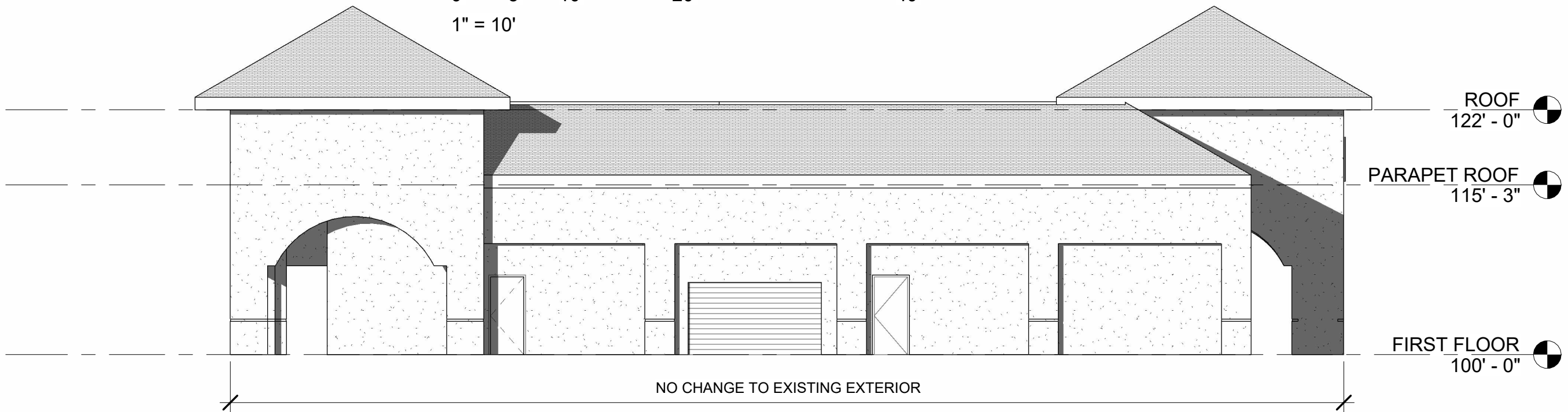
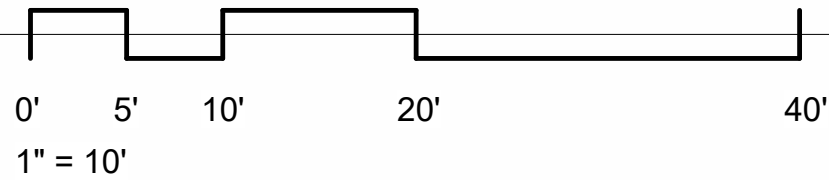
A2.1 PRESENTATION ELEVATIONS

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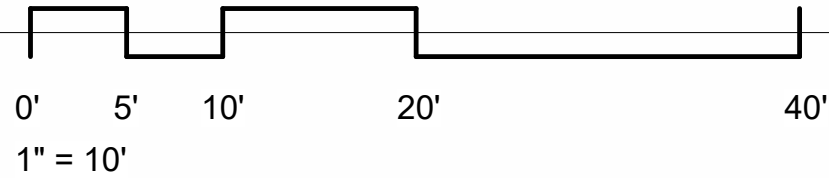
REPLACE EXISTING SIGNAGE



NORTH
1" = 10'-0"



EAST
1" = 10'-0"



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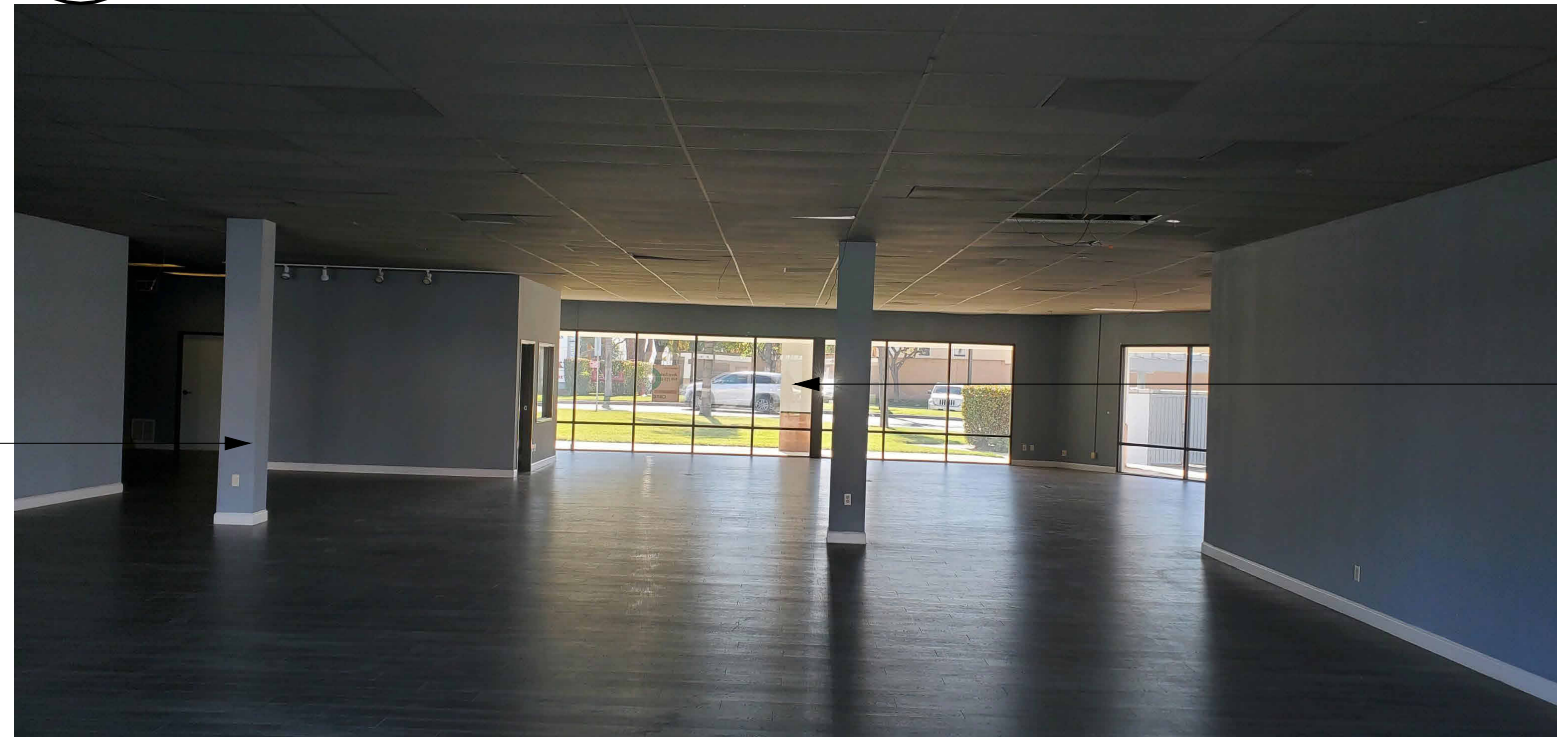
A2.2 PRESENTATION ELEVATIONS

EXISTING COLUMN



1 TREATMENT - SOUTH
PRES-A3.1 NOT TO SCALE

EXISTING COLUMN



EXISTING STOREFRONT

2 TREATMENT - EAST
PRES-A3.1 NOT TO SCALE

BREA REGIONAL ANIMAL HOSPITAL

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04/29/2022

A3.1 PRESENTATION EXIST. INTERIOR ELEVATIONS



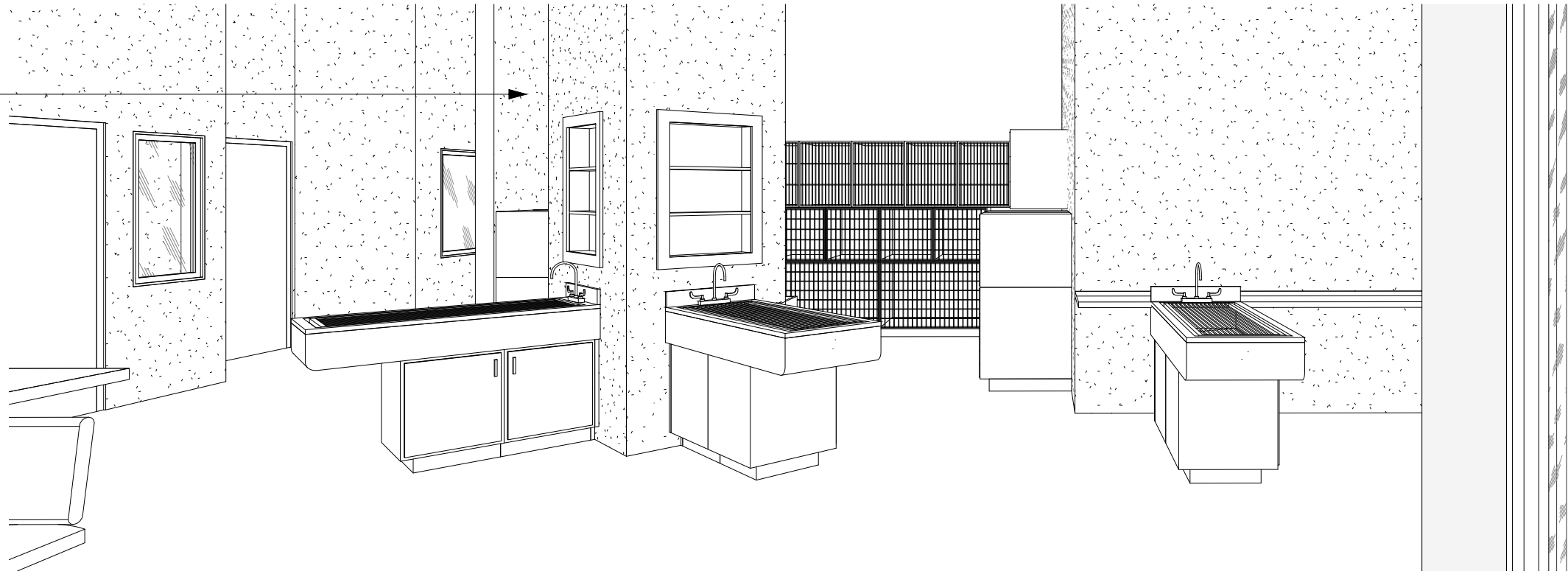
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EXISTING COLUMN WITHIN



1 TREATMENT - EAST
PRES-A3.2 NOT TO SCALE

EXISTING COLUMN WITHIN



EXISTING STOREFRONT

2 TREATMENT - SOUTH
PRES-A3.2 NOT TO SCALE



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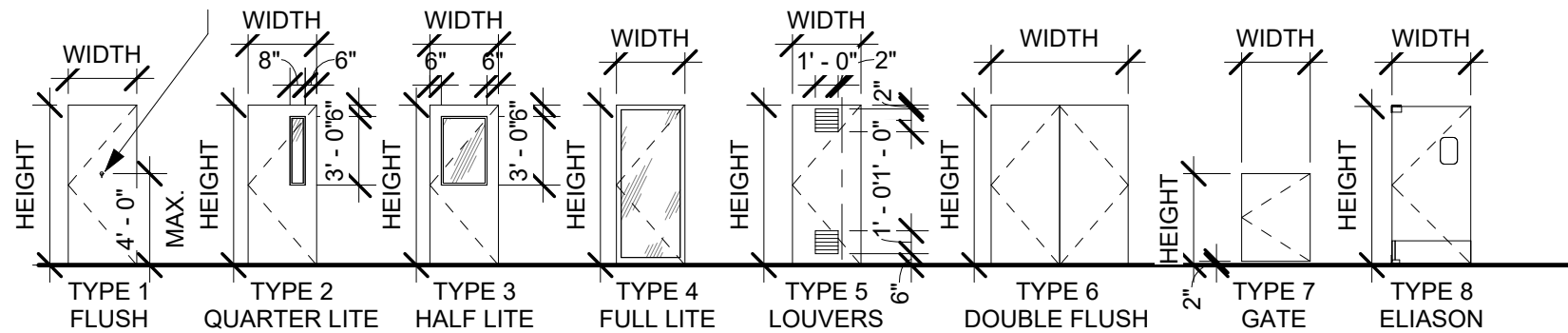
04/29/2022

A3.2 PRESENTATION INTERIOR ELEVATIONS

DOOR SCHEDULE					
DOOR NUMBER	DOOR PANEL			MATERIAL	COMMENTS
	TYPE	WIDTH	HEIGHT		
Exterior					
EX	1	3' - 0"	7' - 0"	ALUM	
EX	1	3' - 0"	7' - 0"	ALUM	
EX	4	6' - 0"	7' - 0"	ALUM	
EX	4	3' - 0"	7' - 0"	ALUM	
EX	6	12' - 0"	6' - 6"	ALUM	OVERHEAD DOOR
EX	4	6' - 0"	7' - 0"	ALUM	
EX	4	3' - 0"	7' - 0"	ALUM	
Interior					
122	1	3' - 0"	7' - 0"		
123	1	3' - 0"	7' - 0"		
126	1	3' - 0"	7' - 0"		
128	1	3' - 6"	7' - 0"		
129	1	3' - 6"	7' - 0"		

STOREFRONT/WINDOW SCHEDULE	
Type Mark	COMMENTS
SF	EXISTING TO REMAIN UNLESS OTHERWISE NOTED ON FLOOR PLAN
SF	EXISTING TO REMAIN UNLESS OTHERWISE NOTED ON FLOOR PLAN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN
SF	EXISTING TO REMAIN

NOTE: PROVIDE COAT HOOK AT ALL RESTROOM DOORS



DOOR PANEL TYPES

1/8" = 1'-0"



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2500 E Imperial Hwy Suite 200, Brea CA 92821

04/29/2022

A4.1 PRESENTATION DOOR SCHEDULE



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Brea Regional Animal Hospital

Location of Project *(Address Required)*:
2500 E Imperial Hwy Suite
200 Brea, CA 92821

Legal Description of Project Location *(Assessor's Parcel No.)*:
336-541-30

APPLICANT INFORMATION:

Applicant's Name: RICHARD WRIGHT Phone: 714-345-9578

Email: RICHARD@BREAREGIONAL.COM

Address: 8845 E CLOUDVIEW WAY

City: ANAHEIM

Zip Code: 92808

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

Individual Financially Responsible for the Project: RICHARD WRIGHT

Address: 8845 E CLOUDVIEW WAY

City: ANAHEIM

Zip Code: 92808

Email: RICHARD@PETCRUSADE.COM

Phone: 714-345-9578

PROJECT CONTACT PERSON:

Contact Person: Timothy Parsons

Phone: 320.894.9179

Email: tparsons@twcinc.com

STAFF USE ONLY

Accela Record Number: PLN-2022-00010

Project Manager:

Entitlement File Number(s):

Related Files:

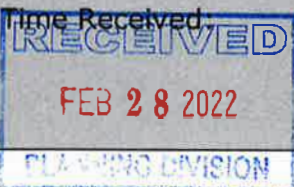
CUP No. 2022-02

SUBMITTAL INFO:

Date Time Received:

Received by:

Deposit Received:



C.M.G

\$2,000
(2/28/22)



PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: C-G

General Plan Designation: General Commercial Zone

Existing Use: Postal Service

Proposed Use: Animal Hospital

Type of Development:

- Residential
- Commercial
- Industrial
- Mixed-Use

Lot Size (square feet):

Lot Width:

Lot Depth:

Existing Floor Area (square feet):

Existing FAR:

Existing Lot Coverage:

5,925 existing square feet

No building addition or change to FAR or lot coverage

Proposed No. of Stories:

Proposed Building Height:

1 existing story

No change to existing building height

Existing Parking Stalls:

Proposed Parking Stalls:

See site plan for development

No additional stalls are proposed in development

Project Description: The project description should include a detailed description of demolition, on-side improvements, proposed use & operations, e.t.c. 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.

This project consists of an interior only remodel of an existing tenant lease space.
 No changes are occurring to the exterior or site plan.
 The free-standing building is 5,925 sq ft and no addition or change to this area is being proposed.
 Most recently the space was a UPS store.

TYPE OF REVIEW REQUESTED: *select all that apply*

Planning Commission/City Council

- Conditional Use Permit
- Planned Community
- Historic Designation
- Development Agreement
- Precise Development Plan
- Zone Change
- General Plan Amendment
- Temporary Trailer
- Zone Variance
- Certificate of Compatibility
- Other _____
- Other _____

Administrative/Community Development Director

- Administrative Remedy
- Large Family Day Care
- Other _____
- Certificate of Compatibility
- Plan Review

PROPERTY OWNER INFORMATION & AUTHORIZATION

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

Address: 601 S. Figueroa Street, Suite 2150

City: Los Angeles

State: CA

Zip Code: 90017

Home/Office Phone: 213-689-3111

Cell Phone:

Email: kristen.monroe@aew.com

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

By: Alec Burleigh Date: 2/7/2022
(Signature)

By: Alec Burleigh
(Printed Name)

320-235-3137777

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

Name(s): Janette McGill - Real Estate Manager - CBRE

Address: 4400 MacArthur BLVD, Suite 350

City: Newport Beach

State: CA

Zip Code: 92660

Home/Office Phone: 949.955.2131

Cell Phone: 951.264.6561

Email: janette.mcgill@cbre.com

TRUST ACCOUNT OWNER INFORMATION

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

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

STATEMENT OF UNDERSTANDING AND AGREEMENT

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

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

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

Richard Wright
Trust Account Owner's Signature

1-5-2022
Date

RICHARD WRIGHT
Trust Account Owner Printed Name

Staff Use Only
ACCELA RECORD NUMBER: PLN-2022-00010 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 existing exterior and interior.

 3. 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 Table (existing/allowed/proposed)

 4. 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 pole, 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

 5. 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)

6. DEPOSIT - The application will **NOT** be considered submitted until payment is received. Please visit our [Development Processing Fees](#) to verify the deposit amount.

7. 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.

8. PAPER PLAN COPIES - If you are submitting paper plans, all plans must be collated, folded, drawn to scale and have one of the following minimum dimensions: 11"x17", 15" x 21", 18" x 24", 24" x 36", or 30" x 42". Please contact a planner at (714)-990-7674 to confirm applicability of the submittal size and amount.

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

11. 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

12. RENDERING(S) – COLOR

13. SECTION PLAN

14. SIGN PLANS

- Show location of all signs and on building and site plan
- Label size of signs

15. 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

16. 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.)

17. WATER QUALITY MANAGEMENT PLAN (WQMP) CHECKLIST **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.

OTHER DOCUMENTS OR STUDIES **20. PARKING JUSTIFICATION** *(for shared parking agreements or parking variance)* **21. PARKING STUDY** *(if applicable)* **22. TREE REMOVAL PLAN** *(if applicable)* **23. ENVIRONMENTAL STUDIES** *(if applicable)*

- Air Quality Study
- Habitat Assessment/Jurisdiction Delineation
- Noise Study
- Phase 1 & 2 Assessment

 24. ARTS AND PUBLIC PLACES **25. ENVIRONMENTAL FORM**

CITY OF BREa

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2022-02: TO ALLOW ESTABLISHMENT OF AN ANIMAL HOSPITAL WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 2500 EAST IMPERIAL HIGHWAY, SUITE 200.

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: Tuesday, June 28, 2022, 7:00 p.m.
OF HEARING: *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 NOON ON SEPTEMBER 28, 2021.

REQUEST: The Applicant, Richard Wright of Brea Regional Animal Hospital, is requesting the following entitlement: Conditional Use Permit. No. 2022-02 to allow the establishment of an animal hospital.

LOCATION: The project site is located in Imperial Center East at the southwest corner of Imperial Highway and Kraemer Boulevard, at 2500 E Imperial Highway, Suite 200. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of General Commercial (C-G).

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). The Class 1 exemption is applicable 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 use.

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.

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

COMMUNITY DEVELOPMENT DEPARTMENT

Joanne Hwang, AICP, City Planner

AREA MAP

CEQA NOTICE OF EXEMPTION

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

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

PROJECT TITLE/CASE NO.: **CONDITIONAL USE PERMIT NO.2022-02, TO ALLOW ESTABLISHMENT OF AN ANIMAL HOSPITAL**

PROJECT LOCATION: 2500 EAST IMPERIAL HIGHWAY, SUITE 200, BREA CA 92821

PROJECT DESCRIPTION: Establish an animal hospital (Brea Regional Animal Hospital) and construct tenant improvements to facilitate such use within an existing 5,925 square foot commercial building

Name of Public Agency Approving Project: City of Brea

Project Applicant & Address: Brea Regional Animal Hospital
Richard Wright
8845 East Cloudview Way
Anaheim CA, 92808

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301)
- Statutory Exemption (15282(s))
- Other:

Reason why project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project involves the operation of an animal hospital within an existing commercial building. The Project would also not expand the existing building footprint and would only improve the site through tenant improvement and with no exterior improvements other than a wall mounted sign.

Jason Killebrew, Community Development Director

Date

City of Brea

PLANNING COMMISSION COMMUNICATION

TO: Honorable Chair and Planning Commission

DATE: 06/28/2022

SUBJECT: **PLANNING DIVISION UPDATES**

RESPECTFULLY SUBMITTED

Joanne Hwang, AICP, City Planner

Attachments

A. Planning Division Updates

City of Brea

Major Project Summary

CONTENTS

- **IN PROCESS/REVIEW**

- AERA ENERGY
- BREA MALL MIXED USE PROJECT
- STARBUCKS DRIVE-THRU
- TRAINING FACILITY
- LAMBERT ROAD CONDOMINIUMS
- BREA METRO OFFICE CONDOS
- 2727 E IMPERIAL HIGHWAY
- GASLIGHT SQUARE REDEVELOPMENT
- BREA REGIONAL ANIMAL HOSPITAL
- FUNBOX AT BREA MALL
- 527 E ELM STREET
- UFC GYM
- EQUESTRIAN CENTER AMENDMENT
- MEDICAL TRAINING FACILITY
- KENKOTSU RAMEN ALCOHOL CUP
- ALOHA VETERINARY HOSPITAL
- BB. Q CHICKEN ALCOHOL CUP
- AMAZON FACILITY

- **APPROVED/ENTITLED**

- 201 N BERRY STREET
- CENTRAL PARK VILLAGE
- BREA PLACE
- BREA IMPERIAL CENTER

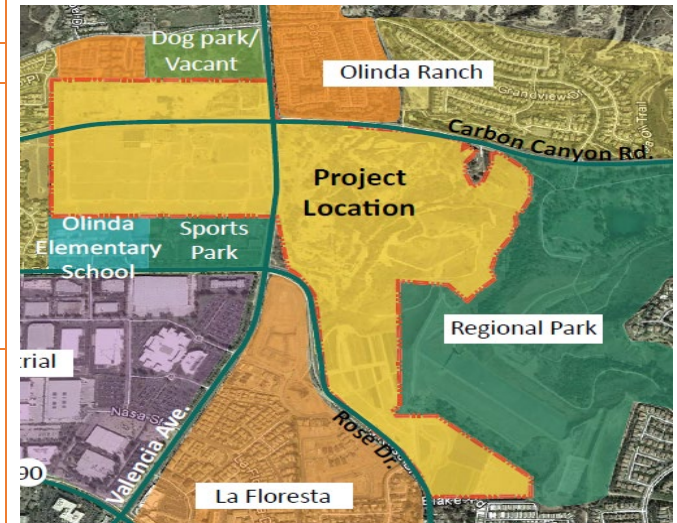
- MACALLANS EXPANSION AND NEW SPEAKEASY
- LIVING HOPE CHURCH
- CHA CHA'S EXPANSION
- 6200 CARBON CANYON ROAD
- WESTERN REALCO
- CAMP TRANSFORMATION
- BREA CAR WASH SIGN PROGRAM
- MOUNTAIN MIKE'S ALCOHOL CUP
- TRANSWESTERN IMPERIAL/BERRY PROJECT
- ALDI GROCERY STORE
- 7-ELEVEN ALCOHOL LICENSE
- THE PHOENIX CLUB

- **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, Environmental Impact Report, Development Agreement, Annexation
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. • 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 applicant is requesting the following entitlements: (1) General Plan Amendment No. 2022-01 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 No. 2022-01 to change the zoning of the site from HR and R-1 to Brea 265 Specific Plan; (3) Specific Plan No. 2022-01 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 No. 16423 for the subdivision of the project site for residential, parks and open space uses; and Development Agreement No. 2022-01 between the developer and City 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
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> • Public Hearing before the City Council.

PROJECT MAP:



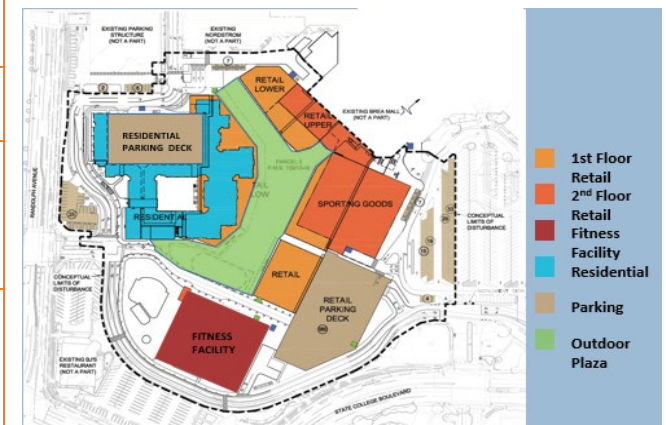
CURRENT STATUS:

- Planning Commission recommended approval to the City Council on May 10, 2022.
- City Council review scheduled for June 21, 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-I, 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 2021-00008
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, residential dwelling units, a fitness center, and a central outdoor plaza. The project would result in a net increase of 85,425 square feet of retail use and 380 residential units. The proposal includes a master sign program, and modifications to the City’s parking standards.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@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 tentatively scheduled for summer of 2022

PROJECT MAP:

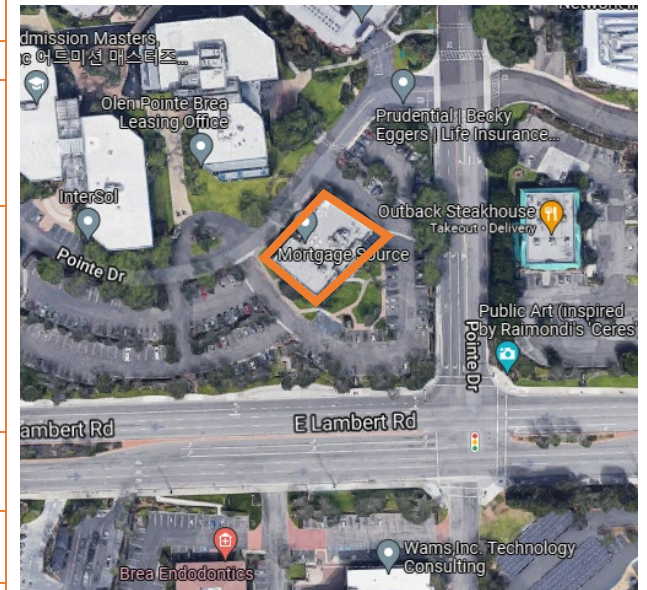


CURRENT STATUS:

- Planning Commission tentatively scheduled for Fall 2022.

STARBUCKS DRIVE-THRU (MAP ID: 6)	
Project:	<ul style="list-style-type: none"> Amendment to 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 (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Dale Lyon
Notes:	<ul style="list-style-type: none"> Application was submitted August 26, 2021 Applicant resubmitted the project on April 24, 2022.

PROJECT MAP:



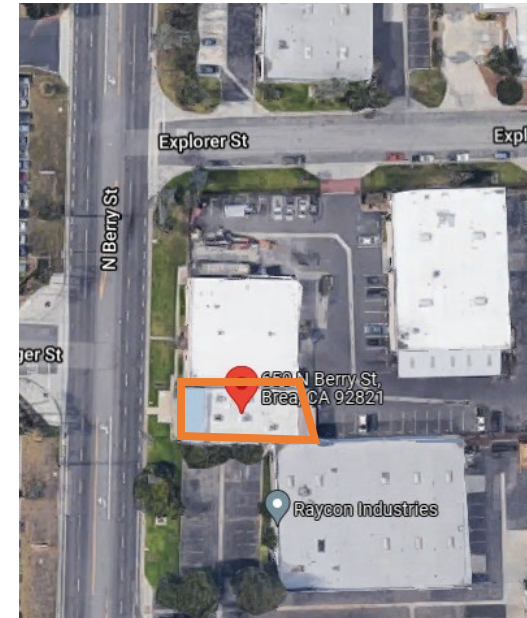
CURRENT STATUS:

- Tentatively scheduled for Planning Commission July 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 a training facility (gym) with ancillary office space.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@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:



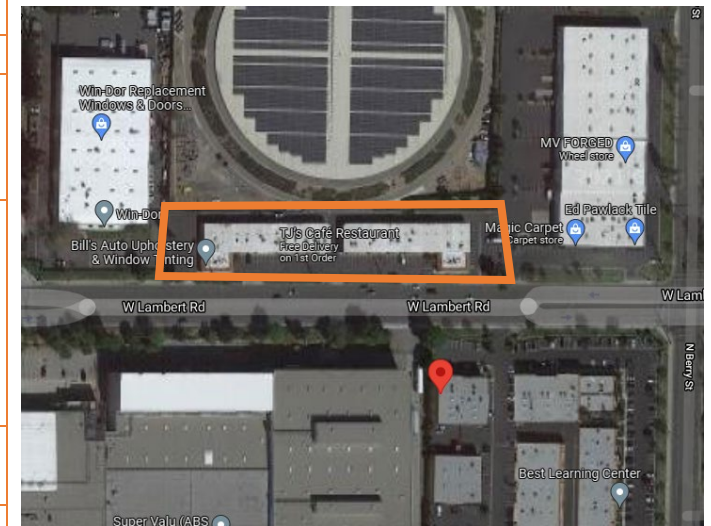
CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

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 industrial 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"> Planning Division (Planner@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. Initial staff comments provided to applicant; pending resubmittal.

PROJECT MAP:



CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

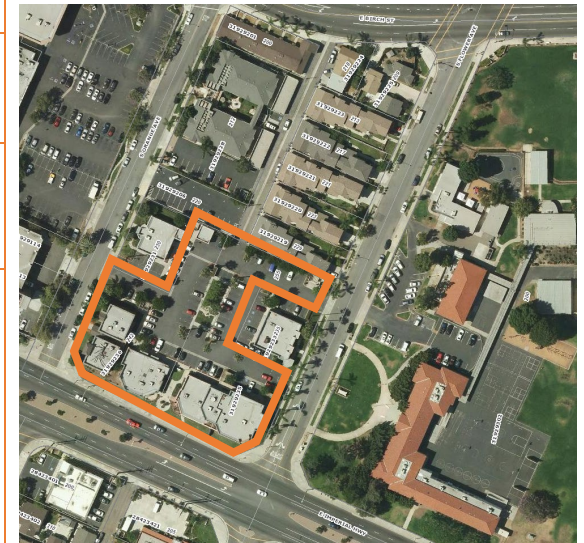
BREA METRO OFFICE CONDOS (MAP ID: 10)		PROJECT MAP:
Project:	<ul style="list-style-type: none"> Tentative Parcel Map 	
Project No.:	<ul style="list-style-type: none"> TPM No. 2021-198; Accela No: PLN-2021-00057 	
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 319-192-15 330 E Lambert Rd 	
Project Description:	<ul style="list-style-type: none"> The applicant is requesting to subdivide the property into approximately 33 individual office condominiums. No change of use, demolition or on-site improvements. 	
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@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. Initial staff comments provided to applicant. Applicant resubmittal is under review. 	
		<p>CURRENT STATUS:</p> <ul style="list-style-type: none"> No tentative Planning Commission meeting at this time.

INDUSTRIAL BUILDING (MAP ID: 27)		PROJECT MAP:
Project:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-04; EIR Addendum; 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 applicant is requesting the demolition and rebuild of a new warehouse with related site improvements. The building would be a total of 120,550 SF. 	
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Duke Realty 	
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Application was submitted March 3, 2022 Process and completion of associated project applications. 	
		CURRENT STATUS:
		<ul style="list-style-type: none"> Under review.

BREA GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 28)

Project:	<ul style="list-style-type: none"> Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Amendment to CUP No. 90-20 (CUP No. 22-13 for tracking purposes)
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; ACCELA No. PLN 2022-00011
Project Location:	<ul style="list-style-type: none"> 255 E. Imperial Highway Assessor's Parcel Number (APN): 319-292-35
Project Description:	<ul style="list-style-type: none"> The project proposes to retain 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 to facilitate the construction of a 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. The drive-through restaurant building would be located on the southeast portion of the site and could accommodate 12 vehicles within the drive-through. The restaurant and retail/medical building would be located at the southwest portion of the site. New landscape is proposed throughout the site featuring new trees and planters. The project would also reconfigure the existing parking lot and proposes 92 parking spaces on-site and 12 parking space off-site, for a total of 104 spaces. As proposed the new buildings architectural style is modern with a variety of exterior material including wood siding, concrete, smooth stucco, brick and aluminum. At this time, the project is not proposing any specific tenants or businesses.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Dwight Manley
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Application was submitted March 3, 2022 Process and completion of associated project entitlement applications The Notice of Preparation is available for public review. The comment is from Monday, June 20, 2022, to Wednesday, July 20, 2022. A copy of the NOP can be viewed electronically on the City's website at: www.cityofbrea.net/projectsinprocess.

PROJECT MAP:



CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

BREA REGIONAL ANIMAL HOSPITAL (MAP ID: 29)		PROJECT MAP:
Project:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-02; ACCELA No. PLN 2022-00010 	
Project Location:	<ul style="list-style-type: none"> 2500 E. Imperial Highway Assessor's Parcel Number (APN): 336-541-30 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to establish an animal hospital with no changes to the exterior of the building and no building expansion. 	
Project Planner:	<ul style="list-style-type: none"> Kassandra Cornejo, Planning Technician (kassandrac@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Richard Wright 	
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Application was submitted February 28, 2022 	
		<p>CURRENT STATUS:</p> <ul style="list-style-type: none"> Scheduled for Planning Commission on June 28, 2022.

FUNBOX AT BREA MALL (MAP ID: 30)

Project:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2022-05; ACCELA No. PLN 2022-00017
Project Location:	<ul style="list-style-type: none"> • 1065 Brea Mall • Assessor's Parcel Number (APN): 319-101-37
Project Description:	<ul style="list-style-type: none"> • The applicant is proposing to temporarily establish FunBox, a 20,000 square foot inflatable park/playground and 5,000 square foot seating area in a section of Brea Mall's parking lot for a few month period.
Project Planner:	<ul style="list-style-type: none"> • Kassandra Cornejo, Planning Technician (kassandrac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Josue Lovos
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> • Application was submitted March 22, 2022 • Pending project resubmittal.

PROJECT MAP:



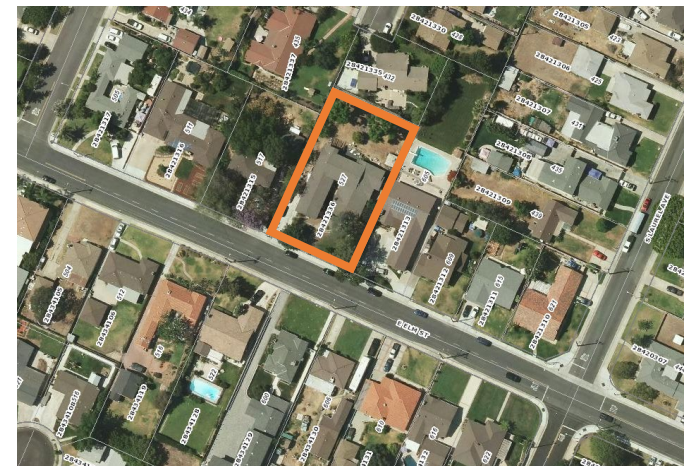
CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

527 E ELM STREET (MAP ID: 31)

Project:	<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 applicant is proposing to construct a 1,496 square foot detached ADU on an approximately 20,084 square foot lot developed with an approximately 3,000 square foot single-family residence.
Project Planner:	<ul style="list-style-type: none"> • Kassandra Cornejo, Planning Technician (kassandrac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Frederick Talactac
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> • Application was submitted March 23, 2022 • Pending project resubmittal.

PROJECT MAP:

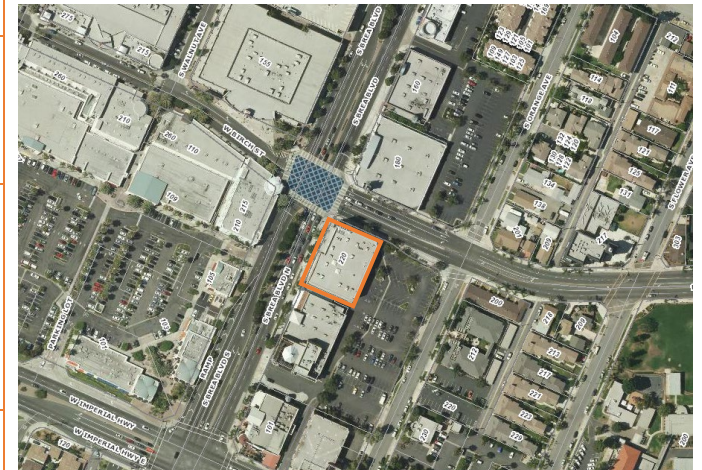


CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

UFC GYM (MAP ID: 32)	
Project:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2022-06; ACCELA No. PLN 2022-00020
Project Location:	<ul style="list-style-type: none"> • 220 S. Brea Boulevard • Assessor's Parcel Number (APN): 319-291-36
Project Description:	<ul style="list-style-type: none"> • The applicant is proposing to establish a UFC gym within an existing 27,903 square foot two-story commercial building in Brea Downtown.
Project Planner:	<ul style="list-style-type: none"> • Kassandra Cornejo, Planning Technician (kassandrac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Bryan Montoya
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> • Application was submitted March 30, 2022 • Process and completion of associated project entitlement application

PROJECT MAP:



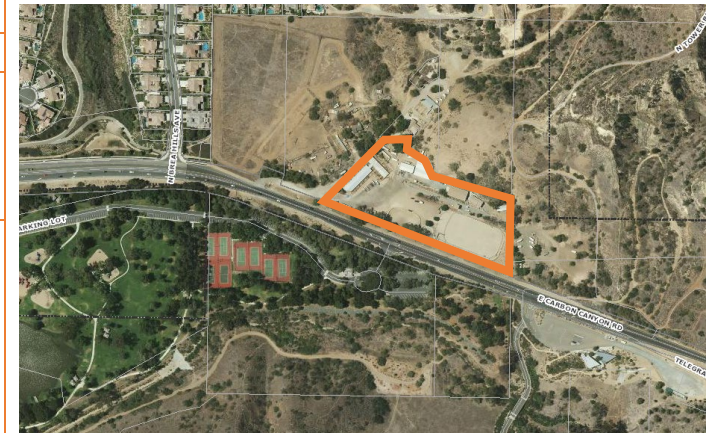
CURRENT STATUS:

- Scheduled for Planning Commission on July 26, 2022.

EQUESTRIAN CENTER AMENDMENT (MAP ID: 33)

Project:	<ul style="list-style-type: none"> Amendment to Conditional Use Permit 12-1977
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-07; ACCELA No. PLN 2022-00021
Project Location:	<ul style="list-style-type: none"> 4449 Carbon Canyon Road Assessor's Parcel Number (APN): 308-011-15
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to amend CUP 12-1977 to increase the amount of horses allowed at the equestrian center from 60 to 100 horses.
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Bill Klovstad
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Application was submitted March 31, 2022 Process and completion of associated project entitlement application

PROJECT MAP:



CURRENT STATUS:

- Tentatively scheduled for Planning Commission on August 23, 2022.

MEDICAL TRAINING FACILITY (MAP ID: 34)

Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-08; ACCELA No. PLN 2022-00024
Project Location:	<ul style="list-style-type: none"> 910 E Birch Street, Unit 350 Assessor's Parcel Number (APN): 319-101-46
Project Description:	<ul style="list-style-type: none"> The proposed project establishment of a medical training facility, and a tenant improvement of an existing 2,400 square foot commercial tenant space to facilitate such use, at 910 E. Birch Street, Unit 350. Aesthetic Immersion provides medical aesthetics training & education for the aesthetics industry. They offer training programs that teach the proper and effective use of various products and treatments. They conduct both in-person hands-on training as well as online virtual training programs.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Brian Robertson Aesthetic Immersion
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Application was submitted April 6, 2022 Process and completion of associated project entitlement application

PROJECT MAP:




CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

KENKOTSU RAMEN ALCOHOL CUP (MAP ID: 35)	
Project:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-10; ACCELA No. PLN 2022-00034
Project Location:	<ul style="list-style-type: none"> 2445 E. Imperial Highway, Unit K Assessor's Parcel Number (APN): 320-331-05
Project Description:	<ul style="list-style-type: none"> The applicant is proposing an on-sale beer and wine alcohol license at an existing restaurant (Kenkotsu Ramen).
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Kenkotsu Ramen (Chung Sen Chan)
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Application was submitted May 5, 2022 Process and completion of associated project entitlement application

PROJECT MAP:



CURRENT STATUS:

- Tentatively scheduled for Planning Commission on July 26, 2022.

ALOHA VETERINARY HOSPITAL (MAP ID: 36)		PROJECT MAP:
Project:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-11; ACCELA No. PLN 2022-00035 	
Project Location:	<ul style="list-style-type: none"> 407 W. Imperial Hwy, Suite F Assessor's Parcel Number (APN): 296-142-08 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to establish an animal hospital within an existing commercial tenant space at Brea Gateway Center. 	
Project Planner:	<ul style="list-style-type: none"> Cecilia Madrigal-Gonzalez, Assistant Planner (ceciliamg@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Aloha Veterinary Hospital (Ignacio Jimenez) 	
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Application was submitted May 5, 2022 Process and completion of associated project entitlement application 	<p>CURRENT STATUS:</p> <ul style="list-style-type: none"> Scheduled for Planning Commission on July 26, 2022.

BB. Q CHICKEN ALCOHOL CUP (MAP ID: 37)

Project:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2022-12; ACCELA No. PLN 2022-00045
Project Location:	<ul style="list-style-type: none"> • 421 S. Associated Road • Assessor's Parcel Number (APN): 319-391-01
Project Description:	<ul style="list-style-type: none"> • The applicant is proposing an on-sale beer and wine alcohol license at a sit-down restaurant (Bb. Q Chicken).
Project Planner:	<ul style="list-style-type: none"> • Kassandra Cornejo, Planning Technician (kassandrac@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Bb. Q Chicken Inc.
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> • Application was submitted May 5, 2022 • Process and completion of associated project entitlement application

PROJECT MAP:



CURRENT STATUS:

- No tentative Planning Commission meeting at this time.

AMAZON FACILITY (MAP ID: 38)	
Project:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-09; ACCELA No. PLN 2022-00042
Project Location:	<ul style="list-style-type: none"> 275 W. Valencia Assessor's Parcel Number (APN): 320-233-17
Project Description:	<ul style="list-style-type: none"> The Project proposes to demolish the existing 3-story, 637,503 square-foot, 60-foot high office building (previously occupied by Bank of America) and construct a new 181,500 square-foot, 44-foot high warehouse building that will be used as Amazon's parcel delivery facility.
Project Planner:	<ul style="list-style-type: none"> Joanne Hwang, City Planner (joanneh@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Niraj Patel of Ware Malcomb
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> Application was submitted May 31, 2022 Process and completion of associated application.

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"> Planning Division (Planner@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"> Planning Division (planner@cityofbrea.net)
Notes:	

RENDERING:



CURRENT STATUS:

- Planning Commission approved project on June 27, 2017.
- The construction phase of the approved hotel is scheduled for completion by the end of December 2022.

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"> Planning Division (planner@cityofbrea.net)
Notes:	

RENDERING:



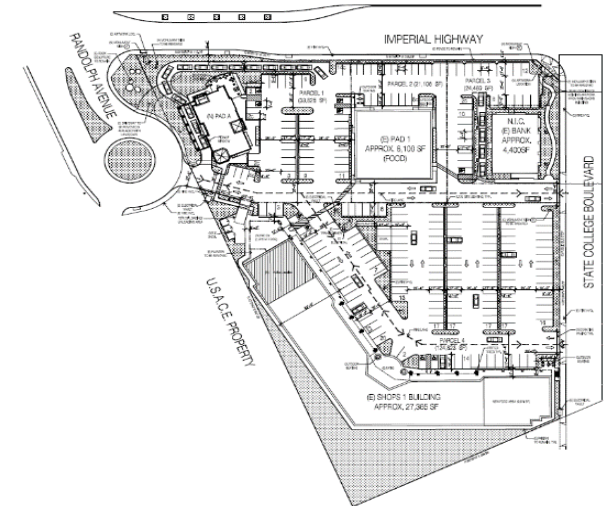
CURRENT STATUS:

- 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"> Planning Division (planner@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:

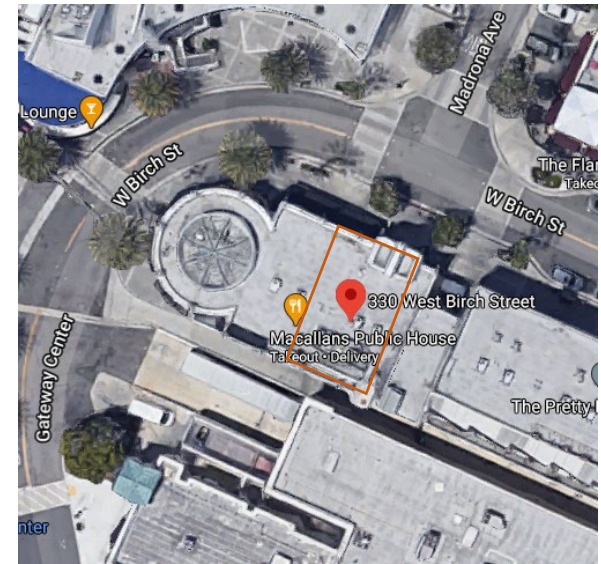


CURRENT STATUS:

- Approved by Planning Commission on April 28, 2020.

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"> • Planning Division (planner@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.

LIVING HOPE CHURCH (Map ID: 19)		PROJECT MAP:
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"> Planning Division (Planner@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 	
		CURRENT STATUS:
		<ul style="list-style-type: none"> 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"> Planning Division (planner@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:

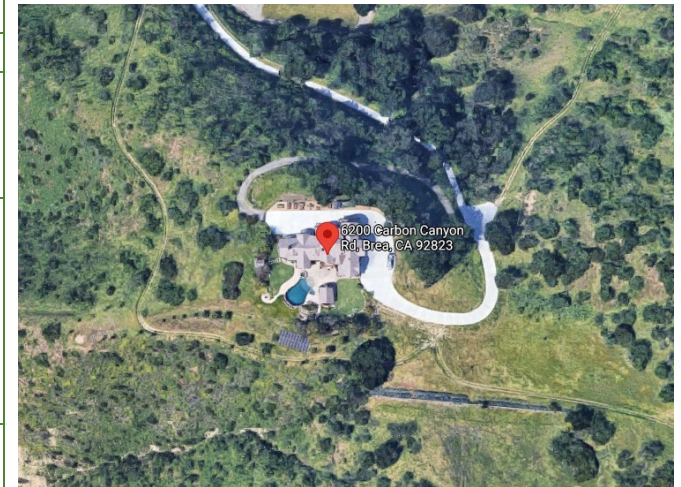


CURRENT STATUS:

- 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"> • Planning Division (planner@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:

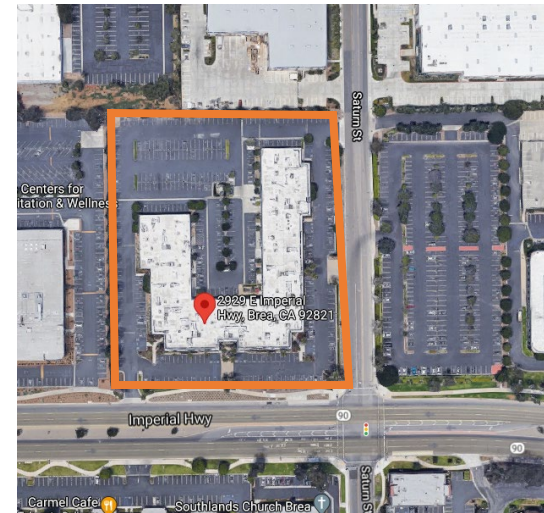


CURRENT STATUS:

- 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
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"> Planning Division (planner@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.

PROJECT MAP:



CURRENT STATUS:

- 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"> Planning Division (planner@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)

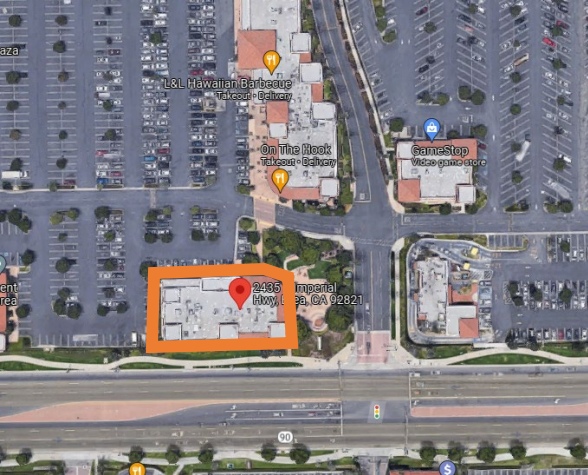
Project:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP 21-03; ACCELA No. PLN-2021-00044
Project Location:	<ul style="list-style-type: none"> • 300 S Brea Blvd • Assessor's Parcel Number (APN): 284-233-22
Project Description:	<ul style="list-style-type: 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:



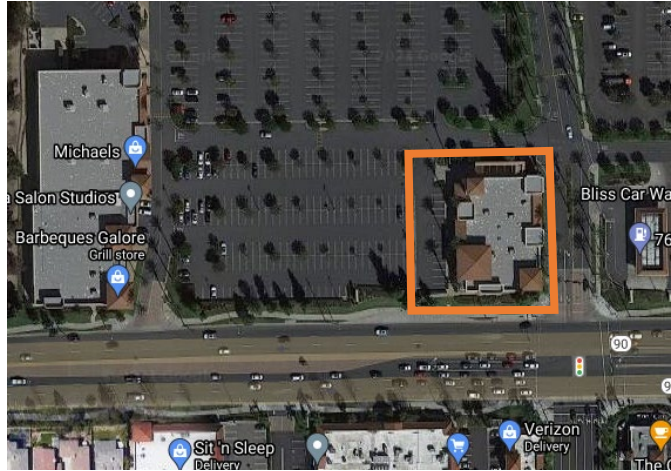
CURRENT STATUS:

- Approved by Planning Commission on October 26, 2021.

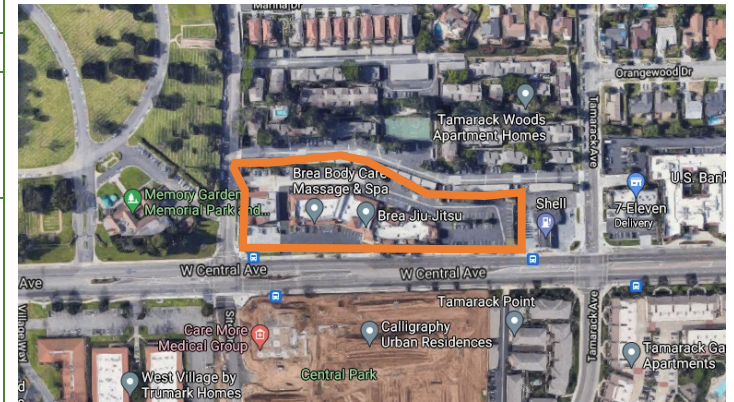
MOUNTAIN MIKE'S AMEND TO ALCOHOL CUP (MAP ID: 25)		PROJECT MAP: 
Project:	<ul style="list-style-type: none"> Amend to CUP 12-08 (CUP 2021-12 for tracking purposes) 	
Project No.:	<ul style="list-style-type: none"> Amend to CUP 12-08 (CUP 2021-12) Accela No: PLN-2021-00049 	
Project Location:	<ul style="list-style-type: 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"> Planning Division (planner@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Raj Lehl 	
Notes:	<ul style="list-style-type: none"> Application was submitted August 16, 2021 	
		CURRENT STATUS:
		<ul style="list-style-type: none"> Approved by Planning Commission on October 26, 2021.

CAMP TRANSFORMATION (MAP ID: 26)		PROJECT MAP:
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"> Planning Division (Planner@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Joshua Fernandez 	
Notes:	<ul style="list-style-type: none"> Application was submitted August 24, 2021. 	<p>CURRENT STATUS:</p> <ul style="list-style-type: none"> Approved by Planning Commission on November 9, 2021.

7-ELEVEN ALCOHOL LICENSE (MAP ID: 8)		PROJECT MAP:
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. 	
		CURRENT STATUS:
		<ul style="list-style-type: none"> Approved by Planning Commission on February 22, 2022.

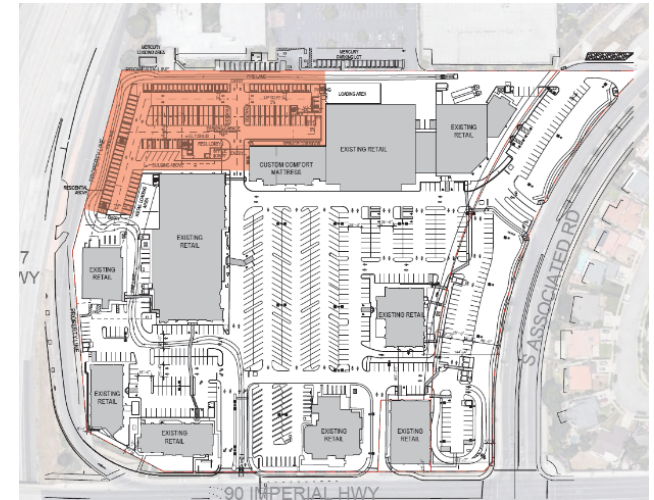
ALDI GROCERY STORE (MAP ID: 5)		PROJECT MAP:
Project:	<ul style="list-style-type: none"> Plan Review, Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> PR 21-11; CUP 21-07; ACCELA No. PLN-2021-00047 	
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (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. 	<p>CURRENT STATUS:</p> <ul style="list-style-type: none"> Approved by Planning Commission on March 22, 2022.

THE PHOENIX CLUB (MAP ID: 4)		PROJECT MAP:
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. 	
		<p>CURRENT STATUS:</p> <ul style="list-style-type: none"> Approved by Planning Commission on April 26, 2022.



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 will demolish 18,450 square feet of the Brea Plaza 5 Cinemas, and 139 surface parking spaces, to construct a six-story, mixed-use building with up to 155 residential units, 13,800 square-feet of office space, and a new parking structure.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@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.

PROJECT MAP:



CURRENT STATUS:

- Recommended for Approval by the Planning Commission on January 25, 2022.
- On May 3, 2022, the City Council voted to approve the project.

BUILDING PERMIT STATUS

ADDRESS	PROJECT NAME	DESCRIPTION	PERMIT NUMBER(S)	STATUS
180 STATE COLLEGE BLVD	BREA PLACE (MARRIOT 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)	Finalized 7/31/21. Finalized 7/26/2021. Finalized 12/20/2021.
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