



## PLANNING COMMISSION AGENDA

**Tuesday, January 24, 2023**  
**Planning Commission Hearings 6:00 p.m.**

*Joseph Covey, Commissioner*

*Tom Donini, Commissioner*

*Bill Madden, Commissioner*

*Blake Perez, Commissioner*

*Melanie Schlotterbeck, Commissioner*

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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](http://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 [planner@cityofbrea.net](mailto:planner@cityofbrea.net) no later than 4:00 p.m. on **Tuesday, January 24, 2023**. 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 [planner@cityofbrea.net](mailto:planner@cityofbrea.net) no later than 4:00 p.m. on **Tuesday, January 24, 2023**, 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**

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

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

**CONSENT CALENDAR** *The Planning Commission approves all Consent Calendar matters with one motion unless Commission or Staff requests further discussion of a particular item. Items of concern regarding Consent Calendar matters should be presented during "Matters from the Audience."*

6. Approval of Planning Commission Meeting Minutes of December 13, 2022.
7. Receive and File the Quarterly Traffic Monitoring Report for Tentative Parcel Map No. 2016-178 located at the Northwest Corner of Birch Street and State College Boulevard.
8. Administrative Remedies 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.*

9. Gaslight Square Redevelopment Project – Introduction. Environmental Impact Report No. 2022-02, General Plan Amendment No. 2022-02, Zone Change No. 2022-02, Plan Review No. 2022-02, and Conditional Use Permit No. 2022-03

**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."*

10. **PLANNING DIVISION UPDATES**
11. **COMMITTEE REPORTS**
12. **INFORMATIONAL / PROJECT UPDATES**
13. **ADJOURNMENT**



City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

**DATE:** 01/24/2023

**SUBJECT:** Approval of Planning Commission Meeting Minutes of December 13, 2022.

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**RESPECTFULLY SUBMITTED**

Joanne Hwang, AICP, City Planner

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**Attachments**

A. Draft Minutes - December 13, 2022

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# DRAFT

## PLANNING COMMISSION MEETING MINUTES December 13, 2022

### PLANNING COMMISSION PUBLIC HEARINGS

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

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

Chair Brattain called the meeting to order at 7:00 pm.

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

#### 2. INVOCATION

Pastor Dave Tebay of Calvary Community Church provided the Invocation.

#### 3. PLEDGE OF ALLEGIANCE

Vice Chair Madden led the Pledge of Allegiance.

#### 4. MATTERS FROM THE AUDIENCE

Ms. Hosozawa stated there were 9 letters in support of Item 10 and one in opposition.

### APPROVAL OF MINUTES

#### 5. Approval of Planning Commission Meeting Minutes of October 25, 2022.

Staff provided clarification to Chair Brattain's concern related to how his comments were summarized for Conditional Use Permit 2022-19.

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Madden to approve the Planning Commission Meeting minutes of October 25, 2022.

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

Passed

## **CONSENT CALENDAR**

### **6. Adoption of 2023 Planning Commission Calendar**

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Madden to approve the 2023 Planning Commission Calendar

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

Passed

## **PUBLIC HEARINGS**

### **7. Continued from October 25, 2022: Environmental Impact Report No. 2020-01 and approval of General Plan Amendment No. 2020-01, Zone Change No. 2020-01, Development Agreement No. 2020-01 Tentative Parcel Map No. 2022-113, Precise Development Plan No. 2020-02, and Conditional Use Permit Nos. 2020-06, 2022-16, 2022-17, and 2022-18 (Brea Mall Mixed Use Project)**

Contract Planner, Kim Zuppiger, provided a presentation of the project. The Planning Commission asked a number of questions related to the following:

- LED & wayfinding signs
- Traffic-related items (i.e. speedbumps, fees, improvements)
- School impact fees
- Caltrans comments
- Bicycle lanes and facilities
- EV charging stations
- Affordable housing
- ADA compliance

- Parking
- Green spaces

Jocelyn Gubler, a representative for Simon Group also provided a presentation and answered questions.

Chair Brattain opened the Public Hearing and the following people spoke in support of the project:

- Ashley Cole
- Crystal Adler
- Lacy Schoen

In addition, Amelia Bowley Fuentes of the law firm, Lozeau Drury, representing *Supporters Alliance for Environmental Responsibility* (SAFER), expressed concerns regarding the adequacy of the EIR and requested the EIR be revised to address indoor air quality and cumulative air quality impacts.

Chair Brattian closed the Public Hearing and adjourned the meeting at 9:07 pm for a short break.

Chair Brattain called the meeting back to order at 9:19 pm.

The Commission, after a lengthy discussion, made the following additional recommendations to the City Council and revisions to the draft conditions of approval:

**Recommendations:**

1. Consider installing 3 to 5 additional EV charging stations within the project area, at a location(s) that provides ADA access and preferably located within central areas of the project area.
2. Examine funding opportunities to install pedestrian lighting and wayfinding signs to the mall at the Tracks at Brea.
3. Consider requiring more affordable housing units within the project through the Development Agreement, in excess of the Code required 10 percent.

4. Consider requiring higher MERV-rated air filters for residential units.
5. Consider requiring compliance with all necessary State law requirements related to usage of hazardous materials within interior of the residential units in order to reduce potential indoor air quality issue
6. Consider potential programming for the interior street/drive aisle located within the retail buildings.
7. Consider requiring a system/program that monitors parking availability within parking structures.
8. Encourage participation in the privately funded City-wide micro-transit system if and when it becomes available
9. Encourage set-aside parking spaces within the parking area located within the retail buildings for short-term parking (i.e. 15-minute parking).
10. Review state law requirements regarding Electric and Gas utilities and Solar and incorporate the most updated requirements into the project as deemed appropriate.
11. Encourage the incorporation of Solar wherever possible.
12. Encourage widening the internal roads to accommodate separate bicycle lanes(i.e. Class II) to the maximum extent possible, considering any physical encumbrances.
13. Encourage the internal roads and drive aisles to provide sufficient turning radius for larger vehicles to the extent feasible.

**Conditions of Approval:**

1. Any patios/balconies with glass rails or fencing shall include glasses with stripes and/or etching that meets the American Bird Conservancy scale that represent a Threat Factor of 10 or less.

2. Install at least one free book exchange spot within the residential building.
3. Incorporate materials and/or landscaping to soften the appearance of the structural supports located at the ground level of the exterior of the residential structure, to the satisfaction of the City Planner.
4. Within the green space, incorporate a designed edge (e.g. landscaping, low fence/wall, etc.) between the green space and the adjacent drive aisle. Also, incorporate other location-appropriate design features that can support user activities and general seating.
5. The Project site shall be maintained so as not to create any nuisance.
6. Incorporate additional bicycle repair stations within the residential building.

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Chandel approval reco Environmental Impact Report No. 2020-01 and approval of General Plan Amendment No. 2020-01, Zone Change No. 2020-01, Development Agreement No. 2020-01 Tentative Parcel Map No. 2022-113, Precise Development Plan No. 2020-02, and Conditional Use Permit Nos. 2020-06, 2022-16, 2022-17, and 2022-18 (Brea Mall Mixed Use Project)

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

Passed

8. Conditional Use Permit No. 2022-20: to allow the off-sale of beer and wine with a determination of public convenience or necessity (PCN) for a new hotel (Residence Inn by Marriott) located at 180 South State College Boulevard.

Kathy Kuo, Planning Technician, provided a presentation of the project.

The Commission asked a clarifying question related to availability of alcohol to the general public.

Chair Brattain opened the Public Hearing and hearing no testimony, closed the Public Hearing.

Motion was made by Commissioner Chandel, seconded by Commissioner Schlotterbeck to approve Conditional Use Permit No. 2022-20: to allow the off-sale of beer and wine with a determination of public convenience or necessity (PCN) for a new hotel (Residence Inn by Marriott) located at 180 South State College Boulevard.

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

Passed

9. Conditional Use Permit Nos. 2021-15 and 2022-21: to allow a health and fitness studio with a modification of off-street parking requirements at 650 North Berry Street, Unit A.

Senior Planner, Jessica Newton, provided a presentation.

The Commission had a few questions regarding parking.

Chair Brattain opened the Public Hearing and hearing no testimony, closed the Public Hearing.

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Madden to approve Conditional Use Permit Nos. 2021-15 and 2022-21: to allow a health and fitness studio with a modification of off-street parking requirements at 650 North Berry Street, Unit A.

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

Passed

## **ADMINISTRATIVE ITEMS**

10. Continued from October 25, 2022: Conditional Use Permit No. 2022-19: to allow the retail sale of firearms and ammunition within an existing commercial building located at 524 E. Imperial Highway.

City Planner Hwang gave a recap of the October 25, 2022, Public Hearing where the Commission considered Conditional Use Permit, heard public testimony, had a discussion, and directed staff to come back with a resolution of denial. Staff's recommendation is for the Commission to adopt the resolution of denial.

Motion was made by Commissioner Schlotterbeck, seconded by Commissioner Madden to deny the approval of Conditional Use Permit No. 2022-19: to allow the retail sale of firearms and ammunition within an existing commercial building located at 524 E. Imperial Highway

AYES: Commissioner Madden, Commissioner Phu, Commissioner  
Schlotterbeck, Commissioner Chandel

NOES: Commissioner Brattain

Passed

**11. PLANNING DIVISION UPDATES**

None.

**12. COMMITTEE REPORTS**

Commissioner Schlotterbeck announced she has finished her Housing Policy Leadership Academy.

**13. INFORMATIONAL / PROJECT UPDATES**

None.

**14. ADJOURNMENT**

Chair Brattain adjourned the meeting at 10:43 pm.

Respectfully submitted,

The foregoing minutes are hereby  
approved this 24th day of January 2023.

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Joanne Hwang, AICP  
City Planner

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City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

**DATE:** 01/24/2023

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

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**RECOMMENDATION**

Staff recommends that the Planning Commission receive and file the Quarterly Traffic Monitoring Report identified as a Condition of Approval for Tentative Parcel Map No. 2016-178.

**BACKGROUND/DISCUSSION**

Pursuant to the adopted Resolution No. PC 2017-05 and Resolution No. PC 2017-07 for Parcel Map No. 2016-178 and Precise Development No. 16-04 respectively, located at the northwest corner of Birch Street and State College Boulevard, the Project was issued Conditions of Approval on June 27, 2017. As part of Condition of Approval "o" for Tentative Parcel Map No. 2016-178, the applicant was required to monitor and report on the traffic signal synchronization operation with adaptive traffic control systems for the Project on a quarterly basis for pre-construction, during the course of the construction, and occupancy of the project up to 100% occupancy and for a period of two (2) years after 100% occupancy.

The Project Developer has retained a traffic engineering consultant to perform the monitoring, and a Quarterly Traffic Monitoring Report has been prepared for reporting to the Planning Commission. Please see the attached Quarterly Traffic Monitoring Report that has been prepared on behalf of the Project applicant.

**RESPECTFULLY SUBMITTED**

Joanne Hwang, AICP, City Planner

Prepared by: Ryan Chapman, P.E., Assistant City Engineer

Concurrence: Michael Ho, Director of Public Works/City Engineer

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**Attachments**

A. Quarterly Monitoring Report

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## TECHNICAL MEMORANDUM

<b>To:</b>	Ryan Chapman, PE David Roseman, PE City of Brea 1 Civic Center Circle Brea, CA 92821	<b>From:</b>	Jason Xu, PE, PTOE, PMP Richard Luo, EIT Iteris, Inc. 1700 Carnegie Avenue, Suite 100 Santa Ana, CA 92705
<b>Date:</b>	January 7, 2023		
<b>RE:</b>	<b>2022 Q4 Monitoring Report for Brea Place SynchroGreen Adaptive Signal Operation</b>		

As part of the Brea Place Project, Adaptive Signal Control Technologies (ASCT) system has been deployed along the corridors of State College Boulevard from Brea Mall South to Lambert Road and Birch Street from State College Boulevard to Poplar Avenue. Based on the Conditions of Approval, Iteris will continue to assist the City and Avalon Bay in monitoring adaptive system operation until the building's occupancy rate stabilizes (95% or above) and for a period of two (2) years after 100% occupancy. On June 24, 2022, Avalon Bay received the final Certificate of Occupancy for the Brea Place Project.

This technical memorandum serves as part of series of quarterly reports submitted to facilitate monitoring and reporting the system performance along the two corridors. Performance measures discussed in this report have been monitored to track the performance status from October to December of 2022. This memorandum provides a comparison of signal performance between the current study period and the "after" study conditions to track improvements or identify potential for timing parameter finetuning along the corridors.

Based on the continual monitoring studies, the ASCT system performs per the system design and deploys optimal traffic signal coordination strategies according to the project specifications. Dynamic coordination cycles have been recommended and deployed by the ASCT system during the pandemic in the past two years to address the traffic fluctuation. The green times assigned to each signal phase have also been optimized to accommodate the real-time traffic pattern.

### 1. PROJECT OVERVIEW

State College Boulevard is a major north-south arterial running parallel to State Route 57 between Brea Boulevard and the southern city limit. There are seven (7) signalized intersections on this mile-long segment with a posted speed of 40 mph. Birch Street is a major east-west arterial running parallel to Imperial Highway and is bounded by Brea Boulevard to the west and Valencia Avenue to the east. This project includes five (5) signalized intersections along this half-mile stretch of Birch Street with a posted speed of 35 mph. SynchroGreen ASCT system has been deployed at the following signalized intersections:

1. State College Boulevard at Brea Mall South
2. State College Boulevard at Brea Mall Center
3. State College Boulevard at Brea Mall North
4. State College Boulevard at Birch Street
5. State College Boulevard at Brea Place

6. State College Boulevard at Avocado Street
7. State College Boulevard at Lambert Road
8. Birch Street at Brea Mall
9. Birch Street at Civic Center
10. Birch Street at Randolph Avenue
11. Birch Street at Poplar Avenue

## 2. METHODOLOGY

The project's continual monitoring is conducted using the travel time data generated from a Bluetooth system on a quarterly basis with supplementary floating car surveys for each of 12 months.

In order to evaluate the ASCT system operational performance, Bluetooth roadside units (RSU) were installed at each of project intersections to collect real-time traffic data. The system detects anonymous Bluetooth/Wi-Fi signal broadcast from mobile devices to determine travel times and speeds on a continuous basis. This project utilizes the travel time pair/route report in 5-minute intervals with the option of individual speeds and number of matches. The valid pair/route data are then processed to produce travel time reports for each direction of the study corridors. The pair/route data include the following information:

- **Average Travel Time** – Time taken to travel between paired locations. The average of travel times for a specific set of matches or trips (seconds)
- **Historical Average Travel Time** – Historical average travel time for the entire period since the inception of the system (seconds)
- **Average Travel Speed** – Calculated average speed based on the time taken to travel between paired locations (mph)

The monitoring phases also use the Bluetooth data to compare against the “after” study report that was approved by the City in 2021 as the baseline condition.

## 3. CONTINUAL MONITORING

### 3.1 BlueTOAD Data Analysis

To measure the effects of the SynchroGreen ASCT system, travel time and speed data were extracted from the BlueTOAD system for October, November, and December of 2022 on typical weekdays (Tuesday, Wednesday, and Thursday). **Tables 1 and 2** on the next page summarize the results of the travel time and average speed analysis. The measures of effectiveness (MOE) are also compared with the “after” study that was collected in September 2020 following the implementation and finetuning of the SynchroGreen system. The detailed reports are included in **Attachment A**.

As shown in **Table 1**, the overall performance of Birch Street improved from “after” study conditions. Compared to Q3 2022, the average corridor travel time and speed had very minor deterioration, but overall performance has remained consistent between Q3 and Q4.

It should be noted that the entire Birch corridor was synchronized by a separate project prior to the deployment of the SynchroGreen adaptive system. The signals outside of the study segment are coordinated at fixed cycles that may differ from the cycle lengths that the adaptive system optimized and implemented for the real-time traffic patterns.

Table 1 – MOE Comparison for Birch Street

Direction	Performance Measure	After Study	October 2022			November 2022			December 2022		
		MOE	MOE	Diff.	% Diff.	MOE	Diff.	% Diff.	MOE	Diff.	% Diff.
AM Peak											
EB	Travel Time (sec)	60	60	0	0%	63	3	5%	61	1	2%
	Speed (mph)	23	24	1	4%	23	0	0%	23	0	0%
WB	Travel Time (sec)	67	44	-23	-34%	45	-22	-33%	44	-23	-34%
	Speed (mph)	22	32	10	45%	32	10	45%	32	10	45%
Corridor Average	Travel Time (sec)	64	52	-12	-19%	54	-10	-16%	53	-11	-17%
	Speed (mph)	23	28	5	22%	27	4	17%	28	5	22%
PM Peak											
EB	Travel Time (sec)	66	65	-1	-2%	63	-4	-6%	68	2	3%
	Speed (mph)	22	22	0	0%	23	1	5%	21	-1	-5%
WB	Travel Time (sec)	75	54	-21	-28%	56	-19	-25%	54	-21	-28%
	Speed (mph)	19	26	7	37%	25	6	32%	26	7	37%
Corridor Average	Travel Time (sec)	71	60	-11	-15%	59	-12	-17%	61	-10	-14%
	Speed (mph)	21	24	3	14%	24	3	14%	24	3	14%

Note: XX – MOE improvement with decreased travel time or increased average speed  
 XX – MOE deterioration with increased travel time or decreased average speed  
 XX – No MOE change

As shown in **Table 2** on the next page, average travel times and corridor delays have been maintained or improved along State College Boulevard going southbound for both peak periods. In the northbound direction, the travel time and delay of the AM peak are consistent with two prior quarters (Q2 and Q3 of 2022) without significant variance of performance. The travel time and delay of State College northbound is typically higher than the “after” study due to the facts that traffic has been rebounding to pre-pandemic level and the intersection of State College Boulevard and Lambert Road is running under a special SynchroGreen Zone with pre-defined coordination cycles that allows this signal to synchronize with SR-57 ramp signals on Lambert instead of responding to the adaptive control demands. However, system analysis identified higher average travel times and delays in the northbound of State College compared to Q3 2022. Multiple rounds of troubleshooting and finetuning have been performed to address the following issues that could cause increase of travel time:

- Construction of signal modification at the SR-57 ramps is on-going and will impact the signal operation at State College Boulevard and Lambert Road where the signal operation priority is currently set to the east-west direction along Lambert to accommodate heavy bidirectional traffic. A field review confirmed that during the PM peak the southbound left turns at State College and Lambert most likely will either stop at the SR-57 SB ramp and backs up into State College, blocking northbound traffic. The field review also noticed that the synchronization between State College and ramp signals were off. Iteris coordinated with Caltrans and confirmed that both ramp signal have been put on Free mode due to the construction. Caltrans eventually re-implemented coordination plan at both SR-57 ramp signals using a longer cycle length of 130 seconds in December. Following that, Iteris adjusted coordination cycle lengths and timings at State College and Lambert to match the ramp signals. The coordination progression has been

reinstalled along Lambert between Stage College and SR-57 SB ramp. The eastbound traffic no longer blocks the intersection of Lambert and Stage College. However, due to the inconsistent cycle lengths, Stage College northbound traffic most likely will stop at Lambert which introduces extra delay to MOE report.

- Detection failures happened at two intersections on Stage College Boulevard. The approaches with detection failure are typically set to Max Recall which may unnecessarily take more green time than needed. The detection monitoring and troubleshooting have been conducted at Stage College and Birch and State College and Lambert.

**Table 2 – MOE Comparison for State College Boulevard**

Direction	Performance Measure	After Study	October 2022			November 2022			December 2022		
		MOE	MOE	Diff.	% Diff.	MOE	Diff.	% Diff.	MOE	Diff.	% Diff.
AM Peak											
NB	Travel Time (sec)	129	141	12	9%	140	11	9%	137	8	6%
	Speed (mph)	26	25	-1	-4%	25	-1	-4%	26	0	0%
SB	Travel Time (sec)	142	136	-6	-4%	141	-1	-1%	131	-12	-8%
	Speed (mph)	24	26	2	8%	25	1	4%	27	3	13%
Corridor Average	Travel Time (sec)	136	138	2	1%	141	5	4%	134	-2	-1%
	Speed (mph)	25	26	1	4%	25	0	0%	27	2	8%
PM Peak											
NB	Travel Time (sec)	154	205	51	33%	193	39	25%	198	44	29%
	Speed (mph)	22	18	-4	-18%	19	-3	-14%	18	-4	-18%
SB	Travel Time (sec)	176	163	-13	-7%	158	-18	-10%	157	-19	-11%
	Speed (mph)	19	22	3	16%	23	4	21%	23	4	21%
Corridor Average	Travel Time (sec)	165	184	19	12%	175	10	6%	177	12	7%
	Speed (mph)	21	20	-1	-5%	21	0	0%	21	0	0%

Note: XX – MOE improvement with decreased travel time or increased average speed  
XX – MOE deterioration with increased travel time or decreased average speed  
 XX – No MOE change

To further illustrate the travel time patterns along study corridors, average travel time was plotted using the BlueTOAD data for each month and for Q4 2022 in **Figures 1** through **4**. Overall, travel times along Birch Street have remained relatively consistent with the third quarter except for the PM peak of Birch Street eastbound in December that has spikes of travel time. This was mainly due to the construction and Christmas events. Stage College northbound also had a spike of travel time during the PM peak in October due to the factors discussed above.

Figure 1 – Average Travel Time for Birch Street EB

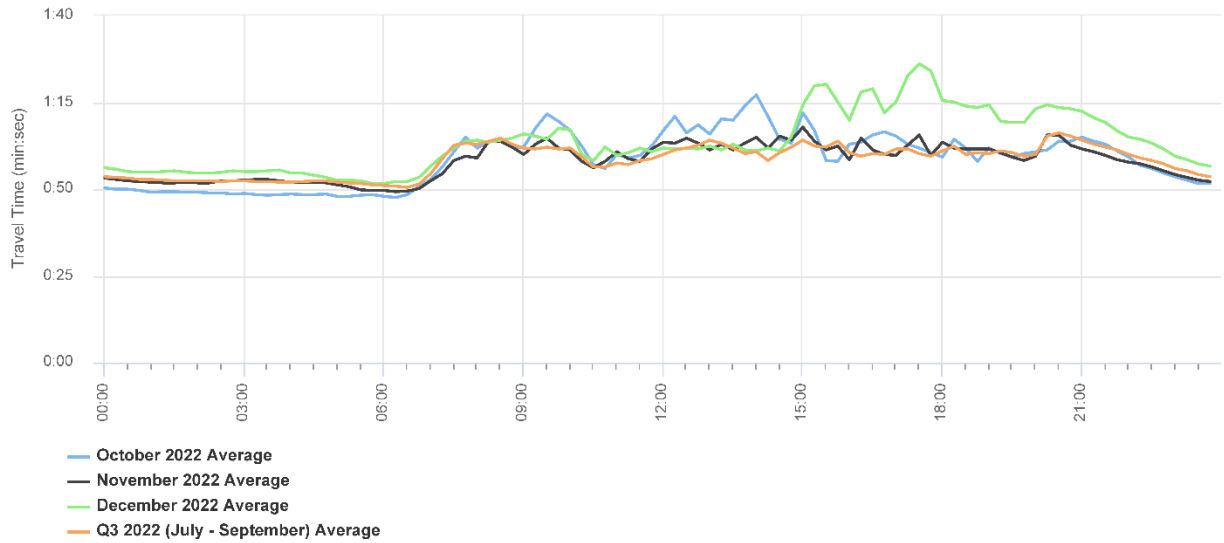


Figure 2 – Average Travel Time for Birch Street WB

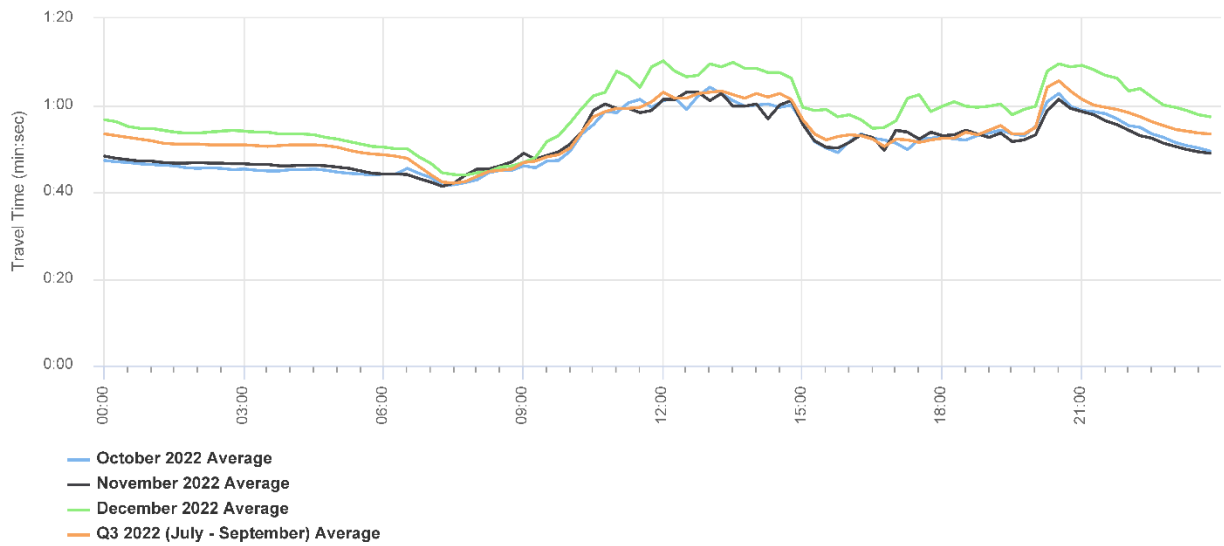


Figure 3 – Average Travel Time for State College Boulevard NB

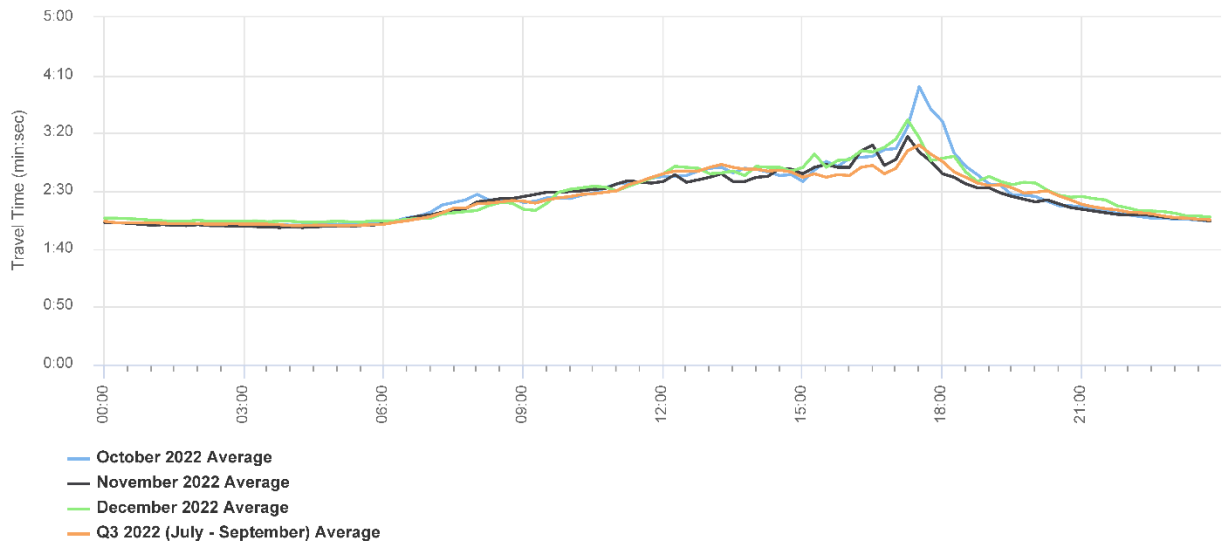
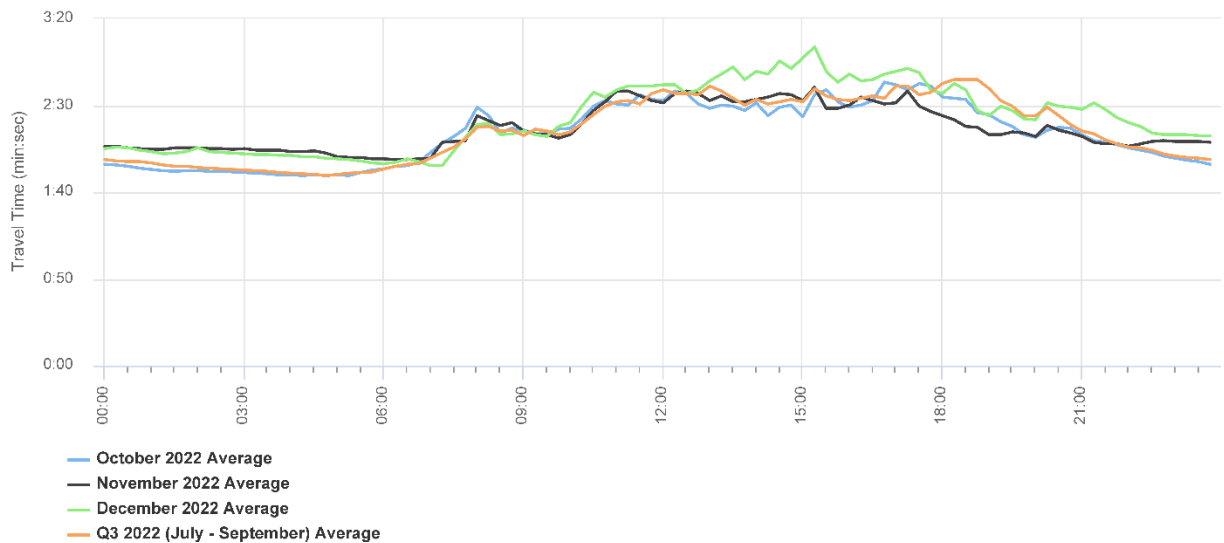


Figure 4 – Average Travel Time for State College Boulevard SB



In addition to Bluetooth data analysis, a travel time study was conducted in Q4 using the Floating Car Methodology and GPS-based TruTraffic 10 software. The travel time and average speed are summarized in **Table 3** below and compared with the study collected back in May 2020. A minimum of five (5) travel time runs were collected on Thursday, December 1, 2022, for each peak and each direction. Due to the construction at Birch Street and Poplar Avenue and the Tree Lighting Ceremony around City Hall, the second round of field runs was conducted on Tuesday, December 6 to collect additional AM runs for Birch Street and PM runs for both corridors. Supplemental runs were also collected on January 4, 2023, during the PM period following the timing modification along Lambert Road.

Overall, the travel time and average speed on Birch Street have improved or remained relatively consistent with the after study for both peak periods. To be consistent the previous floating car study, the MOE comparison focused on the segment State College and Randolph.

Similarly, State College has also maintained or improved MOE for both AM and PM peaks. During the December runs, one of the northbound runs stopped twice at Lambert due to southbound left turning vehicles blocking the intersection. The southbound left has since been changed to lagging with 130-second cycle to match the timing revisions at Caltrans ramp signals, so it does not block northbound vehicles.

**Table 3 – MOE Comparison of Floating Car Survey**

Corridor	Peak Periods	Direction	Travel Time (sec)				Speed (mph)			
			May 2020	Dec 2022	Improv	%Improv	May 2020	Dec 2022	Improv	%Improv
Birch Street	AM	EB	94	68	-26	-28%	17.0	23.3	6.3	37%
		WB	38	45	7	18%	37.2	34.5	-2.7	-7%
		<b>Average</b>	<b>66</b>	<b>57</b>	<b>-9.5</b>	<b>-14%</b>	<b>27</b>	<b>29</b>	<b>1.9</b>	<b>7%</b>
	PM	EB	43	38	-5	-12%	33.4	36.7	3.3	10%
		WB	38	38	0	0%	36.9	36.7	-0.2	-1%
		<b>Average</b>	<b>41</b>	<b>38</b>	<b>-3</b>	<b>-7%</b>	<b>35</b>	<b>37</b>	<b>1.7</b>	<b>5%</b>
State College Boulevard	AM	NB	164	128	-36	-22%	22.2	28.7	6.5	29%
		SB	113	125	12	11%	32.3	28.5	-3.8	-12%
		<b>Average</b>	<b>139</b>	<b>127</b>	<b>-12.5</b>	<b>-9%</b>	<b>27</b>	<b>28.6</b>	<b>1.6</b>	<b>6%</b>
	PM	NB	192	180	-12	-6%	19.4	21.2	1.8	9%
		SB	184	149	-35	-19%	19.5	23.6	4.1	21%
		<b>Average</b>	<b>188</b>	<b>165</b>	<b>-23.5</b>	<b>-13%</b>	<b>19</b>	<b>22</b>	<b>3.4</b>	<b>18%</b>

Note: XX – MOE improvement with decreased travel time or increased average speed  
XX – MOE deterioration with increased travel time or decreased average speed  
 XX – No MOE change



### 3.2 SynchroGreen Monitoring

The SynchroGreen adaptive control module responds to traffic fluctuation and deploys timing optimization strategies for the following peak periods:

- Weekday - 6:30 AM to 8:00 PM
- Weekend - 7:00 AM to 7:00 PM (State College Boulevard and Lambert Road operates in “Free” mode during the weekend)

The SynchroGreen reports have been routinely reviewed during continual monitoring phase, including Controller Error Report, System Master Error Report, Split Termination Report, Green Time Utilization/Cycle Report, and Alarm Dashboard. To present a high-level summary of signal operation, the typical weekday coordination cycle lengths were extracted from SynchroGreen reports and presented in **Figures 5 through 7** for each month of this study period. They illustrate cycle lengths that the adaptive control system optimized and deployed at project signals (excluding State College and Lambert). Compared to the daily average cycles reported in previous reports, the weekday cycle length charts provide a more detailed and visual illustration of the variability of implemented cycles throughout a weekday.

Overall, the cycle lengths implemented by Signal Adaptive Control are more flexible and lower than the traditional time-of-day coordination plans. A major drop in cycle length was typically observed around 10:00 AM and 2:45 PM when the system transitions from one base plan to another. The system then quickly returns to normal coordination operation with a short transition period. On the October data for Monday, the cycle length hovers at 110 seconds during the PM period; most likely, the intersection was running the non-adaptive base plan during this time.

**Figure 5 – Weekday Cycle Lengths for October 2022**

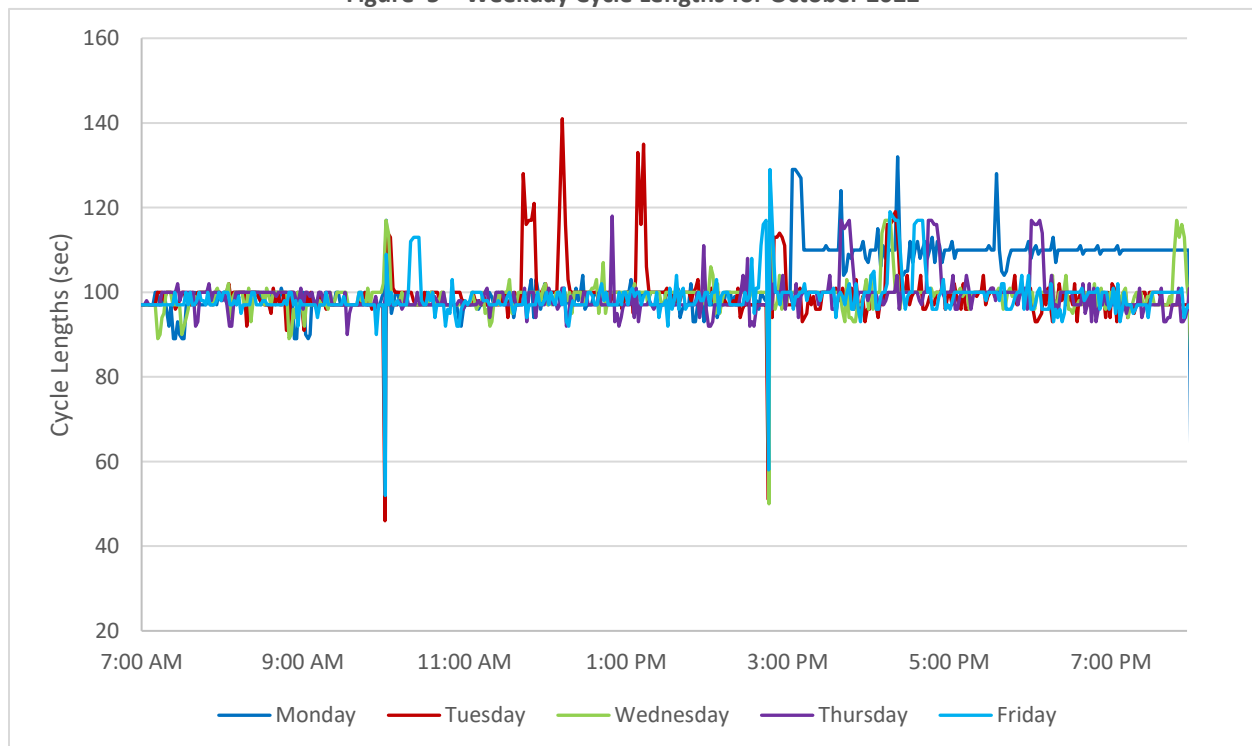


Figure 6 – Weekday Cycle Lengths for November 2022

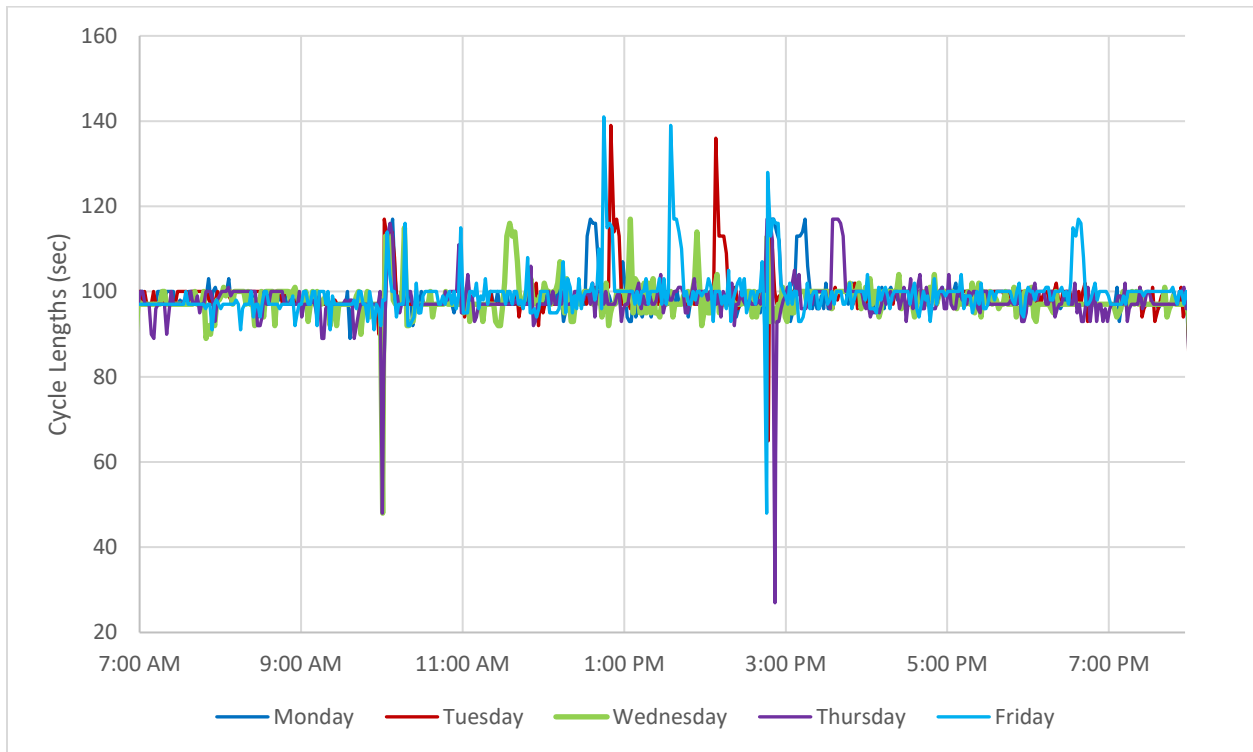
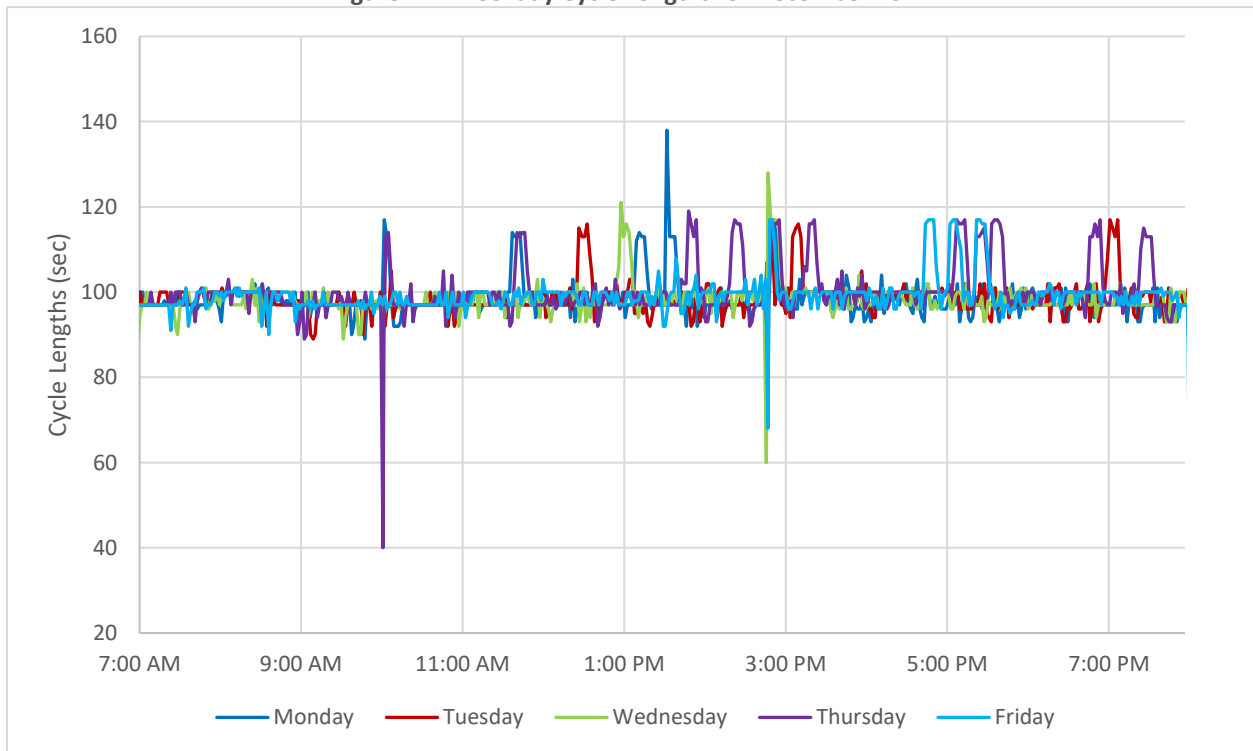


Figure 7 – Weekday Cycle Lengths for December 2022

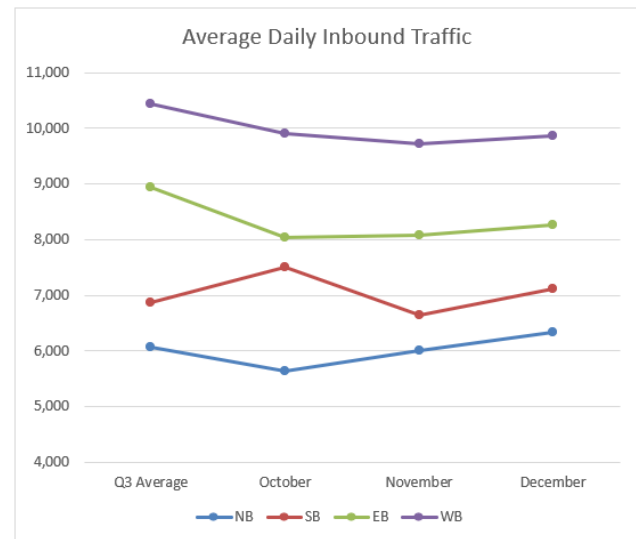


### 3.3 Other Finetuning and Observations

To illustrate the trend of traffic changes during this monitoring period, daily inbound/outbound traffic were extracted from ATMS.now System Reports for the intersection of State College Boulevard and Birch Street for five consecutive weekdays. **Figure 8** below shows the inbound traffic at this location and a comparison with the previous study period (Q3 2022). Overall, volumes have remained relatively consistent between Q3 and Q4, with an average variance of less than 5%.

**Figure 8 –Traffic Comparison at State College Boulevard and Birch Street**

	NB	SB	EB	WB	Total
<b>Q3 Average</b>	<b>6,057</b>	<b>6,865</b>	<b>8,933</b>	<b>10,434</b>	<b>32,289</b>
October	5,631	7,496	8,030	9,901	31,058
November	6,009	6,634	8,075	9,716	30,434
December	6,331	7,108	8,272	9,865	31,576
<b>Q4 Average</b>	<b>5,990</b>	<b>7,080</b>	<b>8,126</b>	<b>9,827</b>	<b>31,023</b>
Inbound Traffic % Difference between 2022 Q3 and 2022 Q4	-1%	3%	-9%	-6%	-4%



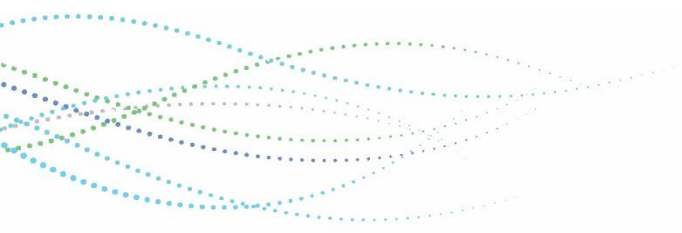
The following monitoring activities have also been conducted by Iteris as part of monitoring efforts:

- Detection and operation monitoring and troubleshooting at State College and Birch.
- Timing modification and finetuning at State College and Lambert. Iteris developed and implemented new AM and PM plans (130 seconds) based on prevailing traffic patterns and timing changes at SR-57 ramp signals. The southbound left turn is now lagging during the PM peak and will receive Green at SR-57 SB ramp after a slowdown or brief stop; eastbound through platoons will then arrive at Green interval at the SB ramp following southbound left turn platoons. This has been field verified and there is no further change at this moment.

## 4. NEXT STEPS

Overall, all 11 signalized intersections have been operating at optimal and acceptable levels of services under the adaptive signal control. Iteris will continue to monitor the progression and travel time along the two corridors and adjust system settings as necessary to optimize the target cycle lengths and to enhance the traffic progression.

## ATTACHMENT A - BLUETOAD TRAVEL TIME REPORTS



## ATTACHMENT A

## BlueTOAD Historical Report

Birch EB, Averages

Pair/Route

cabrea-350854: (Y22-Birch EB (Randolph to State College))

Comparison Index #1

Historical Avg of Tue/Wed/Thu: From 2022-10-11 to 2022-10-13

Comparison Index #2

Historical Avg of Tue/Wed/Thu: From 2022-11-08 to 2022-11-10

Comparison Index #3

Historical Avg of Tue/Wed/Thu: From 2022-12-06 to 2022-12-08

Time	October 11 - October 13		November 8 - November 10		December 6 - December 8	
	Tues, Wed, Thurs		Tues, Wed, Thurs		Tues, Wed, Thurs	
	Speed (mph)	Travel Time (s)	Speed (mph)	Travel Time (s)	Speed (mph)	Travel Time (s)
0:00	28.4	49	27.5	51	26.4	53
0:15	28.7	49	27.6	51	26.7	53
0:30	28.7	49	27.6	51	27.4	51
0:45	29.1	48	27.7	51	27.5	51
1:00	29.3	48	27.8	51	27.6	51
1:15	29.2	48	27.9	50	27.6	51
1:30	29.2	48	28	50	27.2	52
1:45	29.4	48	28	50	27.1	52
2:00	29.3	48	28	50	27	52
2:15	29.4	48	28.2	50	26.7	53
2:30	29.7	47	28.1	50	26.7	53
2:45	29.7	47	28.1	50	26.4	53
3:00	30	47	28.1	50	26.3	53
3:15	30.2	46	28	50	26.5	53
3:30	30.2	46	28	50	26.7	53
3:45	29.8	47	28.2	50	26.6	53
4:00	30	47	28.2	50	26.6	53
4:15	30	47	28.2	50	26.6	53
4:30	29.9	47	28.4	49	27.3	51
4:45	29.6	47	28.5	49	27.9	50
5:00	29.2	48	28.4	49	29	48
5:15	29.3	48	28.7	49	29.8	47
5:30	29.3	48	29	48	29.9	47
5:45	29.1	48	29.4	48	31	45
6:00	28.9	49	28.7	49	30.2	46
6:15	28.2	50	28.6	49	30.5	46
6:30	27.3	51	27.8	51	29.3	48
6:45	26.6	53	27	52	27.9	50
7:00	26.4	53	26.8	52	25.2	56
7:15	25.9	54	24.8	57	24.8	57
7:30	25.2	56	20.9	67	22.6	62
7:45	23.2	61	21.6	65	22.7	62
8:00	22	64	21.7	65	23.4	60
8:15	20	70	21.2	66	23	61
8:30	22.9	61	22.2	63	22	64
8:45	24	59	21.5	65	21.8	64
9:00	22.8	62	22.5	62	21	67
9:15	22.1	64	23.3	60	22.3	63
9:30	21.1	67	23	61	23	61
9:45	21.6	65	24	59	21.7	65
10:00	21.2	66	24.5	57	20.2	70
10:15	22.4	63	25	56	24	59
10:30	25.8	54	25.6	55	25.6	55
10:45	25.5	55	24.2	58	24	59
11:00	22.3	63	22	64	23.6	59
11:15	22.5	62	23.4	60	25.2	56
11:30	23.5	60	25.1	56	23.4	60

## ATTACHMENT A

11:45	21.6	65	23.4	60	23	61
12:00	19.7	71	22.2	63	22.6	62
12:15	21.2	66	24	59	22.3	63
12:30	21	67	22.6	62	22.9	61
12:45	21.5	65	22.5	62	23.3	60
13:00	23.6	59	23.2	61	22.8	62
13:15	20.9	67	22.3	63	24.3	58
13:30	19.7	71	21.3	66	23	61
13:45	19.8	71	22.2	63	22.1	64
14:00	18	78	23	61	23.6	59
14:15	19.5	72	22.6	62	23.8	59
14:30	20.4	69	22.9	61	23.7	59
14:45	18.9	74	23	61	23.1	61
15:00	18.7	75	21.9	64	19.6	72
15:15	24	59	21.7	65	16.6	85
15:30	25.9	54	22.7	62	19.8	71
15:45	23.3	60	19.3	73	20.3	69
16:00	22.6	62	21.5	65	23.6	59
16:15	23.4	60	21	67	20.3	69
16:30	21.8	64	23.9	59	19.7	71
16:45	21.8	64	23.9	59	22.6	62
17:00	19.5	72	23.6	59	23.4	60
17:15	21	67	21.9	64	18.6	75
17:30	21.3	66	20.9	67	19.2	73
17:45	23.1	61	24.2	58	20.8	68
18:00	25.2	56	23.1	61	23.8	59
18:15	21.2	66	21.5	65	22	64
18:30	22.7	62	23.1	61	20.1	70
18:45	22.9	61	22.5	62	21.8	64
19:00	21	67	22.7	62	22	64
19:15	22.5	62	22.5	62	23.2	61
19:30	23	61	24.1	58	21.7	65
19:45	21.4	66	24.8	57	22.2	63
20:00	22.6	62	24.7	57	22	64
20:15	24.4	58	22.6	62	20.6	68
20:30	24.1	58	21.1	67	20.9	67
20:45	23.9	59	24	59	19.6	72
21:00	22.4	63	24.5	57	19.7	71
21:15	22.3	63	23.8	59	21.4	66
21:30	22.6	62	24.3	58	21.9	64
21:45	22.3	63	25.3	55	23.1	61
22:00	22.6	62	25	56	23	61
22:15	24.1	58	25.1	56	23.4	60
22:30	24.2	58	25.1	56	23.7	59
22:45	24.7	57	25.4	55	24.5	57
23:00	25.4	55	26.3	53	26.2	54
23:15	25.9	54	26.5	53	26.1	54
23:30	27.3	51	26.9	52	26.1	54
23:45	28.2	50	27.2	52	26.3	53

## ATTACHMENT A

BlueTOAD Historical Report

Birch WB, Averages

Pair/Route

cabrea-350860: (Y22-Birch WB (State College to Randolph))

Comparison Index #1

Historical Avg of Tue/Wed/Thu: From 2022-10-11 to 2022-10-13

Comparison Index #2

Historical Avg of Tue/Wed/Thu: From 2022-11-08 to 2022-11-10

Comparison Index #3

Historical Avg of Tue/Wed/Thu: From 2022-12-06 to 2022-12-08

Time	October 11 - October 13		November 8 - November 10		December 6 - December 8	
	Tues, Wed, Thurs		Tues, Wed, Thurs		Tues, Wed, Thurs	
	Speed (mph)	Travel Time (s)	Speed (mph)	Travel Time (s)	Speed (mph)	Travel Time (s)
0:00	28.6	49	28.4	49	28.1	50
0:15	28.7	49	28.7	49	28.1	50
0:30	28.7	49	28.8	49	29.2	48
0:45	28.9	49	28.9	49	29.4	48
1:00	29.1	48	28.9	49	29.4	48
1:15	29.2	48	29.1	48	29.4	48
1:30	29.1	48	29.1	48	29.4	48
1:45	30	47	29.2	48	29.4	48
2:00	30.1	47	29.6	47	29.2	48
2:15	29.8	47	29.3	48	29.4	48
2:30	29.8	47	29.4	48	29.4	48
2:45	30.3	46	29.3	48	29.2	48
3:00	30.7	46	29.4	48	29.5	48
3:15	30.9	45	29.4	48	29.6	47
3:30	31	45	29.6	47	29.4	48
3:45	31.1	45	29.9	47	29.5	48
4:00	31.1	45	29.7	47	28.9	49
4:15	31	45	29.7	47	28.6	49
4:30	31	45	29.6	47	28.6	49
4:45	31.2	45	29.8	47	28.8	49
5:00	30.9	45	30.8	46	28.8	49
5:15	31.3	45	30.3	46	29.6	47
5:30	31.7	44	30.9	45	29.2	48
5:45	31.2	45	31.6	44	29.3	48
6:00	31.3	45	31.6	44	29.6	47
6:15	31.3	45	31.1	45	29.5	48
6:30	31	45	31	45	29.9	47
6:45	30.9	45	32.7	43	30.6	46
7:00	31.7	44	33.5	42	31.3	45
7:15	33.7	42	33.6	42	34.5	41
7:30	32.8	43	32.6	43	33.9	41
7:45	32.2	44	31.7	44	32.2	44
8:00	32.1	44	30.5	46	31.9	44
8:15	30.5	46	29.8	47	31.4	45
8:30	30.3	46	29.8	47	30.1	47
8:45	30.4	46	30.1	47	31.6	44
9:00	29.5	48	30	47	30.4	46
9:15	30.8	46	31.4	45	30.7	46
9:30	30.4	46	29.5	48	29.4	48
9:45	30.5	46	28.2	50	27.6	51
10:00	28.4	49	27.2	52	25.5	55
10:15	24.9	56	25.9	54	24.5	57
10:30	24.7	57	23.8	59	23.8	59
10:45	23.9	59	22.9	61	23.7	59
11:00	24.9	56	22.4	63	21.7	65
11:15	22.6	62	23	61	22.1	64
11:30	21.8	64	23.9	59	24.1	58

## ATTACHMENT A

11:45	22.1	64	22.7	62	20.8	68
12:00	23.2	61	23	61	20.6	68
12:15	22.9	61	22.1	64	22.7	62
12:30	22.7	62	20.5	68	22.4	63
12:45	22.4	63	22	64	23.4	60
13:00	21.1	67	22.8	62	21.3	66
13:15	22.2	63	21.6	65	22.2	63
13:30	23.7	59	23.1	61	21.2	66
13:45	24	59	23	61	22.1	64
14:00	23.4	60	22.4	63	21.6	65
14:15	23.3	60	25.4	55	22.8	62
14:30	23.9	59	22.9	61	22.8	62
14:45	24.3	58	22.4	63	25.1	56
15:00	25.4	55	24.3	58	26.3	53
15:15	26.1	54	26.3	53	26	54
15:30	27.6	51	28.1	50	27.1	52
15:45	26.6	53	26.8	52	26.5	53
16:00	25.5	55	26.1	54	26.3	53
16:15	25.2	56	25	56	26.9	52
16:30	27.5	51	26.6	53	27.6	51
16:45	27.3	51	24.9	56	27	52
17:00	27.5	51	22.9	61	27.5	51
17:15	27.1	52	24.8	57	23.7	59
17:30	26.6	53	26.5	53	25.5	55
17:45	25.8	54	26.2	54	24.8	57
18:00	24.7	57	26.5	53	26.4	53
18:15	26.8	52	25.6	55	26.1	54
18:30	26.9	52	25.6	55	24.3	58
18:45	26.9	52	25.3	55	25.1	56
19:00	26.9	52	26.6	53	25.6	55
19:15	26.2	54	26.6	53	25.1	56
19:30	25.3	55	27.4	51	26	54
19:45	25.2	56	27.7	51	26	54
20:00	24.7	57	27.2	52	24.4	58
20:15	21.7	65	23.8	59	21.7	65
20:30	21.7	65	22.8	62	21.9	64
20:45	23.8	59	22.7	62	21.4	66
21:00	23.6	59	21.6	65	22	64
21:15	23.7	59	22	64	23.4	60
21:30	24.2	58	23.7	59	24.2	58
21:45	24.7	57	24.5	57	23.2	61
22:00	26.3	53	25.8	54	23.8	59
22:15	25.9	54	26.7	53	24.9	56
22:30	26.5	53	26.9	52	26.3	53
22:45	27.3	51	27.5	51	26.9	52
23:00	27.8	51	28	50	26.9	52
23:15	28	50	28.4	49	27.1	52
23:30	28.3	50	28.5	49	27.2	52
23:45	28.5	49	28.7	49	27.5	51



## ATTACHMENT A

BlueTOAD Historical Report

State College NB, Averages

Pair/Route

cabrea-337942: (Y22-State College NB (Brea Mall S to Lambert))

Comparison Index #1

Historical Avg of Tue/Wed/Thu: From 2022-10-11 to 2022-10-13

Comparison Index #2

Historical Avg of Tue/Wed/Thu: From 2022-11-08 to 2022-11-10

Comparison Index #3

Historical Avg of Tue/Wed/Thu: From 2022-12-06 to 2022-12-08

Time	October 11 - October 13		November 8 - November 10		December 6 - December 8	
	Tues, Wed, Thurs		Tues, Wed, Thurs		Tues, Wed, Thurs	
	Speed (mph)	Travel Time (s)	Speed (mph)	Travel Time (s)	Speed (mph)	Travel Time (s)
0:00	28.7	123	27.8	127	27.9	126
0:15	28.8	122	27.7	127	28	126
0:30	28.9	122	28	126	28.2	125
0:45	28.9	122	28.3	125	28.6	123
1:00	29	122	28.2	125	28.5	124
1:15	28.9	122	28	126	28.7	123
1:30	29	122	27.8	127	28.6	123
1:45	29	122	27.8	127	28.7	123
2:00	29	122	27.5	128	28.7	123
2:15	29	122	27.7	127	28.6	123
2:30	29.1	121	27.7	127	28.6	123
2:45	29.1	121	27.8	127	28.6	123
3:00	29	122	27.9	126	28.7	123
3:15	29.1	121	27.8	127	28.7	123
3:30	29.1	121	27.8	127	28.8	122
3:45	29.1	121	27.9	126	29	122
4:00	29.2	121	27.7	127	29.3	120
4:15	29	122	27.7	127	29.3	120
4:30	29.2	121	27.7	127	29.3	120
4:45	28.9	122	27.5	128	29.2	121
5:00	29.1	121	27.5	128	29.2	121
5:15	28.8	122	27.5	128	29	122
5:30	28.8	122	27.5	128	29.1	121
5:45	28.8	122	27.8	127	29	122
6:00	28.8	122	27.5	128	28.8	122
6:15	28.4	124	26.8	132	28.5	124
6:30	27.7	127	26.3	134	28.1	126
6:45	27.6	128	26.2	135	27.5	128
7:00	26.9	131	26.5	133	27.1	130
7:15	25.4	139	26.3	134	26.2	135
7:30	25.2	140	26.1	135	26.1	135
7:45	24.3	145	25.9	136	26.6	133
8:00	23.6	149	24.2	146	25.8	137
8:15	25.1	141	25.1	141	25.6	138
8:30	25.7	137	24.3	145	25.5	138
8:45	25	141	23.4	151	24.3	145
9:00	24.9	142	22.7	155	25.1	141
9:15	24.5	144	22.4	157	26.6	133
9:30	24.3	145	23.3	151	25.6	138
9:45	24.9	142	24.4	145	24	147
10:00	24.8	142	24.1	146	22.9	154
10:15	23.6	149	24.1	146	22.5	157
10:30	23.1	153	23.3	151	22.1	160
10:45	22.3	158	22.4	157	22.7	155
11:00	22.9	154	21.4	165	23	153
11:15	23.6	149	21	168	21.7	163
11:30	22.6	156	21.3	166	21.2	166

## ATTACHMENT A

11:45	21.9	161	21.7	163	20.3	174
12:00	20.9	169	21.6	163	20.2	175
12:15	21.7	163	20.9	169	20.6	171
12:30	22.7	155	21.3	166	21.7	163
12:45	22.5	157	20.9	169	21.7	163
13:00	21.4	165	20.2	175	22.3	158
13:15	21.3	166	20.4	173	22.2	159
13:30	21.5	164	20.9	169	22.1	160
13:45	20.5	172	22.4	157	22.6	156
14:00	20.3	174	21.1	167	21.7	163
14:15	21.1	167	20.7	170	21.3	166
14:30	22.1	160	18.7	189	21.7	163
14:45	20.2	175	18.3	193	22.1	160
15:00	21.5	164	20.8	170	20.8	170
15:15	21.2	166	20.6	171	19	186
15:30	18	196	20.3	174	20.4	173
15:45	21	168	19.3	183	20.8	170
16:00	21.4	165	20.2	175	20.5	172
16:15	20.4	173	16.7	211	17.8	198
16:30	20.7	170	17.7	199	18.5	191
16:45	18.8	188	19.7	179	20.1	176
17:00	18.6	190	21.1	167	17.4	203
17:15	18.1	195	16.9	209	14.9	237
17:30	15.5	228	18.1	195	16.9	209
17:45	13.1	269	18.9	187	20.4	173
18:00	14.5	243	20.1	176	20	176
18:15	17.5	202	19.7	179	20	176
18:30	19.4	182	21.5	164	22.9	154
18:45	21	168	22.9	154	23.9	148
19:00	22.4	157	22	160	24	147
19:15	22.6	156	23.6	149	24	147
19:30	24.4	145	24.1	146	24.2	146
19:45	24.8	142	23.1	153	23.5	150
20:00	25.3	139	24.4	145	22.6	156
20:15	25.4	139	24.2	146	24.1	146
20:30	25.6	138	24.4	145	25.2	140
20:45	25.1	141	24.8	142	25.4	139
21:00	25.7	137	25.3	139	25.6	138
21:15	25.8	137	26.3	134	26.6	133
21:30	26.1	135	26	136	27.5	128
21:45	26.7	132	25.9	136	28.1	126
22:00	27	131	26.2	135	28.3	125
22:15	27.1	130	26	136	28.5	124
22:30	27.4	129	26	136	28.4	124
22:45	27.7	127	26.4	134	28.1	126
23:00	28.1	126	26.3	134	28.1	126
23:15	28.5	124	26.5	133	28.5	124
23:30	28.7	123	26.6	133	28.5	124
23:45	28.7	123	26.7	132	28.5	124

## BlueTOAD Historical Report

State College SB, Averages

Pair/Route

cabrea-337940: (Y22-State College SB (Lambert to Brea Mall S))

Comparison Index #1

Historical Avg of Tue/Wed/Thu: From 2022-10-11 to 2022-10-13

Comparison Index #2

Historical Avg of Tue/Wed/Thu: From 2022-11-08 to 2022-11-10

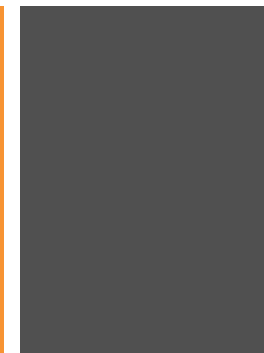
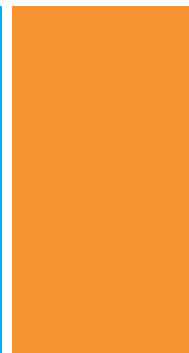
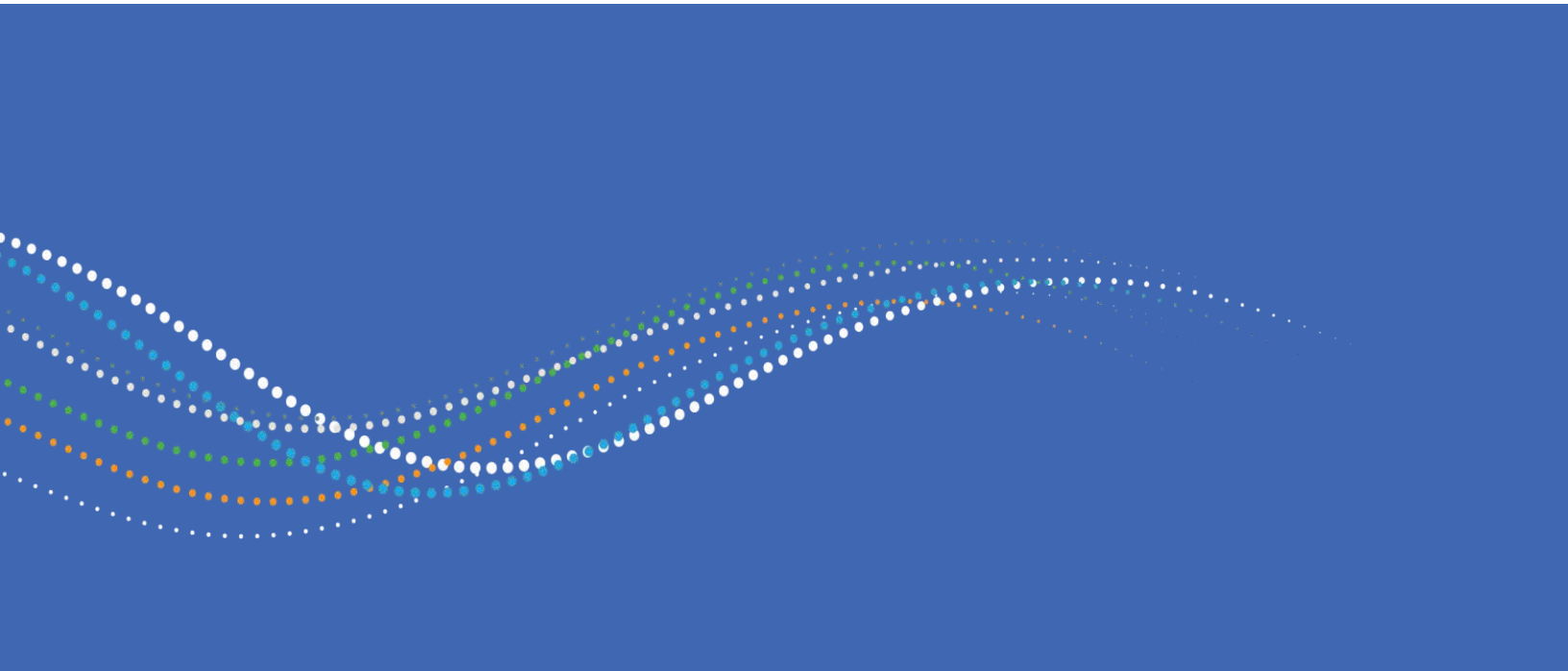
Comparison Index #3

Historical Avg of Tue/Wed/Thu: From 2022-12-06 to 2022-12-08

Time	October 11 - October 13		November 8 - November 10		December 6 - December 8	
	Tues, Wed, Thurs		Tues, Wed, Thurs		Tues, Wed, Thurs	
	Speed (mph)	Travel Time (s)	Speed (mph)	Travel Time (s)	Speed (mph)	Travel Time (s)
0:00	30	118	28	126	31.1	113
0:15	30.1	117	28.4	124	30.4	116
0:30	30.3	116	28.3	125	30.5	116
0:45	30.6	115	28.3	125	31.2	113
1:00	30.7	115	28.2	125	31.4	112
1:15	30.9	114	28.2	125	31.4	112
1:30	30.9	114	27.6	128	31	114
1:45	30.8	115	27.7	127	30.2	117
2:00	30.9	114	27.8	127	29.1	121
2:15	30.8	115	27.8	127	29.9	118
2:30	30.9	114	27.8	127	30.1	117
2:45	30.9	114	27.8	127	30.2	117
3:00	30.8	115	27.9	126	30.4	116
3:15	31	114	28	126	30.3	116
3:30	31	114	27.9	126	30.4	116
3:45	31	114	28.1	126	30.4	116
4:00	31.1	113	28.3	125	30.4	116
4:15	31.3	113	28.4	124	30.6	115
4:30	31.1	113	28.4	124	30.3	116
4:45	31.2	113	28.7	123	30.5	116
5:00	31.2	113	29	122	30.1	117
5:15	31.4	112	29.3	120	29.7	119
5:30	31.1	113	29.9	118	29.8	118
5:45	31.1	113	30.4	116	29.6	119
6:00	30.7	115	30.4	116	28.7	123
6:15	30	118	30.8	115	28.3	125
6:30	30.2	117	30.8	115	27.3	129
6:45	30.2	117	30.2	117	28.5	124
7:00	29.1	121	29.7	119	29.5	120
7:15	27.7	127	25.7	137	30.7	115
7:30	27.9	126	25.9	136	27.9	126
7:45	26.6	133	26.4	134	25	141
8:00	23.1	153	22.9	154	24.5	144
8:15	24	147	23.5	150	26.3	134
8:30	26.3	134	24	147	26.6	133
8:45	24.5	144	23.9	148	27.4	129
9:00	25	141	25.7	137	26.6	133
9:15	25.3	139	25.9	136	27.7	127
9:30	26.8	132	25.7	137	28.1	126
9:45	26	136	26.4	134	26.4	134
10:00	25.9	136	27.2	130	24.6	143
10:15	25.3	139	25.1	141	23.5	150
10:30	24.6	143	24.9	142	23.3	151
10:45	23.8	148	24.3	145	24.1	146
11:00	22.9	154	23.2	152	22.6	156
11:15	23.5	150	23.2	152	22.9	154
11:30	22.6	156	22.4	157	23.5	150

## ATTACHMENT A

11:45	22.2	159	23.7	149	23	153
12:00	22.4	157	24.7	143	21.9	161
12:15	22.6	156	22.6	156	22.7	155
12:30	21.9	161	21.5	164	23.4	151
12:45	22.9	154	22.7	155	23.6	149
13:00	24.3	145	22.2	159	22.3	158
13:15	23.1	153	21.3	166	22.9	154
13:30	22.8	155	22	160	23.1	153
13:45	23.8	148	23.6	149	22.8	155
14:00	23.4	151	24.1	146	22	160
14:15	24.2	146	23.9	148	21.9	161
14:30	22.6	156	23.5	150	21.9	161
14:45	21.4	165	22.7	155	22.2	159
15:00	23	153	22.3	158	21.6	163
15:15	19.7	179	21.6	163	21.3	166
15:30	20.9	169	21.3	166	24	147
15:45	21.7	163	23.3	151	22	160
16:00	23.2	152	22.4	157	21.8	162
16:15	25.3	139	22.6	156	23.4	151
16:30	22.7	155	21.2	166	23.8	148
16:45	21.3	166	22.6	156	22	160
17:00	21.6	163	22.5	157	20.9	169
17:15	20.3	174	22.2	159	23.6	149
17:30	19.3	183	22.7	155	21.9	161
17:45	21.9	161	23.8	148	23.9	148
18:00	23.1	153	23.4	151	24.4	145
18:15	21.9	161	22.9	154	23.7	149
18:30	21.8	162	25	141	25.4	139
18:45	23.7	149	24.7	143	26.1	135
19:00	25	141	26.1	135	26.1	135
19:15	25.4	139	26.6	133	25.8	137
19:30	26.8	132	25.6	138	26.8	132
19:45	26.7	132	25	141	26.9	131
20:00	27.4	129	26.5	133	27.6	128
20:15	27.4	129	24.8	142	25.6	138
20:30	26.1	135	25.8	137	24.9	142
20:45	25.9	136	25.7	137	25	141
21:00	26.3	134	26.5	133	25.4	139
21:15	26.5	133	27.4	129	25.1	141
21:30	27	131	27.4	129	25	141
21:45	27.3	129	27	131	25.3	139
22:00	27.5	128	27.7	127	25.5	138
22:15	27.2	130	27.4	129	26.3	134
22:30	27.5	128	27.2	130	27.3	129
22:45	28.1	126	27.4	129	27.8	127
23:00	28.3	125	27.2	130	28.3	125
23:15	28.7	123	26.9	131	28.4	124
23:30	29.1	121	27	131	28.3	125
23:45	29.4	120	27.4	129	28.3	125



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City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

**DATE:** 01/24/2023

**SUBJECT:** Administrative Remedies 2022

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**RESPECTFULLY SUBMITTED**

Joanne Hwang, AICP, City Planner

Prepared by: Cecilia Madrigal-Gonzalez

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**Attachments**

Memorandum

A. Chapter 20.408 – Administrative Procedures

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## MEMORANDUM

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**TO:** Honorable Chair and Planning Commission  
**FROM:** Cecilia Madrigal-Gonzalez, Associate Planner  
**DATE:** January 24, 2023  
**SUBJECT:** Summary of Administrative Remedy from 2022

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This memo is intended to provide a summary of Administrative Remedies processed by the Planning Division during the year 2022.

The Administrative Remedy is established to expedite and relieve the Planning Commission and/or City Council of minor modifications from the requirements of the Brea City Code (BCC), within the limits established in Section 20.408.020 (Attachment 1). The Community Development Director (Director), may consider, approve, or deny modifications administratively, without a public hearing. The Planning Division provides an annual memo to the Planning Commission summarizing all Administrative Remedies approved by the Director pursuant to Section 20.408.020 of the BCC.

### **Administrative Remedy Summary**

During the year 2022, the Director did not approve any Administrative Remedy as the Planning Division did not receive any applications.

### **MEMO ATTACHMENT(S):**

1. Chapter 20.408 – Administrative Procedures

**END**

## DIVISION III — ADMINISTRATION AND PROCEDURES

### CHAPTER 20.400: ADMINISTRATION AND PROCEDURES — GENERAL

#### Section

- 20.400.010 Administration
- 20.400.020 Building permit issuance
- 20.400.030 Types of procedures
- 20.400.040 Applications
- 20.400.050 Initiation by city
- 20.400.060 Interchangeability
- 20.400.070 Fees
- 20.400.080 Environmental review
- 20.400.090 Investigation

#### § 20.400.010 ADMINISTRATION.

In accordance with the provisions of the State Planning and Zoning Law, Cal. Gov't Code Division 1 of Title 7, the City Planning Commission shall administer regulations of this title and amendments thereto; hear and act upon all matters involving variances and conditional use permits; revoke conditional use permits; hear and act upon suspensions or modifications of planned right-of-ways; and perform such other duties as are requested or delegated by the City Council.

#### § 20.400.020 BUILDING PERMIT ISSUANCE

##### A. *General provisions.*

1. It shall be unlawful for any property owner, or authorized agent thereof, to commence any work pertaining to the erection, construction, reconstruction, moving, conversion or alteration of any building, or any addition to any building, until a building permit has first been secured from the Division of Building and Safety for said work.

2. Each application for a building permit shall be made on a printed form to be obtained at the Division of Building and Safety and shall be accompanied by accurate information and dimensions of all yards and open spaces, and such other information as may be necessary for the enforcement of these regulations. Where complete and accurate information is not readily available from existing records, the Division of Building and Safety may require the applicant to furnish a survey of the lot or parcel prepared by a licensed surveyor. The original of such application shall be kept in the office of the Division of Building and Safety.

3. No building permit shall be issued for the erection or use of any structure or part thereof, or for the use of any land, which is not in accordance with the provisions of this title and in conformity with the approved site plan, conditional use permit or other entitlement, where required by this title. Any permit issued contrary to the provisions of this title or not in conformity with an approved site plan, conditional use permit or other entitlement for use shall be void and of no effect.

4. No building permit shall be issued where the structure(s) to be erected will have the effect of depriving other persons of the use of their property or will have the effect of invalidating the general plan.

5. No building permit shall be issued for a residential building or structure on a lot which does not have a minimum frontage of thirty (30) feet and access to a dedicated street or way acceptable to the Planning Commission.

B. *Flood hazard areas.* The Director hereby is authorized, and shall have the duty, to refuse to issue a building permit or permits to any applicant whose lot or parcel is subject to the requirements of Division II of Title 18 of this code, except upon compliance with the requirements of said Division II of Title 18.

C. *Certificate of occupancy.* No building shall be occupied or used unless a certificate of occupancy and a license for such use, where required, is first obtained from the department or person vested with the duty or authority to issue same. Such certificate shall be issued only after any construction, enlargement, or alteration has been completed in conformity with the provisions of any regulating ordinance, with any approved site plan and required conditions, and when the proposed use conforms to this title and required conditions.

#### § 20.400.030 TYPES OF PROCEDURES.

The procedures to be utilized in administration of and modification to this title include the following:

##### A. *Legislative procedures.*

1. *Text amendment.* An ordinance or amendment changing the wording of this title.



2. *Change of zone.* An ordinance or amendment changing a zone boundary as shown on the Zoning Map.

B. *Administrative procedures.*

1. *Administrative interpretation.* A means of resolving uncertainties or ambiguities in the meaning of any provision of this title. An interpretation is uniformly applicable to all subsequent situations in which the same set of circumstances is present. In addition, the interpretation procedure may be used to make minor adjustments of zone boundaries to conform to lot lines or to resolve uncertainty as to the precise location of a zone boundary.

2. *Administrative remedy.* A simplified procedure for considering minor deviations from zoning regulations, within established parameters, designed to expedite requests therefor without requiring Planning Commission review.

3. *Conditional use permit.* A discretionary action concerning a specified land use and, pursuant to criteria set forth in this title, to determine whether such use may be permitted at a given location and to determine the conditions or limitations on development in each case.

4. *Plan review.* The review and conditional approval of development plans for specified categories of development or when required as a condition of approval under some other procedure, in order to ensure the intent of this title is met with regard to site arrangement, functional effectiveness, landscape design, architectural quality, and other pertinent attributes.

5. *Certificate of compatibility.* A procedure to consider the compatibility of residential structures, accessory dwelling units, and mobile and/or manufactured housing to coordinate planning, architecture, aesthetics, and economic cohesiveness within residentially zoned areas of the city.

C. *Quasi-judicial procedures.*

1. *Variance.* A determination under criteria established in state law and this title, allowing deviation from the strict application of regulations of this title, in cases where the effect of the strict application of the regulations would deprive a particular property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

2. *Revocation.* Procedure for revoking any specific development approval when violation of zoning requirements, conditions or other laws are found to have occurred.

(Am. Ord. 1220, passed 3-16-21)

**§ 20.400.040 APPLICATIONS.**

A. *Form and information required.* All applications to initiate a procedure governed by this title shall be made pursuant to the Uniform Application Procedure established by the Director and the nature of the information to be submitted therewith shall be as prescribed by the Director for each type of application.

B. *Applicant.* Application to initiate any procedure set forth in this title shall be made by the owner(s) or duly authorized agent(s) thereof, of the property or by an applicant which is, or will be, the plaintiff in an action in eminent domain to acquire the property. Proof of ownership or other requisite status hereunder shall be supplied concurrently with the application submittal. Applications shall be duly executed and verified under penalty of perjury of the laws of the State of California.

C. *Acceptance.*

1. The Director shall be responsible for the acceptance of all such applications. No application shall be accepted until:

a. All required information is submitted, including any environmental review documentation, when required (See: § 20.400.080);

b. At least one (1) year has passed since final action on any previously denied application for substantially the same matter, except as otherwise provided by this title; and

c. The required application fee has been paid.

2. As soon as possible, but in no case later than thirty (30) days after receipt of an application, the Director shall determine, in writing, if such application is complete, and immediately transmit such determination to the applicant. If an application is determined not to be complete, the Director's determination shall specify the deficiencies and the manner in which the application can be made complete.

(See: Cal. Gov't Code §§ 65943 and 65944.)

3. Upon determination that an application is complete and meets the requirements for acceptance, or expiration of the thirty (30) day period if no determination regarding completeness is made, the application shall be deemed accepted.

(See: Cal. Gov't Code § 65943.)

**§ 20.400.050 INITIATION BY CITY.**

When prescribed by provisions of this title for specific procedures, proceedings may be initiated by minute order or resolution of the City Council or Planning Commission, or by written order of the Director, or other public official so authorized.

**§ 20.400.060 INTERCHANGEABILITY.**

An application or other initiation of proceedings under any procedure set forth in this title may be considered as an initiation of proceedings under any other procedure set forth in this title; provided that, for each action taken, the procedural steps required for that action have been accomplished and the applicable fees paid.

#### **§ 20.400.070 FEES.**

- A. A schedule of fees shall be adopted (and revised from time to time as deemed necessary) by resolution of the City Council.
- B. When a proceeding is initiated by application, or otherwise as authorized in this title, a fee shall be paid to the city by the applicant or appellant in the amount set forth in the currently adopted schedule of fees.
- C. No fee shall be required when a proceeding is initiated or appealed by action of an officer or official body of the city.
- D. No fee shall be refunded except upon order of the City Council for good cause shown.

#### **§ 20.400.080 ENVIRONMENTAL REVIEW.**

- A. For purposes of applying procedural time limits under this title, a procedure will not be considered to have been initiated until one (1) of the following has occurred pursuant to the California Environmental Quality Act:
  - 1. Notice of completion of a draft environmental impact report has been filed;
  - 2. Notice of a negative declaration has been made; or
  - 3. The Director determines that the proposed zoning matter is exempt from, or does not constitute a project under, the California Environmental Quality Act.
- B. If, after having determined otherwise, it is determined that either a negative declaration or an environmental impact report is required, or that a supplement to a draft environmental impact report is required, the running of time limits applicable to the zoning procedure shall be suspended until the applicable environmental review step has been accomplished.
- C. Any hearing on an environmental impact report shall be held before or concurrently with the last hearing to be held on a zoning matter to which it relates.
- D. Certification of final environmental impact report or adoption of a negative declaration, when required, shall be made prior to a final decision on a zoning matter.

#### **§ 20.400.090 INVESTIGATION.**

Except as otherwise directed by the City Manager, for each matter initiated under a procedure established by this title, the Director shall cause an investigation to be made and a report prepared providing factual information and recommendations as appropriate for action in accordance with the provisions of this title.

(See: Cal. Gov't Code § 65804(d).)

## **CHAPTER 20.404: LEGISLATIVE PROCEDURES**

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### **Section**

20.404.010 Zoning ordinance text amendment

20.404.020 Change of zone

#### **§ 20.404.010 ZONING ORDINANCE TEXT AMENDMENT.**

- A. *Purpose.* Any amendment to the text of this title which imposes any regulation not theretofore imposed, removes or modifies any regulation theretofore imposed or adds any use to any zone not theretofore listed shall be made according to the following procedure.
- B. *Procedure.*
  - 1. *Initiation.* Proceedings may be initiated by motion of the Planning Commission or by motion of the City Council. Proceedings initiated by the City Council shall be submitted to the Planning Commission.
  - 2. *Notice of commission hearing.* Notice of the time and place of the Planning Commission hearing shall be given as required by law. (See: Chapter 20.416)
  - 3. *Commission hearing.* The Planning Commission shall hold a public hearing upon the amendment and thereupon, within forty (40) days after the conclusion of said hearing, shall make a determination and report thereof to the City Council.
  - 4. *Council action.* The City Council, after receipt of the report and recommendation from the Planning Commission, shall give notice and hold public hearings on the proposed change(s). Upon completion of the public hearing(s) the City

Council may either approve, modify or reject the recommended action. If modified, the City Council shall refer the matter back to the Planning Commission for a report. Said report shall be filed with the City Council within forty (40) days after the referral.

#### **§ 20.404.020 CHANGE OF ZONE.**

An amendment to the Zoning Map changing a property from one zone to another shall be made in accordance with the provisions of this chapter.

A. *Criteria for granting a change of zone.* The Planning Commission, in recommending and the City Council in approving a proposed change of zone, shall consider the following:

1. That the proposed zone change is in conformity with the General Plan as amended. Where conflicts exist between the zone change and the General Plan, and it is determined that the proposed change of zone is in the interest of the city, the General Plan may be amended concurrently with the zone change.

2. That the subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses and other considerations deemed relevant by the Planning Commission and City Council.

3. That the proposed change of zone is not detrimental to the use of land in any adjacent zone.

B. *Procedure.*

1. *Initiation.* Such change may be initiated by the City Council, Planning Commission, owner, or duly authorized agent thereof, of any land or by an applicant who is, or will be, the plaintiff in an action in eminent domain to acquire the property. An application for change of zone shall be filed in accordance with § 20.400.040.

2. *Filing fee.* The applicant shall be required to pay appropriate fees as determined by City Council resolution to cover costs and expenses involved in processing an application for change of zone.

3. *Filing prior to hearing.* Any and all applications to be filed under and pursuant to the provisions of this section must be filed with the Planning Commission not less than fifteen (15) days prior to the date set for the hearing of said application.

4. *Notice of hearing.* Forthwith upon the filing of a completed application for a change of zone, the Secretary to the Planning Commission shall set a public hearing before the Planning Commission on the subject of the Planning Commission's prospective recommendation to the City Council on the proposed change of zone. Notice shall be given as required by law. (See: Chapter 20.416)

5. *Commission hearing.* The Planning Commission shall conduct a public hearing upon the matters referred to in such an application. Within forty (40) days after conclusion of said hearing, the Planning Commission shall make a determination and report thereon to the City Council.

6. *Commission findings and decisions.* If, from the facts presented to the Planning Commission in the application, at the public hearing, or by investigation, the Planning Commission, by a majority vote of a quorum then present, finds that public necessity, convenience, general welfare, or good zoning practice, require the proposed change of zone involved or any portion thereof, the Planning Commission shall recommend such proposed change to the City Council; otherwise the application shall be disapproved. The Planning Commission shall make its findings and recommendation in writing within forty (40) days from the date of completion of the hearing and shall forthwith transmit a copy thereof to the applicant. If the Planning Commission recommends approval of the proposed change or any portion thereof, it shall transmit the application together with its report and recommendation relative thereto, to the City Council for its action. If the Planning Commission fails to make a determination within the time limit herein specified, it shall lose jurisdiction and applicant may appeal to the City Council as hereinafter provided.

7. *Council action.* Upon receipt of the application together with the Planning Commission's report and recommendations relative thereto, the City Council shall hold a public hearing noticed as required by law. After City Council has conducted said hearing, it shall either:

a. Confirm the recommendations of the Planning Commission and effect such change by ordinance; or

b. If the City Council does not agree with all or any part of the Planning Commission's recommendations, City Council shall refer the matter back to the Planning Commission for a report of the parts in question. Upon receiving the report of the Planning Commission, or after forty (40) days after the date of the referral, the City Council may, by ordinance, effect any change even though the Planning Commission does not concur.

8. *Denial and appeal.* If, after the original hearing, the Planning Commission denies the application or does not make a determination within the time limit specified, the applicant may, within ten (10) days from the date on which the notification of denial was mailed to said applicant or upon termination of the time limit, appeal to the City Council by written notice of appeal filed with the City Clerk.

9. *Alternate action.* Where there is an application for a zone change and the Planning Commission and/or City Council find that the public interest would best be protected by, as an alternate, granting a conditional use permit to allow a more limited but appropriate group of uses than permitted in the requested zone, such permit may be recommended by the Planning Commission and granted by the City Council, provided there is a finding that the site is appropriate for one or more, but not all of the uses listed in the zone applied for, and where the Planning Commission or City Council determine that a

time limit or other conditions are essential to protect the public health, safety, general welfare and the policies set forth in the general plan.

## CHAPTER 20.408: ADMINISTRATIVE PROCEDURES

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### Section

20.408.010 Administrative interpretation

20.408.020 Administrative remedy

20.408.030 Conditional use permit

20.408.040 Plan review

20.408.050 Certificate of compatibility

### § 20.408.010 ADMINISTRATIVE INTERPRETATION.

A. The purpose of this section is to provide a means for resolving uncertainty or ambiguity as to the meaning or intent of any provision of this title, including:

1. Further definition and enumeration of the uses permitted in the various zones;
2. Determination of parking space requirements for uses not specifically listed in the vehicular provisions of this title;
3. Determination of the precise location of zone boundaries, or minor adjustment thereof to conform to lot lines.

B. Except in the case of zone boundary determinations, each interpretation made under this section is generally applicable to all future situations of the same type and with similar circumstances, and is not limited or directed to specific properties or circumstances thereon.

C. *Initiation.* The preparation of an interpretation may be initiated by order of the City Council or the Planning Commission, by the Director, or by application pursuant to § 20.400.040. An interpretation shall not be initiated when a zoning ordinance text amendment or change of zone involving the same issue has been initiated and is still under consideration.

D. *Basis for Interpretation.* An interpretation shall be based upon an examination of the intent of this title considering all the relevant provisions thereof, and shall be consistent with such intent. Careful consideration shall be given to the similarities and differences among the uses permitted, development standards, and other regulations applicable to the various zones.

E. *Preparation.* Within forty (40) days after the initiation of an interpretation request, the Director shall prepare a written interpretation and transmit it to the City Council and Planning Commission.

F. *Notice.* Upon transmittal of an interpretation to the City Council and Planning Commission, public notice that such interpretation has been prepared shall be given in the same manner as for a zoning ordinance text amendment (See: § 20.416.020), or in the case of a zone boundary determination, notice shall be made in the same manner as for a change of zone (See: § 20.416.010). The notice shall explain that the interpretation may become effective without a hearing unless a written request for a hearing is received.

G. *Commission hearing and action.*

1. If a written request for a hearing is received from any interested party within ten (10) days after notice is made, the Planning Commission shall conduct such hearing. If no such request is made, the Commission may consider the matter without hearing, and the matter may be placed on the Commission agenda as a consent calendar item.

2. The Planning Commission may adopt, modify, or disapprove an interpretation as submitted by the Director, or may refer the matter back to the Director for further study. The Planning Commission shall act within forty (40) days after transmittal of an interpretation from the Director, except that a referral back to the Director is considered as an initiation of an other interpretation.

3. Planning Commission action on an interpretation is final unless appealed pursuant to Chapter 20.424. Failure to act shall be deemed an approval thereof.

H. If the Planning Commission action on an interpretation is appealed, the City Council shall hear and decide the matter with notice given in the same manner as the initial notice under paragraph F. of this section.

### § 20.408.020 ADMINISTRATIVE REMEDY.

A. *Purpose.* Administrative remedy is hereby established to expedite and relieve the Commission and Council of minor modifications from the requirements of this title, within the limits established by this section.

B. *Authority of the development services director.*

1. *Minor modification.* In the public interest, the Director, without a public hearing, may consider and approve, conditionally approve, or deny modifications from the provisions of this title, limited to the following circumstances:

a. Where dimensional problems of an existing parcel require reduction of lot area or dimensions by not more than five percent (5%) of that required by the zone provided that such reductions are requested on not more than one (1) lot within any one (1) subdivision or tract.

b. Where dimensional problems of an existing parcel require reduction of yards and/or distance between buildings by not more than ten percent (10%) of the requirements of the zone provided that such reductions are not requested for more than one (1) lot within any one (1) subdivision or tract.

c. Reduction of number of required parking spaces by not more than ten percent (10%) and/or modification of parking (dimension) standards by not more than five percent (5%).

d. Modification of wall and fence heights, not to exceed twelve (12) inches.

e. Modification of projections/encroachment into required yard areas by not more than twelve (12) inches, provided that such does not violate fire, housing or building codes.

f. Modification of maximum permitted lot coverage not to exceed ten percent (10%) of the maximum lot area coverage permitted in the zone.

g. Modification of maximum height regulation by not more than ten percent (10%) of the requirements of the zone.

h. Modification of the size, height, and area of signs by not more than five percent (5%).

2. Such additional matters as may be delegated to the Director by the Council, provided that the limits and scope of the Director's authority shall be set forth by the delegating body.

C. *Procedure.* The following procedure shall apply to administrative remedy applications:

1. Application for administrative remedy shall be made pursuant to §20.400.040.

2. The Director, within thirty (30) days after filing of the application, shall either:

a. Approve the application;

b. Approve the application with conditions; or

c. Disapprove the application.

The Director shall set forth the findings upon which the decision is based.

3. A copy of the proceedings and findings of the Development Services Director shall be submitted, in writing, to the Commission as a matter of record.

4. The decision of the Director shall be final and shall become effective ten (10) days after issuance of the decision by the Director, subject to appeal pursuant to Chapter 20.424.

## **§ 20.408.030 CONDITIONAL USE PERMIT.**

A. *Intent and purpose.* The conditional use permit is intended for those land uses which require special consideration in a particular zone or in the city as a whole. The following factors shall be considered in determining the appropriateness of a location with respect to adjacent uses: The extent of traffic generation, noise, vibration, smoke or other problems incidental to the operation; special locational and space requirements; the effect that such uses may have on property values, health, safety and welfare; and any other characteristic which may affect the compatibility of the use with the neighborhood or the community. In granting the permit, certain safeguards to protect the health, safety, and general welfare may be required as conditions of approval. Uses existing on the effective date of this title which are listed as permitted subject to conditional use permit may continue without securing such a permit; however, any extension or expansion of such use shall comply with provisions of this section.

B. *Uses permitted subject to conditional use permit.*

1. Uses listed in each zone requiring a conditional use permit may be permitted in said zone subject to the provisions of this section.

2. The following uses may be permitted in any zone except where expressly prohibited, when such uses are deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives.

Borrow pit

Cellular telephone poles or facilities

Cemetery, columbarium, crematory, mausoleum

Golf course

Heliport

Hospitals, sanitariums

Planned Unit Development in residential zones, subject to the provisions of Chapter 20.16

Public utility structures and installations not listed in any zone

Radio and television transmitters

Temporary establishments or enterprises involving: circus, open air theater (excluding drive-in theater), tent revival and race track

3. Other special or unusual uses for which no provision is made in this title or which provide for an unusual combination of uses not otherwise provided for nor otherwise prohibited in this title.

*C. Initiation and hearing.*

1. *Application.* Application for a conditional use permit shall be made pursuant to §20.400.040. The application shall include a site plan and elevations of the proposed development. Appropriate fees shall be paid as determined by City Council resolution.

2. *Staff investigation.* The Planning Division shall make an investigation of the facts bearing on the case to provide the information necessary for the action consistent with the intent of this title and the General Plan, and shall report the findings to the Commission.

3. *Notice of hearing.* Notice of public hearing shall be made pursuant to Chapter 20.416.

*D. Commission findings and conditions.* The Commission, in approving a conditional use permit, shall find as follows:

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

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

3. That the site is adequate in size and shape to accommodate the proposed development and all of the yards, setbacks, walls or fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood.

4. That the proposed site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed development.

5. That with the conditions stated in the permit, the uses will not adversely affect the public health, safety, or general welfare. Such conditions may include, but are not limited to:

- a. Special setbacks, yards, open spaces and buffers;
- b. Fences and walls;
- c. Lighting;
- d. Surfacing of off-street parking and loading areas;
- e. Requiring street dedications and street improvements, including service roads and alleys when necessary and practical;
- f. Regulations of points of vehicular ingress and egress;
- g. Regulation of signs;
- h. Regulation of time for certain activities;
- i. Requiring landscaping and maintenance thereof;
- j. Requiring maintenance of grounds;
- k. Regulation of noise, vibration, odors, dust;
- l. Time period within which the proposed use shall be developed;
- m. A bond for removal of such use within a specified period of time; and
- n. Such other conditions as are necessary to protect existing or potential users in the area.

*E. Commission action.*

1. The Planning Commission may approve, conditionally approve, or disapprove the application and shall announce and record its decision within twenty-one (21) days following the conclusion of the public hearing. The decision shall set



forth the findings by formal resolution of the Commission and shall be filed with the City Council. A copy of the resolution shall be mailed to the applicant.

2. The decision of the Planning Commission shall be final and shall become effective ten (10) days after the adoption of the resolution by the Commission, subject to appeal pursuant to Chapter 20.424.

*F. Time limit.*

1. Each permit hereafter granted shall automatically expire and be of no further force or effect if not exercised within two (2) years of its effective date, unless the permit specifies a longer period; provided that the Planning Commission, subject to appeal to the Council in the same manner and time as with the permit itself, may extend any such permit for successive periods not to exceed six (6) months each, upon showing of good cause therefor, if written application for such extension is filed prior to the expiration thereof.

2. "Exercise" of a permit shall mean substantial construction work pursuant to a building permit, and shall not include preparation of plans, engineering work or grading. In case of any dispute thereon, applicant or its successor in interest may request in writing that the Planning Commission conduct a hearing of which the requesting party shall be given ten (10) days advance written notice by first class mail directed to the address of the requesting party given in such written request for hearing. The decision of the Planning Commission may be appealed to the Council pursuant to Chapter 20.424.

3. Each permit issued hereunder shall have appended thereto a copy of this paragraph F. and Chapter 20.412, and shall contain substantially the following provision: "Any permit is subject to expiration and revocation as provided in Chapter 20.412, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or of any other ordinance."

4. Upon expiration of the period of time set forth in paragraph F.2. above, if, in the opinion of the Secretary to the Commission, any permit has been revoked or has expired, written notice thereof may be directed to the holder of the permit according to city records at its last address of record. The same shall be sent by first class mail, postage prepaid. Unless a hearing is requested by any interested person as provided for in paragraph F.2. above, with such request being received by the city within thirty (30) days of date of mailing of said letter, nonexercise of said permit shall be conclusively presumed. Any notices to be given under this paragraph F. shall be deemed given upon deposit in the United States mail, whether actually received or not.

*G. Revisions to site plan approved as part of conditional use permit.*

1. Minor revision to a site plan approved as part of a conditional use permit may be made after review and approval by the Director pursuant to the Plan Review Procedure, § 20.408.040. Minor revisions are hereby defined as revisions which in no way change the requirements set forth by the Commission or Council or violate the intent of any of the standards or conditions of the permit or of the zone.

2. Revisions other than minor revisions, as defined above, shall be made pursuant to the conditional use permit procedure set forth in this section.

3. All copies of the approved revised site plan shall be dated and signed by the Director and made a part of the record of the subject conditional use permit. One (1) copy of said approved revised site plan shall be mailed to the applicant.

*H. Reapplication.* No person shall reapply for a similar conditional use permit on the same land, building, or structure within a period of one (1) year from the date of the final decision on such previous application unless such decision is a denial without prejudice.

(Am. Ord. 1066, passed 4-20-04)

**§ 20.408.040 PLAN REVIEW PROCEDURE.**

*A. Purpose.* The purpose of the plan review procedure is to enable responsible city departments to review development proposals for conformity with applicable provisions of this code and all requirements of law.

*B. Procedure.*

1. Application for plan review shall be submitted in accordance with §20.400.040, together with the requisite fee therefor.

a. Application for plan review shall include submission of the following, where appropriate:

- (1) Subdivision Map
- (2) Landscape Plan
- (3) Floor Plan
- (4) Grading Plan
- (5) Site Utilization Map
- (6) Detailed Site Plan
- (7) Building Elevations

## (8) Phasing Plan

b. The items as listed above are considered a minimum. Applicants may be required to submit additional information as necessary to complete the review process.

2. The plans shall be reviewed by the Director for conformity with provisions of this title. The plans may be approved and signed by the Director which stipulate that the development as shown (with any changes noted by the Director) conforms with the development regulations of the zone.

3. For any project not requiring Planning Commission review, the Director shall provide the applicant a written decision approving, denying or conditionally approving a proposed project within thirty (30) days following submission of a complete application pursuant to Chapter 20.400. The Director's decision shall contain the appropriate findings and reasons for decision. The Director shall maintain a copy of the decision on file in the Development Services Department. The Director's decision shall be final and shall become effective ten (10) days following the date of decision subject to appeal pursuant to Chapter 20.424.

4. All development projects subject to Planning Commission review and approval, shall be placed on the Planning Commission agenda for consideration. The Planning Commission shall consider and act upon each discretionary application according to the provisions of this title. The Planning Commission's decision shall be noted on the plans and recorded in the Planning Commission minutes.

5. No building permit shall be issued until all required plans have been approved in accordance with this section and no certificate of occupancy shall be issued unless the development complies with the approved plan review application and all conditions attached thereto.

6. The decision of the Planning Commission shall be final and shall become effective ten (10) days after the adoption of a resolution of approval or denial by the Planning Commission, subject to the filing of a timely appeal pursuant to Chapter 20.424.

C. *Contents of plans required.* All plans required to be submitted to the Development Services Department shall indicate clearly, and with full dimensions, the information required by the application. The applicant shall provide any additional information as required by the Director to establish that the project satisfies the following aesthetic requirements:

1. Landscaping - Refer to the following sections:

### **Residential**

R-H § 20.204.040.K.

### **Commercial**

C-P § 20.224.040.E.4.

C-N § 20.228.040.E.4.

C-C § 20.232.030.D.2. and

§ 20.232.030.E.4.

C-G § 20.236.040.M.1. through M.4.

C-M § 20.240.060.D.4.

C-RC § 20.244.040.E.4.

### **Industrial**

M-P § 20.248.040.E.

M-1 § 20.252.040.D.4. through D.6. and § 20.252.040.E.5.

M-2 § 20.256.040.

2. Architectural standards.

a. Screening of mechanical equipment and storage areas:

### **Residential**

R-H § 20.204.040.G.2.d.

R-1 § 20.208.040.E.1.b., E.2.c. and E.3.b.

R-1(5000) § 20.212.040.E.2.a. and E.3.b.

R-2 § 20.216.040.E.2.a. and E.3.b.

R-3 § 20.220.040.D.2.g. and D.3.e.

### **Commercial**



C-P § 20.224.050.A.  
C-N § 20.228.050.A.  
C-C § 20.232.040.A.  
C-G § 20.236.040.K.1. through K.4., L., and M.3.b. and c.  
C-M § 20.240.060.J.1. through J.4., K. and L.3.

**Industrial**

M-P § 20.248.040.K. and L.3.  
M-1 § 20.252.040.K.1. through K.5. and M.1. through M.5.  
M-2 § 20.256.040.

b. Lighting requirements:

**Residential**

R1-H § 20.200.040.J.  
R-H § 20.204.040.L.  
R-1 § 20.208.040.N.

**Commercial**

C-G § 20.236.040.Q.  
M-1 § 20.252.040.J.3.a., b. and c.  
M-2 § 20.256.040

c. Required building materials:

**Commercial**

C-P § 20.224.040.E.1.b. and c.  
C-N § 20.228.040.E.1.b. and c.  
C-C § 20.232.030.E.1.b. and c.  
C-G § 20.236.040.E.1.b.  
C-M § 20.240.060.D.1.b. and c.

**Industrial**

M-1 § 20.252.040.E.1.b. and J.2.a.

d. Sign requirements:

Location and height of signs § 20.28.190.

Sign maintenance § 20.28.210.

Sign illumination § 20.28.230.

Parking of advertising vehicles § 20.28.260.

3. Neighborhood preservation.

**Residential**

R-H § 20.204.040.G.2.d.  
R-1 § 20.208.040.E.1.b.  
R-1(5000) § 20.212.040.E.1.b.  
R-2 § 20.216.040.E.1.b.  
R-3 § 20.220.040.D.1.b.

**Commercial**

C-P § 20.224.040.E.5.  
C-N § 20.228.040.E.5.

C-C § 20.232.030.E.5.

C-G § 20.236.040.M.6.a. and P.1. and 2.

C-M § 20.240.060.D.4.

#### **Industrial**

M-P § 20.248.040.D.1., 2. and E.

M-1 § 20.252.040.D.1. and E.6.a. through e.

M-2 § 20.256.040.

#### **4. Art in public places program requirements.**

a. Except as otherwise provided in this title, all development projects are subject to the requirements contained in the most recently adopted or amended version of the Art in Public Places Manual.

b. All developers of commercial projects, industrial projects, including attached and detached additions to existing commercial and industrial buildings, and residential projects of five (5) dwelling units or more with a total building valuation are required to select, purchase and install permanent outdoor sculpture accessible by the general public. The required minimum art allocation shall be as established in the Art in Public Places Manual. For any custom home development, the art requirement will be based on an estimate of the homes' market value, based on lot size and existing market. If development of a project is to proceed in phases, the phasing plan shall include information reflecting compliance with the Art in Public Places requirements and shall be subject to review and approval, all as specified in the Art in Public Places Manual. Additional requirements of the city's Art in Public Places Program are set forth in the Art in Public Places Manual.

c. All property owners are responsible for maintaining the art work in clean, undamaged condition for the lifetime of the art work. The obligation to maintain the art work shall be evidenced by written instrument recorded with the County Recorder setting forth such obligation. A copy of the instrument shall be submitted to the city immediately following recordation.

(Am. Ord. 1050, passed 6-19-01)

#### **§ 20.408.050 CERTIFICATE OF COMPATIBILITY.**

A. *Intent and purpose.* The certificate of compatibility is applicable to all areas that permit single family dwellings and accessory dwelling units within the city. The certificate of compatibility considers the compatibility of residential structures, accessory dwelling units, and mobile or manufactured homes to coordinate land planning, architecture, aesthetics, and economic cohesiveness within residentially zoned properties in the city. A certificate of compatibility shall be obtained prior to submittal of an application for a building permit for any single-family dwelling and accessory dwelling units that require such a permit.

B. *Director's authority.* In issuing a certificate of compatibility, the Director shall have the authority, subject to the provisions of this section, to require conditions of development in addition to those required by this title where it is determined that such conditions are necessary to further the objectives of the general plan and are in harmony with the intent, purpose, and spirit of this title and/or where such additional requirements are deemed essential to protect the public safety and general welfare of the community. The Director shall defer all applications for a certificate of compatibility for an accessory dwelling unit to the Planning Commission.

C. *Planning Commission authority.* In issuing a certificate of compatibility, the Planning Commission shall have the authority, subject to the provisions of this section, to require conditions of development in addition to those required by this title where it is determined that such conditions are necessary to further the objectives of the general plan and are in harmony with the intent, purpose, and spirit of this title and/or where such additional requirements are deemed essential to protect the public safety and general welfare of the community.

#### **D. Procedure.**

1. Application for a certificate of compatibility shall be made pursuant to §20.400.040, together with the requisite fee therefor, and shall be accompanied by the following materials:

- a. A detailed plot plan showing:
  - (1) Dimensions and orientation of the parcel (to scale).
  - (2) Location of buildings, structures and mobile homes, both existing and proposed.
  - (3) Location of eave overhang and architectural features.
- b. A dimensioned floor plan of existing and proposed structures.
- c. All building and mobile home elevations.
- d. Indication of the types and colors of all exterior construction materials.
- e. Location of all walls and fences, their height and materials of construction.

f. Any other architectural and engineering data as may be required to permit necessary findings that the provisions of this title are complied with.

2. *Staff investigation.* The Planning Division shall make an investigation of the facts bearing on the case to provide the information necessary for the action consistent with the intent of this title and the General Plan, and shall report the findings to the Director.

3. *Notice of hearings.* Notice of public hearing shall be given pursuant to §20.416.020.E.1. and shall otherwise comply with Chapter 20.416 as to form and content.

E. *Findings.* The Director, or the Planning Commission, in approving a certificate of compatibility, shall find as follows:

1. That the proposed structure, mobile or manufactured home is properly designed and complies with the requirements of the zone in which it is proposed.

2. That the proposed structure, mobile or manufactured home, with any conditions to be imposed, is in harmony with the various elements or objectives of the general plan and is not economically or aesthetically detrimental to existing or previously approved uses, structures or mobile homes within the surrounding area.

3. That the proposed structure, mobile or manufactured home is aesthetically compatible with the other uses, structures, and mobile homes in the surrounding area.

F. *Director's action and appeal procedures.*

1. The Director may approve, conditionally approve, or disapprove an application for a certificate of compatibility and shall announce and record the decision within twenty-one (21) days following the conclusion of the public hearing. The decision shall set forth the findings, in writing, and shall be filed with the Planning Division. A copy of the decision shall be mailed to the applicant.

2. The decision of the Director shall be final and shall become effective ten (10) days after issuance of the decision by the Director, subject to appeal pursuant to Chapter 20.424.

G. *Planning Commission's action and appeal procedures.*

1. The Planning Commission may approve, conditionally approve, or disapprove the application and shall announce and record the decision within twenty-one (21) days following the conclusion of the public hearing. The decision shall set forth the findings, in writing, and shall be filed with the Planning Division. A copy of the decision shall be mailed to the applicant.

2. The decision of the Planning Commission shall be final and shall become effective ten (10) days after issuance of the decision by the Planning Commission, subject to appeal pursuant to Chapter 20.424.

(Am. Ord. 1220, passed 3-16-21)

## CHAPTER 20.412: QUASI-JUDICIAL PROCEDURES

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### Section

20.412.010 Variance

20.412.020 Revocation of permit, approval or variance

### § 20.412.010 VARIANCE.

A. *Intent and purpose.*

1. A variance from the terms of this title shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the requirements of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

B. *Commission hearing procedure.*

1. *Application.* Application for a variance shall be filed pursuant to §20.400.040 together with the appropriate fee as determined by City Council resolution.

2. *Staff investigation.* The Planning Division shall make an investigation of the facts bearing on the case to provide the information necessary for the action consistent with the intent of this Chapter and the general plan, and shall report the findings to the Commission.

3. *Notice of hearings.* Notice of public hearing shall contain the time and place of the hearing and the location and

proposed use or uses of the subject property. Notice shall be made pursuant to Chapter 20.416.

*C. Commission action.*

1. The Planning Commission may approve, conditionally approve, or disapprove the application and shall announce and record its decision within twenty-one (21) days following the conclusion of the public hearing. The decision shall set forth the findings by formal resolution of the Commission and shall be filed with the City Council. A copy of the resolution shall be mailed to the applicant.

2. The decision of the Planning Commission shall be final and shall become effective ten (10) days after the adoption of the resolution by the Commission, subject to the filing of a timely appeal pursuant to Chapter 20.424.

**§ 20.412.020 REVOCATION OF PERMIT, APPROVAL OR VARIANCE.**

A. Any permit, approval or variance granted pursuant to this title, or granted under any of the prior zoning ordinances in the city and is still in effect, including any which may have been granted automatically for a nonconforming prior use, shall be revoked upon a finding that one (1) or more of the following conditions exist:

1. That the use is detrimental to the public health or safety or is a nuisance;
2. That the permit, approval or variance was obtained by fraud;
3. That the use for which the permit, approval or variance was granted has ceased, or has been suspended for one (1) year or more;
4. That the applicant has not complied with one or more of the conditions of approval or the permit, approval or variance.

B. Any such finding shall be by the Planning Commission after public hearing of which the initial applicant (or any successor of record whose address has been furnished) shall be given ten (10) days advance written notice by first class mail directed to applicant's address of record (or such successor's address so furnished), as per the files of the Planning Commission. Said finding of the Commission and its determination pursuant thereto shall be subject to appeal pursuant to Chapter 20.424. Action of the Planning Commission, or the Council, shall be by resolution, shall contain specific findings and specific action relative to revocation.

C. Notwithstanding the provisions set forth above, the Commission, or the Council, as the case may be, with respect to any ground of revocation coming with paragraphs A.3. or A.4., above, may grant a period of time within which the use may be reactivated, or within which noncompliance with conditions may be remedied. In such event, the resolution shall be considered interlocutory, and the hearing shall be continued automatically, without further notice, to the first regular meeting of the body adopting the resolution following such extended date or dates set for full compliance. Thereupon by further resolution, the body theretofore otherwise finally acting shall take final action with respect thereto. No further appeal from any action of the Planning Commission shall be permitted, and such action of the Planning Commission or Council shall be final and conclusive.

## **CHAPTER 20.416: HEARINGS**

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Section

20.416.010 Setting of hearings

20.416.020 Notice of hearings

20.416.030 Conduct of hearings

**§ 20.416.010 SETTING OF HEARINGS.**

*A. Planning Commission hearings.*

1. Except for matters considered by or appealed from the Director, when a public hearing is required on a zoning matter, the first such hearing shall be held by the Planning Commission.

2. Except as otherwise provided herein, when a public hearing is to be held by the Planning Commission, the Director shall set the time and place for such hearing. The time of such hearing shall be at least ten (10) days and not more than forty (40) days after the acceptance of an application or the receipt of written notice or other instruction from the Planning Commission or City Council initiating the matter.

*B. Council hearings.*

1. When a public hearing is required on a zoning matter following any decision or recommendation by the Planning Commission, such hearing shall be held by the City Council.

2. Upon acceptance of an appeal, or receipt of a written report from the Planning Commission required to be heard by the City Council, the City Clerk shall set the time and place for such hearing. The time of such hearing shall be at least ten

(10) days and not more than forty (40) days after the end of the period for filing an appeal or after receipt of the report.

#### **§ 20.416.020 NOTICE OF HEARINGS.**

A. *Time.* Notice of each public hearing shall be given at least ten (10) calendar days before the date set for such hearing. (See: Cal. Gov't Code §§ 65090 and 65091.)

B. *Content.* Each notice of public hearing shall include the following information: (See: Cal. Gov't Code § 65094.)

1. Time and place of the hearing;
2. Who will conduct the hearing;
3. A general explanation of the matter to be considered, including the type and magnitude of any proposed changes in development or development regulations;
4. Identification of the property and the area affected;
5. Where further information can be obtained;
6. A statement of the right to appear and be heard.

C. *Publication of notice.* When newspaper publication of a notice of public hearing is required, such notice shall be published at least once in a newspaper of general circulation which is published and circulated in the city, or in the area affected if the matter is a rezoning of a proposed annexation to the city. (See: Cal. Gov't Code §§ 65090 and 65091.)

D. *Posting of notice.* Posting of notices of public hearing in the vicinity of property affected may be directed by the City Council or the Planning Commission, but shall not be required when notice is given by other means pursuant to this chapter and state law.

E. *Notice to owners of property within five hundred (500) feet.*

1. Where a public hearing is required by this code, written notification of such hearing shall be provided to owners of property located within five hundred (500) feet of the subject property, and such notice shall be made by delivery by city employees or by first class mail to all persons, including businesses, corporations, or other public and private entities, shown on the last equalized assessment roll as owning real property which is located within five hundred (500) feet of the subject property. (See: Cal. Gov't Code §§ 65091(a)(3).)

2. If the matter to be considered is a legislative matter as identified in §20.404.010, and the number of owners to whom notice would be sent pursuant to paragraph E.1 of this section is greater than one thousand (1,000), notice may be given, in lieu of the method described in paragraph E.1. of this section, by placing a display advertisement of at least one-eighth (1/8) page in a newspaper of general circulation in the area affected.

F. *Notice to owners of adjacent property.* When notice of a public hearing is required to be given to owners of adjacent property, such notice shall be made by delivery by city employees or by first class mail to all persons, including businesses, corporations, or other public and private entities, shown on the last equalized assessment roll as owning real property which is adjacent to the property or zone boundary directly involved in the matter under consideration.

G. *Notice to persons requesting notice.* For all public hearings or zoning matters, in addition to other notices, notice shall be given by first class mail to any person who has filed a written request therefor with the Commission. Such a request shall be effective for the balance of the calendar year in which the request is submitted. A reasonable fee for this service may be established by the City Council for the purpose of recovering the cost thereof. (See: Cal. Gov't Code § 65092.)

H. *Responsibility for giving notice.* The officers responsible for giving required notices of public hearings shall be as follows:

1. Notices of Director meetings and hearings shall be given by the Director.
2. Notices of Planning Commission hearings shall be given by the Commission secretary.
3. Notices of City Council hearings shall be given by the City Clerk.

(Am. Ord. 1073, passed 8-3-04)

#### **§ 20.416.030 CONDUCT OF HEARINGS.**

A. *Rules.*

1. The City Council, Planning Commission, and Director shall adopt and publish rules for the conduct of their respective hearings or meetings on zoning matters. (See: Cal. Gov't Code § 65804(a).)

2. When a city staff report exists concerning a zoning matter, such report shall, if possible, be made available to the public prior to any subsequent public hearing on the matter and shall be presented and made a part of the public record at the beginning of any such hearing. (See: Cal. Gov't Code § 65804(c), (d).)

B. *Continuance.* Any hearing on a zoning matter may be continued from time to time and place to place, provided the time and place to which continued is announced prior to adjournment of the meeting from which continued. (See: Cal. Gov't

C. *Record of hearing.* When a zoning matter is contested and a prior written request is made to the body conducting a hearing on the matter, a record of the hearing shall be made, and copies made available to any interested party at cost. A deposit may be required with such request. (See: Cal. Gov't Code § 65804(b).)

## CHAPTER 20.420: DECISIONS

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### Section

- 20.420.010 Findings
- 20.420.020 Form of decision
- 20.420.030 Vote required
- 20.420.040 Time limits
- 20.420.050 Notice of decision

#### **§ 20.420.010 FINDINGS.**

A. For each discretionary decision under a procedure prescribed by this title, whether made by the City Council, Planning Commission or Director, written findings shall be adopted pertinent to the applicable criteria of state law and this title based upon the investigation, hearings, and record of the case.

B. When decisions under more than one (1) type of zoning procedure are being made concurrently with respect to the same subject property or subject matter, the findings and decision for each such procedure shall be separately identified.

#### **§ 20.420.020 FORM OF DECISION.**

Except as otherwise required:

- A. Decisions of the City Council and Planning Commission shall be made by resolution;
- B. Decisions of the Director shall be in writing and signed by that official or an authorized deputy.

#### **§ 20.420.030 VOTE REQUIRED.**

Except as otherwise required by law, actions on zoning matters by the City Council or Planning Commission shall require the concurring vote of a majority of the members present, with a quorum present.

#### **§ 20.420.040 TIME LIMITS.**

A. On a zoning matter to be decided by the Director, such decision shall be made within forty (40) days after acceptance of the application or other initiation of the matter. An extension of this time limit may be made only with the consent of the applicant or body initiating the matter.

B. On a zoning matter initiated by application, the Planning Commission shall make its recommendation or decision within forty (40) days after opening its first hearing on the matter or, if no hearing is held, within forty (40) days after acceptance of the application. The Planning Commission may extend the time limit prescribed for its action only with the consent of the applicant and only to the extent such extension is not in conflict with other laws.

C. On a zoning matter initiated by the Planning Commission, the Commission shall act within one hundred eighty (180) days of such initiation, or such other period as may be requested by the City Council.

D. On a zoning matter initiated by the City Council and referred to the Planning Commission, and on any matter referred back to the Commission by the City Council after previous consideration by the Commission, the Commission shall act within forty (40) days after referral, or such longer period as may be set by the City Council. (See: Cal. Gov't Code §§ 65853 and 65857.)

E. For any zoning matter initiated by the City Council, the Council shall act within one hundred eighty (180) days of such initiation unless extended by the Council for good cause. For any other zoning matter presented to the City Council, the Council shall act within forty (40) days after opening its first hearing on the matter; or, if no hearing is held on the matter, within forty (40) days after the Council receives the matter; or, if referred back to the Planning Commission, within forty (40) days after receipt of the Commission's report or within forty (40) days after expiration of the Commission's time limit for such report. The Council may extend the period for its action for good cause shown.

#### **§ 20.420.050 NOTICE OF DECISION.**

A. For each decision on a zoning matter, within five (5) days after such decision is made, notice of the decision shall be sent by first class mail or delivered by a city employee to the applicant or other person initially requesting consideration of the matter and to any other person who has filed a written request for such notice with the officer responsible for giving such

notice.

B. Responsibility for giving notice of decisions shall be as follows:

1. The Director shall given notice of his or her decisions.
2. The Planning Commission secretary shall give notice of Planning Commission decisions.
3. The City Clerk shall give notice of City Council decisions.

C. Upon the final approval of a zone change, conditional use permit, or variance, the responsible officer as identified above shall, within thirty (30) days, and on behalf of the City Council, notify the County Assessor of the action. (See: Cal. Gov't Code § 65863.5)

## **CHAPTER 20.424: APPEALS**

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### Section

- 20.424.010 Appellate authority
- 20.424.020 Appellants
- 20.424.030 Time for filing of appeal
- 20.424.040 Effect of timely appeal
- 20.424.050 Form of appeal
- 20.424.060 Filing of appeal
- 20.424.070 Transmittal of record upon appeal
- 20.424.080 Consideration of appeal
- 20.424.090 Appellate decision
- 20.424.100 Irregularities in proceedings

### **§ 20.424.010 APPELLATE AUTHORITY.**

A. Except as otherwise specified, all decisions of the Director made under provisions of this title are appealable to the Planning Commission.

B. Except as otherwise specified, all decisions of the Planning Commission under provisions of this title are appealable to the City Council.

### **§ 20.424.020 APPELLANTS.**

Any interested party is eligible to file an appeal on any zoning matter which is subject to appeal.

(See: Cal. Gov't Code § 65856)

### **§ 20.424.030 TIME FOR FILING OF APPEAL.**

An appeal must be filed within ten (10) days after the date of action by the Planning Commission or within ten (10) days after the date of decision by the Director.

### **§ 20.424.040 EFFECT OF TIMELY APPEAL.**

The filing of a timely appeal shall suspend the decision of the Director or the Planning Commission, as the case may be, until the final determination thereof or dismissal of the appeal by the appellant.

### **§ 20.424.050 FORM OF APPEAL.**

All appeals shall be in writing and, except for an appeal initiated by a City Council member, shall include:

- A. Identification of the matter being appealed, including case number, property location, deciding officer or body, and decision date;
- B. The specific aspect of the decision being appealed; and
- C. The fee for an appeal, as established by resolution of the City Council.

### **§ 20.424.060 FILING OF APPEAL.**

- A. All appeals on zoning matters shall be filed with the City Clerk together with any required appeal fee as set forth in the



current schedule of fees adopted pursuant to § 20.400.070. The City Clerk shall cause the date and time of receipt of each appeal to be endorsed thereon.

B. If the information included with an appeal is found by the City Clerk to be deficient, the City Clerk shall notify the appellant by U.S. certified mail as to the particulars of the deficiencies. If such deficiencies are not corrected within ten (10) days of such notice, the appeal shall be deemed withdrawn.

#### **§ 20.424.070 TRANSMITTAL OF RECORD UPON APPEAL**

Upon acceptance of an appeal, the City Clerk shall notify the Director, and the Director shall transmit to the appellate body a summary of factual data and a record of the action taken on the matter being appealed. Such information shall be before the appellate body prior to its consideration of the appeal.

#### **§ 20.424.080 CONSIDERATION OF APPEAL.**

Each appeal shall be considered *de novo*. Insofar as practicable, and unless otherwise provided in this title, the appellate body shall follow the same procedures and apply the same criteria as prescribed for the original proceeding on a matter. When a hearing is required or held, notice shall be given in the same manner as prescribed for hearing in the original proceeding; or, if no previous hearing was required, in such manner as deemed appropriate by the appellate body.

#### **§ 20.424.090 APPELLATE DECISION.**

An appellate body may affirm, modify, or reverse the decision appealed from. The appellate decision shall be supported by written findings and, unless appealed as authorized hereunder, shall be final and conclusive.

#### **§ 20.424.100 IRREGULARITIES IN PROCEEDINGS.**

Any irregularity in any procedure set forth in this title shall not invalidate the proceeding if there is compliance with the minimum requirements of state law. Notwithstanding the foregoing, failure to timely file an appeal or to pay the requisite fee therefor shall render the appeal null and void.



City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

**DATE:** 01/24/2023

**SUBJECT:** Gaslight Square Redevelopment Project – Introduction. Environmental Impact Report No. 2022-02, General Plan Amendment No. 2022-02, Zone Change No. 2022-02, Plan Review No. 2022-02, and Conditional Use Permit No. 2022-03

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**RESPECTFULLY SUBMITTED**

Joanne Hwang, AICP, City Planner

Prepared by: Cecilia Madrigal-Gonzalez, Associate Planner

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**Attachments**

Staff Report

A. Technical Background

B. Vicinity Map

C. Planning Commission Resolution No. 88-56

D. Ordinance No. 1090

E. Project Plans

F. Project Application

G. Public Hearing Notice

H. Draft Conditions of Approval

I. Public Comments

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# City of Brea Planning Commission

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## Staff Report

**Meeting Date: 01.24.2023**

TO: Honorable Chair and Planning Commission

FROM: Joanne Hwang, AICP, City Planner

**SUBJECT: Gaslight Square Redevelopment Project – Introduction. Environmental Impact Report No. 2022-02, General Plan Amendment No. 2022-02, Zone Change No. 2022-02, Plan Review No. 2022-02 and Conditional Use Permit No. 2022-03**

### **EXECUTIVE SUMMARY**

The Applicant, Dwight Manley, requests approval of the Gaslight Square Redevelopment Project on an approximately 1.88-acres of land (Project Site) located on the north side of Imperial Highway, between Flower and Orange Avenues. The proposed Project would encompass the southern half portion of the Gaslight Square (Project Area). The proposed Project involves the demolition of four commercial/office buildings totaling approximately 18,873 square feet and the construction of two new commercial buildings. The proposed buildings include a 2,000 square-foot drive-through restaurant building and a 6,000 square foot commercial building (2,400 square feet for a sit-down restaurant space and 3,600 square feet of medical or retail space). The Project also proposes new landscaping within the Project Area and would stripe new parking stalls. The Project does not identify specific tenants or businesses.

The proposed Project requires approval/certification of the following:

- 1) Environmental Impact Report (EIR): to analyze the environmental impacts resulting from construction and operation of the Project, which is prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines;
- 2) General Plan Amendment (GPA): to change the General Plan Land Use designation of the Project Site, inclusive of the Project Area, from Office/Financial Commercial to Mixed Use III;

- 3) Zone Change (ZC): to change the zoning designation of the Project Site, inclusive of the Project Area, from C-P (PD) Commercial, Administrative and Professional Office Zone (Precise Development) to MU-III (Mixed Use III);
- 4) Plan Review (PR): to allow the demolition of 18,873 square feet of commercial offices to construct two new commercial buildings totaling approximately 8,000 square feet; and
- 5) Conditional Use Permit (CUP): to allow a 2,000 square foot drive through restaurant use.

The above-mentioned entitlements herein are referred to as the “Project.”

## **RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

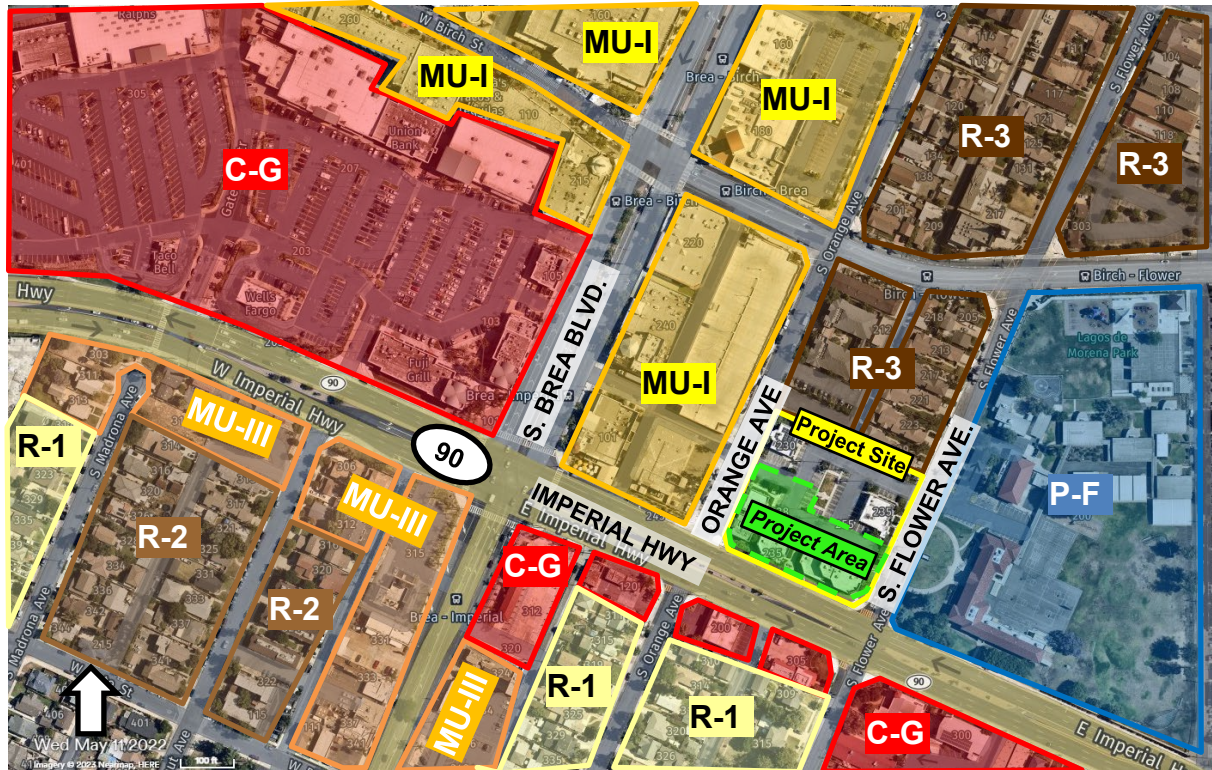
1. Open the Public Hearing, receive testimony, and;
2. Continue the item to the February 14, 2022 regular Planning Commission meeting.

## **BACKGROUND**

### **Project Location**

The Project Site, the Gaslight Square Center, is an existing 1.88-acre commercial shopping center situated on north side of Imperial Highway, between Flower and Orange Avenues. The Project Area encompasses approximately 0.95-acres southern portion of the existing commercial center, as shown in Figure 1 below. The center is presently developed with six commercial/office buildings totaling approximately 26,288 square-feet. The existing and previous land uses include office, retail and medical uses. The site currently provides 91 on-site parking spaces and landscape throughout the site. The Project Site’s ingress and egress are primarily taken by a driveway on Flower Avenue and a driveway on Orange Avenue. There is no direct access taken from Imperial Highway.

**FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE AND SURROUNDING AREA**



The Gaslight Square Center, inclusive of the Project Area, has a current General Plan Land Use designation of Office/Financial Commercial and Zoning designation of C-P (PD) Commercial, Administrative and Professional Office Zone (Precise Development). The surrounding land uses and zoning designation are shown in Tables 1 and 2 below and illustrated in Figure 1 above.

**TABLE 1 – SURROUNDING LAND USES**

<b>North</b>	City-owned parking lot & Residential
<b>East</b>	Laurel Elementary Magnet School of Innovation & Career Exploration ( <i>Across Laurel Ave</i> )
<b>South</b>	Commercial uses ( <i>Across Imperial Highway</i> )
<b>West</b>	Office Building and City-owned parking structure ( <i>Across Orange Ave</i> )

**TABLE 2 – SURROUNDING ZONING DESIGNATIONS**

<b>North</b>	R-3 (Multiple Family Residential)
<b>East</b>	PF (Public Facilities) ( <i>Across Laurel Ave</i> )
<b>South</b>	C-G (PD) General Commercial (Precise Development) ( <i>Across Imperial Highway</i> )
<b>West</b>	MU-I (Mixed Use I) ( <i>Across Orange Ave</i> )

The Technical Background Summary and the Vicinity Map are provided as Attachment A and B, respectively.

**Entitlement History**

On November 22, 1998, the Planning Commission approved Resolution (PCR) No. 88-56 (Attachment C) granting a CUP to allow the construction of four buildings within the Gaslight Square Center, and to allow retail and commercial uses to occupy 25% of the total building square footage. Resolution No. 88-56 also granted two Variances to allow reduced driveway widths along Orange and Flower Avenues.

On March 7, 2006, the City Council approved Ordinance No. 1090 (Attachment D) to rezone the Project Site from Brea Towne Specific Plan (BTSP) – Commercial, Administrative and Professional Office District to the C-P (PD) Commercial, Administrative and Professional Office (Precise Development) zone.

On March 2, 2022, the Applicant filed planning applications for the Project which included the aforementioned entitlements. Based on initial review of the application material, the City determined that an Environmental Impact Report (EIR) would be prepared to identify potentially significant effects the Project would have on the environment in accordance with the California Environmental Quality Act (CEQA).

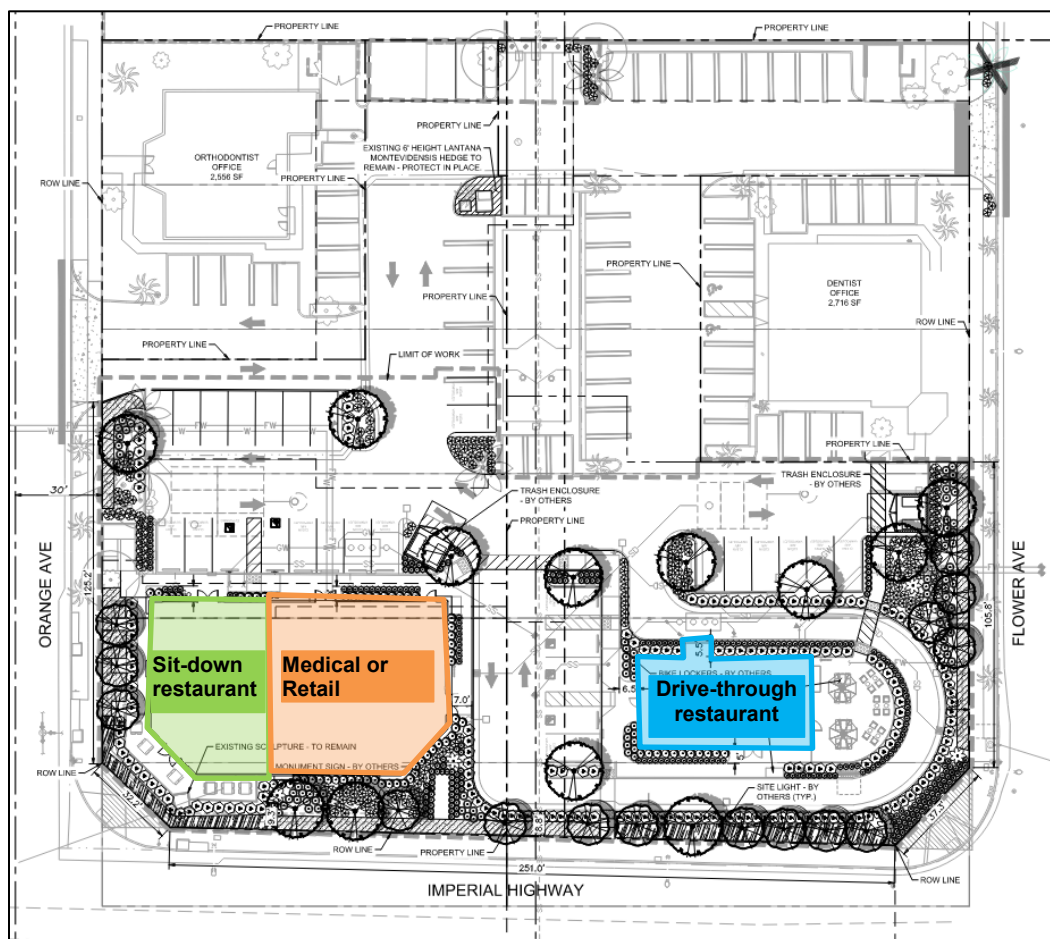
**PROJECT DESCRIPTION**

The Applicant proposes to redevelop 0.95 acres of the Gaslight Square Center by demolishing four existing commercial/office buildings totaling approximately 18,873

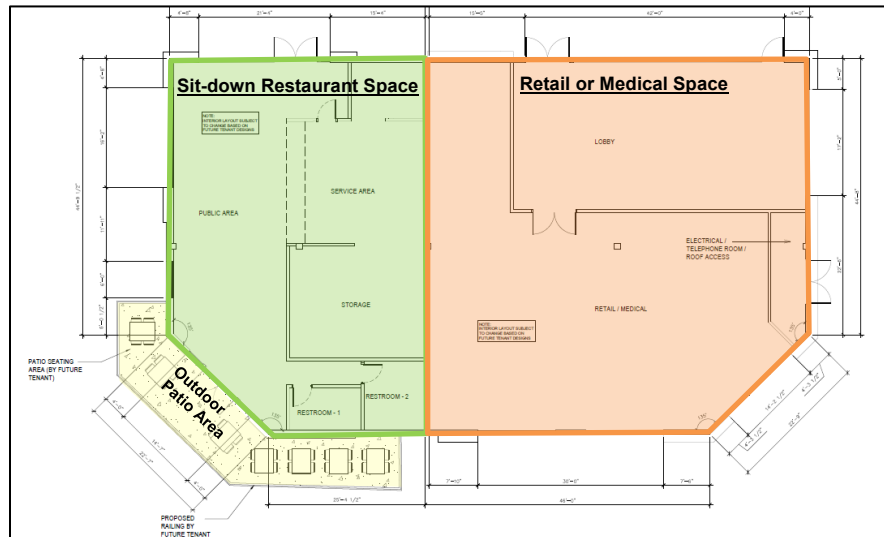
square feet, and constructing two new commercial buildings to facilitate a 2,000 square foot drive-through restaurant building and a 6,000 square foot commercial building, consisting of a 2,400 square-foot restaurant space and a 3,600 square-foot medical or retail space. The commercial buildings located on the northern portion of the site at 235 S. Flower Avenue and 230 S. Orange Avenue (Brea Dentistry & Curtis Orthodontist) would remain.

The drive-through and sit-down restaurant spaces would feature outdoor patio areas with canopies and enhanced landscaping around the proposed buildings. Other associated site improvements include striping of new parking spaces that would result in 92 on-site parking spaces for the entire center. Figure 2 below shows the proposed site plan and Figures 3 and 4 show the proposed floor plans.

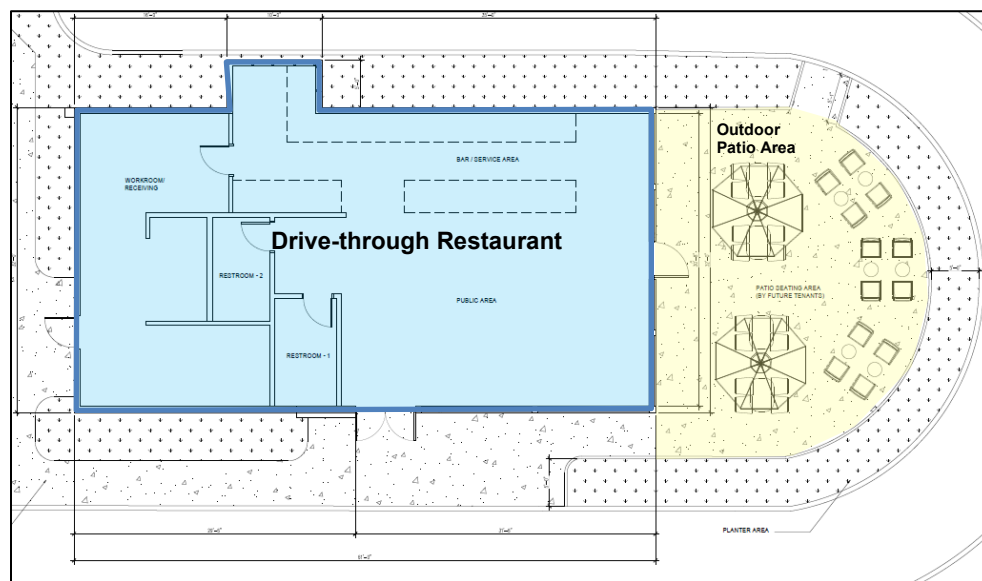
**FIGURE 2 – PROPOSED SITE PLAN**



**FIGURE 3 – PROPOSED FLOOR PLAN FOR SIT-DOWN RESTAURANT AND RETAIL/MEDICAL USE**



**FIGURE 4 – PROPOSED FLOOR PLAN FOR DRIVE-THROUGH RESTAURANT**



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

### Business Operations

The Project does not identify any specific tenants or businesses for the proposed buildings. However, the restaurant and retail/medical uses within the western building are



presumed to operate during daytime and evening hours, seven days per week, while the proposed drive-through restaurant use is presumed to operate 24-hours per day, seven days per week. These business hours for the proposed uses represent a conservative assumption, which allows the City to evaluate a wide range of operations for potential uses since no specific tenant has been identified.

### Architecture

Conceptual architectural elevations for the proposed buildings feature a modern design by utilizing materials such as dark grey wood lap siding, treated grey smooth siding, mahogany wood series with a barnwood texture, and white colored brick as shown in Figure 5 below. Windows would consist of aluminum with clear anodized coating. Portions of the buildings would also feature living walls to be mounted on the exterior wall of the building. As stated in Condition No. 1, the Project would be conditioned to adhere substantially to the approved plans if the Project is approved.

**FIGURE 5 –CONCEPTUAL BUILDING ELEVATIONS**





## City of Brea

EIR No. 2022-02, GP No. 2022-02, ZC No. 2022-02, PR No. 2022-02, CUP No. 2022-03

## Project: Gaslight Square

Page No. 8



## Landscaping

The Project proposes the removal of 12 trees and the retention of eight trees. In accordance with the BCC, which mandates one tree for every 25 feet of frontage and one tree for every five parking spaces, the Project would maintain a minimum of 35 total trees on site. To promote sustainability, drought-tolerant plants and tree materials are proposed into the landscape design. The conceptual landscape plans for the Project Area are provided in Attachment E.

## ANALYSIS

General Plan Amendment No. 2022-02: General Plan Amendment to Amend the General Plan Land Use.

The Project proposes to amend the General Plan Land Use designation of the Gaslight Square Center, from Office/Financial Commercial to Mixed Use III. The proposed Mixed-

Use III General Plan designation would support the development of the Project, as the Mixed-Use III designation allows all components of the Project. As stated in the General Plan, the Mixed-Use III designation *“provides opportunities for the revitalization of deteriorated commercial centers allowing the development of neighborhood-serving commercial uses and very low-intensity offices paired with housing.”*

The Project seeks to revitalize the existing commercial corridor by allowing the development of neighborhood-serving commercial which include restaurants, medical offices and retail to serve the local community, and therefore, supports several goals and policies of the General Plan Community Development Element as follows:

- *Policy CD-1.1: Create neighborhoods that effectively integrate single-family and multi-family housing with convenience and neighborhood shopping centers, park and recreation areas, and other uses appropriate for the neighborhoods.*
- *Policy CD-1.2: Maintain a land use structure that balances the provision of jobs and housing with available infrastructure and public and human services.*
- *Policy CD-1.3: Endeavor to create a mixture of employment opportunities for all economic levels of citizens.*
- *Policy CD-1.6: Accommodate a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City’s tax base.*
- *Policy CD-1.11: Maintain a mixture of business and retail uses within the community.*
- *Policy CD-2.5: Improve existing small, commercial centers to improve access, aesthetics, and business success.*
- *Goal CD-20: Encourage site planning within Commercial and Mixed-Use districts that functionally and visually integrated on-site facilities and uses, including buildings, services, access and parking.*

- *Policy CD-23.1: Encourage a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.*
- *Policy CD-23.2: Provide opportunities for mixed-use, office, manufacturing, and retail development that respond to market and community needs in terms of size, location, and cost.*
- *Policy CD-23.4: Encourage new development along highly visible corridors that is pedestrian oriented and includes a mixture of retail, residential, and office uses.*

The General Plan further states the Mixed-Use III designation *applies to specific properties within the Brea Towne Plaza Specific Plan, primarily those that front South Brea Boulevard and a portion of Imperial Highway*. While the Brea Towne Specific Plan was repealed in 2005, the Project Site was previously a part of the specific plan which intended for future mixed-use development.

*Zone Change No. 2022-02: Zone Change to Amend the Zoning Designation*

The Project also requests a change in zoning designation of the Gaslight Square Center, inclusive of the Project Site, from C-P (PD) Commercial, Administrative and Professional Office Zone (Precise Development) to MU-III (Mixed Use III). This is consistent with the above described request for the General Plan Amendment to change the General Plan Land Use designation of the site from Office/Financial Commercial to MU-III (Mixed Use III). Pursuant to the intent, purpose and development standards of the MU-III zone, the proposed request to change the zoning designation to MU-III is compatible with the surrounding uses as follows:

- The MU-III zone is intended to provide opportunities for the revitalization of deteriorated commercial corridors and centers located on arterials by allowing development of neighborhood-serving commercial uses and vary low-intensity offices paired with residential uses. The Project is located on an arterial street,

Imperial Highway, and proposes to revitalize the underutilized commercial center by proposing new development to allow neighborhood-serving uses to the adjacent residential neighborhood.

- The Project proposes a horizontal, commercial component and would act as a land buffer from other commercial and mixed-use land uses along Imperial Highway and Orange Avenue.
- The Project Area design would continue to provide a transition from the arterial street frontage to the residential properties located behind the Project Site.
- The Project is consistent with the development standards of MU-III, and therefore compatible with the surrounding area.

*Plan Review No. 2022-02: Redevelopment and allow the construction of two new commercial buildings.*

Pursuant to Section 20.258.010(E) of the Brea City Code (BCC), non-residential construction up to a maximum of 10,000 square feet of gross floor area in the Mixed-Use III (MU-III) Zone are subject to the review of the Community Development Director. However, due to the additional entitlement requests, this Plan Review is subject to the review and approval of the Planning Commission. As demonstrated in the Table 3 below, the Project Site is adequate in size and shape to accommodate the proposed development as the Project complies with all applicable development standards.

**TABLE 3: DEVELOPMENT STANDARDS COMPLIANCE TABLE**

Development Standard	Section 20.258.020 of the BCC (min./max)	Proposed
Building Height	35 feet maximum	22.5 feet
Building Setbacks:		
Flower Street	8 feet*	54 – 7 ½ feet
Imperial Highway	8 feet*	18 - 4 feet
Orange Avenue	8 feet*	16 feet
Interior Side	10 feet	194-½ feet
Landscape Setbacks:		
Flower Street	8 feet	8 feet
Imperial Highway	8 feet	8 feet
Orange Avenue	8 feet	12-2 ½ feet
Interior Side	5 feet	No change

Development Standard	Section 20.258.020 of the BCC (min./max)	Proposed
Lot Coverage	65%	16.2%

*\*Building setback identified as 8 feet based on landscape requirements.*

### Parking

As proposed, the Project provides 92 on-site parking spaces. The strict application of the BCC Section 20.08.040 requires the Project to provide 123 parking spaces. However, the BCC allows credits and reductions of required on-site parking spaces through various measures. Specifically, per the BCC Section 20.08.040(B)(2)(a) and 20.08.040(D), the Project qualifies for one parking credit for the drive-through queuing and one parking reduction for the Project's proximity to a parking lot owned by the City. The proposed 266 feet of drive-through car stacking lane qualifies the Project for 12 parking space credit. In addition, the close proximity to the City-owned parking structure to the front entrance of the proposed buildings (approximately ranging from 176 feet to 309 feet) qualifies the Project for further reduction, as determined by the Community Development Director. As such, with the allowed credit and reduction, the Project's required on-site parking is adjusted to 92 spaces. Table 4 below summarizes the final required on-site parking spaces for the Project.

**TABLE 4– REQUIRED BREA CITY CODE OFF-STREET PARKING SPACES**

Existing/Proposed Uses and Square Footage		BCC Off-street parking requirements	Required Parking
Restaurant	<u>(N) Drive-through</u> 2,000 sq. ft. & 615 sq. ft. outdoor patio area. <u>(N) Sit-down restaurant</u> 2,400 sq. ft. & 535 sq. ft. for outdoor patio area.	1 space/75 sq. ft.	74
Medical	<u>(N) Medical Office or Retail*</u> 3,600 sq. ft.  <u>(E) Orthodontist Office</u> 2,556 sq. ft.  <u>(E) Dentist Office</u> 2,716 square feet.	5.5 spaces/1,000 sq. ft.	49
<i>Subtotal</i>			<b>123</b>

Drive-through credit	266 feet of car stacking	1 car for every 23 lineal feet of striped stacking lanes.	-12
Allowed reduction per BCC Section 20.08.040(B)(2)(a)	Located within 176 to 309 feet from a City-owned parking structure	Located within 400 ft. from a City-owned parking facility	-19
<b>Total Required</b>			<b>92</b>
<b>Proposed On-site</b>			<b>92</b>
<b>Surplus/Deficit</b>			<b>0</b>

Regardless of the parking reduction, there would be sufficient parking available for the users of the Project. To ensure the off-site parking spaces are utilized, a Condition No. 11 has been added to require the completion of a Parking Management Plan (PMP). The PMP is required to outline enforcement of on- and off-site parking, designated parking spaces, and drive-through queuing. Therefore, the Project as proposed, would provide adequate parking spaces. In addition, public transportation and bicycling are also available to the site visitors. The Orange County Transportation Authority (OCTA) provides seven bus stations within 0.5 miles of the Project Site (approximately 5-7-minute walk), and the Project would install both short- and long-term bicycle racks.

**Conditional Use Permit No. 2022-03: Drive-through Restaurant**

Pursuant to the permitted uses in the Mixed Use III (MU-III) Zone listed in the BCC Section 20.258.010(B), restaurants with drive-thru facilities are permitted subject to Planning Commission approval of a Conditional Use Permit. The Project would provide 266 feet of stacked parking within the drive-through lane, exceeding the minimum 115 feet per lane required by the BCC. While a tenant is not identified at this time, staff has included Condition No. 9 to require a queuing assessment for the future tenant to confirm that the operations would be adequate.

In addition, the Project is compatible with surrounding uses as the Project is situated along Imperial Highway and in close proximity to Brea Downtown. Surrounding commercial uses include offices, restaurants, medical offices, gas station and a drive

through-car wash. The use of the drive-through would maintain a mixture of commercial uses to serve the local community.

## **ENVIRONMENTAL REVIEW**

The City as the lead agency with the assistance of T&B Planning, Inc. (T&B Planning) prepared the EIR in accordance with the authority and criteria contained in the CEQA Guidelines, and the environmental regulations of the City. The EIR is the highest level of environmental review under CEQA. The purpose of an EIR is to: 1) Evaluate a Project to determine if the Project may have significant effect on the environment; 2) Identify mitigation and analyze alternatives; and 3) Disclose the reasoning behind considering a Project although significant impacts are unable to be avoided or reduced. These specific objective and purpose are required through the EIR process and requires agencies to consider the environmental consequences of discretionary actions before approving plans, policies, or projects.

### **EIR Timeline:**

- June 20, 2022: The City issued a Notice of Preparation (NOP) informing the public that an EIR is being prepared for the Project and provided information on the planned scoping meeting. The public comment period concluded on July 20, 2022.
- June 28, 2022: The City held a scoping meeting on the Project's EIR.
- **Upcoming:** The Draft EIR is anticipated to be released for public review on or around January 24, 2022. Once the release date is confirmed, a separate notice (Notice of Availability) will be prepared and distributed in accordance with the CEQA Guidelines. The NOA serves as the start of a 45-day comment period for the DEIR. The City will also post the DEIR on the City's Website (<https://www.ci.brea.ca.us/166/Projects-in-Process>), the California State Clearing House, and at the City Hall for public review.

Any comments received on the DEIR prior to the Planning Commission's deliberation of the Project will be forwarded to the Planning Commission. Ultimately, responses to all

comments received on the DEIR will be provided as a part of the Final EIR, which will be reviewed by the City Council.

### **PUBLIC NOTICE AND COMMENTS**

This Project was noticed in accordance with the City's public noticing requirements, which involved mailed notices sent to property owners within 500-feet of the Project Site, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment G. As of the writing of this report, staff has received one public comment provided as Attachment I.

### **NEXT STEPS**

Staff recommends that the Planning Commission open the Public Hearing, receive testimony, and continue the item to the February 14, 2023 regular Planning Commission for its deliberation.

Prepared by:  
Cecilia Madrigal-Gonzalez  
Associate Planner

### **ATTACHMENTS**

- A. Technical Background
- B. Vicinity Map
- C. Planning Commission Resolution No. 88-56
- D. Ordinance No. 1090
- E. Project Plans
- F. Project Application
- G. Public Noticing
- H. Draft Conditions of Approval
- I. Public Comments



## **TECHNICAL BACKGROUND**

<b>Case No:</b>	Environmental Impact Report No. 2022-02 General Plan Amendment No. 2022-02 Zone Change No. 2022-02 Plan Review No. 2022-02
<b>Property Location:</b>	On north side of Imperial Highway, between Flower Avenue and Orange Avenue
<b>Project Site Size:</b>	0.95 acres within the 1.88-acre Brea Gaslight Commercial Center
<b>Building Size:</b>	<ul style="list-style-type: none"> <li>• 2,000 SF Drive-through Restaurant Building</li> <li>• 6,000 SF Two-tenant Building (2,400 SF restaurant and 3,600 square feet medical or retail)</li> </ul>
<b>Applicant:</b>	Dwight Manley 330 W. Birch Street, Suite E201 Brea, CA 92821
<b>General Plan Designation:</b>	Office/Financial Commercial
<b>Zoning Designation:</b>	C-P (PD) Commercial, Administrative and Professional Office (Precise Development) zone
<b>Adjacent Zoning</b>	
<b>North:</b>	R-3 (Multiple Family Residential)
<b>South:</b>	C-G (PD) General Commercial (Precise Development) - <i>(Across Imperial Hwy)</i>
<b>West:</b>	MU-I (Mixed Use I) - <i>(Across Orange Ave)</i>
<b>East:</b>	PF (Public Facilities)
<b>Site and Neighborhood Characteristics:</b>	The project site consists of 0.98-acre of land located at the southern portion of the 1.88 acres of the Brea Gaslight Commercial Center. The site is surrounded by a mix of uses, including medical offices, residential, commercial and public facility uses.
<b>Public Hearing Notices and Outreach:</b>	Legal Notice was published in the Brea Star-Progress on January 12, 2023, and approximately 222 notices were sent to all property owners within a 500-foot radius of the subject property.



## SUBJECT PROPERTY AND VICINITY MAP

DATE: JANUARY 24, 2023

CASE NO:

ACCELA RECORD NO. PLN-2022-00011

ENVIRONMENTAL IMPACT REPORT NO. 2022-02

GENERAL PLAN AMENDMENT NO. 2022-02

ZONE CHANGE NO. 2022-02

PLAN REVIEW NO. 2022-02

CONDITIONAL USE PERMIT NO. 2022-03

## RESOLUTION NO. P.C. 88-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT APPLICATION NO. C.U.P. 88-39, ZONE VARIANCE APPLICATIONS NOS. Z.V. 88-20 AND Z.V. 88-21, AND NEGATIVE DECLARATION NO. N.D. 88-12, SUBJECT TO CONDITIONS AS SET FORTH HEREIN.

A. Recitals.

(i) The Planning Commission of the City of Brea has heretofore held a duly noticed public hearing, as required by law, on Conditional Use Permit Application No. C.U.P. 88-39 and Zone Variance Applications Nos. Z.V. 88-20 and Z.V. 88-21, a request to construct four buildings totalling 16,859 square feet of retail and office with a Conditional Use Permit to have retail and commercial in excess of 25% in a CP Zone within the Brea Towne Plaza Specific Plan area and Zone Variances to reduce the required 50 foot driveway throat to 23 feet off of Orange Avenue and 34 feet off of Flower Avenue in accordance with Section 405(B) of the Brea Towne Plaza Specific Plan and Sections 304.030(2)(c)(2), 504 and 505 of the Brea Zoning Ordinance.

(ii) The property is located on the north side of Imperial Highway between Orange Avenue and Flower Avenue, legally described as a portion of Map Book 319, page 292, parcels 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, as shown in the latest rolls of the Orange County Tax Assessor.

(iii) The property is designated Specific Plan on the General Plan and is zoned BTPSP-CP, Brea Towne Plaza Specific Plan - Commercial, Administrative and Professional Office Zone.

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

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

RESOLUTION NO. P.C. 88-56

Page two

Applicant: Darwin Manuel

Conditional Use Permit Application No. C.U.P. 88-39, Zone Variance Applications No. Z.V. 88-20 and Z.V. 88-21, Negative Declaration No. N.D. 88-12

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

2. The Planning Commission hereby finds that Negative Declaration No. N.D. 88-6 has been prepared in compliance with the California Environmental Quality Act of 1970, as amended, and the guidelines promulgated thereunder, and further, this Commission has reviewed and considered the information contained in said Negative Declaration No. N.D. 88-12, with respect to the project identified in this Resolution.

3. The Planning Commission hereby specifically finds and determines that, based upon the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project, no significant adverse environmental effects will occur.

4. The Planning Commission finds that facts supporting the above-specified findings are contained in the Negative Declaration, the staff report and exhibits, and the information provided to this Commission during the public hearing conducted with respect to the project and the Negative Declaration. Mitigation measures will be made a condition of approval of said project and are intended to mitigate and/or avoid environmental effects identified in the Negative Declaration.

5. It is hereby found that the use applied for at the location set forth in the application is authorized by Ordinance 808 and 805, the Brea Towne Plaza Specific Plan, as amended, as set forth in Section 405 (B).

RESOLUTION NO. P.C. 88-56

Page three

Applicant: Darwin Manuel

Conditional Use Permit Application No. C.U.P. 88-39, Zone Variance Applications No. Z.V. 88-20 and Z.V. 88-21, Negative Declaration No. N.D. 88-12

6. It is further found that said use with conditions as imposed is desirable for the development of the community, is in harmony with the various elements and objectives of the General Plan and is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed uses are to be located.

7. It is found that the proposed site relates to streets and highways which are properly designed and shall be or are now improved to carry the type and volume of traffic generated by the proposed project.

8. It is found that with conditions stated herein, the uses will not adversely effect the public health, safety or general welfare.

9. It is found that the site is adequate in size and shape to accommodate the proposed development and all of the yard setbacks, walls, fences and landscaping and other features required to bring the site into conformity with other elements of the neighborhood.

10. It is hereby found that there are exceptional and extraordinary circumstances applicable to the property involved which do not generally apply to other properties in the same vicinity and zone and that the granting of these variances will not constitute a privilege which is inconsistent with the limitations of other properties in the vicinity; to wit, the 50 foot driveway throat at the entry way at Flower Avenue and Orange Avenue required per Section 304 of the Zoning Ordinance would prohibit the reasonable development of the property. The strict application of the aforementioned requirements would create an undue hardship on the property owners.

RESOLUTION NO. P.C. 88-56

Page four

Applicant: Darwin Manuel

Conditional Use Permit Application No. C.U.P. 88-39, Zone Variance Applications No. Z.V. 88-20 and Z.V. 88-21, Negative Declaration No. N.D. 88-12

11. It is found that the requests are necessary in that the strict and literal interpretation of the Zoning Ordinance with regard to the requirement that a 50 foot driveway throat be provided at each entrance would create an undue hardship inconsistent with the purpose and intent of the ordinance requirements. The intent of the ordinance requirement is to provide adequate queuing for vehicles exiting the site and to prevent conflicts with vehicles entering the site with vehicles backing up from parking stalls adjacent to the entrances. The intent of these requirements is met in that the traffic study performed indicates that a driveway throat depth of approximately 34 feet at the Flower Avenue entrance and a driveway throat depth of approximately 23 feet at the Orange Avenue entrance is adequate to prevent adverse vehicular ingress/egress movements.

12. The granting of this variance would not adversely effect the General Plan and would not be detrimental to the environment, public health or public welfare and would not be injurious to improvement of property in the same vicinity and zoning in which said property is located.

13. The property herein referred to and described is found to be suitable for the request, to wit, to relieve the applicant of the required 50 foot driveway throat at the Flower Avenue and Orange Avenue entrances.

14. Conditional Use Permit Application No. C.U.P. 88-39 and Zone Variance Applications Nos. Z.V. 88-20 and Z.V. 88-21 are hereby approved, subject to the listed conditions:

- A. The development of the site shall occur in substantial conformance with plans submitted to the Planning Commission dated November 18, 1988, stamped Exhibit "A".

RESOLUTION NO. P.C. 88-56

Page five

Applicant: Darwin Manuel

Conditional Use Permit Application No. C.U.P. 88-39, Zone Variance Applications No. Z.V. 88-20 and Z.V. 88-21, Negative Declaration No. N.D. 88-12

- B. A final exterior lighting plan shall be submitted and shall be subject to the review and approval of the Planning Division and shall include the following:
  - 1. Cut-off luminaires shall be installed which will provide true ninety degree cut-off and prevent projections of light above the horizontal from the lowest point of the lamp or light emitting refractor or device.
  - 2. All fixtures shall use a flat clear lens energy efficient light source.
  - 3. All project lighting shall be confined to the project site.
- C. All ground-mounted utility and mechanical equipment shall be screened and sound buffered, subject to the review and approval of the Planning Division.
- D. A final landscape and full-coverage automatic irrigation system shall be provided for review and approval by the Planning Division, prior to the issuance of building permits and installed prior to building occupancy. Tree staking, soil preparation and planting details shall be shown on the final landscape plan. Water conservation design and maintenance and drought tolerant landscape planning shall be incorporated wherever feasible into the final design of the landscape and irrigation plans for the site.
- E. A minimum of six percent (6%) of the total off-street parking area, not including required setbacks, shall be landscaped with at least one (1) fifteen (15) gallon tree per three (3) parking stalls (which may be clustered or grouped) and appropriate ground cover. The parking lot trees shall be a species which will provide a canopy-style effect.
- F. Trees shall be planted in areas of public view adjacent to and along side and rear building lines, at an equivalent of one (1) fifteen (15) gallon tree per twenty-five (25) linear feet of building which has public exposure.
- G. The use of or a combination of berming, landscaping materials and walls not more than forty-two (42) inches in height shall be used to screen parking areas from public streets. All walls to be used for screening purposes shall be of solid masonry construction and ornamental in texture, pattern or shadow relief and shall be used in conjunction with foreground landscaping.

RESOLUTION NO. P.C. 88-56

Page six

Applicant: Darwin Manuel

Conditional Use Permit Application No. C.U.P. 88-39, Zone Variance Applications No. Z.V. 88-20 and Z.V. 88-21, Negative Declaration No. N.D. 88-12

- H. A solid wall not less than six (6) feet nor more than seven (7) feet in height shall be erected along the north property line, to within fifteen (15) feet of any street property line, subject to the review and approval of the Planning Division. The required wall shall be constructed of masonry material.
- I. Loading areas visible from abutting streets shall be screened by a masonry wall not less than six (6) feet in height.
- J. On-site directional signage shall be provided subject to the review and approval of the Development Services Director prior to building occupancy.
- K. All roof-mounted equipment shall be screened by building parapet walls subject to the review and approval of the City Planner.
- L. A sign program shall be required and subject to a separate Conditional Use Permit. The sign program shall be designed to comply with the design guidelines as established in the Brea Towne Plaza Specific Plan.
- M. The trash enclosure design shall include a separate pedestrian access and overhead trellis work.
- N. Special landscape treatment, such as specimen size shade trees, freestanding potted plants, low level lighting, seating benches, etc. shall be provided to the plaza areas west of Building F and between Buildings D & E, subject to the review and approval of the Planning Division.
- O. Dense landscaping shall be provided along the north property boundary to provide a buffer for the residents.
- P. Special landscape treatment, such as increased number of trees, shrub massing, rockscape, etc. shall be provided along Flower Avenue, Orange Avenue and Imperial Highway.
- Q. The following retail uses shall be prohibited:
  - 1. Convenience stores
  - 2. Video game facilities
  - 3. Fast food and sit-down restaurants



RESOLUTION NO. P.C. 88-56

Page seven

Applicant: Darwin Manuel

Conditional Use Permit Application No. C.U.P. 88-39, Zone Variance Applications No. Z.V. 88-20 and Z.V. 88-21, Negative Declaration No. N.D. 88-12

R. The following retail/commercial uses may be allowed:

1. Convenience sales and services, including but not limited to pharmacy, florist, beauty supplies, cards & gifts, book or stationery stores.
2. Food and non-alcoholic beverages sales, including but not limited to candy, ice cream, yogurt, confectionary stores.
3. Personal services, including but not limited to photo studios, reducing salons, barber & beauty shops, tailors, dry cleaning.
4. Repair services, including but not limited to apparel, small instrument such as watches and clocks, jewelry.
5. General retail.

S. The applicant shall provide an Art Monument in accordance with the City's Art in Public Places Program.

T. The applicant shall sign a notarized affidavit within ten (10) days after adoption of this resolution indicating an acceptance of all conditions of approval.

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

ADOPTED AND APPROVED this 22nd day of November, 1988.

  
Chairman, Planning Commission

RESOLUTION NO. P.C. 88-56

Page eight

Applicant: Darwin Manuel

Conditional Use Permit Application No. C.U.P. 88-39, Zone Variance Applications No. Z.V. 88-20 and Z.V. 88-21, Negative Declaration No. N.D. 88-12

I, Roger Friesen, Secretary to the Planning Commission of the City of Brea, hereby certify that the foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Brea, held on the 22nd day of November, 1988, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 22nd day of November, 1988, by the following votes:

AYES: COMMISSIONERS: CLAUSEN, DAUCHER, BEHOTEGUY, WOLFERT AND WETTLIN

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

ATTEST:

Roger Friesen  
Secretary, Planning Commission

**ORDINANCE NO. 1090****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BREA ADOPTING ZONE CHANGE NO. ZC 05-02 TO CHANGE THE ZONING FOR CERTAIN PROPERTIES TO "MU - MIXED USE," "PF - PUBLIC FACILITIES," "PRO - PARKS/RECREATION/OPEN SPACE," AND VARIOUS OTHER ZONES IN THE BREA TOWNE PLAZA SPECIFIC PLAN (BTPSP) AREA****A. Recitals.**

(i) On January 10, 2006, the Planning Commission of the City of Brea conducted a duly noticed public hearing concerning Zone Change No. ZC 05-02 and following the conclusion thereof, adopted its Resolution No. 06-03, recommending that the City Council adopt said Zone Change.

(ii) On February 21, 2006, the City Council of the City of Brea conducted and concluded a duly noticed public hearing concerning Zone Change No. ZC 05-02, as set forth in this Ordinance. It is the intent of the City Council of the City of Brea in adopting this Ordinance to apply the provisions of the Mixed Use Zoning Ordinance, Chapter 20.258, the Public Facilities Zone, Chapter 20.261, and the Parks/Recreation/Open Space Zone, Chapter 20.259, and various other existing zones, all of Title 20 of Division II of the Brea Municipal Code, by designating certain properties reflected on the attached maps, labeled Exhibit "A," and further identified on the attached list of Assessors Parcel Numbers labeled Exhibit "B."

(iii) It is expressly determined by the City Council that adoption of this ordinance is consistent with the goals, objectives and policies of the General Plan. This action will apply Mixed Use (MU), Public Facilities (PF) and Parks/Recreation/Open Space (PRO) zoning designations to certain properties, as well rezoning all non-MU, PF and PRO zoned properties in the Brea Towne Plaza Specific Plan (BTPSP) area to the closest existing zoning district from the Zoning Code. Said action will implement the City's General Plan goals and policies of promoting a balance of land uses to meet the present and future needs of all residents, as well as bringing the City's Zoning Map into compliance with the General Plan's Land Use Policy Map.

(iv) The City Council finds that this action will also implement the General Plan Land Use Policy Map by establishing Mixed Use, Public Facilities, and Parks/Recreation/Open Space zones. Said zones would implement General Plan policies of creating dynamic urban villages that integrate a range of housing types, moderate the intensity of commercial uses, educational and public uses, as well as parks and open space.

(v) The City Council hereby finds and determines that the proposed zone change will not be materially injurious or detrimental to real property or improvements nor will they have a significant adverse impact upon the environment. This zone change provides for reasonable use of private property and Negative Declaration No. ND 05-02 has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, as set forth in the facts and findings included in that separate Planning Commission Resolution approved with this project.

(vi) The City Council hereby finds that the proposed project is not anticipated to create significant adverse environmental impacts within the affected area. Negative Declaration No. ND 05-02 was prepared for the project and found that there would be no significant impacts as a result of the establishment of Mixed Use, Public Facilities, and Parks/Recreation/Open Space zoning. The City Council has reviewed the potential for such impacts and adopted Negative Declaration No. ND 05-02 as an appropriate environmental clearance for the adoption of this ordinance.

(vii) All legal prerequisites to the adoption of this Ordinance have occurred.

#### **B. Ordinance.**

**NOW, THEREFORE,** the City Council of the City of Brea hereby ordains as follows:

**Section 1.** The facts and findings set forth in the Recitals, Part A, of this Ordinance are true and correct.

**Section 2.** Zone Change No. ZC 05-02 is hereby approved and shall provide for MU – Mixed Use zoning, PF –Public Facilities zoning, PRO – Parks/Recreation/Open Space zoning, and reclassifying various other existing zoning designations to correspond with the General Plan Land Use Policy Map for the subject properties as set forth in Exhibits “A” and “B” attached hereto, and said Exhibits are hereby incorporated herein by reference.

**Section 3.** The Official Zoning Map of the City of Brea shall be amended to reflect the actions of this Ordinance.

**Section 4.** Penalties for Violation of Ordinance or Chapter. It shall be unlawful for any person, firm, partnership, or corporation to violate any provision or to fail to comply with any of the requirements of this Ordinance or Section or failing to comply with any of the requirements thereof shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding one thousand dollars (\$1,000.00), or by imprisonment not exceeding six (6) months or by both fine and imprisonment. Each and every person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or

any portion thereof during which any violation of any of the provisions of this Ordinance or the Section hereby adopted is committed, continued, or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefore as provided in this Ordinance.

**Section 5.** Civil Remedies Available. The violation of any of the provisions of this Ordinance or Section adopted hereby shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction or in any other manner provided by law for the abatement of such nuisances.

**Section 6.** Severability. The City Council declares that, should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

**Section 7.** The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published in the manner prescribed by law.

**APPROVED AND ADOPTED** this 7<sup>th</sup> day of March, 2006.

  
Mayor


I, Lucinda Williams, Deputy City Clerk of the City of Brea, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Brea held on the 21st day of February 2006, and was finally passed at a regular meeting of the City Council of the City of Brea held on the 7th day of March 2006, by the following vote:

AYES: COUNCIL MEMBERS: Beauman, Lentini, Simonoff, Moore  
NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Schweitzer

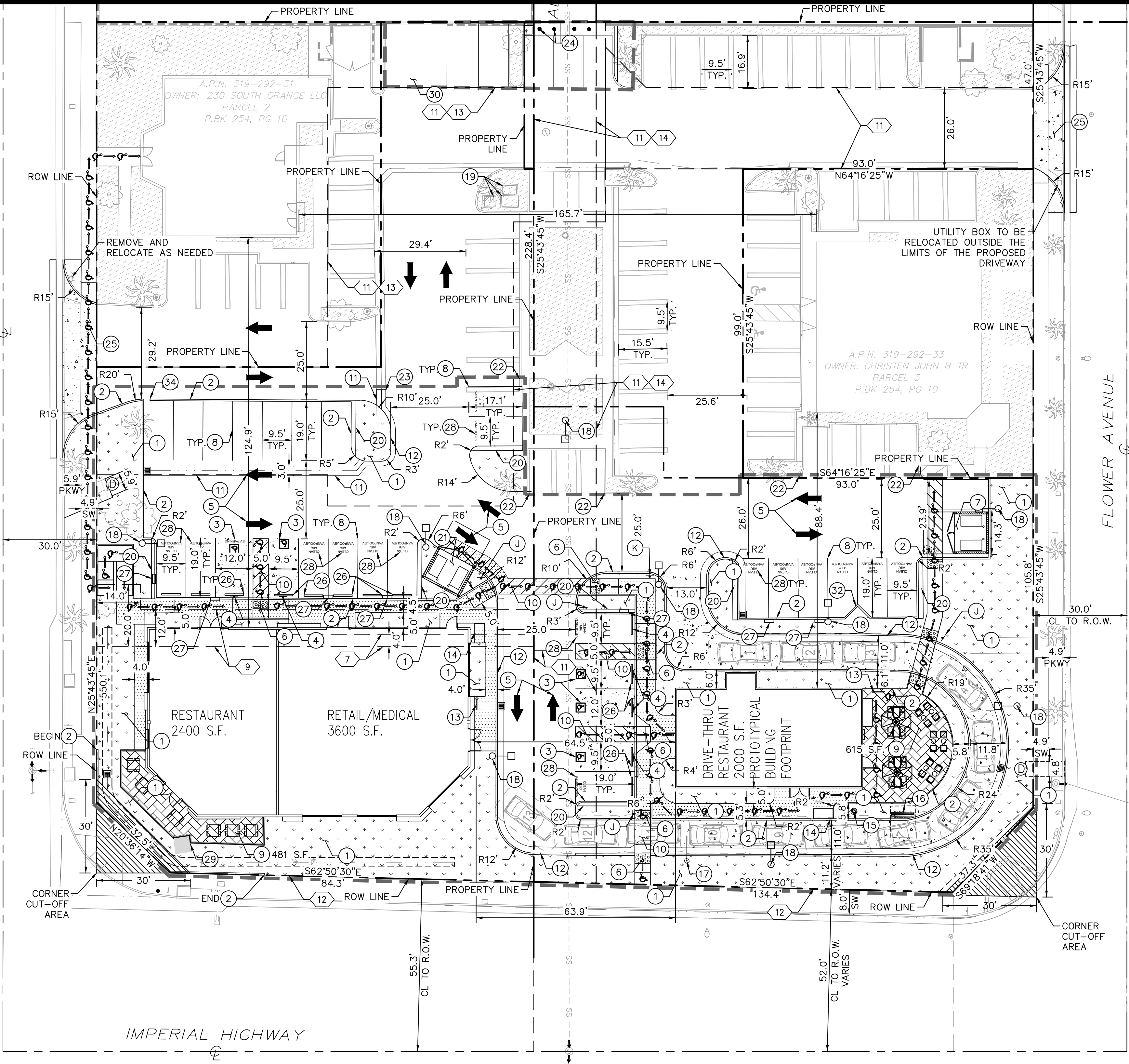
ABSTAIN: COUNCIL MEMBERS: None

ATTEST:

  
Deputy City Clerk of the City of Brea



Drawing name: \\ordp01\ca\_ora\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C1.0 - Preliminary Site Plan.dwg C1.0 - Preliminary Site Plan Dec 13, 2022 1:00pm by: taliana.braun  
This document, together with the concept and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



## TITLE REPORT EXCEPTIONS

BASED UPON TITLE REPORT NO. 19000090277, DATED NOVEMBER 21, 2019 AS PREPARED BY STEWART TITLE COMPANY.

- 7 AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 8, 1985 AS INSTRUMENT NO. 85-385428 OF OFFICIAL RECORDS (PLOTTED HEREON). TO BE QUITCLAIMED.
- 9 AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 9, 1988 AS INSTRUMENT NO. 88-390076; THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "QUITCLAIM OF EASEMENT" RECORDED SEPTEMBER 20, 1988 AS INSTRUMENT NO. 88-476713 BOTH OFFICIAL RECORDS (PLOTTED HEREON). TO BE QUITCLAIMED.
- 11 AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF PRIVATE DRAINAGE, PUBLIC UTILITY, SEWER, ALLEY, EMERGENCY INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED PARCEL MAP NO. 88-324, RECORDED JULY 27, 1990 IN BOOK 254, PAGES 10, 11 AND 12, OF PARCEL MAPS (PLOTTED HEREON).
- 12 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED OR SEVERED BY THE MAP OF SAID PARCEL MAP NO. 88-324, WHICH AFFECTS IMPERIAL HWY. (PLOTTED HEREON).
- 13 PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE TRACT SHOWN ON PARCEL MAP NO. 88-324 PROVISIONS: AS FOLLOWS:  
WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS: 1) A RECIPROCAL INGRESS, EGRESS EASEMENT FOR VEHICLES AND PEDESTRIANS BETWEEN PARCELS 1, 2, 3 & 4. 2) A RECIPROCAL PRIVATE DRAINAGE EASEMENT BETWEEN PARCELS 1, 2, 3 & 4 AND THE ALLEY (RECIPROCAL INGRESS/EGRESS EASEMENT BLANKET IN NATURE OVER PARCELS 1-4, RECIPROCAL PRIVATE DRAINAGE EASEMENT PLOTTED HEREON).
- 14 AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC BELL ITS SUCCESSORS AND ASSIGNS AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 4, 1990 AS INSTRUMENT 90-469325, AFFECTS AS DESCRIBED THEREIN (PLOTTED HEREON).
- 15 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED " RECIPROCAL COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT FOR PARKING" RECORDED JANUARY 17, 1991 AS INSTR. # 91-24934, OF OFFICIAL RECORDS.  
SAID DOCUMENT WAS MODIFIED BY AN INSTRUMENT RECORDED MARCH 5, 1991 AS INSTRUMENT NO. 91-099351, OF OFFICIAL RECORDS (BLANKET IN NATURE OVER ALL PARKING AREAS WITHIN PARCEL 1, 2, 3, AND 4 OF PARCEL MAP NO. 88-324).

## LIST OF REQUIRED ENTITLEMENTS

- PLAN REVIEW NO. 2022-03 - FOR THE NEW CONSTRUCTION OF TWO BUILDINGS.
- GENERAL PLAN AMENDMENT NO. 2022-02 (OFFICE/FINANCIAL COMMERCIAL (C-P (PD) TO MIXED USE III (MU-III).
- ZONE CHANGE NO. 2022-02 (C-P(PD) TO MU-III).
- CONDITIONAL USE PERMIT NO. 2022-03 - TO ALLOW THE DRIVE THROUGH RESTAURANT.

## SIGN INFORMATION

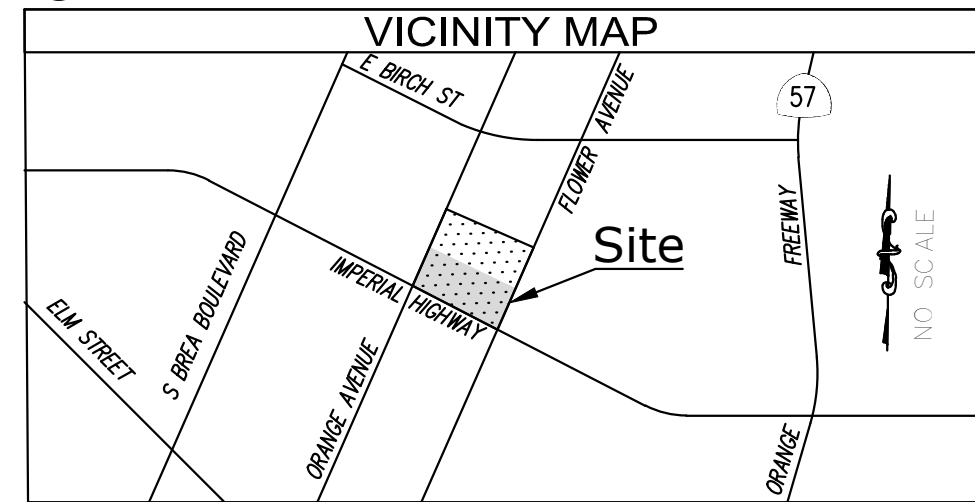
- J CMUTCD SIGN R1-5 - "YIELD TO PEDESTRIANS. DO NOT BLOCK PEDESTRIAN PATHWAY"
- K CMUTCD SIGN R5-1 - "DO NOT ENTER". FOUND ON DRIVE-THRU EXIT ON PLAN.

## LEGEND:

- CENTER LINE  
PROPERTY LINE  
RIGHT-OF-WAY LINE  
EASEMENT LINE  
APPROXIMATE LIMIT OF WORK LINE
- LANDSCAPE/PLANTER AREA  
COLORED CONCRETE/ENHANCED PAVING  
EXISTING LANDSCAPE/PLANTER AREA  
STANDARD CONCRETE PAVEMENT  
HEAVY DUTY CONCRETE PAVEMENT  
CORNER CUT-OFF AREA
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- SIGN POST  
ACCESSIBLE PARKING SPACE

## CONSTRUCTION NOTES:

- LANDSCAPE/PLANTER AREA
- CONCRETE CURB
- ACCESSIBLE PARKING STALL STRIPING
- ACCESSIBLE PARKING STALL SIGN
- DIRECTIONAL MARKING PER PLAN
- ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- COVERED CMU WALL TRASH ENCLOSURE AND RECYCLING BIN STORAGE
- STANDARD 90° PARKING STALL STRIPING.
- OUTDOOR COVERED PATIO TO BE STAINED STANDARD DUTY CONCRETE PAVEMENT
- ACCESSIBLE PATH OF TRAVEL STRIPING.
- PROPOSED 3' WIDE VALLEY GUTTER
- CURB AND GUTTER
- SHORT TERM BIKE RACK. HOURLY USE.
- LONG TERM BIKE LOCKER. DAY USE (EMPLOYEES).
- PREVIEW BOARD
- ORDER BOARD
- HEADACHE BAR
- SITE LIGHTING
- EXISTING TRANSFORMER AND ELECTRICAL APPURTENANCES TO REMAIN
- 18" WALK-OFF CURB
- PROPOSED TRASH ENCLOSURE.
- EXISTING CURB TO REMAIN
- EXISTING VALLEY GUTTER TO REMAIN
- PROPOSED BOLLARDS.
- EXISTING DRIVEWAY APPROACH TO BE DEMOLISHED AND RECONSTRUCTED PER CITY OF BREA STD. PLAN NO. 105--0.
- WHEELSTOPS
- E/V CHARGING STATION. CONDUIT TO BE RAN TO STALL.
- "CLEAN AIR/VAN POOL/EV" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL
- EXISTING SCULPTURE TO REMAIN. A PROTECTIVE FENCE, STRUCTURE, OR OTHER ACCEPTABLE METHOD SHALL BE REQUIRED DURING CONSTRUCTION FOR THE PROTECTION OF THE SCULPTURE. A COMPREHENSIVE MAINTENANCE PLAN SHALL BE RECORDED AS AN EXHIBIT TO THE PROPERTY'S CC&R'S, AS A CONDITION OF APPROVAL.
- EXISTING GARAGE TO REMAIN.
- EXISTING STREET LIGHT TO REMAIN
- PROPOSED DIAMOND PLANTER.
- PROPOSED COMPACT 90° PARKING.
- PROPOSED CURB CUT



## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN CITY OF BREA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

PARCEL A:  
PARCELS 1 AND 4 OF PARCEL MAP NO. 88-324, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254, PAGES 10, 11 AND 12, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JULY 30, 1991 AS INSTRUMENT NO. 91-401275 OF OFFICIAL RECORDS.

EXCEPT THOSE PORTIONS OF PARCELS 1 AND 4 AS CONVEYED TO THE CITY OF BREA BY THE DEED RECORDED NOVEMBER 29, 1990 AS INSTRUMENT NO. 90-629407 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL COAL, LIGNITE, COAL OIL, PETROLEUM, NAPHTHA, ASPHALTUM, BREA, BITUMEN, NATURAL GAS AND OTHER HYDROCARBONS AND LIKE SUBSTANCES WHICH NOW EXIST UPON, IN OR UNDER SAID LOTS, BUT WITH NO RIGHT OF ENTRY UPON THE SURFACE OF SAID LOTS FOR THE TAKING AND DEVELOPING OF SAID SUBSTANCES, AS RESERVED AND EXCEPTED IN DEEDS OF RECORD.

PARCEL B:  
A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC AND FOR THE PARKING OF AUTOMOBILES OVER AND ACROSS THOSE PORTIONS OF PARCELS 2 AND 3 OF SAID PARCEL MAP NO. 88-324 SHOWN AS PARKING AREAS ON EXHIBIT NO. 2 ATTACHED TO DOCUMENT ENTITLED "RECIPROCAL COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT FOR PARKING" RECORDED JANUARY 17, 1991 AS INSTRUMENT NO. 91-24934 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE, AND AN AMENDMENT TO RECIPROCAL COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT FOR PARKING, RECORDED MARCH 5, 1991 AS INSTRUMENT NO. 91-099351, OF OFFICIAL RECORDS (BLANKET IN NATURE OVER ALL PARKING AREAS)

PARCEL C:  
A RECIPROCAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT AS SHOWN ON SAID PARCEL MAP 88-324, OVER THOSE PORTIONS OF PARCELS 2 AND 3 DESIGNATED THEREON.

## SITE DATA

PROJECT DESCRIPTION: DEMOLITION OF EXISTING PARKING LOT AND BUILDING. NEW CONSTRUCTION OF ONE (1) DRIVE THRU RESTAURANT BUILDING, ONE (1) RESTAURANT AND RETAIL/MEDICAL USE BUILDING, AND ASSOCIATED PARKING AREA..

ADDRESS: 255 EAST IMPERIAL HIGHWAY, BREA, CA 92821

APN: 319-292-35 & 319-292-36

ZONING DISTRICT: C-P(PD) (COMMERCIAL, ADMINISTRATIVE, AND PROFESSIONAL OFFICE) (EXISTING) MU-III - MIXED USED 3 (PROPOSED)

ADJACENT ZONING DISTRICTS:  
N: R-3 - RESIDENTIAL  
NE: R-3 - RESIDENTIAL  
E: PF - PUBLIC FACILITIES  
S: C-G - GENERAL COMMERCIAL  
W: MU-I - MIXED USE I

EXISTING LAND USE: COMMERCIAL  
PROPOSED LAND USE: COMMERCIAL

ADJACENT LAND USE:  
E: FACILITIES  
S: COMMERCIAL  
W: COMMERCIAL  
N: RESIDENTIAL  
NW: CITY-OWNED PARKING LOT

BUILDING DEMO SQUARE FOOTAGE: BUILDING 1: 2799 S.F. BUILDING 3: 3166 S.F.  
BUILDING 2: 2799 S.F. BUILDING 4: 10109 S.F.

TOTAL BUILDING DEMO SQUARE FOOTAGE: 18,873 S.F.

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

TOTAL PARCEL AREA: 62,843 S.F. (1.44 AC) 100%  
TOTAL DISTURBED AREA: 41,576 S.F. (0.95 AC) 66.1%  
FLOOR AREA RATIO (FAR): 14,422 S.F. (0.33 AC) 22.9%

TOTAL PAD AREA: 8,000 S.F. (0.18 AC)  
TOTAL COMMERCIAL CENTER AREA: 82,083 S.F. (1.88 AC)

SITE COVERAGE  
TOTAL DISTURBED AREA: 41,576 S.F. (0.95 AC) 100%  
BUILDING AREA: 8,000 S.F. (0.18 AC) 19.2%  
IMPERVIOUS AREA: 23,714 S.F. (0.54 AC) 57.0%  
LANDSCAPE AREA: 9,862 S.F. (0.23 AC) 23.8%

PARKING SUMMARY:  
DRIVE-THRU RESTAURANT, RESTAURANT, & RETAIL/MEDICAL: 2,615 S.F. (1 STALL/75 S.F.) + 2,935 S.F. (1 STALL/75 S.F.) + 3,600 S.F. (5.5 STALLS/1,000 S.F.) = 2,556 S.F. (5.5 STALLS/1,000 S.F.) + 2,716 S.F. (5.5 STALLS/1,000 S.F.) = 123 STALLS REQUIRED PER CITY CODE. 12 CARS REMOVED FOR DRIVE THRU CREDIT. 111 = PARKING REQUIRED

- ADA PARKING FOR 101-150 PARKING STALLS = 5 ADA PARKING STALLS REQUIRED, PER 2019 CBC.
- FUTURE EV FOR 101-150 PARKING STALLS = 13 FUTURE EV STALLS REQUIRED PER 2021 CALGREEN
- NUMBER OF REQUIRED DESIGNATED STALLS FOR LOW-EMITTING, FUEL-EFFICIENT, CARPOOL/VANPOOL, AND ELECTRIC VEHICLES (PER 2021 CALIFORNIA GREEN BUILDING STANDARDS) = 18.

TOTAL NUMBER OF PARKING SPACES PROVIDED = 104

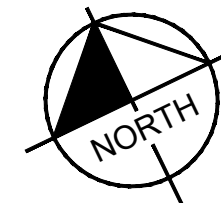
DRIVE-THRU RESTAURANT, RESTAURANT, & RETAIL/MEDICAL

REQUIRED	PROVIDED
88	87
-	-
18	18
13	13 (EV STALLS ARE ALSO DESIGNATED FOR VANPOOL)

ACCESSIBLE TOTAL: 5, 111

\*266' OF CAR STACK BEHIND THE PICK UP WINDOW HAS BEEN PROVIDED PER THE CITY'S CODE REQUIREMENTS.  
\*\*REFER TO THE PARKING EXHIBIT FOR A BREAKDOWN OF SHARED PARKING AVAILABLE.  
- 12 CAR QUEUE PROVIDED FROM PICK-UP WINDOW TO DRIVE THRU ENTRANCE.  
- 19 OFFSITE PARKING STALLS AVAILABLE AT 245 S ORANGE AVENUE, BREA, CA 92821 PARKING STRUCTURE.  
- 5 BIKE RACK CAPACITY PROVIDED FOR SHORT TERM.  
- BICYCLE STORAGE LOCKER PROVIDED AT EACH BUILDING.

ZONING CONFORMANCE TABLE		
	REQUIRED	PROPOSED
PARKING SPACES	111	111 92 STALLS 19 OFFSITE PARKING
LOT AREA	7,000 SF (0.16 AC) MIN.	1.44 AC
LOT DIMENSIONS	50 FT X 120 FT MIN.	300 FT X 275 FT
HEIGHT	30 FT	22.5 FT
SETBACKS	BUILDING/LANDSCAPE FRONT: 10'/8' REAR: 10'/0' SIDE (W): 0'/8' SIDE (E): 0'/8'	BUILDING/LANDSCAPE FRONT: 15'/8' REAR: 10'/0' SIDE (W): 15'/8' SIDE (E): 15'/8'



GRAPHIC SCALE IN FEET  
0 10 20 40

SCALE  
1" = 20'  
WHEN PRINTED AT FULL SIZE (24"x36")



ISSUE	DATE	DESCRIPTION

TB
DRAWN BY JP
CHECKED BY TH
RECOMMENDED



**Kimley»Horn**

1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92668  
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:  
JOHN POLLOCK, R.C.E. NO. 86160  
DATE: 12/13/2022  
EXP. 12/31/2022

**BREA GASLIGHT SQUARE**

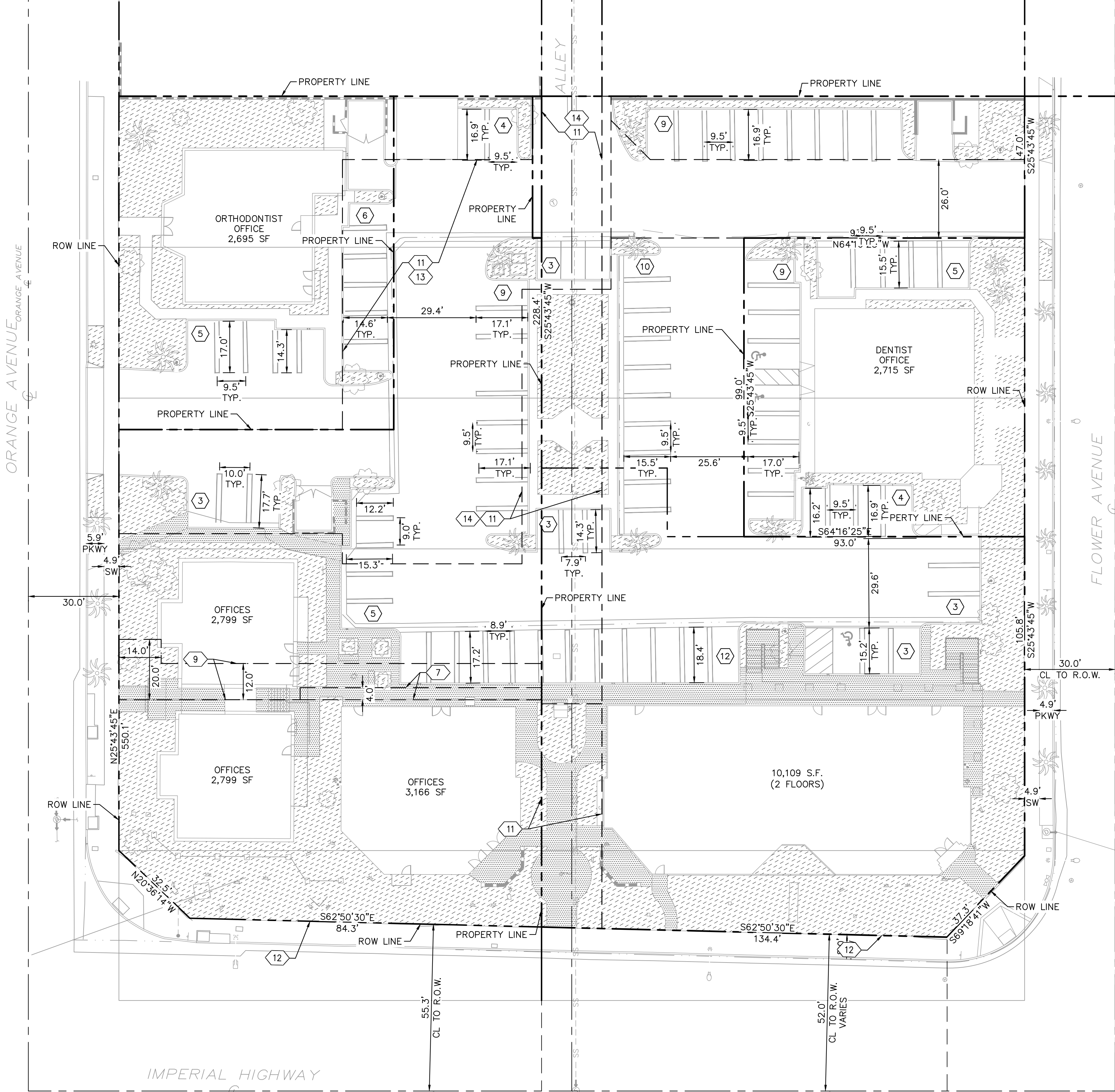
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**PRELIMINARY SITE PLAN**

C1.0



Drawing name: \\ordp001\ca\_ora\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C1.1 - Existing Site Plan.dwg Cl.0 - Preliminary Site Plan Dec 08, 2022 1:57pm by latiana.braun  
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LEGEND:

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- APPROXIMATE LIMIT OF WORK LINE
- EXISTING LANDSCAPE/PLANTER AREA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN CITY OF BREA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

PARCEL A:  
PARCELS 1 AND 4 OF PARCEL MAP NO. 88-324, IN THE CITY OF BREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 254, PAGES 10, 11 AND 12, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JULY 30, 1991 AS INSTRUMENT NO. 91-401275 OF OFFICIAL RECORDS.

EXCEPT THOSE PORTIONS OF PARCELS 1 AND 4 AS CONVEYED TO THE CITY OF BREA BY THE DEED RECORDED NOVEMBER 29, 1990 AS INSTRUMENT NO. 90-629407 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL COAL, LIGNITE, COAL OIL, PETROLEUM, NAPHTHA, ASPHALTUM, BREA, BITUMEN, NATURAL GAS AND OTHER HYDROCARBONS AND LIKE SUBSTANCES WHICH NOW EXIST UPON, IN OR UNDER SAID LOTS, BUT WITH NO RIGHT OF ENTRY UPON THE SURFACE OF SAID LOTS FOR THE TAKING AND DEVELOPING OF SAID SUBSTANCES, AS RESERVED AND EXCEPTED IN DEEDS OF RECORD.

PARCEL B:  
A RECIPROCAL NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC AND FOR THE PARKING OF AUTOMOBILES OVER AND ACROSS THOSE PORTIONS OF PARCELS 2 AND 3 OF SAID PARCEL MAP NO. 88-324 SHOWN AS PARKING AREAS ON EXHIBIT NO. 2 ATTACHED TO DOCUMENT ENTITLED "RECIPROCAL COVENANTS CONDITIONS RESTRICTIONS AND EASEMENT FOR PARKING" RECORDED JANUARY 17, 1991 AS INSTRUMENT NO. 91-24934 OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE, AND AN AMENDMENT TO RECIPROCAL COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT FOR PARKING, RECORDED MARCH 5, 1991 AS INSTRUMENT NO. 91-099351, OF OFFICIAL RECORDS (BLANKET IN NATURE OVER ALL PARKING AREAS)

PARCEL C:  
A RECIPROCAL NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT AS SHOWN ON SAID PARCEL MAP 88-324, OVER THOSE PORTIONS OF PARCELS 2 AND 3 DESIGNATED THEREON.

SITE DATA

PROJECT DESCRIPTION: DEMOLITION OF EXISTING PARKING LOT AND BUILDING. NEW CONSTRUCTION OF A DRIVE THRU RESTAURANT, RESTAURANT, AND RETAIL/MEDICAL USES AND ASSOCIATED PARKING AREA..

ADDRESS: 255 EAST IMPERIAL HIGHWAY, BREA, CA 92821

APN: 319-292-35

ZONING DISTRICT: C-P(PD) (COMMERCIAL, ADMINISTRATIVE, AND PROFESSIONAL OFFICE) (EXISTING)  
C-P(PD) (COMMERCIAL, ADMINISTRATIVE, AND PROFESSIONAL) (PROPOSED)

ADJACENT ZONING DISTRICTS: N: R-3 - RESIDENTIAL  
NE: R-3 - RESIDENTIAL  
E: PF - PUBLIC FACILITIES  
S: C-G - GENERAL COMMERCIAL  
W: MU-1 - MIXED USE I

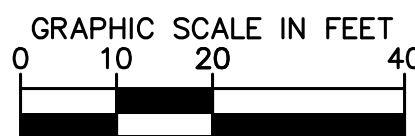
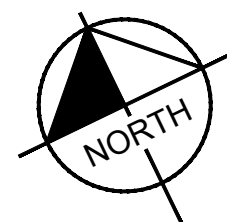
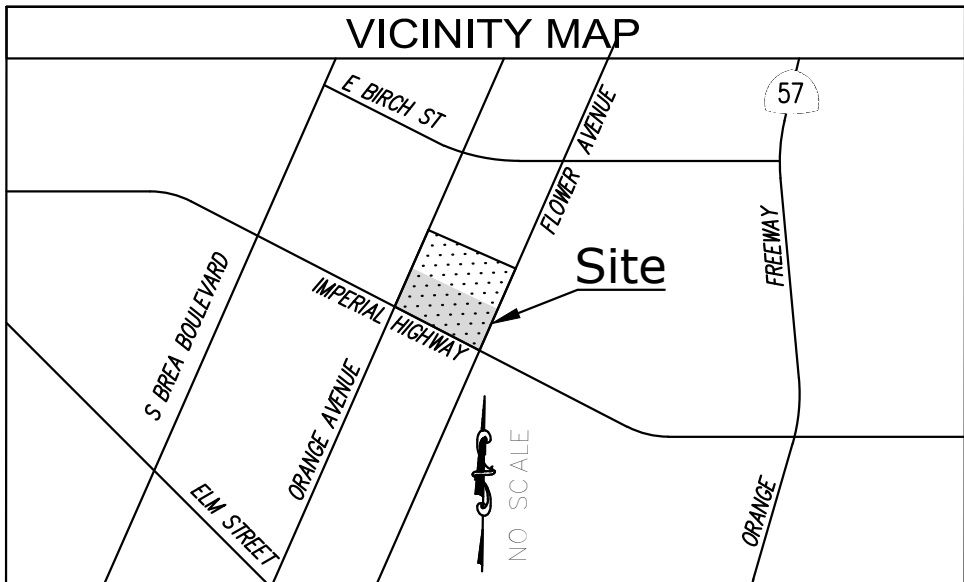
EXISTING LAND USE: COMMERCIAL  
PROPOSED LAND USE: COMMERCIAL

ADJACENT LAND USE: E: FACILITIES  
S: COMMERCIAL  
W: COMMERCIAL  
N: RESIDENTIAL  
NW: CITY-OWNED PARKING LOT

FLOOD ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.

TOTAL COMMERCIAL CENTER AREA: 82,083 S.F. (1.88 AC)

PARKING TABLE: \*\*REFER TO THE PARKING EXHIBIT FOR A BREAKDOWN OF SHARED PARKING AVAILABLE.



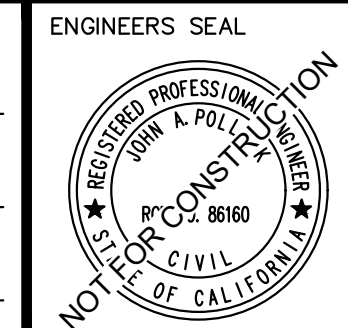
SCALE

1" = 20'  
WHEN PRINTED AT FULL SIZE  
(24"x36")



ISSUE	DATE	DESCRIPTION

TB  
DRAWN BY  
JP  
CHECKED BY  
TH  
RECOMMENDED



**Kimley»Horn**  
1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92868  
(714) 939-1030  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
DATE: 12/8/2022  
EXP. 12/31/2022  
JOHN POLLOCK, R.C.E. NO. 86160

**BREA GASLIGHT SQUARE**  
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**EXISTING SITE PLAN**

C1.1



Drawing name: \\ordp001\ca\_ora\ORA\_LDEV\94440001 — Brea Gaslight Square\CAD\Exhibits\Planning\C1.2 — Site Utilization Map.dwg    Site Utilization Map    Dec 08, 2022    1:57pm    by: latiana.braun  
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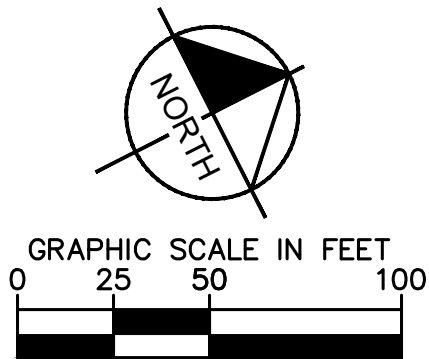


**LEGEND:**

— — — — — CENTER LINE

— — — — — PROPOSED PROPERTY LINE

— — — — — EASEMENT / SETBACK LINE



1" = 50'  
WHEN PRINTED AT FULL SIZE  
(24"x36")



ISSUE	DATE	DESCRIPTION

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CHECKED BY TH
RECOMMENDED



**Kimley»Horn**

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ORANGE, CA 92668  
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: 12/8/2022  
EXP. 12/31/2022

JOHN POLLOCK, R.C.E. NO. 86160

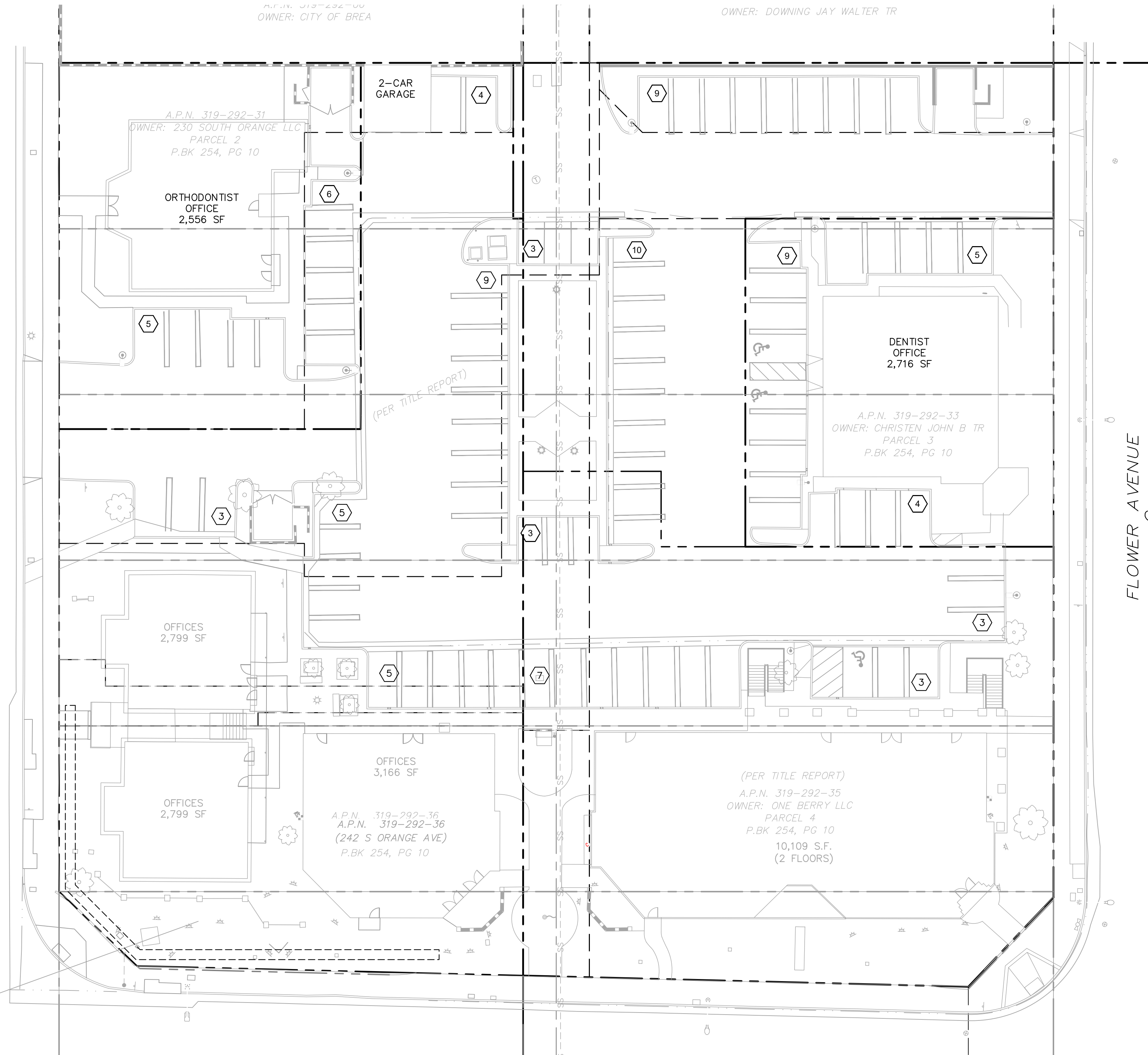
<b>BREA GASLIGHT SQUARE</b> 255 E. IMPERIAL HIGHWAY BREA, CA 92821	<b>CITY OF BREA</b>  <b>SITE UTILIZATION MAP</b>
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**C1.2**







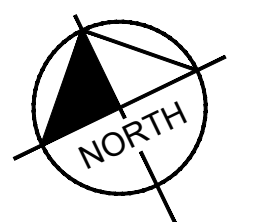
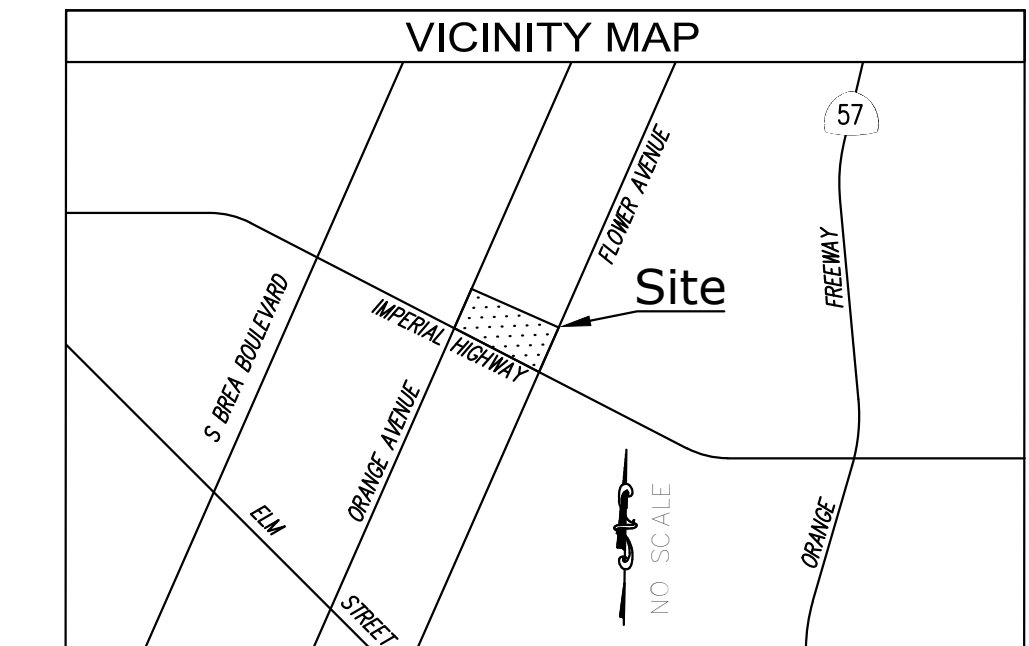


EXISTING CONDITIONS				
	BUILDING AREA (S.F.)	LAND USE	PARKING REQ'D BY BREA CITY CODE	PARKING SPACES REQ'D
OFFICE BUILDINGS (SW) – PARCEL 1	(N) – 2,799 (S) – 2,799 (E) – 3,166	COMMERCIAL OFFICE	1 SPACE / 250 SF	35
ORTHODONTIST OFFICE (NW) – PARCEL 2	2556	DENTAL CLINIC	5.5 SPACES / 1000 SF	15
DENTIST OFFICE (NE) – PARCEL 3	2,716	DENTAL CLINIC	5.5 SPACES / 1000 SF	15
OFFICE BUILDING (SE) – PARCEL 4	10,109	COMMERCIAL OFFICE	1 SPACE / 250 SF	40
OFF-STREET PARKING PROVIDED BY BREA CITY CODE SECTION 20.08.040 (B)(2)(a)	—	—	—	—
TOTAL	24,145	—	—	105




LEGEND:

-  CENTER LINE  
 PROPERTY LINE  
 RIGHT-OF-WAY LINE  
 EASEMENT LINE  
 NUMBER OF PARKING SPACES



GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments.

SCALE

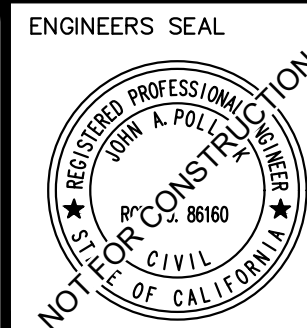
1" = 20'  
WHEN PRINTED AT FULL SIZE  
(24"X36")



Know what's below.  
**Call** before you dig.

[illegible]

TE  
DRAWN BY JF  
CHECKED BY TH  
RECOMMENDED



**Kimley»»Horn**

1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92868  
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:

[Signature]

DATE: 9/20/2022

JOHN POLLOCK R.C.F. NO. 86160 EXP. 12/31/2022

# BREA GASLIGHT SQUARE

255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREa

## EXISTING PARKING PLAN

## C2.0



Drawing name: \\c06p001\ca\_ora\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C2.0 - Preliminary Parking Plan.dwg C2.1 Proposed Parking Plan Dec 08, 2022 1:58pm by: tatiabroun  
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PATH OF TRAVEL FROM OFFSITE  
PARKING STRUCTURE TO  
RETAIL/MEDICAL OFFICE SPACE  
ENTRANCE IS 396 FEET

PROPOSED CONDITIONS				
	BUILDING AREA (S.F.)	LAND USE	PARKING REQ'D BY BREA CITY CODE	PARKING SPACES REQ'D
RESTAURANT AND MEDICAL BUILDINGS (SW) - PARCEL 1	(W) - 2400 BUILDING (E) - 3600 BUILDING	RESTAURANT	1 SPACE / 75 SF	39.13 19.80
ORTHODONTIST OFFICE (NW) - PARCEL 2	2,556	DENTAL CLINIC	5.5 SPACES / 1000 SF	14.05
DENTIST OFFICE (NE) - PARCEL 3	2716	DENTAL CLINIC	5.5 SPACES / 1000 SF	14.93
DRIVE THRU RESTAURANT (DEVELOPER) (SE) - PARCEL 4	2000 BUILDING 615 PATIO	DRIVE THRU RESTAURANT	1 SPACE / 75 SF	34.87
DRIVE THROUGH CREDIT OFF-STREET PARKING PROVIDED PER BREA CITY CODE SECTION 20.08.040 (B)(2)(a)*	266 FEET OF CAR STACKING	DRIVE THROUGH	1 CAR FOR EVERY 23 LINEAL FEET OF STRIPED STACKING LANES	-12
TOTAL REQUIRED PARKING				123 (-12) 111 AFTER QUEUING CREDIT
PROPOSED ON-SITE				92
PROPOSED OFF-SITE				19
TOTAL PARKING PROVIDED				111*

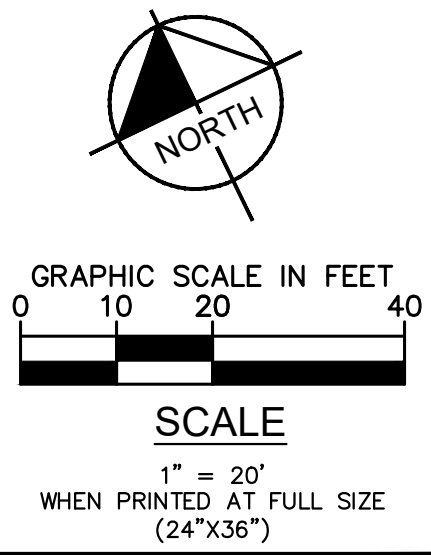
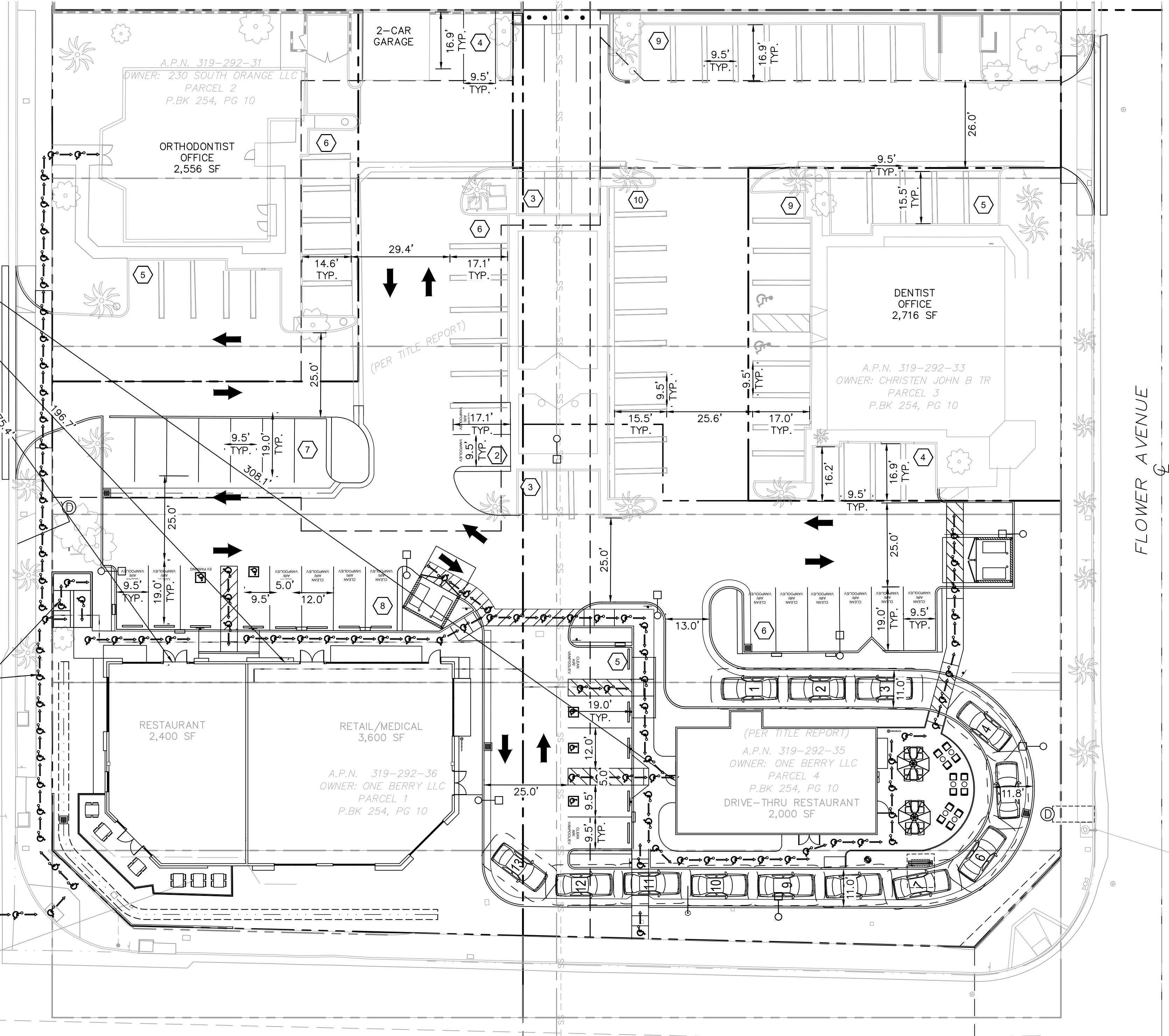
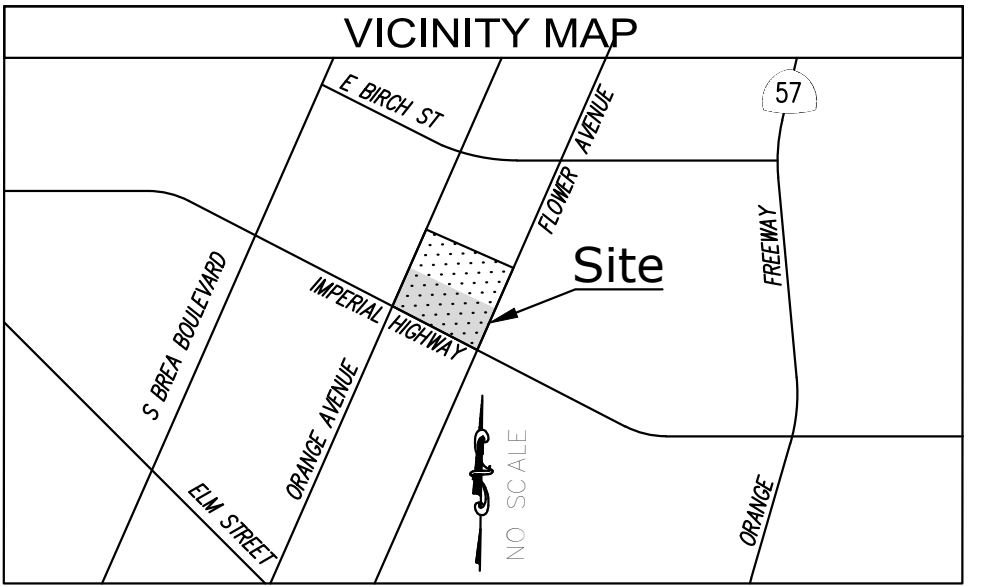
#### PROPOSED PARKING NOTES

- 111 STALLS FOR CENTER ARE REQUIRED PER CITY OF BREA MUNICIPAL CODE (AFTER QUEUE CREDIT)
- TOTAL CENTER PARKING PROVIDED IS 104 STALLS

\* PER BREA CITY CODE SECTION 20.08.040(B)(2)(a): WHERE A PARKING LOT OWNED BY THE CITY IS LOCATED WITHIN FOUR HUNDRED (400) FEET OF THE FRONT DOOR OR MAIN ENTRY OF THE BUILDING, THE REQUIRED PARKING CAN BE REDUCED.

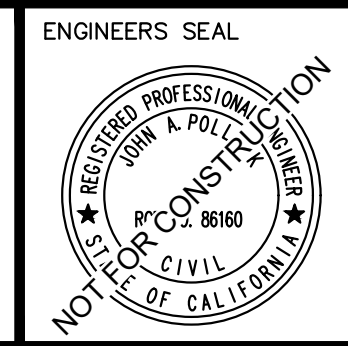
#### LEGEND:

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- NUMBER OF PARKING SPACES



ISSUE	DATE	DESCRIPTION

TB
DRAWN BY JP
CHECKED BY TH
RECOMMENDED



**Kimley»Horn**  
1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92868  
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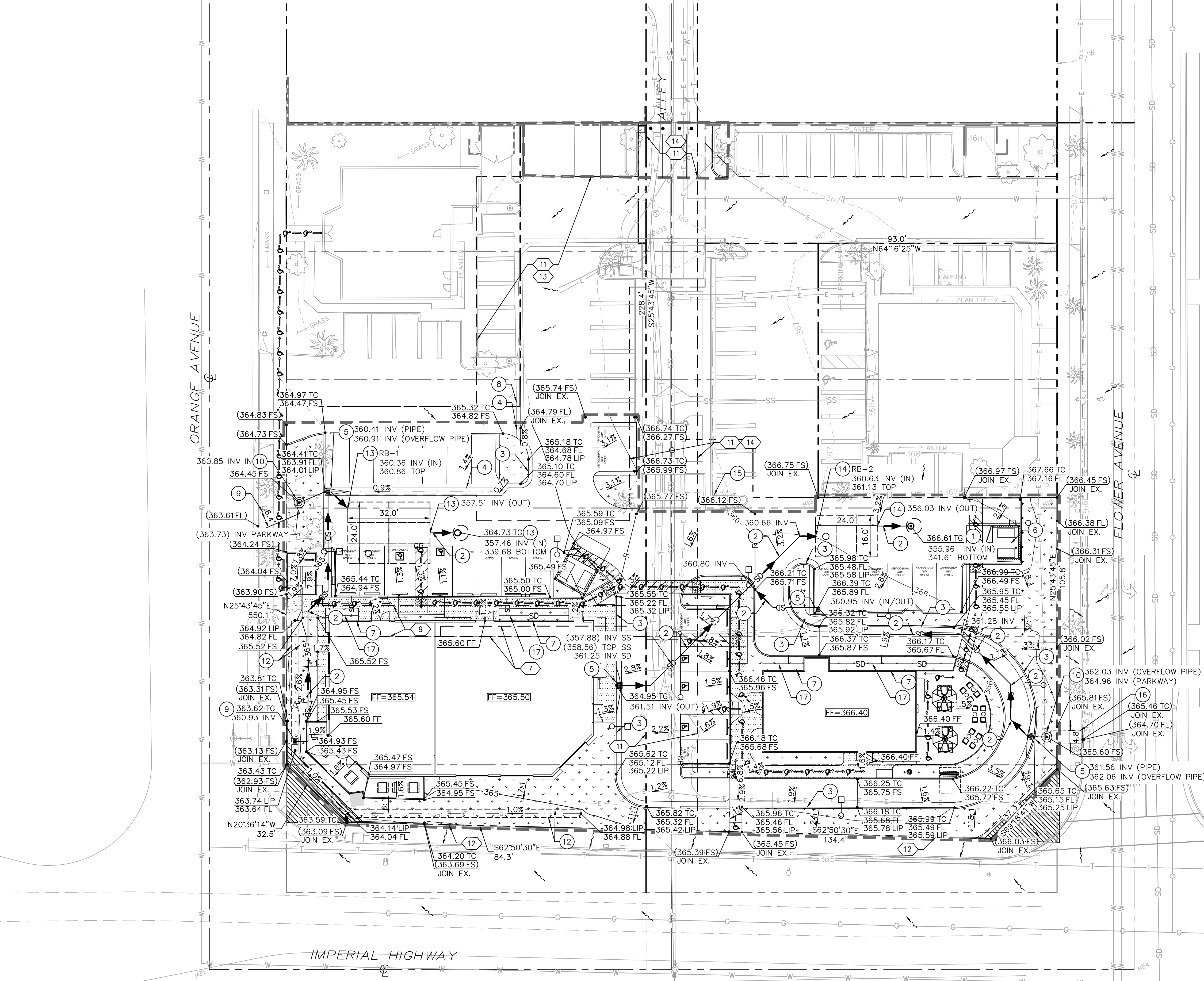
**BREA GASLIGHT SQUARE**  
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**PROPOSED PARKING PLAN**

**C2.1**



Drawing name: \\oradp001\ca Ora\ORA-LEDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C3.0 - Preliminary Grading Plan.dwg C3.0 - Preliminary Grading Plan Dec 08, 2022 1:58pm by: tatianna.brown  
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## TITLE REPORT EXCEPTIONS

BASED UPON TITLE REPORT NO. 19000090277, DATED NOVEMBER 21, 2019 AS PREPARED BY STEWART TITLE COMPANY.

- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 8, 1985 AS INSTRUMENT NO. 85-385428 OF OFFICIAL RECORDS (PLOTTED HEREON). TO BE QUITCLAIMED.
- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 9, 1988 AS INSTRUMENT NO. 88-390076; THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OFFICIAL EASEMENT" RECORDED SEPTEMBER 20, 1988 AS INSTRUMENT NO. 88-476713 BOTH OFFICIAL RECORDS (PLOTTED HEREON). TO BE QUITCLAIMED.
- AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF PRIVATE DRAINAGE, PUBLIC UTILITY, SEWER, ALLEY, EMERGENCY INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO SHOWN ON THE RECORDED PARCEL MAP NO. 88-324, RECORDED JULY 27, 1990 IN BOOK 254, PAGES 10, 11 AND 12, OF PARCEL MAPS (PLOTTED HEREON).
- THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED OR SEVERED BY THE MAP OF SAID PARCEL MAP NO. 88-324, WHICH AFFECTS IMPERIAL HWY. (PLOTTED HEREON).
- PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE TRACT SHOWN ON PARCEL MAP NO. 88-324 PROVISIONS: AS FOLLOWS: WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS: 1) A RECIPROCAL INGRESS/EGRESS EASEMENT FOR VEHICLES AND PEDESTRIANS BETWEEN PARCELS 1, 2, 3 & 4. 2) A RECIPROCAL PRIVATE DRAINAGE EASEMENT BETWEEN PARCELS 1, 2, 3 & 4 AND THE ALLEY (RECIPROCAL INGRESS/EGRESS EASEMENT BLANKET IN NATURE OVER PARCELS 1-4, RECIPROCAL PRIVATE DRAINAGE EASEMENT PLOTTED HEREON).
- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC BELL, ITS SUCCESSORS AND ASSIGNS AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 4, 1990 AS INSTRUMENT 90-469325, AFFECTS AS DESCRIBED THEREIN (PLOTTED HEREON).
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED FOR PARKING RECORDED JANUARY 17, 1991 AS INSTR. # 91-24934, OF OFFICIAL RECORDS. SAID DOCUMENT WAS MODIFIED BY AN INSTRUMENT RECORDED AS INSTRUMENT NO. 91-099351 OF OFFICIAL RECORDS (BLANKET IN NATURE OVER ALL PARKING AREAS WITHIN PARCEL 1, 2, 3, AND 4 OF PARCEL MAP NO. 88-324).

## ESTIMATED EARTHWORK QUANTITIES

CUT: 306 CY  
FILL: 169 CY  
NET: 137 CY (EXPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTON, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF FLOWER AVENUE, BEING N25°43'45"E PER PARCEL MAP NO. 88-324, RECORDED IN BOOK 254 PAGES 10 THROUGH 12 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

SELF-CERTIFICATION FROM A STATE LICENSED PROFESSIONAL ENGINEER OR THIRD-PARTY CERTIFICATIONS ARE REQUIRED OF ALL BMPS CONSTRUCTED ON THIS PLAN OR FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED FROM THE CITY.

## LEGEND

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE / LEASE LINE
- EASEMENT LINE / SETBACK LINE
- APPROXIMATE LIMITS OF DISTURBANCE
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK LINE
- CORNER CUT-OFF AREA
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED FLOW LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE FLOW DIRECTION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

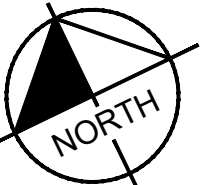
## GRADING AND DRAINAGE NOTES

- PROPOSED UNDERGROUND DRY WELL AND SETTLING CHAMBER SYSTEM. REFER TO SHEET C3.1 FOR MORE INFORMATION.
- 6" SDR-35 PVC STORM DRAIN PIPE SLOPED AT 0.5% MIN.
- CONCRETE CURB AND GUTTER.
- CONCRETE VALLEY GUTTER.
- 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE. ALL CATCH BASINS SHALL HAVE "NO DUMPING-DRAINS TO OCEAN" PAINTED ON THE ADJACENT CURB. REFER TO SHEET C3.1 FOR MORE INFORMATION.
- TRASH ENCLOSURE DRAIN WITH ACCESSIBLE GRATE. DRAIN TO SEWER. SEE SHEET C4.0 FOR MORE INFORMATION.
- ROOF DOWNSPOUTS. CONNECT TO 4" SDR-35 PVC STORM DRAIN PIPE AND DRAIN THRU CURB FACE.
- EXISTING VALLEY GUTTER TO REMAIN
- EXISTING PARKWAY DRAIN TO BE WIDENED 1.0' TO 5.9'.
- STORM DRAIN MANHOLE PER SPPWC STANDARD PLAN 321-2. PRESSURE RATED LID ON MANHOLE BOLTED DOWN. MANHOLE TO INCLUDE WEEPHOLES.
- INSTALL 4" SDR-26 PVC STORM DRAIN PIPE AT 0.5% MIN.
- VEGETATED SWALE
- BIOCLEAR URBANPOND UNDERGROUND DETENTION VAULT (DB-1) WITH 2,183 CF CAPACITY FOR STORM WATER MANAGEMENT. MINIMUM VAULT DIMENSIONS 24.0'X32.0'X3.35'. REFER TO SHEET C3.2 FOR MORE INFORMATION.
- BIOCLEAR URBANPOND UNDERGROUND DETENTION VAULT (DB-2) WITH 1,754 CF CAPACITY FOR STORM WATER MANAGEMENT. MINIMUM VAULT DIMENSIONS 24.0'X16.0'X5.10'. REFER TO SHEET C3.2 FOR MORE INFORMATION.
- EXISTING CURB DRAINS TO REMAIN
- INSTALL 57" X 4" PARKWAY DRAIN PER SPPWC STANDARD PLAN 151-2.
- INSTALL DRAINAGE SLEEVE AGAINST BUILDING WALL PER DETAIL 1, SHEET C3.2.

## BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON COUNTY OF ORANGE BENCHMARK 2C-113-99, ELEVATION 368.96 FEET (NAVD 88).

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-113-99" SET IN THE TOP OF THE NORTHWEST CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ON THE EASTERLY SIDE OF BREA BOULEVARD 0.1 MILES NORTHERLY OF THE INTERSECTION OF BREA BOULEVARD AND ASH STREET, 23 FT. NORTHERLY OF THE CENTERLINE OF THE RAILROAD TRACKS, 42 FT. SOUTHEASTERLY OF THE CENTERLINE OF BREA BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.



GRAPHIC SCALE IN FEET  
0 10 20 40

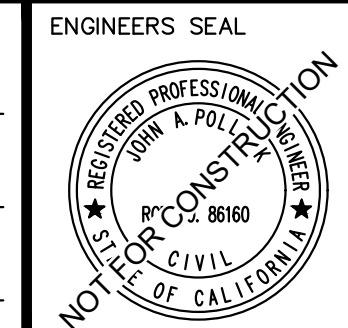
### SCALE

1" = 10'  
WHEN PRINTED AT FULL SIZE (24"X36")



ISSUE	DATE	DESCRIPTION

TB
DRAWN BY JP
CHECKED BY TH
RECOMMENDED



**Kimley»Horn**  
1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92668  
(714) 939-1030  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
JOHN POLLOCK, R.C.E. NO. 86160  
DATE: 12/8/2022  
EXP. 12/31/2022

**BREA GASLIGHT SQUARE**  
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**PRELIMINARY GRADING PLAN**

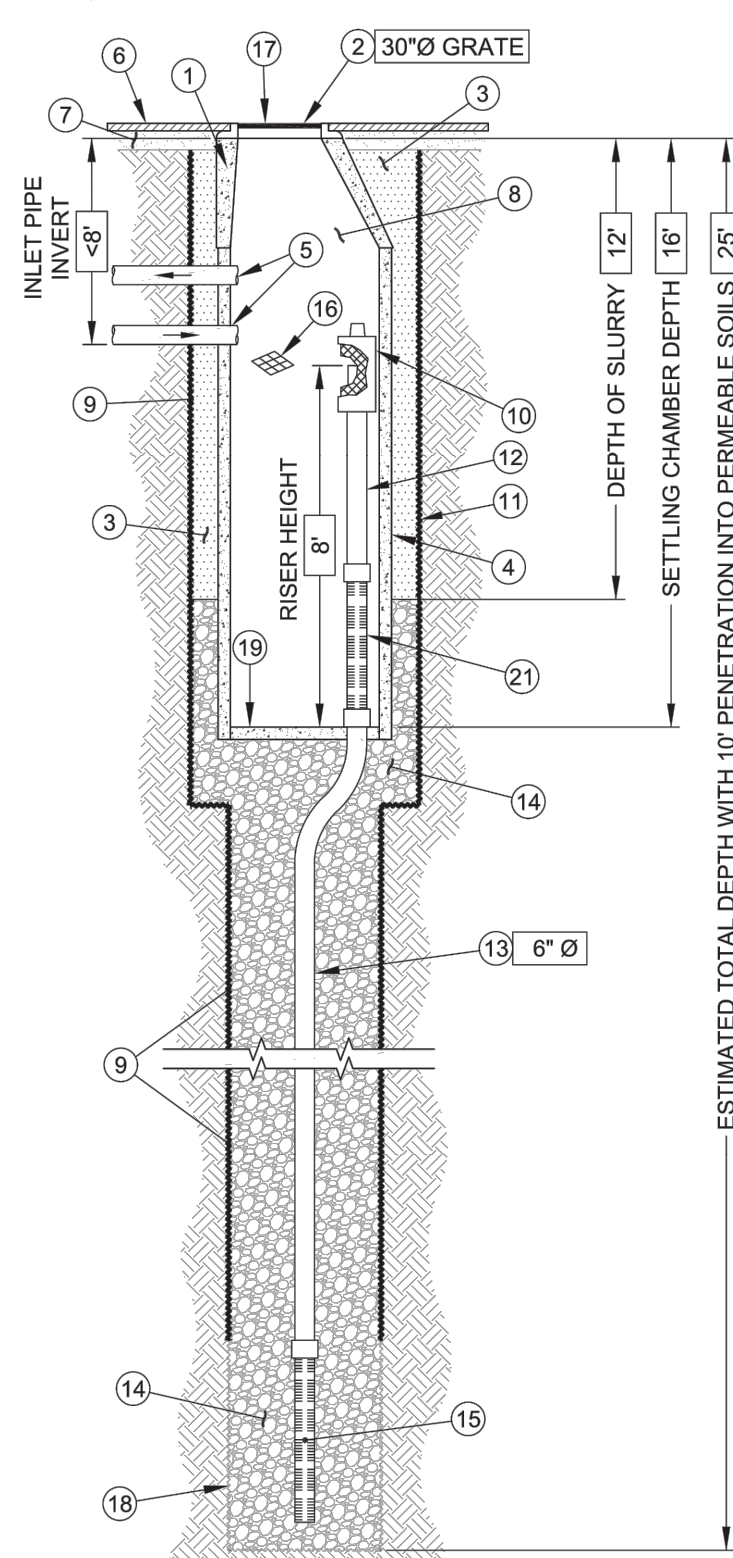
**C3.0**



Drawing name: \\ordp01\ca\_ora\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C3.0 - Preliminary Grading Details\C3.1 - Preliminary Grading Details Nov 08, 2022 4:28pm by: tationbraun  
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## The MaxWell® IV

DRAINAGE SYSTEM DETAILS AND SPECIFICATIONS  
Brea Gaslight Square - DMA 1A-1B  
Brea, CA



### ITEM NUMBERS

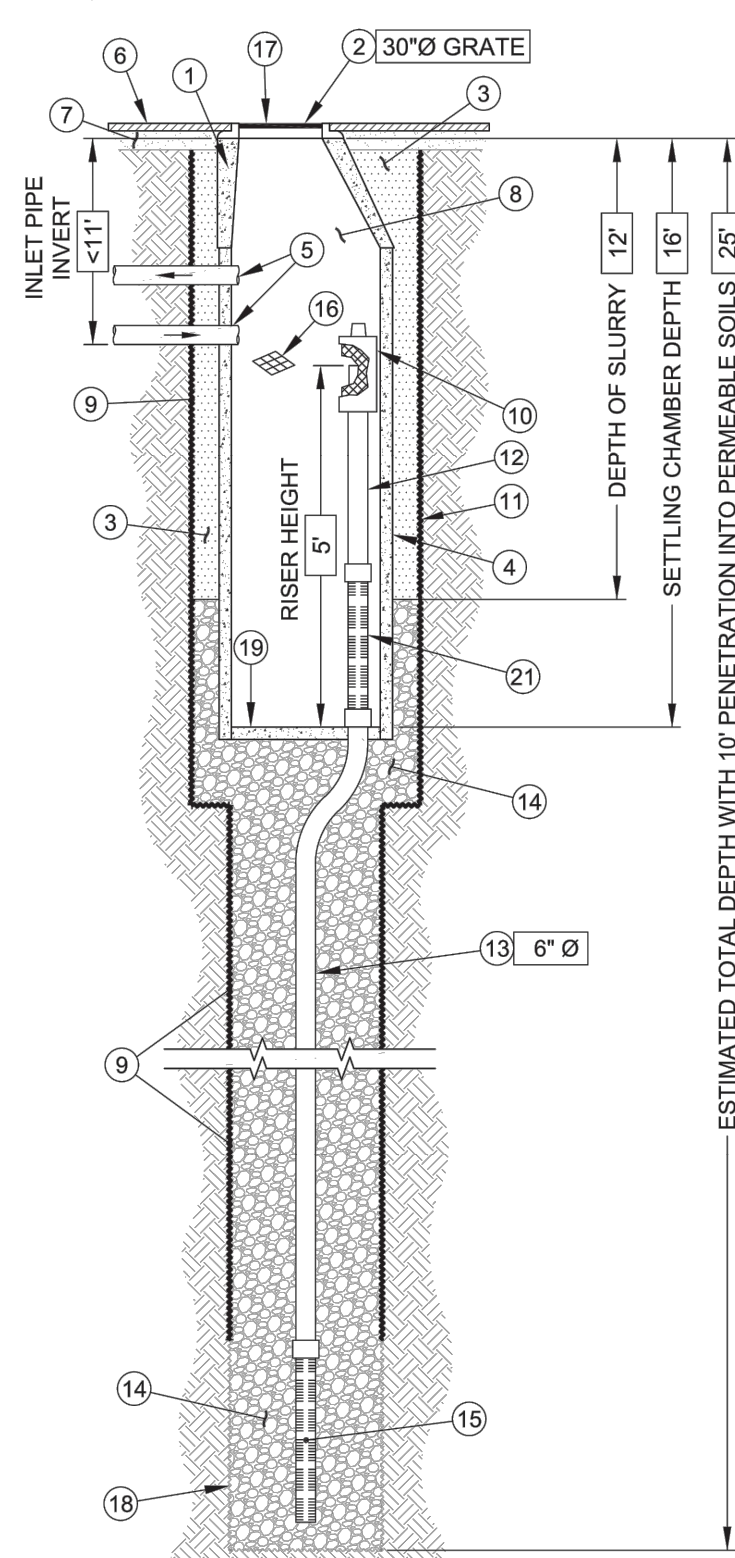
1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. BOLTED RING & GRATE/COVER - DIAMETER & TYPE AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
3. STABILIZED BACKFILL - TWO-SACK SLURRY MIX FROM BOTTOM OF SLURRY TO 5' BELOW GRADE AROUND CHAMBER. SIX-SACK SLURRY MIX FROM 5' BELOW GRADE TO GRADE AROUND CHAMBER.
4. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
5. INLET PIPE/OUTLET PIPE (BY OTHERS). SEE SEPARATE PLAN FOR INVERT ELEVATIONS.
6. GRADED BASIN OR PAVING (BY OTHERS).
7. COMPACTED BASE MATERIAL, IF REQUIRED (BY OTHERS).
8. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE RISER PIPE.
9. NON-WOVEN GEOTEXTILE SLEEVE - MIRAFI 140 NL MIN. 6 FT Ø. HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
10. PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 0.285" MAX. S.W.O FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
11. MIN. 6" Ø DRILLED SHAFT.
12. RISER PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
13. DRAINAGE PIPE - ADS HIGHWAY GRADE OR SCH. 40 PVC WITH TRI-B COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS. DIAMETER AS NOTED.
14. ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2".
15. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC Ø 120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. OVERALL LENGTH VARIES, UP TO 120" WITH TRI-B COUPLER.
16. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL. 2 PER CHAMBER.
17. FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION. GRATED ONLY.
18. MIN 4" Ø DRILLED SHAFT.
19. BASE SEAL - SIX-SACK SLURRY.
21. DRAIN DOWN INTAKE SCREEN - 6" Ø SCH. 40 PVC Ø 120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. WRAPPED WITH NON-WOVEN GEOTEXTILE FABRIC. 48" OVERALL LENGTH WITH TRI-B COUPLER.

Manufactured and installed by  
**TORRENT RESOURCES**  
An evolution of McCracken Drilling  
www.torrentresources.com  
CALIFORNIA: 909-629-0760  
ARIZONA: 602-268-0765

DETAIL: IV-4-SS-OC	REVISED BY: RJA
DRAWN ON: 08-28-19	REVISED DATE: 09-16-22
SCALE: N.T.S.	

## The MaxWell® IV

DRAINAGE SYSTEM DETAILS AND SPECIFICATIONS  
Brea Gaslight Square - DMA 2A-2B  
Brea, CA



### ITEM NUMBERS

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CALIFORNIA: 909-629-0760  
ARIZONA: 602-268-0765

DETAIL: IV-4-SS-OC	REVISED BY: RJA
DRAWN ON: 08-28-19	REVISED DATE: 09-16-22
SCALE: N.T.S.	

DROP INLET

MODEL NO.	A	B	*WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

\*BOX ONLY

FRAME AND GRATE

MODEL NO.	RATING	D	WEIGHT
SG2424-DIP	PEDESTRIAN	1 1/2"	41 LBS.
SG2424-DIT	TRAFFIC	3"	120 LBS.

18"x31" THIN WALL KNOCKOUTS, SLEDGE OUT AS REQUIRED. (TYP. 4 PLACES)

FRAME MAY BE CAST DIRECTLY INTO BOX (OPTIONAL)

INSIDE A HEIGHT OF BOX

OUTSIDE HEIGHT OF BOX

OPTIONAL EXTENSION HEIGHT

EXTENSION

MODEL NO.	C	WEIGHT
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

■ FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN MODELS.

■ DESIGN FOR H-20-44 BRIDGE LOADING.

■ ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.

■ FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

■ ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION. FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.

24" X 24" DRAIN INLET

DI2424

DRAWING: BIO CLEAN GRATE INLET FILTER DETAILS

TYPICAL MODEL DETAIL

WARRANTY: 5 YEAR MANUFACTURERS

BIO CLEAN ENVIRONMENTAL SERVICES, INC.  
398 VIA EL CENTRO, OCEANSIDE, CA 92058  
PHONE: 760-433-7640 FAX: 760-433-3176  
DATE: 10/12/17  
DRAFTER: MCP

PROJECT:

REVISIONS:

REVISIONS:

REVISIONS:

REVISIONS:

REVISIONS:

UNITS = INCHES

PAGE 1

## BIO CLEAN SCREENING FILTER

FOR USE IN GRATE INLETS

TOP VIEW

NOTES:

1. ALL HARDWARE, FLANGE, FRAME, SCREENS SHALL BE STAINLESS STEEL.
2. HYDROCARBON BOOM SHALL BE 2" DIAMETER AND CONNECTED MECHANICALLY TO THE FILTER FRAME WITH BAILS ALLOWING IT TO FLOAT ON THE WATER SURFACE REGARDLESS OF HEIGHT.
3. SEE PERFORMANCE REPORTS IN MANUFACTURERS SPECIFICATIONS.
4. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE - CONTACT BIO CLEAN FOR MORE INFORMATION.
5. BASED ON 37% OPEN AREA.
6. CONSIDERS A SAFETY FACTOR OF 2.0.
7. CONSIDERS A LOCAL DEPRESSION PONDING DEPTH OF 6 INCHES.
8. STORAGE CAPACITY BASED ON THE BASKET HALF FULL.

FLOW SCHEMATIC

MODEL #	TREATMENT FLOW (CFS)	BYPASS FLOW (CFS)	SOLIDS STORAGE CAPACITY (CF)
BC-GRATE-MLS 12-12-12	1.19	1.55	0.27
BC-GRATE-MLS 18-18-18	4.32	3.68	1.05
BC-GRATE-MLS 24-24-24	7.67	4.83	2.41
BC-GRATE-MLS 30-30-24	12.97	6.21	3.98
BC-GRATE-MLS 25-38-24	13.53	6.59	4.16
BC-GRATE-MLS 36-36-24	19.64	7.60	5.94
BC-GRATE-MLS 48-48-18	24.84	10.13	7.92

\*\*\*FLOW RATES CALCULATED USING THE FOLLOWING EQUATION  
 $Q = SQ \cdot C_d \cdot A \cdot \sqrt{2gh}$   $C_d = \text{COEFFICIENT OF DISCHARGE}$

**Bio Clean**  
A Forterra Company

PAGE 1

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## Kimley»Horn

1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92868  
(714) 939-1030  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
DATE: 12/31/2022  
JOHN POLLOCK, R.C.E. NO. 86160 EXP.

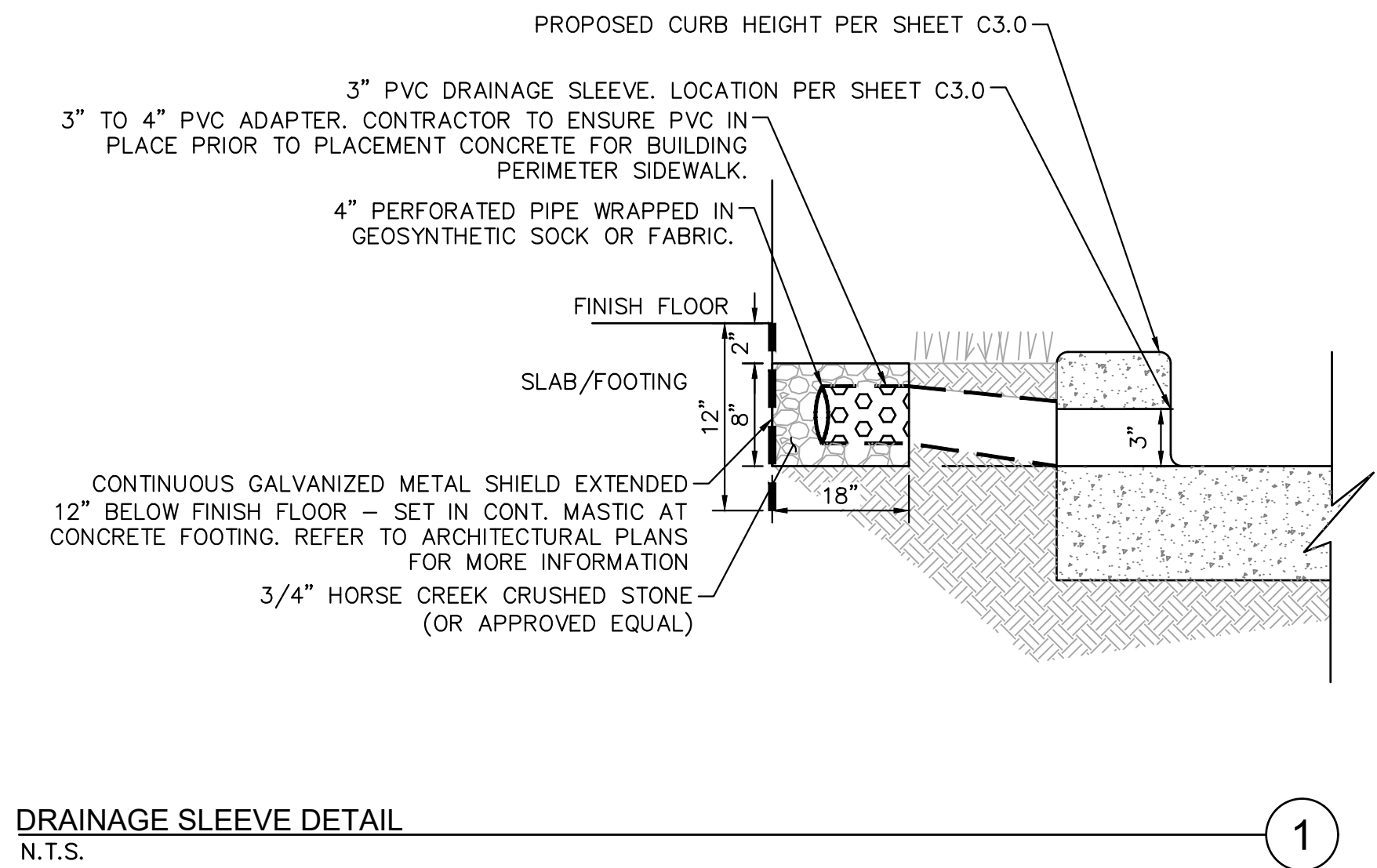
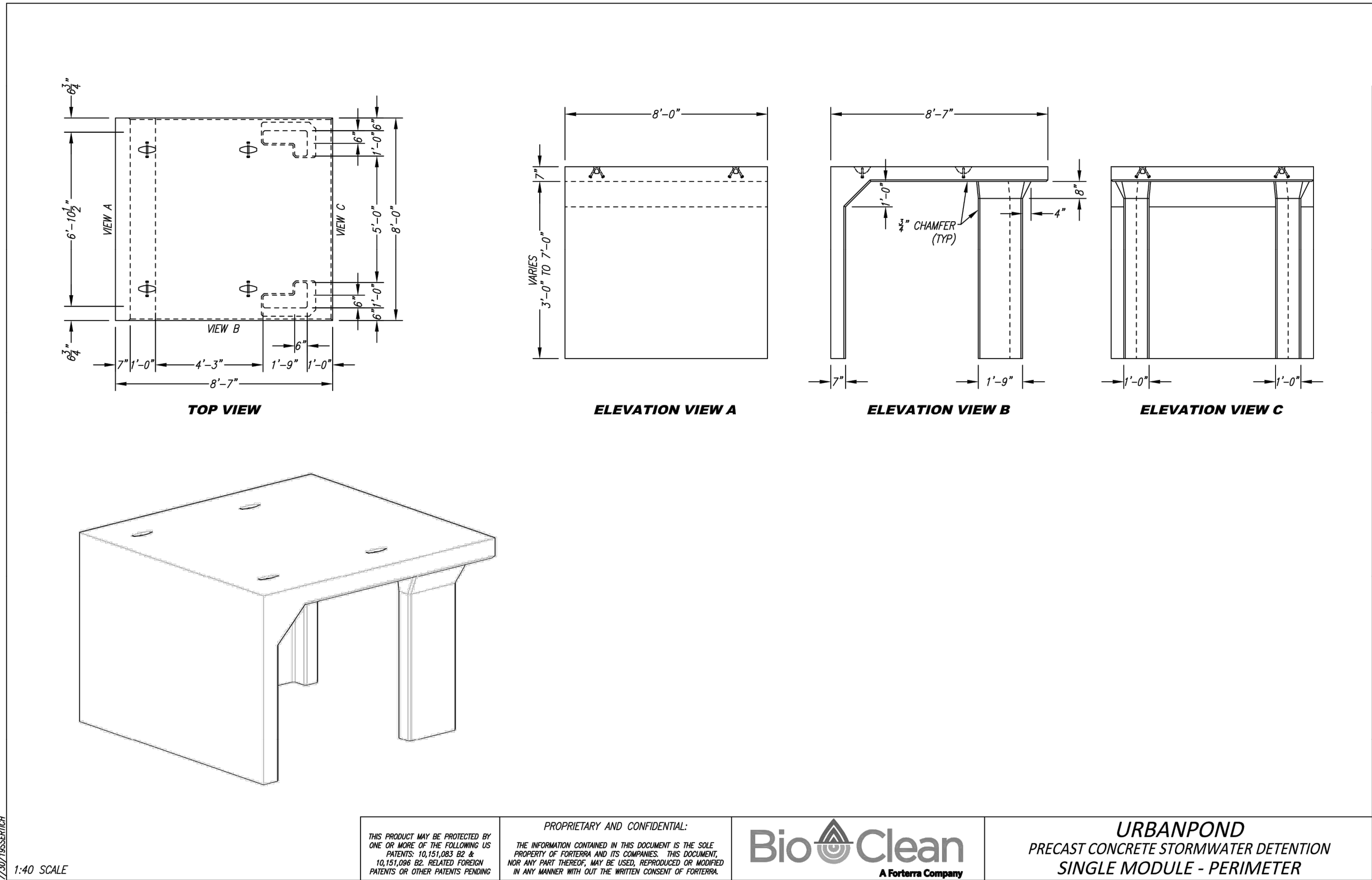
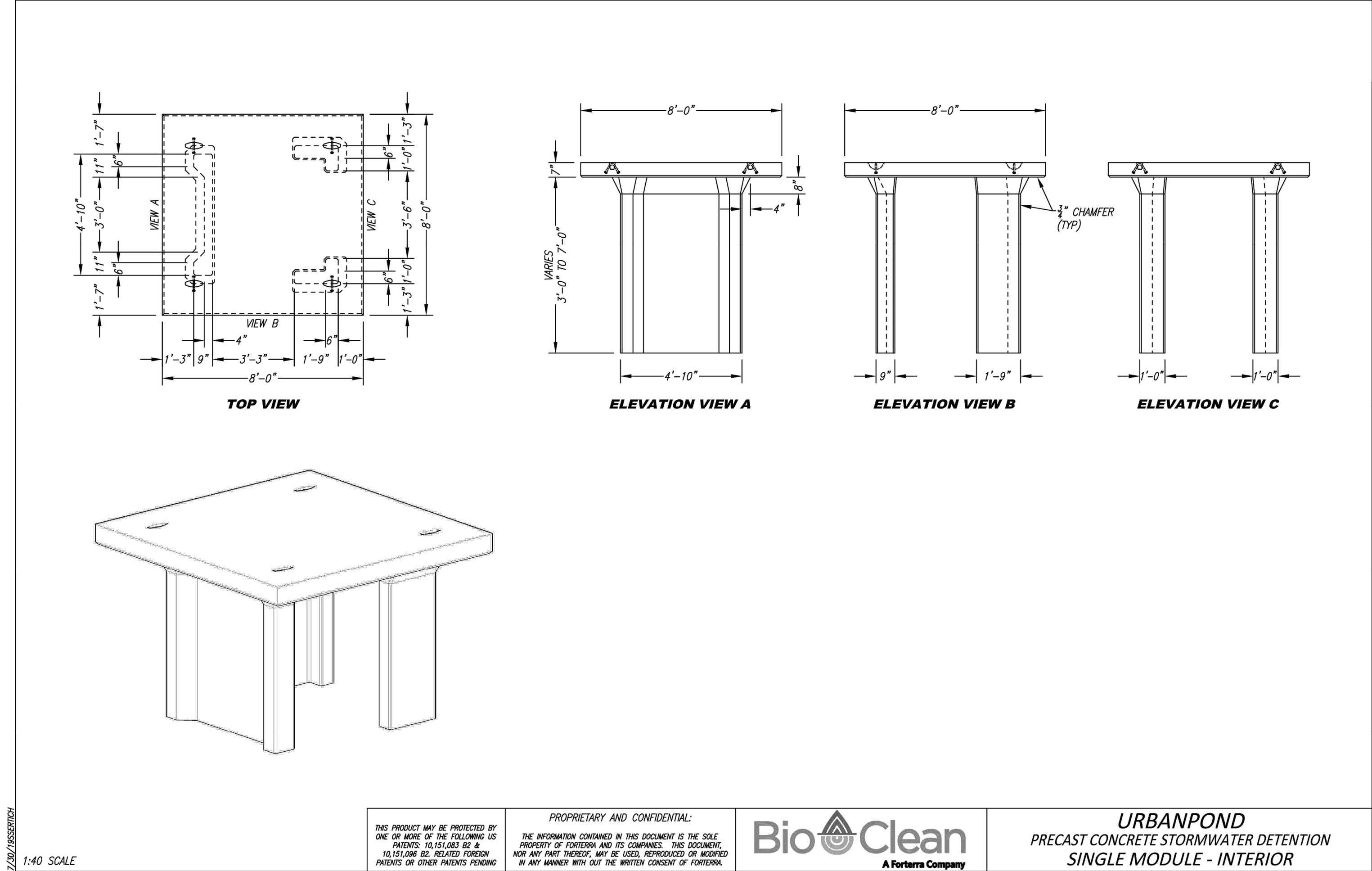
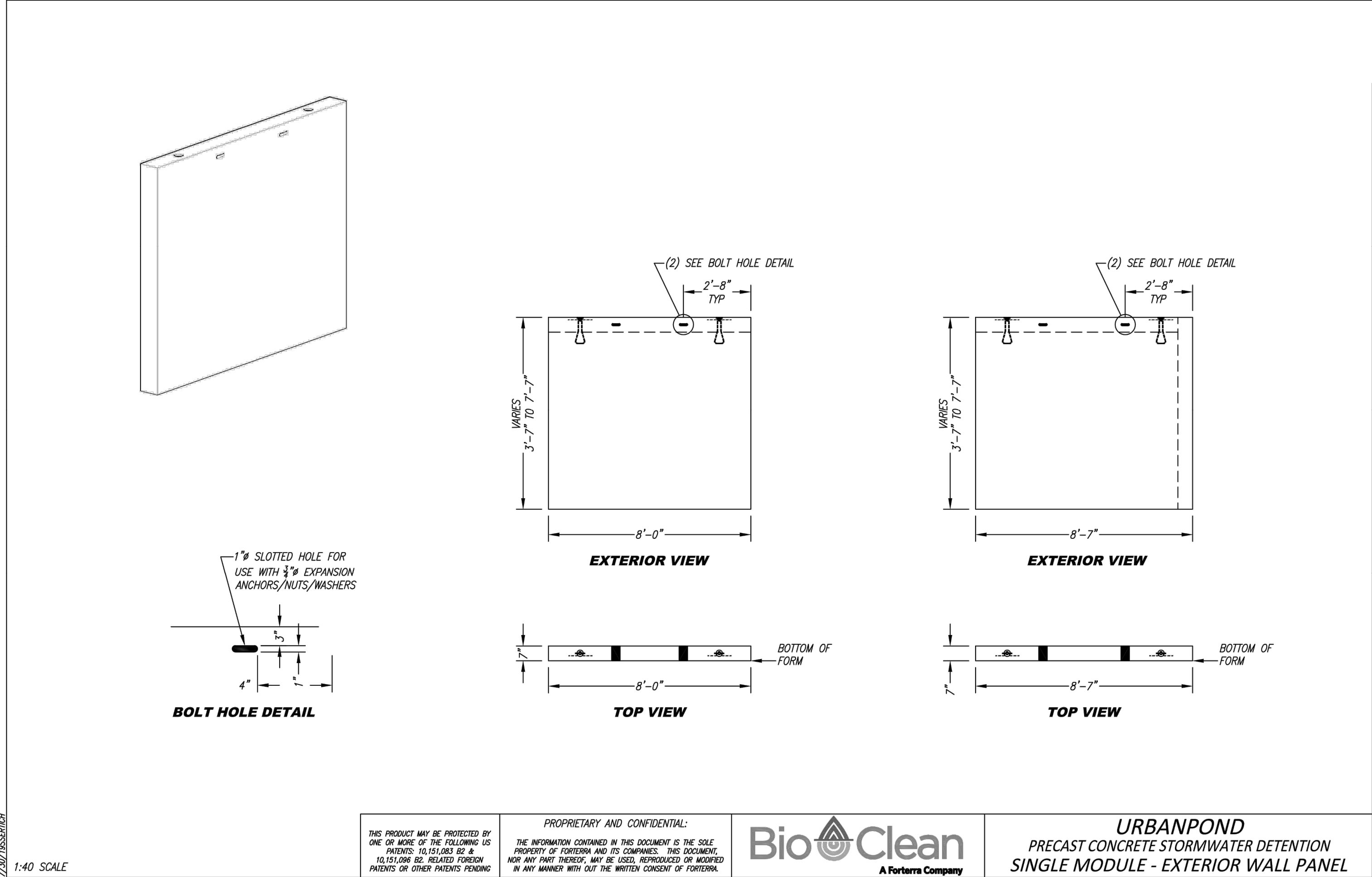
**BREA GASLIGHT SQUARE**  
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**PRELIMINARY GRADING DETAILS**

C3.1



Drawing name: \\ordp001\ca\_ora\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C3.0 - Preliminary Grading Plan.dwg C3.2 - Preliminary Grading Details Nov 08, 2022 4:28pm by: tatiana.brown  
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(714) 939-1030  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
DATE: 11/8/2022  
EXP. 12/31/2022  
JOHN POLLOCK, R.C.E. NO. 86160

**BREA GASLIGHT  
SQUARE**  
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**PRELIMINARY  
GRADING DETAILS**

C3.2

Drawing name: \\ordp001\ca\_ora\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C4.0 - Preliminary Utility Plan.dwg C4.1 - Preliminary Utility Plan.dwg Dec 08, 2022 1:59pm by: latiana.braun  
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# TITLE REPORT EXCEPTIONS

BASED UPON TITLE REPORT NO. 19000090277, DATED NOVEMBER 21, 2019 AS PREPARED BY STEWART TITLE COMPANY.

- 7

AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 8, 1985 AS INSTRUMENT NO. 85-385428 OF OFFICIAL RECORDS (PLOTTED HEREON), TO BE QUITCLAIMED.
- 9

AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED AUGUST 9, 1988 AS INSTRUMENT NO. 88-390076; THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "QUITCLAIM OF EASEMENT" RECORDED SEPTEMBER 20, 1988 AS INSTRUMENT NO. 88-476713 BOTH OFFICIAL RECORDS (PLOTTED HEREON), TO BE QUITCLAIMED.
- 11

AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF PRIVATE DRAINAGE, PUBLIC UTILITY, SEWER, ALLEY, EMERGENCY INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED PARCEL MAP NO. 88-324, RECORDED JULY 27, 1990 IN BOOK 254, PAGES 10, 11 AND 12, OF PARCEL MAPS (PLOTTED HEREON).

- 12

THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED OR SEVERED BY [THE MAP OF SAID PARCEL MAP NO. 88-324], WHICH AFFECTS IMPERIAL HWY. (PLOTTED HEREON).
- 13

PROVISIONS, HEREIN RECITED, OF THE DEDICATION STATEMENT ON THE MAP OF THE TRACT SHOWN ON PARCEL MAP NO. 88-324 PROVISIONS, AS FOLLOWS:  
WE ALSO HEREBY RESERVE TO OURSELVES, OUR HEIRS, AND ASSIGNS: 1) A RECIPROCAL INGRESS, EGRESS EASEMENT FOR VEHICLES AND PEDESTRIANS BETWEEN PARCELS 1, 2, 3 & 4. 2) A RECIPROCAL PRIVATE DRAINAGE EASEMENT BETWEEN PARCELS 1, 2, 3 & 4 AND THE ALLEY (RECIPROCAL INGRESS/EGRESS EASEMENT BLANKET IN NATURE OVER PARCELS 1-4, RECIPROCAL PRIVATE DRAINAGE EASEMENT PLOTTED HEREON).

- 14

AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC BELL, ITS SUCCESSORS AND ASSIGNS AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 4, 1990 AS INSTRUMENT 90-469325, AFFECTS AS DESCRIBED THEREIN (PLOTTED HEREON).
- 15

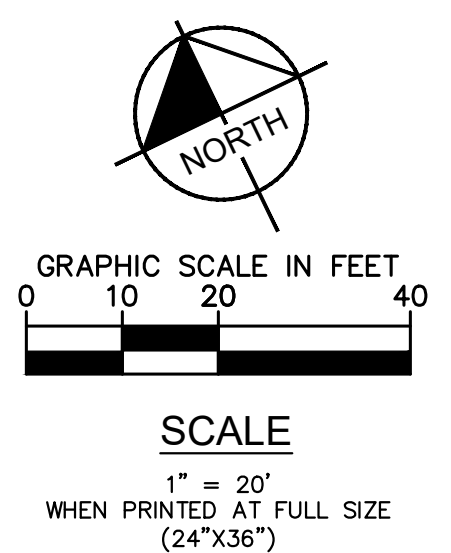
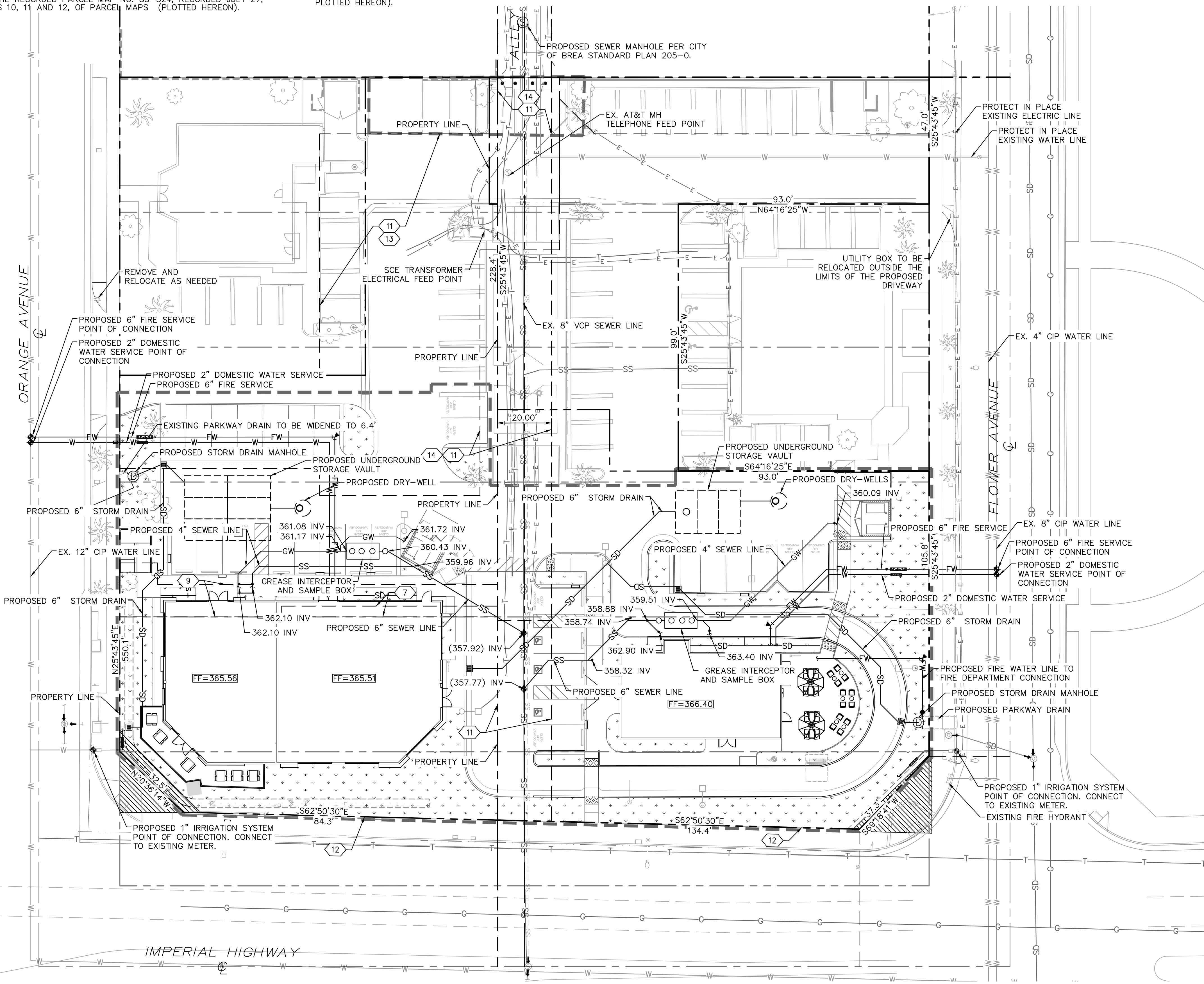
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT FOR PARKING" RECORDED JANUARY 17, 1991 AS INSTR. # 91-24934, OF OFFICIAL RECORDS. SAID DOCUMENT WAS MODIFIED BY AN INSTRUMENT RECORDED MARCH 5, 1991 AS INSTRUMENT NO. 91-099351, OF OFFICIAL RECORDS (BLANKET IN NATURE OVER ALL PARKING AREAS WITHIN PARCEL 1, 2, 3, AND 4 OF PARCEL MAP NO. 88-324).

## LEGEND

- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- APPROXIMATE LIMIT OF WORK LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GREASE WASTE LINE
- PROPOSED STORM DRAIN LINE
- GREASE WASTE INTERCEPTOR

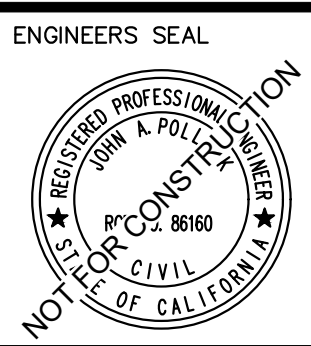
## GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. A TOPOGRAPHICAL AND UNDERGROUND SURVEY WILL BE REQUIRED TO DETERMINE THE FINAL LOCATION OF ALL EXISTING AND PROPOSED UTILITY ROUTINGS.
2. COORDINATION WITH UTILITY PURVEYORS WILL BE REQUIRED TO DETERMINE FINAL LOCATION OF ALL PROPOSED CONNECTIONS TO PUBLIC MAIN LINES.
3. ALL DRY AND WET UTILITY CROSSING SHALL HAVE MIN. 12" VERTICAL CLEARANCE.



ISSUE	DATE	DESCRIPTION

TB  
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JP  
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TH  
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**Kimley»Horn**  
1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92668  
(714) 939-1030  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
*[Signature]*  
DATE: 12/8/2022  
JOHN POLLOCK, R.C.E. NO. 86160  
EXP. 12/31/2022

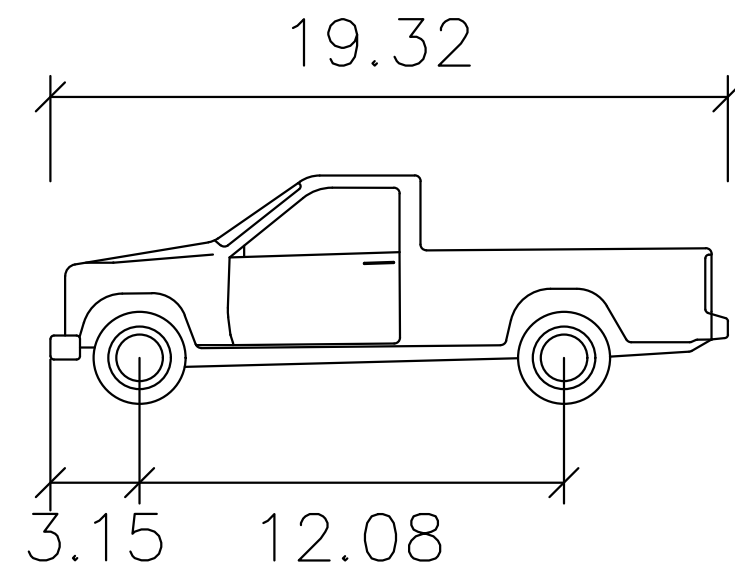
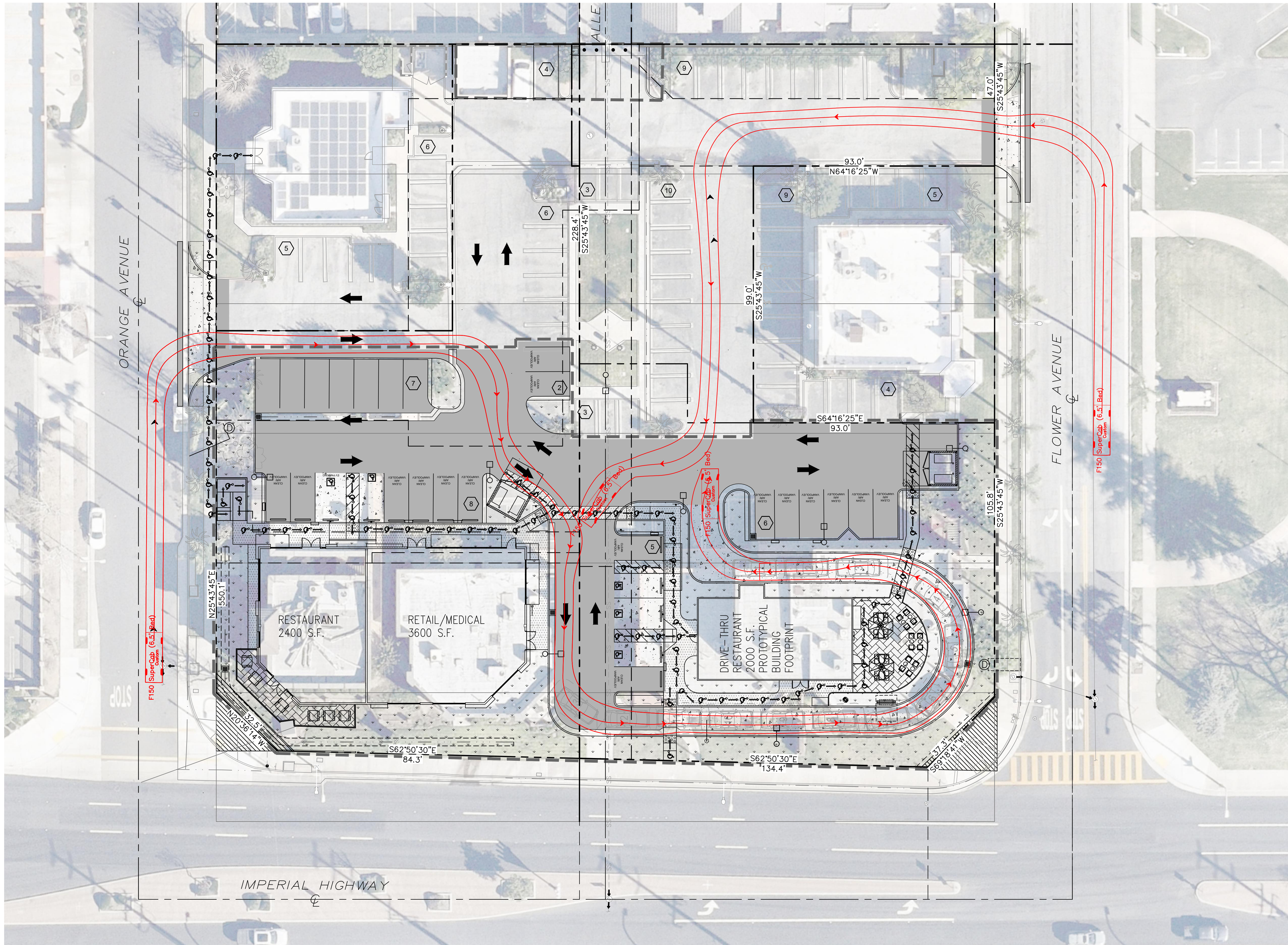
**BREA GASLIGHT SQUARE**  
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**PRELIMINARY UTILITY PLAN**

**C4.0**



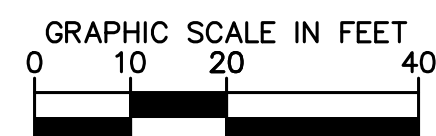
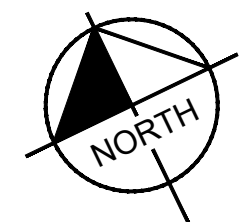
Drawing name: \\orap01\ca\_oro\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C5.0 - F150 Truck Turn.dwg C5.0 - Truck Turn Dec 08, 2022 2:00pm by: tatiana.braun  
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F150 SuperCab (6.5' Bed)

feet

Width : 6.50  
Track : 6.50  
Lock to Lock Time : 6.0  
Steering Angle : 31.5



SCALE

1" = 20'  
WHEN PRINTED AT FULL SIZE  
(24"x36")



ISSUE	DATE	DESCRIPTION

TB
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ENGINEERS SEAL

**Kimley»Horn**

1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92668  
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:  
DATE: 12/8/2022  
EXP. 12/31/2022  
JOHN POLLOCK, R.C.E. NO. 86160

**BREA GASLIGHT  
SQUARE**

255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

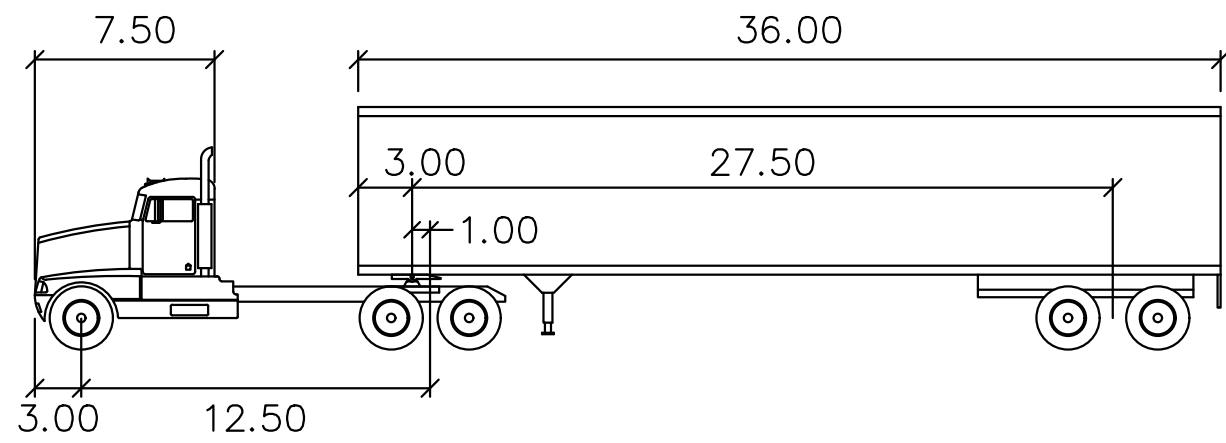
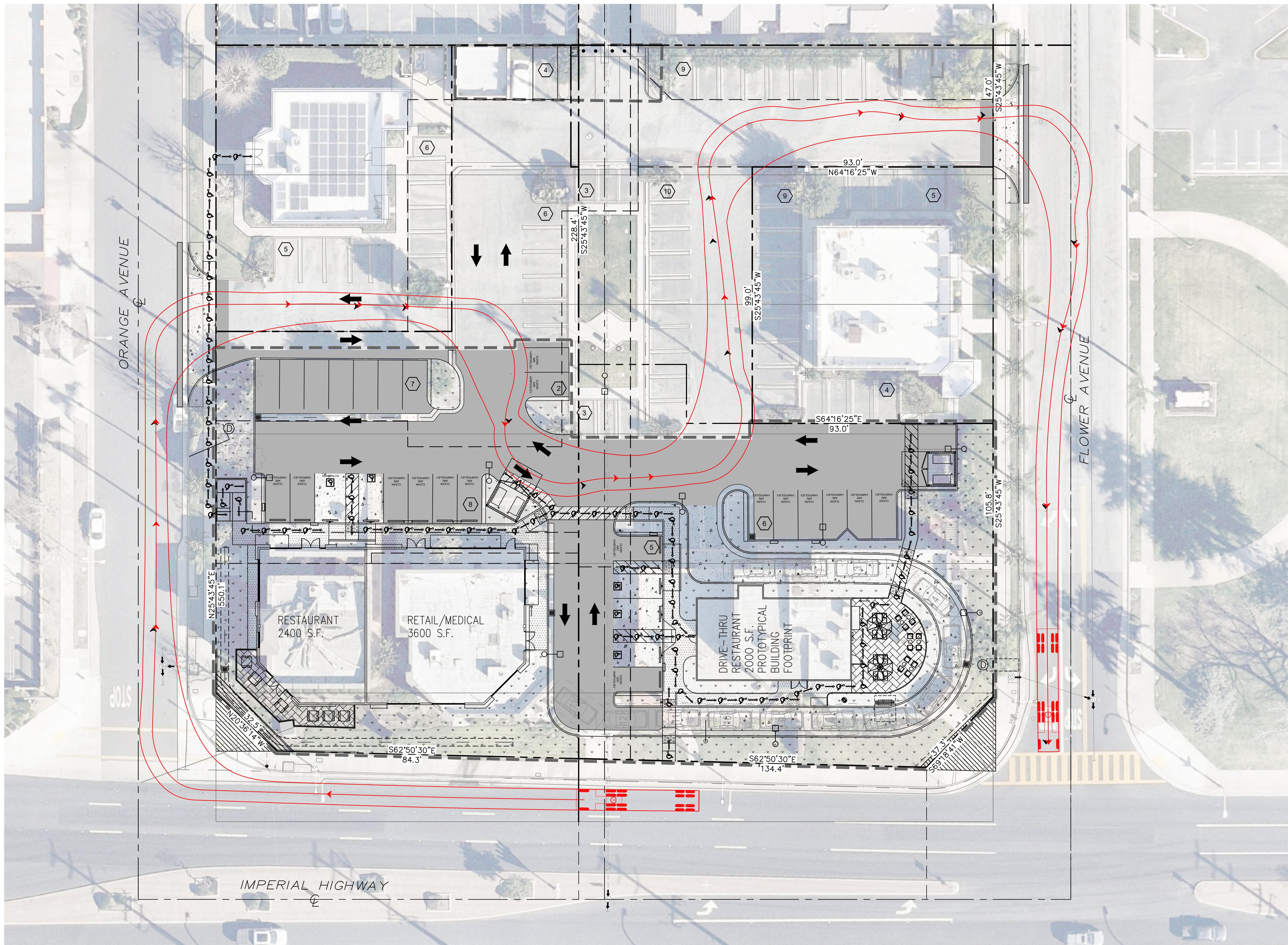
CITY OF BREA

**TRUCK TURN EXHIBIT**

**C5.0**

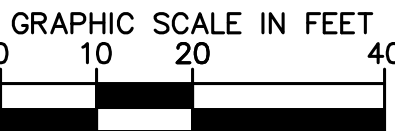
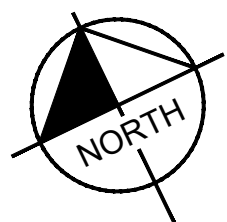


Drawing name: \\c:\p01\ca\_ora\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C5.1 - Truck Turn.dwg C5.0 - Truck Turn Dec 08, 2022 2:00pm by: tatiana.braun  
This document, together with the concepts and designs presented herein, is an instrument of service, and its use is limited to the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Delivery Truck (36')

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.00		

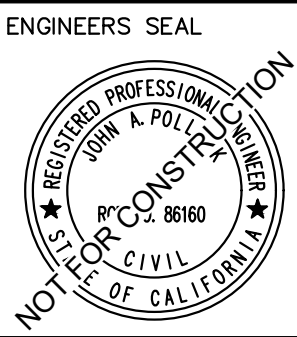


SCALE  
1" = 20'  
WHEN PRINTED AT FULL SIZE  
(24"x36")



ISSUE	DATE	DESCRIPTION

TB
DRAWN BY JP
CHECKED BY TH
RECOMMENDED



**Kimley»Horn**  
1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92668  
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:  
*[Signature]*  
DATE: 12/8/2022  
EXP. 12/31/2022

JOHN POLLOCK, R.C.E. NO. 86160

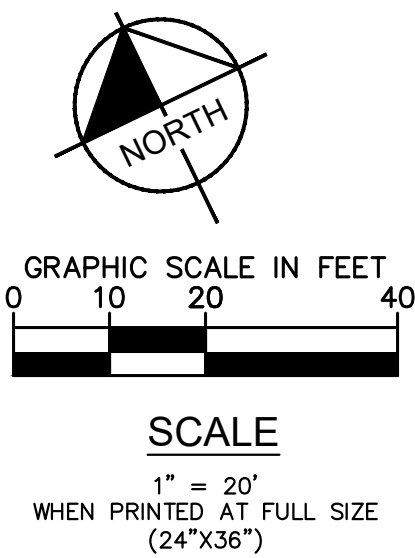
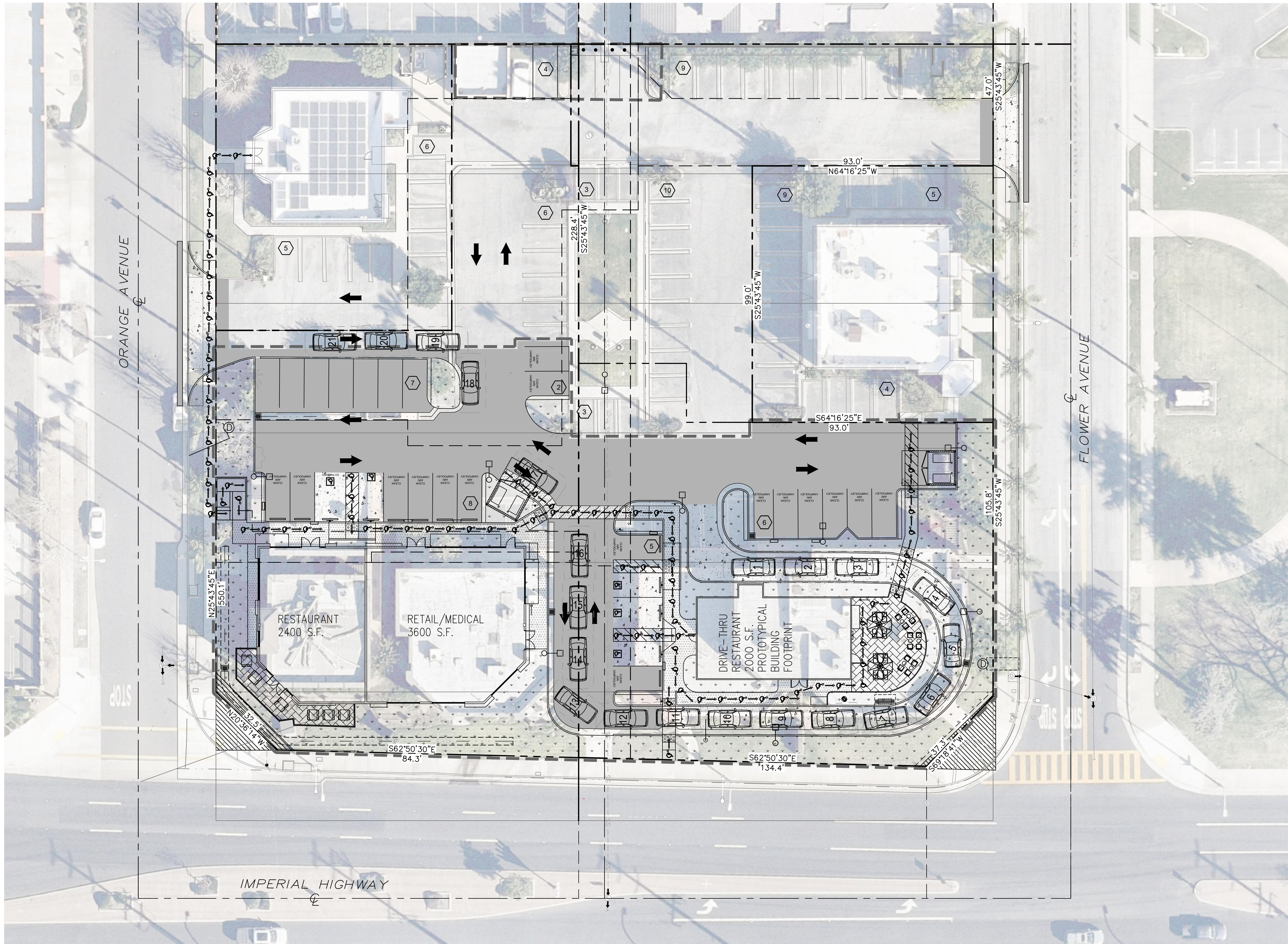
**BREA GASLIGHT SQUARE**  
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**TRUCK TURN EXHIBIT**

C5.1



Drawing name: \\orap01\ca\_oro\ORA\_LDEV\94440001 - Brea Gaslight Square\CAD\Exhibits\Planning\C5.2 - Circulation Plan.dwg C5.2 - Circulation Plan Dec 08, 2022 2:01pm by: tatiana.braun  
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ISSUE	DATE	DESCRIPTION

TB
DRAWN BY JP
CHECKED BY TH
RECOMMENDED



**Kimley»Horn**  
1100 TOWN & COUNTRY RD, SUITE 700  
ORANGE, CA 92668  
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:  
*[Signature]*  
DATE: 12/8/2022  
EXP. 12/31/2022

JOHN POLLOCK, R.C.E. NO. 86160

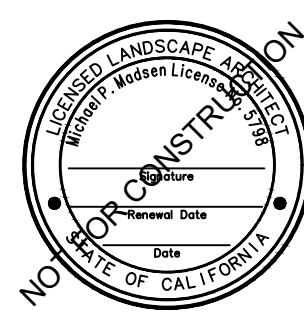
**BREA GASLIGHT SQUARE**  
255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

CITY OF BREA  
**CIRCULATION PLAN**

**C5.2**

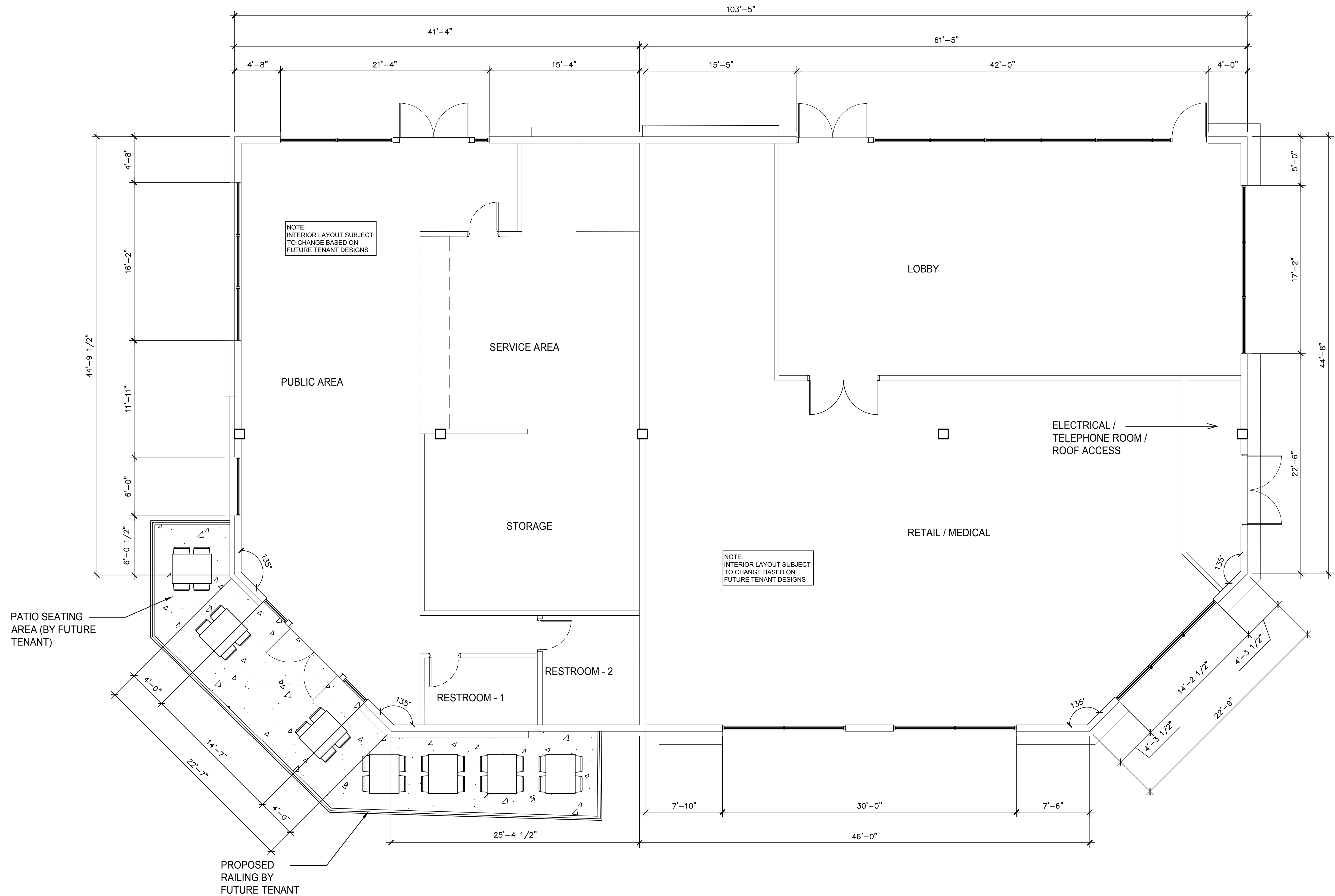


LD  
DRAWN BY  
CF  
CHECKED BY  
TH  
RECOMMENDED



# L1.0





1 FLOOR PLAN  
SCALE: 3/16" = 1'-0"

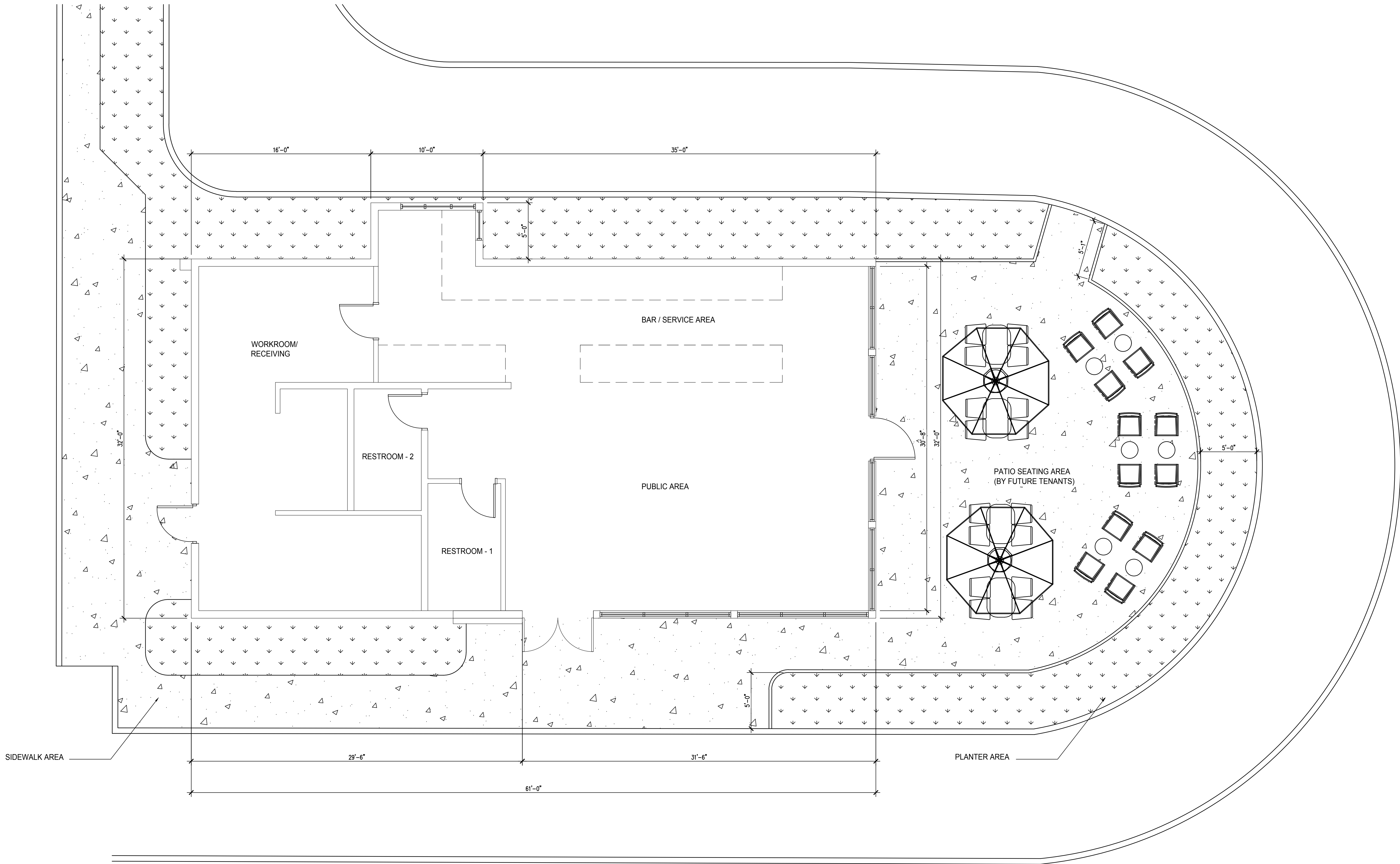


**GASLIGHT SQUARE**  
BREA, CA

Sheet Contents:  
**FLOOR PLAN**


Revisions:	
06/14/2022	PLANNING COMMENTS
06/14/2022	PLANNING COMMENTS

Date:	02/09/2022
LW Job No.	BREA2101
Scale:	AS SHOWN



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"





**LYONS WARREN**  
engineers + architects

9560 Candida ST.  
San Diego, CA 92126-4560

858.573.8990  
lwa@lyonswarren.com 858.573.8998 fax

GASLIGHT SQUARE  
BREA, CA

Sheet Contents:	
FLOOR PLAN	
Revisions:	
06/14/2022	PLANNING COMMENTS
Date:	02/09/2022
LW Job No.	BREA2101
Scale:	AS SHOWN





EXTERIOR MATERIAL SCHEDULE		
Material Mark	Material: Manufacturer	Material: Description
EX1	ALLURA	WOOD LAP SIDING, SMOOTH COLOR: KNIGHT'S ARMOR
EX2	CERACLAD	CONCRETE SERIES: ASHLAR SLATE
EX3	CERACLAD	CONTEMPORARY SMOOTH, COLOR: SLATE
EX4	CERACLAD	WOOD SERIES, TEXTURE: BARNWOOD, COLOR: MAHOGANY
EX5	CERACLAD	BRICK SERIES, TEXTURE: ANTIQUE BRICK, COLOR: ANTIQUE WHITE
EX6	LIVEWALL	LIVING WALL AND LANDSCAPE SYSTEM MOUNTED TO EXTERIOR WALL
EX7	STORE FRONT SYSTEM	ALUMINUM WITH CLEAR ANODIZED COATING

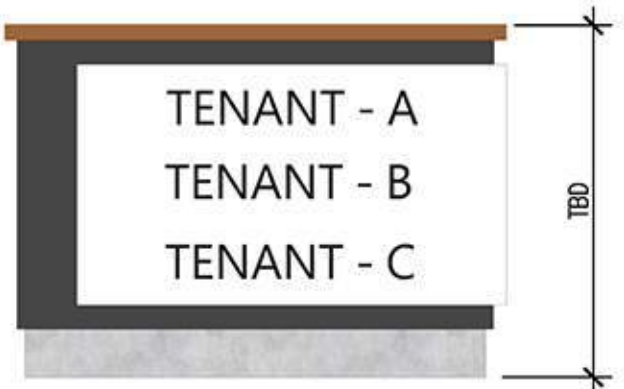
**NOTE: COLOR ELEVATIONS**

DUE TO LIMITATIONS OF THE PRINTING PROCESS, SURFACE TEXTURE OF MATERIALS, ETC., THE COLORS SHOWN ON THIS DRAWING WILL VARY. COLORS AND MATERIALS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM SITE PHOTOS OF EXISTING CONDITIONS.

**North Elevation**



**South Elevation (Imperial Hwy.)**



**Proposed Monument Sign**

SCALE: 1/4"=1'-0"



**West Elevation (South Orange Ave.)**



**East Elevation**

GASLIGHT SQUARE  
**ELEVATION**  
BREA, CA



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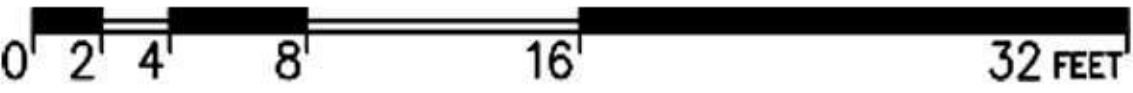
9560 Candida Street - San Diego, CA 92126  
phone 858.573.8999 - fax 858.573.8998

06.14.2022





EXTERIOR MATERIAL SCHEDULE		
Material: Mark	Material: Manufacturer	Material: Description
EX1	ALLURA	WOOD LAP SIDING, SMOOTH COLOR: KNIGHT'S ARMOR
EX2	CERACLAD	CONCRETE SERIES: ASHLAR SLATE
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EX7	STORE FRONT SYSTEM	ALUMINUM WITH CLEAR ANODIZED COATING



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GASLIGHT SQUARE  
**ELEVATION**  
BREA, CA



06.14.2022  
**LYONS WARREN** | engineers + architects  
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phone 858.573.8999 - fax 858.573.8998





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06.14.2022

GASLIGHT SQUARE  
**PERSPECTIVE VIEWS**

BREA, CA



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**NOTE: COLOR ELEVATIONS**

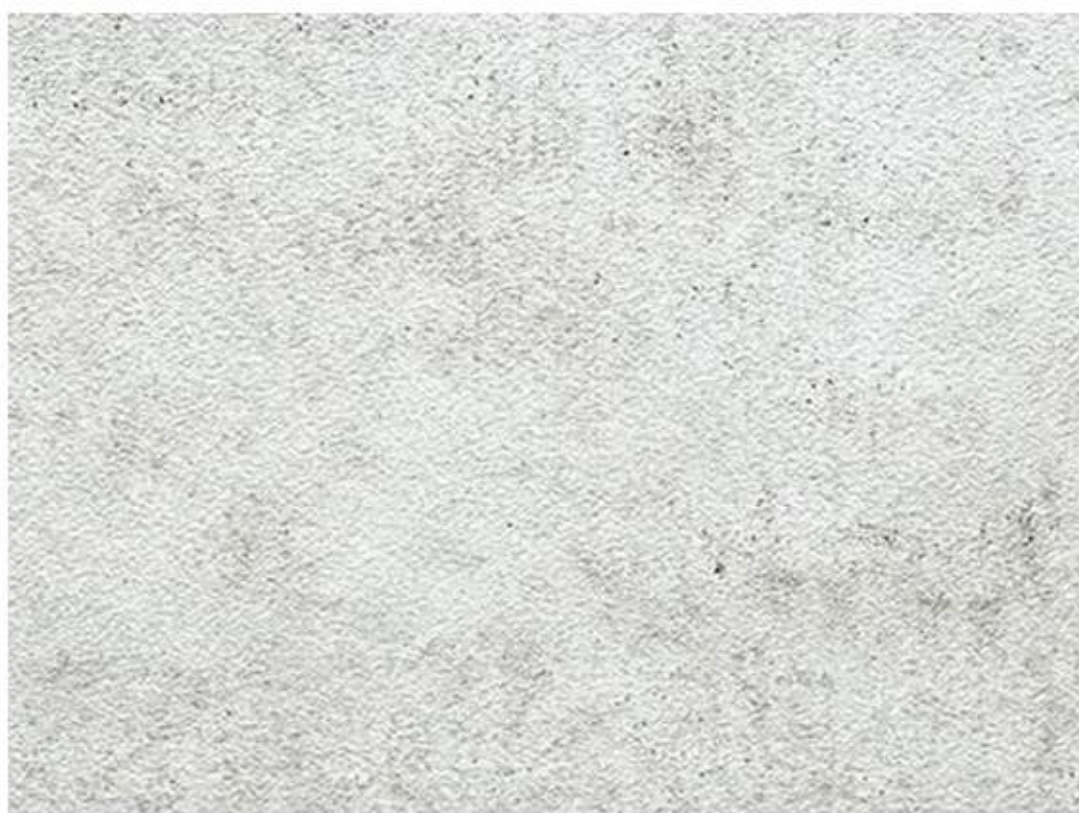
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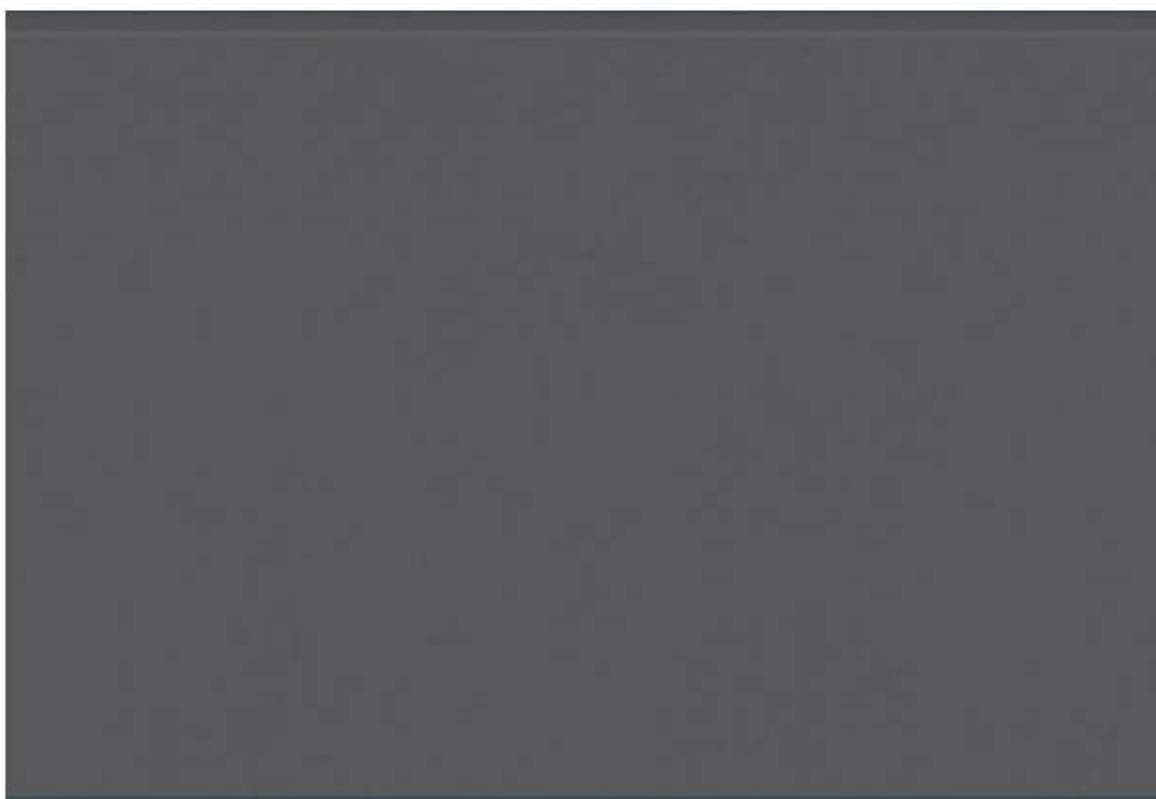




EX1



EX2



EX3



EX4



EX5

**NOTE:**  
THE FOLLOWING EXTERIOR WALL CLADDING  
COMPLIES WITH :  
  
- CERACLAD: ICC-ES-EVALUATION REPORT  
ESR-1627  
- ALLURA: ICC-ES-EVALUATION REPORT  
ESR-1668

EXTERIOR MATERIAL SCHEDULE		
Material: Mark	Material: Manufacturer	Material: Description
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**NOTE: COLOR ELEVATIONS**  
DUE TO LIMITATIONS OF THE PRINTING PROCESS, SURFACE TEXTURE  
OF MATERIALS, ETC., THE COLORS SHOWN ON THIS DRAWING WILL VARY.  
COLORS AND MATERIALS SHOWN ARE APPROXIMATE AND ARE TAKEN  
FROM SITE PHOTOS OF EXISTING CONDITIONS.

06.14.2022



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GASLIGHT SQUARE  
**MATERIAL BOARD**  
BREA, CA



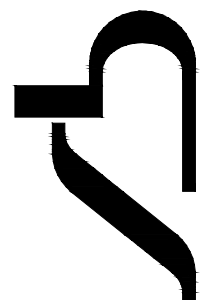


Luminaire Schedule					
Qty	Label	LLF	Description		Lum. Lumens
2	R3	0.900	Lithonia RSX1 LED P2 30K R3		8959
8	R5	0.900	Lithonia RSX1 LED P2 30K R5		9197
4	R4	0.900	Lithonia RSX1 LED P2 30K R4		9076
3	R3-HS	0.900	Lithonia RSX1 LED P2 30K R3 HS (House Side Shield)		6287

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	1.93	4.8	0.6	3.22	8.00
Property Line	Fc	0.34	0.9	0.0	N.A.	N.A.

KEY NOTES

- ① ILLUMINATION AREAS WHERE A MINIMUM OF 1 FOOT CANDLE IS REQUIRED AT THE WALKING SURFACE AND PATH OF TRAVEL TO PUBLIC WAY (CBC SEC.1008.2.3). THESE LIGHTS WILL BE PROVIDED ONCE PLANS ARE PROVIDED AND SUBMITTED FOR PLAN CHECK.



smith & boucher

engineers

west 103rd St    olathe, ks 66061  
913.345.2127    fax 913.345.0617

25618  
phone

BREA GASLIGHT SQUARE

255 E. IMPERIAL HIGHWAY  
BREA, CA 92821

SEAL

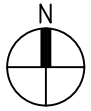
PROJECT NO.	2219500
DATE	05-09-22
DRAWN BY	S&B
CHECKED BY	CEA

REVISED DATE	DESCRIPTION

SITE PHOTOMETRIC

S-LTG

SITE PHOTOMETRIC  
SCALE: 1" = 20'-0"



# PROJECT APPLICATION

**GENERAL INFORMATION REQUIRED:** *(Print or Type)*

Name of Proposed Project: Brea Gaslamp Square

Location of Project *(Address Required)*:

255 East Imperial Highway

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

319-292-35, 319-292-36, 319-292-33, 319-292-31

**APPLICANT INFORMATION:**

Applicant's Name:

Dwight Manley

Email:

dmanleyinc@aol.com

Phone:

Address:

330 W. Birch Street, Suite E201

City:

Brea

Zip Code: 92821

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

Individual Financially Responsible for the Project: Dwight Manley

Address: 330 W. Birch Street, Suite E201

City: Brea

Zip Code: 92821

Email: dmanleyinc@aol.com

Phone:

**PROJECT CONTACT PERSON:**

Contact Person: John Pollock

Phone: 951-346-2807

Email: john.pollock@kimley-horn.com

**STAFF USE ONLY**

Accela Record Number: **PLN-2022-00011**

**Project Manager: C. MADRIGAL-GONZALEZ**

**Entitlement File Number(s):**

**Related Files:**

**EIR NO. 2022-02, GP NO. 2022-02, ZC NO. 2022-02,**

**PR NO. 2022-02, CUP NO. 2022-03**

**SUBMITTAL INFO:**

Date Time Received:

Received by:

Deposit Received:

**MARCH 3, 2022**



**PROJECT INFORMATION:** *(Print or Type)*

Zoning Designation: G-C

General Plan Designation: Office/Financial

Existing Use: C-P (PD)

Proposed Use: General Commercial

Type of Development:

☐ Residential☒ Commercial☐ Industrial☐ Mixed-Use

Lot Size (square feet): 62,843 S.F.

Lot Width: 300 ft. 1 in.

Lot Depth: 275 ft. 4 in.

Existing Floor Area (square feet):  
23,558 S.F.

Existing FAR: 0.3

Existing Lot Coverage: 5,315 SF

Proposed No. of Stories: 1

Proposed Building Height: 22 ft. 6 in.

Existing Parking Stalls: 105

Proposed Parking Stalls: 106

**Project Description:** The project description should include a detailed description of demolition, on-site 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.**

See attached Project Description.

**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):

Dwight Manley

Address: 330 W. Birch Street, Suite E201

City: Brea

State: CA

Zip Code: 92821

Home/Office Phone:

Cell Phone:

Email:

dmanleyinc@aol.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: \_\_\_\_\_

(Signature)

Date: \_\_\_\_\_

3/1/22

By: \_\_\_\_\_

(Printed Name)

DWIGHT MANLEY

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

Name(s): Tracy Lindquist

Address: 1100 W. Town and Country Road, Suite 700

City: Orange

State: CA

Zip Code: 92868

Home/Office Phone: 951-346-2807

Cell Phone: 714-454-5181

Email: john.pollock@kimley-horn.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.**

  
Trust Account Owner's Signature

3-1-22  
Date

DWIGHT MANLEY  
Trust Account Owner Printed Name

*Staff Use Only*

ACCELA RECORD NUMBER:

TRUST ACCOUNT NUMBER:

## **SUBMITTAL CHECKLIST**

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

### **APPLIES TO ALL APPLICATIONS**

#### **☒ 1. COMPLETED PROJECT APPLICATION**

- ☐ Property owner information & authorization must be included

#### **☒ 2. PHOTOGRAPHS**

- ☐ Photographs should include the project site 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**

N/A ☐ **14. SIGN PLANS** Signage will be deferred

- ☐ 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**





October 26th, 2022

City of Brea  
Community Development Department – Planning Division  
1 Civil Center Circle  
Brea, CA 92821

**RE: *Brea Gaslight Square Project Description – PLN-2022-00011***

Brea Gaslight Square is located on Imperial Highway, approximately 490 feet east of S. Brea Boulevard and just outside the Downtown Brea area that boasts shopping, restaurant, and theaters serving the City of Brea and surrounding communities. Manley Fanticola Holdings, LLC, owns the Brea Gaslight Square center, which was previously developed with multi-tenant office and retail spaces. Manley Fanticola seeks to enhance the center by redeveloping a portion of the site. Proposed improvements consist of three of five buildings that are located closest to Imperial Highway. The site is currently in C-P (PD) Commercial, Administrative, and Professional Office Zone (Precise Development) Zone. The site is bounded to the south by Imperial Highway, and to the east by S. Flower Street. Laurel Elementary School is located east of S. Flower Street. The subject property is adjacent to commercial and professional office uses to the north, south, and west. Properties to the south are zoned General Commercial. To the west, the zoning designation is Mixed Use.



The new construction will involve the demolition of four existing buildings:

1. Two (2) 2,799 square foot office uses on Orange Avenue
2. One 3,166 square foot office use adjacent to Imperial Highway
3. One two story 10,109 square foot office use building at the northwest corner of Imperial Highway and Flower Avenue

The proposed project is consistent with the City of Brea General Plan land use designation of Mixed-Use III (MU-III). The MU-III designation is intended to provide opportunities for the revitalization of deteriorated commercial centers by allowing the development of neighborhood-serving commercial and low-intensity offices paired with housing. This shopping center could be considered as the horizontal commercial component that supports the neighboring high-density residential to the north, and a transition from other General Commercial (C-G) land uses along Imperial Highway to the more intense and denser MU-I zone directly to the west within the Brea Downtown. As part of the project entitlements, a zone change to MU-III would also be required. The project proposes 2,400 square feet of restaurant use, 3,600 square feet of retail and medical use, and a 2,000 square foot restaurant with drive-through. The proposed project structures would have enhanced architectural features including simulated wood paneling and ceraclad, as well as “living walls” that incorporate landscape and trellises into the wall plant. Therefore, the proposed project would be consistent with the intent and purpose of the General Plan MU-III designation and MU-III zoning. **Table 1: General Plan Consistency Analysis** summarizes the project’s consistency with applicable General Plan goals and policies.

Table 1: General Plan Consistency Analysis		
Goals	Policies	Consistency Analysis
<b>Chapter 2: Community Development</b>		
<b>Goal CD-1:</b> Provide a balance of land uses to meet the present and future needs of all residents.	<b>Policy CD-1.1:</b> Create neighborhoods that effectively integrate single-family and multi-family housing with convenience and neighborhood shopping centers, park and recreation areas, and other uses appropriate for the neighborhoods.	<b>Consistent.</b> The proposed project would include a restaurant, retail, medical uses, and a drive-through that would support the neighboring residential uses. Therefore, the project would be consistent with or otherwise would not conflict with this policy.
	<b>Policy CD-1.2:</b> Maintain a land use structure that balances the provision of jobs and housing with available infrastructure and public and human services.	<b>Consistent.</b> The proposed project would include restaurant, retail, medical, and drive-through uses that would support the neighboring high-density residential to the north and serve as a transition from other C-G land uses along Imperial Highway to the more intense and denser MU-I zone directly to the west within the

Table 1: General Plan Consistency Analysis		
Goals	Policies	Consistency Analysis
		Brea Downtown. The project proposes 2,400 square feet of restaurant use, 3,600 square feet of retail and medical use, and a 2,000 square foot restaurant with drive-through, all of which would provide jobs and useful public and human services within walking distance of the surrounding residential uses. The proposed project is an in-fill development, and would connect to existing electrical, natural gas, water, sewer, and storm drainage facilities that are currently serving the site. Project implementation would require minor infrastructure improvements including new points of connection. Therefore, the project would be consistent with or otherwise would not conflict with this policy.
	<b>Policy CD-1.3:</b> Endeavor to create a mixture of employment opportunities for all economic levels of citizens.	<b>Consistent.</b> The proposed project would include restaurant, retail, medical, and drive-through uses that would provide jobs within walking distance of the surrounding residential uses. Therefore, the project would be consistent with or otherwise would not conflict with this policy.
	<b>Policy CD-1.6:</b> Accommodate a broad range of business uses that provide employment at all income levels and that make a positive contribution to the City's tax base.	<b>Consistent.</b> The proposed project would include 2,400 square feet of restaurant use, 3,600 square feet of retail and medical use, and a 2,000 square foot drive-through use. These proposed building uses would provide employment opportunities at various income levels including, restaurant managers, doctors, nurses, dentist, medical assistants,

Table 1: General Plan Consistency Analysis		
Goals	Policies	Consistency Analysis
		<p>and waiters. These employment opportunities range from hourly positions to full-time salaried positions. Further, the proposed retail and restaurant uses would provide opportunities for existing local workers/residents/visitors to spend dollars at future Brea businesses, which would contribute to the City's tax base.</p> <p>Therefore, the proposed project would accommodate a broad range of business uses that would provide employment opportunities at various income ranges, as well as provide additional opportunities for existing and future workers/residents/visitors to spend dollars within Brea. Therefore, the project would be consistent with or otherwise would not conflict with this policy.</p>
	<b>Policy CD-1.11:</b> Maintain a mixture of business and retail uses within the community.	<b>Consistent.</b> The proposed project would include 2,400 square feet of restaurant use, 3,600 square feet of retail and medical use, and a 2,000 square foot drive-through use. Thus, this project would contribute to the maintenance of a mixture of business and retail uses within the community. Therefore, the project would be consistent with or otherwise not conflict with this policy.
<b>Goal CD-2:</b> Preserve and enhance the character of neighborhoods in northwest Brea.	<b>Policy CD-2.5:</b> Improve existing small, commercial centers to improve access, aesthetics, and business success.	<b>Consistent.</b> The project proposes the demolition of four existing buildings and the construction of a 2,000 square foot restaurant with a drive-through with an outdoor seating area, and a 6,000 square foot

Table 1: General Plan Consistency Analysis		
Goals	Policies	Consistency Analysis
		commercial building consisting of 2,400 square feet of restaurant and 3,600 square feet of medical or retail space. The project proposes enhanced architectural features including simulated wood paneling and ceraclad façade, living walls that incorporate landscape and trellises into the wall plane, and metal awnings and aluminum framing of the windows and doors. Additionally, new drought-tolerant landscaping would accent the building and parking lot. The proposed project would be brought up to current utility and stormwater requirements and would reconstruct two driveways on Orange Avenue and Flower Avenue to current City of Brea commercial driveway standards. Therefore, the project would improve the existing commercial center and would be consistent with or otherwise would not conflict with this policy.
<b>Chapter 4: Community Resources</b>		
<b>Goal CR-13:</b> Improve air quality.		<b>Consistent.</b> The proposed project would include infrastructure and amenities that would contribute to improved air quality in the area. The proposed project would include an EV charging station, short term bike racks, long term bike lockers, and pedestrian walkways for non-vehicular circulation. Therefore, the project would be consistent with or otherwise would not conflict with this policy.

The MU-III zoning district intends to provide opportunities for the revitalization of deteriorated commercial corridors and centers located on arterials by allowing the development of neighborhood-serving commercial and providing a transition from the arterial street frontage to residential properties behind the Mixed-Use III property. Therefore, the proposed restaurant, retail, and medical are permitted uses by right in the Mixed-Use III zone. The drive-through restaurant is permitted with a Conditional Use Permit (CUP). The proposed zone change would implement the General Plan MU-III land use designation that the applicant is requesting. Conformance with the MU-III land use designation is described above.

The subject property, Brea Gaslight Square, is located on Imperial Highway between South Orange Avenue and South Flower Avenue, just outside the Downtown Brea area which contains shopping, restaurants, and theaters serving the City of Brea and surrounding communities. The proposed project seeks to enhance Brea Gaslight Square by redeveloping a portion of the site. Proposed improvements consist of three of five buildings that are located closest to Imperial Highway. The project proposes the demolition of two (2) 2,799 square foot office uses on Orange Avenue, one (1) 3,166 square foot office use adjacent to Imperial Highway, and one (1) two-story 10,109 square foot office use building at the northwest corner of Imperial Highway and Flower Avenue. A 6,000 square foot building (2,400 square feet of restaurant use and 3,600 square feet of retail/medical use) would be constructed at the northeast corner of Imperial Highway and Orange Avenue. Additionally, a 2,000 square foot drive-through use would be constructed at the northwest corner of Imperial Highway and Flower Avenue.

In the proposed condition, a total of 123 parking stalls will be required. Applicant is requesting that queuing credit be considered for the project for the amount of stacking being provided for the drive-through use, estimating a 12-stall credit, bringing the total required parking to 111. An additional 19 cars are allocated to the site from the off-street parking provided on Orange Avenue, for a total of 104 stalls being provided to the site. Additionally, per Brea City Code Section 20.08.040(B)(2)(a): Where a parking lot owned by the city is located within four hundred (400) feet of the front door or main entry of the building the required parking can be reduced. There is an existing public parking garage less than 400 feet adjacent to the site on Orange Avenue that is anticipated to serve the proposed project. Therefore, it is concluded that parking will not be an issue for this project.

There are two points of access and full movement driveways existing on the site, one from Orange Avenue and the other from Flower Avenue. Both driveways would be reconstructed to current City of Brea commercial driveway standards and all parcels and uses would have driveway access. Therefore, the subject property is suitable for the proposed project in terms of access.

The proposed project would redevelop an existing developed site and propose commercial retail uses that are consistent with nearby existing land uses within the Downtown Brea area. The proposed project would be compatible with the permitted uses and would adhere to all zoning requirements for development standards.

The proposed project would demolish four existing buildings and construct two buildings totaling 8,000 square feet. The proposed project would develop restaurant, retail, and medical uses, none of which



would be detrimental to the use of land in any adjacent zone. Therefore, the proposed change of zone would not be detrimental to the use of land in any adjacent zone.

In order to process the requested application, the Applicant is requesting the following entitlements:

1. Plan Review No. 2022-03 – For the new construction of two buildings
2. General Plan Amendment No. 2022-02 (Office/Financial Commercial (C-P (PD) to Mixed Use III (MU-III))
3. Zone Change No. 2022-02 (C-P(PD) to MU-III)
4. Conditional Use Permit No. 2022-03 – To allow the drive through restaurant

At the time of application, specific tenants have not been identified for Brea Gaslight Square. It is anticipated that individual tenants will be obligated to the terms of approval related to this application and individual tenants will be responsible for building permits.

August 22, 2022


RE: Letter of Support for Gaslight Square Redevelopment Project

City of Brea, Planning Division  
One Civic Center Circle  
Brea, CA 92821

Dear City of Brea Planning Division:

We are the owners of Parcel No. 3, building F, described in Parcel Map No. 88-324 that is part of Gaslight Square in the City of Brea. We are aware of the ongoing efforts to secure approval for the redevelopment of certain portions of Gaslight Square. We are aware that the redevelopment will require an amendment of the general land use plan from office/financial commercial to Mixed Use III, and a change from commercial, administrative, and profession office to Mixed Use III. We support the redevelopment project and the proposed land use amendment/zoning changes. We are hopeful that the City will support them as well.

Sincerely,

  
John & Terry Christensen  
235 S Flower Ave Brea CA 92821



September 6, 2022

City of Brea  
Planning Division  
One Civic Center Circle  
Brea, California 92821

**RE: Letter of Support for Gaslight Square Redevelopment Project**

Dear City of Brea, Planning Division:

I am the property owner of Parcel No. 2, Building C, described in Parcel Map No. 88-324 (Orange County Assessor's Parcel No. 319-292-31), that is part of Gaslight Square in the City of Brea. I am aware of the ongoing efforts to secure approval for the redevelopment of certain portions of Gaslight Square.

Also, I have been informed that the re-development will require an amendment of the general land use plan from Office/Financial Commercial to Mixed Use III, and a zoning change from Commercial, Administrative, and Professional Office (C-P) to Mixed Use III (MU-III). I am in support of the re-development project and the proposed land use amendment/zoning changes, as long as my business will not be negatively affected in terms of customer access and parking availability. I trust the city of Brea to make wise decisions as they look to improve life for the residents and businesses of our fine city.

Sincerely,

**Richard M. Curtis, DDS, MS**  
**Curtis Orthodontics**  
230 South Orange Avenue  
Brea, California 92821  
714-990-5414  
[rcurtis@breasmiles.com](mailto:rcurtis@breasmiles.com)

## notice of public hearing

## CITY OF BREa

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR GENERAL PLAN AMENDMENT NO. 2022-02, ZONE CHANGE NO. 2022-02, CONDITIONAL USE PERMIT NO. 2022-03, PLAN REVIEW NO. 2022-02 AND ENVIRONMENTAL IMPACT REPORT NO. 2022-02 FOR THE GASLIGHT SQUARE REDEVELOPMENT PROJECT.

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

**DATE AND TIME OF HEARING:** **Tuesday, January 24, 2023 6:00 p.m.**  
***All interested persons may appear and be heard at that time.***

**PLACE OF HEARING:** Brea Civic & Cultural Center, Council Chambers  
1 Civic Center Circle, Brea, CA 92821

**FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING [planner@cityofbrea.net](mailto:planner@cityofbrea.net). ALL PERSONS WISHING TO PARTICIPATE BY TELECONFERENCE SHOULD CONTACT THE CITY NO LATER THAN 4:00 PM ON THE DATE OF THE HEARING.**

**REQUEST:** The Applicant, Dwight Manley, is requesting the following entitlements: (1) General Plan Amendment No. 2022-02 to change the General Plan Land Use designation of the entire Gaslight Square Center property, inclusive of the Project site, from Office/Financial Commercial to Mixed Use III; (2) Zone Change No. 2022-02 to change the zoning designation of the entire Gaslight Square Center property, inclusive of the Project site, from C-P (PD) Commercial, Administrative and Professional Office Zone (Precise Development) to MU-III (Mixed Use III); (3) Conditional Use Permit No. 2022-03 to allow a drive-thru restaurant in the MU-III zone; (4) Plan Review No. 2022-02 to allow the demolition of four existing commercial buildings totaling approximately 18,873 square feet and construct two new commercial buildings to facilitate a 2,000 square foot drive-thru restaurant and a 6,000 square foot commercial building consisting of 2,400 square foot of restaurant and 3,600 square feet of medical or retail space; and (5) Environmental Impact Report No. 2022-02 to analyze the environmental impacts resulting from construction and operation of the project, pursuant to the California Environmental Quality Act (CEQA Guidelines).

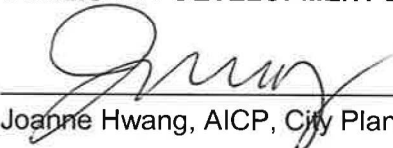
**LOCATION:** The Gaslight Square Center is an existing 1.88-acre commercial center located at 255 E. Imperial Highway, generally situated north of Imperial Highway, between Flower Avenue and Orange Avenue. The project site currently has a General Plan Land Use designation of Office/Financial Commercial and a Zoning designation of C-P (PD) Commercial, Administrative and Professional Office Zone (Precise Development).

**ENVIRONMENTAL:** The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. As authorized by the State of California Quality Act (CEQA) Guidelines, based on preliminary review, the City determined that it would prepare an Environmental Impact Report (EIR) for the proposed project. As such, an EIR has been prepared as a "Project EIR", as defined by Section 15161 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). This EIR examines the environmental impacts of the project and focuses on the changes in the environment that would result from the development project. The EIR examines all phases of the project, including planning, construction and operation. The Draft EIR is anticipated to be released for public review by January 24, 2022. Once the release date is confirmed, a separate notice (Notice of Availability) will be prepared and distributed in accordance with the CEQA Guidelines.

**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

Gaslight



Project Boundary  
Area of Disturbance



PROJECT SITE MAP

**ATTACHMENT A OF RESOLUTION NO. 2023-XX**

**General Plan Amendment No. 2022-02  
Zone Change No. 2022-02  
Plan Review No. 2022-02  
Conditional Use Permit No. 2022-03**

**DRAFT CONDITIONS OF APPROVAL**

*NOTE: Draft conditions of approval may be further updated prior to the City Council approval of the Project. Such updates may include, but not limited to, revisions in the required timing and/or requirements, and addition of new conditions.*

General Plan Amendment No. 2022-02, Zone Change No. 2022-02, Plan Review No. 2022-02 and Conditional Use Permit No. 2022-03 are hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. Development and operations shall occur in substantial compliance with the plans and specifications reviewed and approved by the City Council on XX, 2023, which include a project description, site plan, floor plans, conceptual architectural elevations and associated details and conceptual landscape 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 Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The approved uses shall operate within all applicable Federal, State, County, and City regulations.
4. Final architectural elevation plans and details shall be provided at time of plan check for the review and approval of the City Planner prior to the issuance of building permits. Architecture and design features shall be consistent with the specifications and details provided in the approved Project plans and shall include high quality materials and finishes. Requests to modify the approved building elevations, materials and details to allow new tenants/business branding, logos, colors and other architectural elevation features may be reviewed and approved by the City Planner.
5. Final details regarding all window glazing and potentially reflective building surfaces shall be provided for the review and approval of the City Planner prior to the issuance of a building permit. Said glazing and surfacing shall be treated or

designed in a manner to reduce glare impacts to adjacent uses, motorists, pedestrians and wildlife (e.g. to reduce bird window strikes).

6. Final landscape, hardscape and light fixture/photometric plans and details shall be provided for the review and approval of the City Planner prior to the issuance of building permits. Said landscaping plan shall include water conserving irrigation meeting applicable City of Brea standards. Approved landscaping and irrigation shall be installed prior to release of Certificate of Occupancy. Said plans shall include:
  - a. Details shall include the quantify, size, species type and placement of final trees for the project. The number of trees, shrubs and groundcover provided shall not be less than the amount depicted on the conceptual landscape plans and subject to the review and approval by the City Planner prior to the issuance of grading permits.
  - b. Details for decorative paving, hardscape, outdoor furniture and associated features. Outdoor amenities shall incorporate seating, tables, planters, dog waste stations and similar details as generally depicted within the concept plans and specifications provided in the approved Project plans.
7. All new landscaping shall be installed in conformance with the approved plans and applicable Brea City Code (BCC) and maintained in perpetuity. Landscaping shall be replaced in a timely manner in an event that it is removed, damaged and/or dead.
8. Any reduction of on-site and/or off-site parking, change of tenant spaces/uses, restriping or circulation modifications shall be reviewed and approved by the City Planner prior to any modifications.
9. Prior to the issuance of the building permit for the drive-through restaurant building, the Applicant shall submit the drive-through lane queuing assessment for review and approval by the City Planner and City Engineer. The queuing assessment shall confirm that the operation will be consistent with the traffic study approved as part of this entitlement and will not result in obstruction to any access aisle, or parking spaces for the other tenants in the commercial center, or the public street. The City reserves the right to require a new queuing assessment when a new tenant is proposed as deemed necessary by the City Planner.
10. During business operations, if the drive-thru operation negatively affects traffic for other tenants, the main drive aisles of the retail center, or the public street, design alternatives to remedy the issue, such as modifying the parking lot, or other alternatives, shall be presented to the City Engineer and City Planner for review and approval.



11. Prior to the issuance of the grading permit, the Applicant shall submit a Parking Management Plan (PMP) for review and approval by the City Planner and City Engineer. The PMP shall detail management strategies to ensure a balance between parking and drive-thru queuing on-site. The PMP, at a minimum, shall include traffic control measures that include the drive-thru. Strategies shall include, but are not limited to:
  - a. Enforcement of on- and off-site parking management.
  - b. Designated employee parking areas.
  - c. Designated bicycle parking areas.
  - d. Alternative drive-through operational management strategies to reduce overflow queuing, such as requiring drive-thru operators to direct vehicles, take orders ahead of the menu boards, and ensure no conflicts between cars parking and queuing for the drive-through.
  - e. Designated parking spaces for restaurant curbside pickup or short-term parking.
  - f. Specific truck delivery times, loading, and unloading. Truck delivery must occur outside the peak hours of Laurel Elementary School including but not limited to morning drop-off and afternoon pick-up times.
12. The Applicant shall provide a comprehensive master sign program to the review and approval of the Planning Commission prior to the issuance of tenant improvements/building permits. Said program shall include details such as maximum sign area, letter sizes, location, number of signs, lighting techniques and associated details. Deviations from the signage criteria of the Brea City Code (BCC) may be considered within the sign program, subject to the review and approval of the Planning Commission.
13. A final trash removal service plan shall be submitted for the review and approval of the City Planner prior to the first occupancy. All trash pickup and related activities shall be limited to Mondays to Saturdays between the hours of 7:00 a.m. to 7:00 p.m. Said plan shall limit trash removal vehicles and servicing of facilities in a manner to reduce associated noise and nuisance impact to the surrounding residents and during the off-peak hours (e.g. drop-off and pick-up times) of Laurel Elementary school located across Flower Avenue.
14. All outdoor trash facilities shall be shielded from view within a decorative enclosure with walls a minimum six (6) feet in height and provided with metal gates. The design of enclosures shall be compatible with the project architecture and shall require a separate review and approval by the City Planner prior to the issuance of building permits.
15. All roof mounted equipment and ground mounted shall be screened from public view. All screening designs shall be architecturally integrated with the building and shall be subject to the review and approval of the City Planner and Building and Safety Division.

16. All uses shall comply with the provision of BCC Chapter 20.20 including, but not limited to vibration, glare, emission of dust, smoke and odors.
17. Prior to issuance of building permits and prior to and during construction, the Applicant shall adhere to all measures described in the mitigation monitoring and reporting program listed in the Project's Final Environmental Impact Report. The mitigation monitoring and reporting program shall be in effect throughout all construction related activities as indicated in the report.
18. Prior to building final, the Applicant shall prepare and submit a written report demonstrating completion of the mitigation monitoring and reporting program for review and approval of the City Planner.
19. The Applicant is responsible for paying all charges related to the processing of this Project within 30 days of the issuance of the final invoice or prior to the issuance of grading or building permits for this Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits.
20. 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.
21. 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 General Plan Amendment No. 2022-02, Zone Change No 2022-02, Plan Review No. 2022-02 and Conditional Use Permit No. 2022-03 and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

Building and Safety Division – Community Development Department

22. All designs shall comply with all Codes adopted at the time of permit submittal including CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire and City of Brea & CA State Ordinances.
23. The Applicant shall submit a demolition, grading, building permit and Certificate of Occupancy submittal to the Building & Safety Division for review and approval. The Building & Safety Division reserves the right to provide additional requirements during plan check review consistent with the codes adopted at the time of permit submittal.
24. Prior to the issuance of grading permit, the Geotechnical soils report must be updated to comply with California Building Code (CBC) 2022 or Codes adopted at the time of permit submittal.
25. Prior to the issuance of any building permits, the permit plans shall provide a total of five accessible parking stalls, four standard accessible parking stalls and one van accessible parking stall as approved on the project plans. Requirements are subject to change in order to comply with all Codes adopted at the time of permit submittal.
26. Prior to the issuance of any building permits, the permit plans shall provide a total of two electric vehicle (EV) accessible parking stalls, one shall be standard and one van accessible. Location of EV parking spaces shall be subject to the approved project plans. EV requirements are subject to change in order to comply with all Codes adopted at the time of permit submittal.
27. Prior to the issuance of any building permit, the permit plans shall demonstrate the following:
  - a. Accessible EV stalls must be connected to the site accessible route and accessible route must be provided.
  - b. Accessible path of travel walkway must be maintained free from obstruction with a minimum 48-inch width.
  - c. Accessible path of travel must be provided to the trash enclosure adjacent to the retail/medical building.
28. Prior to the issuance of building permits, the plans shall show the relocation of all grease interceptor away from accessible parking stalls.
29. Prior to the issuance of tenant improvements for the drive-thru and sit-down restaurant, the plan check submittal must show ADA seating within the patio areas.
30. Prior to the issuance of building permits, the plan check submittal must add a note to plans stating to maintain unobstructed access to all accessible routes at the driveway crossings.

Public Works Department

31. Prior to the issuance of any building permits in the applicable development phase, the Applicant shall provide precise grading plans and applicable technical studies, for the review and approval of the City Engineer. The precise grading plans and technical studies shall be prepared by a registered Civil Engineer, be in accordance with City of Brea Standard Plans and standards, and be to the satisfaction of the City Engineer. The precise grading plan submittal shall include the following items:

- a. Soils Report for the review and approval of the Building & Safety Division and the City Engineer;
- b. Sanitary Sewer Capacity Analysis for the review and approval of the City Engineer. Said study shall meet all City requirements as outlined in the City Sewer Master Plan;
- c. Hydrology & Hydraulic Study for the review and approval of the City Engineer. Said study shall meet all City and Orange County requirements;
- d. Final Water Quality Management Plan (WQMP) for the review and approval of the City Engineer. The Applicant shall submit the finalized and approved Preliminary WQMP at the time of first submittal, and prior to the issuance of any building permits. The Applicant and any future successors, shall adhere to the approved Final WQMP during the life of the Project;
- e. Water Demand Analysis for the review and approval of the City Engineer;
- f. Construction Document Plans for the review and approval of the City Engineer. The Construction Document Plans shall identify all proposed improvements included on the properties and that are required to facilitate the development and infrastructure improvements of the properties to the satisfaction of the City Engineer. Said Construction Document Plans shall include a Storm Water Pollution Prevention Plan identifying the State issued WDID number and the contact information for the person that is to be reached in case of emergency;
- g. Solid Waste/Trash Collection Circulation Plan for the review and approval of the City Traffic Engineer;
- h. On-site Circulation Plan as requested for the review and approval of the City Traffic Engineer.

32. The Applicant shall maintain the Storm Water Pollution Prevention Plan during

construction in accordance with NPDES guidelines, which shall incorporate all best management practices to mitigate pollutant runoff during construction.

33. The Applicant shall maintain all private drainage facilities in good working order at all times.
34. The Applicant shall be responsible for the maintenance of all temporary and permanent Best Management Practices (BMP's), ponds, and detention/retention structures located on public or private property.
35. The Applicant shall be responsible to obtain the permission to perform any work on adjacent private properties.
36. The Applicant shall be responsible for the maintenance of all temporary and permanent Best Management Practices (BMP's), ponds, and detention/retention structures located on public or private property.
37. All water and fire services shall be per the latest City of Brea Public Works Standards. All proposed domestic, irrigation, and fire services shall include backflow prevention to the satisfaction of the City Engineer and the Brea Fire Department.
38. All proposed sewer laterals shall be connected to the on-site public sewer main located within the existing utility easement, shall be per City of Brea Public Works Standards, shall meet all City Building and Plumbing Code requirements, and be to the satisfaction of the City Engineer.
39. The Applicant shall install water meters, vaults, and above ground backflow prevention devices for all domestic, irrigation, and fire services and systems. Easements shall be dedicated to the City for the maintenance, repair, and operation of all water meters and vaults.
40. All proposed fire hydrant locations shall be subject to the review and approval of the City Engineer and Brea Fire Department. Installation of fire hydrants shall be in accordance with City of Brea Public Works Standards and all applicable building codes.
41. The proposed development shall only be served by underground distribution utilities.
42. Prior to the issuance of any building permits in a development phase, the Applicant shall pay all applicable impact fees and connection fees as set forth in the City ordinances and in effect at the time of permit approval.
43. All construction within the right-of-way of Imperial Highway will require separate Caltrans permit approval.

44. A City of Brea Public Works Encroachment Permit application shall be obtained prior to any construction or construction staging in the public right-of-way or within existing public easement areas.
45. Prior to the issuance of any occupancy release, the applicant shall install a proposed manhole on the existing public 8-inch sewer line located within the existing alley to the north of the proposed development. Said manhole shall be located and constructed to the satisfaction of the City Engineer.
46. All existing public utilities located within the public right-of-way or within existing easements are to be protected in place, unless indicated otherwise by improvement plans approved by the City Engineer.
47. All public improvements, and improvements within the public right-of-way and public easement areas, shall be designed and constructed per current City standards and all other jurisdictional requirements.
48. No proposed trees; lighting structures, utility vaults or cabinets; structures with footing elements; building foundations, structural slabs, or building structural members; shall be located within existing or proposed public easement areas.
49. Prior to the issuance of any occupancy release, the applicant shall close the existing alley between Orange Avenue and Flower Avenue, on private property, at the northerly property line of the proposed development. The proposed alley closure shall be improved to the satisfaction of the City Engineer.
50. Prior to the issuance of any building permits, the property owner shall enter into a Site Maintenance and Restoration Agreement with the City. The agreement shall state that the property owner(s) shall be responsible to replace any improvements disturbed during the maintenance and/or replacement of the utility lines owned by the City. Furthermore, the agreement shall stipulate that the City is not liable for loss of income due to closure of the drive-thru, or any other business operations, in the case of repair or maintenance to the sewer line within the existing on-site utility easement.

#### Fire Department

51. Prior to the issuance of building permits, the Applicant shall submit a Fire Master Plan (FMP) directly to the Fire Department for review and approval.

#### Mitigation Compliance

52. The Applicant shall comply with all required mitigation measures included in the mitigation monitoring and reporting program listed in the Project's Final Environmental Impact Report, as follows:

a. *TO BE UPDATED*

DRAFT



**From:** [John Koos](#)  
**To:** [Hosozawa, Carrie](#)  
**Cc:** [Madrigal-Gonzalez, Cecilia](#)  
**Subject:** Letter to Planning Commission on Gaslighter Square Project  
**Date:** Wednesday, January 18, 2023 2:14:39 PM

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Carrie - Please send this to the planning commission. I know you have new members and do not have all of their email addresses (or even names).

Dear Brea Planning Commission,

Regarding the Gaslighter Square project at 255 Imperial Highway, I respectfully ask you to continue this project without receiving a staff presentation and without taking public testimony. This project is not ripe for a public hearing. It is completely unorthodox and bad practice to begin the public hearing process on a project that does not have a Final Draft Environmental Impact Report available. It forces an unnecessary bifurcation of the hearing process because it automatically forces the commission and public to pause for weeks or months and resume again. It will be at least 8 weeks before the Draft EIR can be ready for a public hearing because there is a mandatory 45 day review period followed by staff (and its consultants) to prepare "responses to comments" and tidy up any analysis that needs to be changed as a result of germane comments by outside agencies or people.

Often, projects take a long time to get to public hearing, especially when an EIR is involved. Applicants often get impatient and want things to move faster. By going to public hearing now versus when it should occur **won't save any time**, it only muddies the process, exposing the city to accusations that staff is "bringing along" a planning commission when there is known opposition. This project is very similar to one at the same property that basically died in litigation. It should be handled with far more care than that project was, with its faulty (and fatal) recommendation prepared by the city staff and city attorney's office.

Delay this project's first hearing until it is ready for prime time. Without a EIR in final draft form, it is inappropriate to begin the public hearing process at this time.

Sincerely,

John Koos  
Brea Resident

City of Brea

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**PLANNING COMMISSION COMMUNICATION**

**TO:** Honorable Chair and Planning Commission

**DATE:** 01/24/2023

**SUBJECT:** **PLANNING DIVISION UPDATES**

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**RESPECTFULLY SUBMITTED**

Joanne Hwang, AICP, City Planner

Prepared by: Kathrine Kuo, Planning Technician

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**Attachments**

A. Planning Division Updates

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# City of Brea

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## Major Project Summary



## CONTENTS

- **IN PROCESS/REVIEW**

- BREA MALL MIXED USE PROJECT
- LAMBERT ROAD CONDOMINIUMS
- BREA METRO OFFICE CONDOS
- INDUSTRIAL BUILDING 2727 E IMPERIAL HIGHWAY
- GASLIGHT SQUARE REDEVELOPMENT
- AMAZON FACILITY
- 415 W DATE STREET ADU
- PET AQUAMATION BUSINESS
- AT&T WIRELESS ROOFTOP FACILITY

- **APPROVED/ENTITLED**

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- CENTRAL PARK VILLAGE
- MERCURY LANE APARTMENTS
- BREA PLACE
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- MACALLANS EXPANSION AND NEW SPEAKEASY
- LIVING HOPE CHURCH
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- THE PHOENIX CLUB
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- BB. Q CHICKEN ALCOHOL CUP
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- DE ORO LA PUERTA ALCOHOL CUP
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- **REPEALED/DENIED**

- BREA PLAZA
- SHOOT SOCAL

# In-Process/Review

## BREA MALL MIXED USE PROJECT (MAP ID: 1)

Project:	<ul style="list-style-type: none"> <li>EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>EIR 20-01, GPA No. 20-01; ZC No. 20-01, DA No. 20-01, TPM 22-113, PD No. 20-02, and CUP Nos. 20-06, 22-17, 22-18 and 22-19 <b>ACCELA No. PLN 2021-00008</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>100 Brea Mall; Assessor's Parcel Number (APN): 319-101-37</li> <li>Brea Mall; Assessor's Parcel Numbers (APNs): 319-100-26, -62, -63, -64, -71, -73, -75 -76, -79, -89 and 319-103-22 (Note: GPA No. 2020-01 and ZC No. 2020-01 apply to the entire Brea Mall site)</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant, Simon Property Group, is requesting the following entitlements: (1) General Plan Amendment No. 2020-01 to change the General Plan Land Use designation of the Project site and the Brea Mall from Regional Commercial to Mixed Use I; (2) Zone Change No. 2020-01, to change the zoning designation of the site from Major Shopping Center (C-C) with a Precise Development (P-D) overlay to Mixed Use I (MU-I); (3) Development Agreement No. 2020-01 to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan No. 2020-02 to demolish the former Sears building and surface parking lot and allow a new mixed-use development that includes retail, restaurants, for-rent residential apartments, a resort-type fitness center and an outdoor gathering space; (5) Tentative Parcel Map No. 2022-113 to subdivide a 15.5-acre within the 74-acre Brea Mall site, for development of the proposed mixed-use project; and (6) Conditional Use Permit No. 2020-06 to allow a shared parking between the residential and commercial uses, Conditional Use Permit No. 2022-16 to establish the Brea Mall sign program, Conditional Use Permit No. 2022-17 to allow on-site</li> </ul>

### PROJECT MAP:



### CURRENT STATUS:

- Planning Commission Study Session (Project Preview) was held on September 27, 2022.
- Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022.
- Planning Commission approved project on December 13, 2022.
- City Council Public Hearing tentatively scheduled for February 21, 2023.

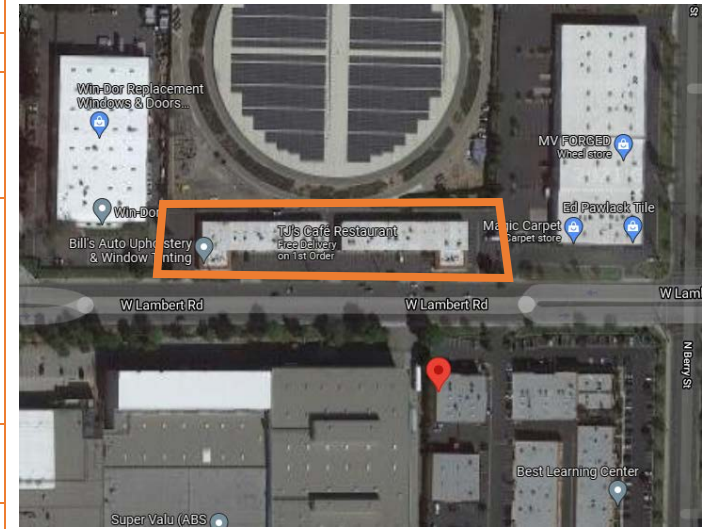


	alcohol consumption of beer, wine and distilled spirits within dining establishments and Conditional Use Permit No. 2022-18 to allow a fitness center.	
Project Planner:	<ul style="list-style-type: none"> <li>Kim Zuppiger, Contract Planner (<a href="mailto:KimZ@cityofbrea.net">KimZ@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Simon Properties</li> </ul>	
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>The Final EIR was made available for public review on September 27, 2022 and can be viewed at City Hall and the Brea Community Center and the City's website: <a href="https://www.ci.brea.ca.us/166/Projects-in-Process">https://www.ci.brea.ca.us/166/Projects-in-Process</a></li> <li>A comprehensive response to the requested information from the Planning Commission can be accessed from the following link: <a href="https://www.ci.brea.ca.us/DocumentCenter/View/13942/PC-QA-items-12-1-22">https://www.ci.brea.ca.us/DocumentCenter/View/13942/PC-QA-items-12-1-22</a></li> <li>Updated project information from the technical studies that has been incorporated in the Final EIR, and can be found in the following link: <a href="https://www.ci.brea.ca.us/DocumentCenter/View/13941/Combine-Updated-Tech-Studies">https://www.ci.brea.ca.us/DocumentCenter/View/13941/Combine-Updated-Tech-Studies</a></li> </ul>	

**LAMBERT ROAD CONDOS (MAP ID: 2)**

Project:	<ul style="list-style-type: none"> <li>Tentative Parcel Map</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>TPM 2021-189; <b>Accela No.: PLN-2021-00061</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Accessor's Parcel Number (APN): 296-223-13</li> <li>700-800 W Lambert Road.</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (ceciliamg@cityofbrea.net)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Application was submitted October 25, 2021.</li> <li>Initial staff comments provided to applicant; pending resubmittal.</li> </ul>

**PROJECT MAP:**



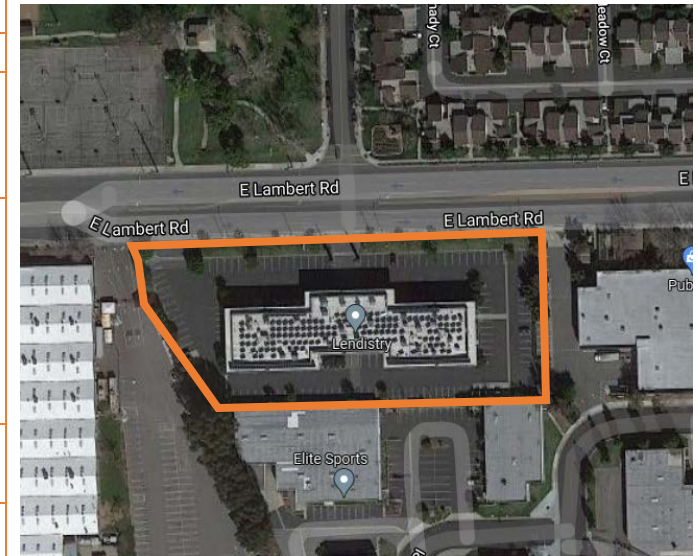
**CURRENT STATUS:**

- No tentative Planning Commission meeting at this time.

**BREA METRO OFFICE CONDOS (MAP ID: 3)**

Project:	<ul style="list-style-type: none"> <li>Tentative Parcel Map</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>TPM No. 2021-198; <b>Accela No: PLN-2021-00057</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Accessor's Parcel Number (APN): 319-192-15</li> <li>330 E Lambert Rd</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is requesting to subdivide the property into approximately 33 individual office condominiums. No change of use, demolition or on-site improvements.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>CGM Development LLC (Gordon Lau)</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Application was submitted November 22, 2021.</li> <li>Process and completion of associated project applications.</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- No tentative Planning Commission meeting at this time.



**INDUSTRIAL BUILDING (MAP ID: 4)**

Project:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2022-04; EIR Addendum; <b>ACCELA No. PLN 2022-00012</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>2727 E. Imperial Highway</li> <li>Assessor's Parcel Number (APN): 320-091-66</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Kim Zuppiger, Contract Planner (<a href="mailto:KimZ@cityofbrea.net">KimZ@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Duke Realty</li> </ul>
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>Application was submitted March 3, 2022</li> <li>Staff comments provided to applicant; Application was resubmitted December 12, 2022.</li> <li>Process and completion of associated project applications.</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- No tentative Planning Commission meeting at this time.

**BREA GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 5)**


Project:	<ul style="list-style-type: none"> <li>Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, CUP No. 2022-13 (Amendment to CUP No. 1990-20)</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); <b>ACCELA No. PLN 2022-00011</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>255 E. Imperial Highway</li> <li>Assessor's Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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 19 parking spaces off-site. 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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Dwight Manley</li> </ul>
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>Application was submitted March 3, 2022</li> <li>Process and completion of associated project entitlement applications.</li> <li>Notice of Preparation was posted on June 20, 2022 to July 20, 2022.</li> <li>The Draft EIR and technical studies are currently being prepared.</li> <li>Notice of Availability</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- Planning Commission meeting scheduled for January 24, 2023.

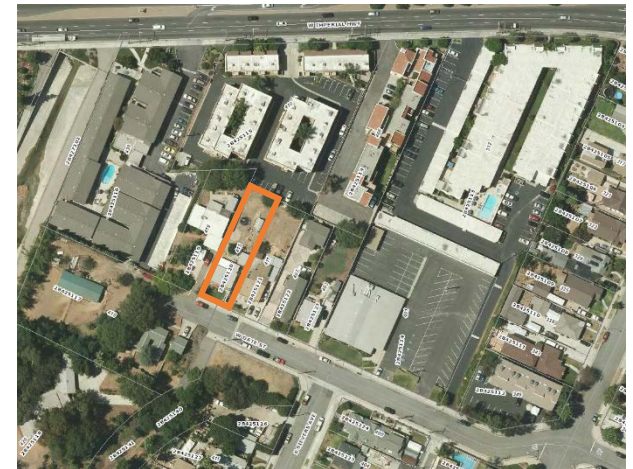
<b>AMAZON FACILITY (MAP ID: 6)</b>		<p><b>PROJECT MAP:</b></p> 
Project:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2022-09; <b>ACCELA No. PLN 2022-00042</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>275 W. Valencia</li> <li>Assessor's Parcel Number (APN): 320-233-17</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.net">jessican@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Niraj Patel of Ware Malcomb</li> </ul>	
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>Application was submitted May 31, 2022</li> <li>Staff comments provided to applicant; Application was resubmitted January 10, 2023</li> <li>Process and completion of associated application.</li> </ul>	<p><b>CURRENT STATUS:</b></p> <ul style="list-style-type: none"> <li>No tentative Planning Commission meeting at this time.</li> </ul>



**415 WEST DATE STREET (MAP ID: 7)**

Project:	<ul style="list-style-type: none"> <li>• Certificate of Compatibility</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• CC No. 2022-02; <b>ACCELA No. PLN 2022-00049</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• 415 W. Date Street</li> <li>• Assessor's Parcel Number (APN): 284-213-36</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The applicant is proposing to construct a 1,200 square foot two-story detached ADU on an approximately 7,864 square foot lot developed with an approximately 1,018 square foot single-family residence.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Kathrine Kuo, Planning Technician (<a href="mailto:kathrinek@cityofbrea.net">kathrinek@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Karina Bernal</li> </ul>
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Application was submitted June 29, 2022</li> <li>• Staff comments provided to applicant; pending resubmittal.</li> </ul>

**PROJECT MAP:**



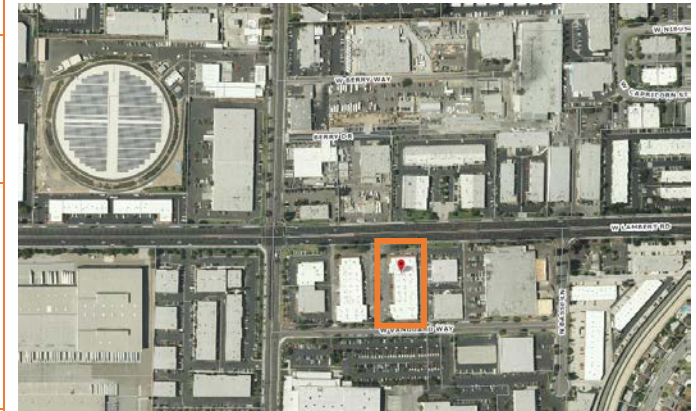
**CURRENT STATUS:**

- No tentative Planning Commission meeting at this time.

**PET AQUAMATION BUSINESS (MAP ID: 8)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-15; <b>ACCELA No. PLN 2022-00053</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>580 W Lambert Road, Unit E</li> <li>Assessor's Parcel Number (APN): 296-081-07</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to establish a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Dr. Annie Forslund (Home Pet Euthanasia of Southern California)</li> </ul>
Notes:	<p>Next Steps:</p> <ul style="list-style-type: none"> <li>Application was submitted July 19, 2022</li> </ul>

**PROJECT MAP:**



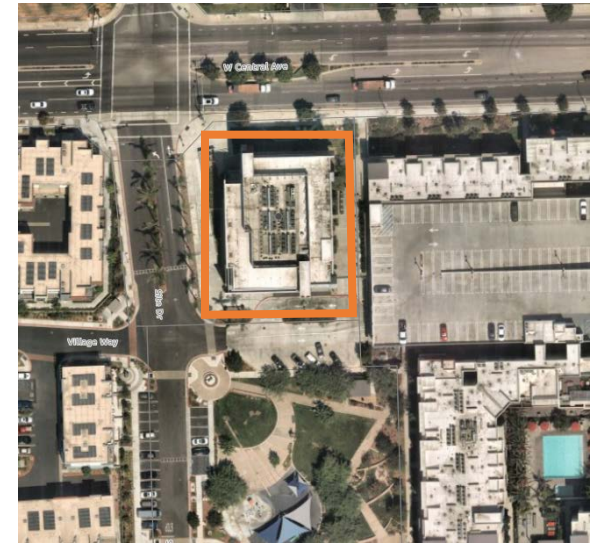
**CURRENT STATUS:**

- No tentative Planning Commission meeting at this time.

**AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 9)**

Project:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2022-12; <b>ACCELA No: PLN-2021-00074</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-241-10</li> <li>380 W Central Ave</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to install a new rooftop wireless communication facility on an existing commercial office building.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Kathrine Kuo (<a href="mailto:kathrinek@cityofbrea.net">kathrinek@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>New Cingular Wireless PCS, LLC dba AT&amp;T Wireless</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Application was submitted November 22, 2022.</li> <li>Staff comments provided to applicant; pending resubmittal.</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- No tentative Planning Commission meeting at this time.



## Approved/Entitled

### CENTRAL PARK VILLAGE (Map ID: 1)

Project:	<ul style="list-style-type: none"> <li>Precise Development Plan for residential units.</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PD 18-02</li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>420 West Central Avenue</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Project is near final construction.</li> </ul>

#### RENDERING:



#### CURRENT STATUS:

- Project approved April 2, 2019

**BREA PLACE (Map ID: 2)**

Project:	<ul style="list-style-type: none"> <li>Development Agreement, Precise Development, Tentative Parcel Map, Conditional Use Permit for hotel and Conditional Use Permit for modified parking standards.</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>TPM No. 2016-178; PD No. 16-04; CUP No. 16-10 and CUP No. 16-11.</li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-331-14, -15, -11, -12, -13, -14, -03, -04, 319-332-10, -01, -02,</li> <li>Northeast corner of Birch Street and State College Boulevard.</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>The apartment construction is completed as of August 2022.</li> <li>The hotel is currently in construction and is set to be complete by November 2022.</li> </ul>

**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: 3)**

Project:	<ul style="list-style-type: none"> <li>Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01</li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-141-05</li> <li>Southeast corner of Mercury Lane and Berry Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project is an approval to develop a 5-story building with 114 workforce residential units.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>The applicant has submitted building permit plans as of December 2021.</li> </ul>

**RENDERING:**



**CURRENT STATUS:**

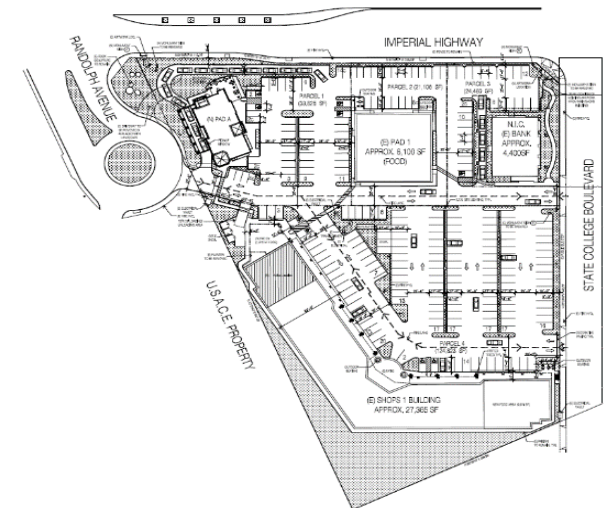
- Planning Commission approved project on April 28, 2020
- City Council approved the project on June 2, 2020



**BREA IMPERIAL CENTER (Map ID: 4)**

Project:	<ul style="list-style-type: none"> <li>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</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP 18-05, PD 17-03, CUP 18-07 (Sign Program), TPM 2017-01</li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 029-331-22, -28</li> <li>311-391 South State College &amp; 1130-1160 Imperial Highway</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>This project is in construction.</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- The Planning Commission approved the project on July 24, 2018.

**201 NORTH BERRY STREET (MAP ID: 5)**

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

**RENDERING:**



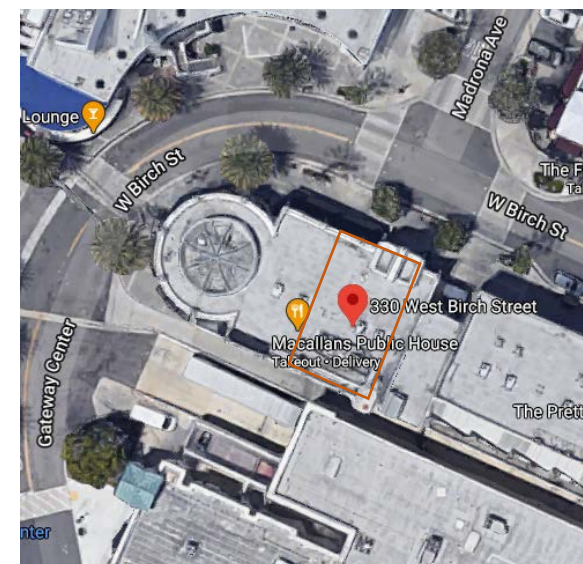
**CURRENT STATUS:**

- Approved by Planning Commission on April 28, 2020.

**MACALLANS EXPANSION AND NEW SPEAKEASY (MAP ID: 6)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP 20-14, <b>ACCELA No. PLN 2020-00004</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>330 West Birch Street</li> <li>Assessor's Parcel Number (APN): 296-376-18</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The proposed project will expand their existing patio area and expand into the adjacent space by 644 square feet.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:planner@cityofbrea.net">planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Douglas Vincent</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Construction is completed.</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- Approved by Planning Commission on December 8, 2020.



**LIVING HOPE CHURCH (Map ID: 7)**

Project:	<ul style="list-style-type: none"> <li>Amendment to CUP</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>Amendment to CUP 10-04; <b>ACCELA No. PLN-2021-00025</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>1215 W Lambert Rd</li> <li>Assessor's Parcel Number (APN): 296-391-32</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:Planner@cityofbrea.net">Planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>James Thayer</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Construction is completed.</li> </ul>

**PROJECT MAP:**



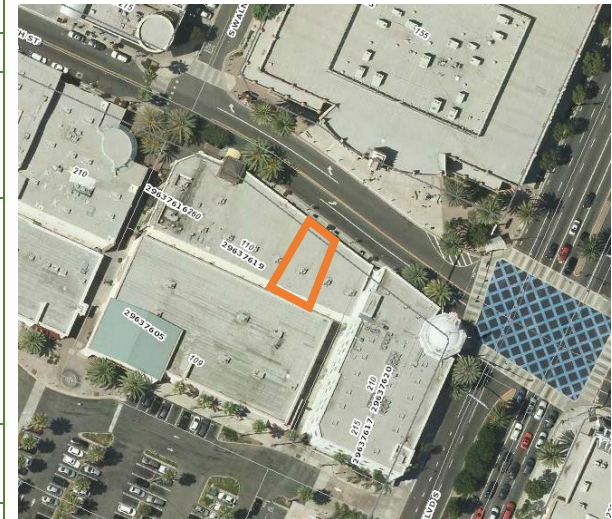
**CURRENT STATUS:**

- Approved by Planning Commission June 22, 2021.

**CHA CHA'S EXPANSION (MAP ID: 8)**

Project:	<ul style="list-style-type: none"> <li>Amendment to CUP and Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>Amend CUP 98-17; PR 21-03, <b>ACCELA No. PLN-2021-00019</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>110 W Birch St</li> <li>Assessor's Parcel Number (APN): 296-376-16</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:planner@cityofbrea.net">planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Don Myers</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Construction is completed.</li> </ul>

**PROJECT MAP:**



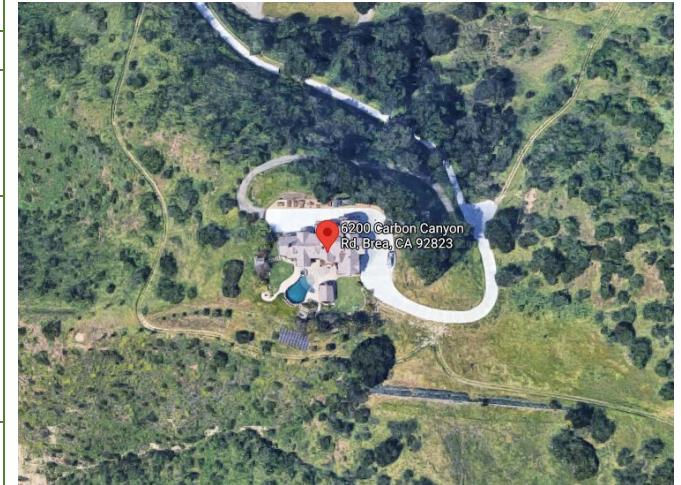
**CURRENT STATUS:**

- Approved by Planning Commission on July 27, 2021

**6200 CARBON CANYON RD. (MAP ID: 9)**

Project:	<ul style="list-style-type: none"> <li>Zone Variance &amp; Administrative Hillside Development Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>ZV 21-01; ADHP 21-01; <b>ACCELA No. PLN-2021-00031</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>6200 Carbon Canyon Rd</li> <li>Assessor's Parcel Number (APN): 312-011-24</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:planner@cityofbrea.net">planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Andrew and Jolene Grinstead</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Currently under construction</li> </ul>

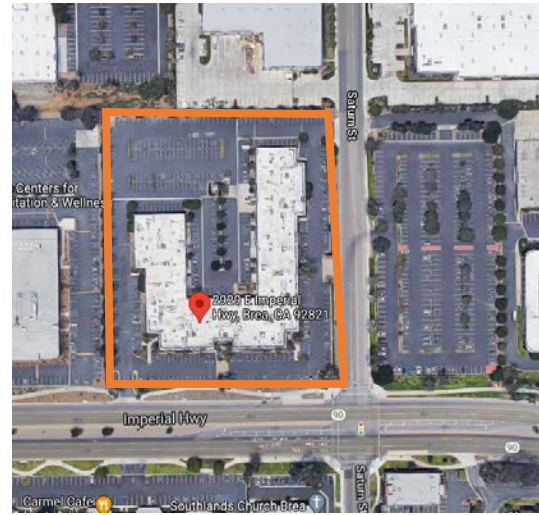
**PROJECT MAP:**



**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.



<b>WESTERN REALCO (MAP ID: 10)</b>		<b>PROJECT MAP:</b> 
Project:	<ul style="list-style-type: none"> <li>Plan Review, Administrative Remedy</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR 21-06; AR 21-03; MND 21-02; ACCELA No. PLN-2021-000030</li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Accessor's Parcel Number (APN): 320-091-63</li> <li>2929 E Imperial Hwy</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (ceciliamg@cityofbrea.net)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Western Realco, LLC (Jeremy Mape)</li> </ul>	
Notes:	<ul style="list-style-type: none"> <li>Currently under construction</li> </ul>	<b>CURRENT STATUS:</b> <ul style="list-style-type: none"> <li>Approved by Planning Commission on August 24, 2021.</li> </ul>

**TRANSWESTERN IMPERIAL & BERRY (MAP ID: 11)**

Project:	<ul style="list-style-type: none"> <li>Precise Development, Mitigated Negative Declaration, Conditional Use Permit, Tentative Parcel Map</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PD No. 21-01; MND No. 21-01, CUP 21-08, TPM 2021-140; <b>ACCELA No. PLN-2021-00007</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>285 N Berry Street and 711 W Imperial Hwy</li> <li>Assessor's Parcel Number (APN): 296-101-08; 296-101-05; 296-101-03</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing the development of a new 126,797 square foot industrial building with associated parking and landscaping.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (ceciliamg@cityofbrea.net)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Transwestern Company (Sara Santomauro)</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Building permits have been submitted and construction is set to start soon.</li> </ul>

**PROJECT MAP:**



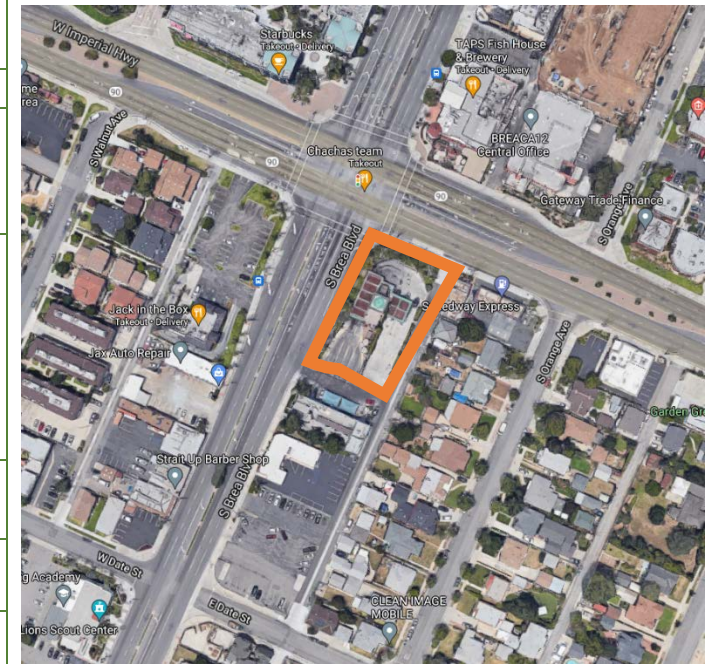
**CURRENT STATUS:**

- Approved by Planning Commission on September 28, 2021

**BREA CAR WASH SIGN PROGRAM (MAP ID: 12)**

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

**PROJECT MAP:**



**CURRENT STATUS:**

- Approved by Planning Commission on October 26, 2021.



**MOUNTAIN MIKE'S AMEND TO ALCOHOL CUP (MAP ID: 13)**

Project:	<ul style="list-style-type: none"> <li>Amend to CUP 12-08 (CUP 2021-12 for tracking purposes)</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>Amend to CUP 12-08 (CUP 2021-12) <b>Accela No: PLN-2021-00049</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Accessor's Parcel Number (APN): 320-331-05</li> <li>2435 E Imperial Hwy</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is requesting to Amend the existing CUP for alcohol to incorporate the outdoor dining area.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (ceciliamg@cityofbrea.net)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Raj Lehl</li> </ul>
Notes:	

**PROJECT MAP:**



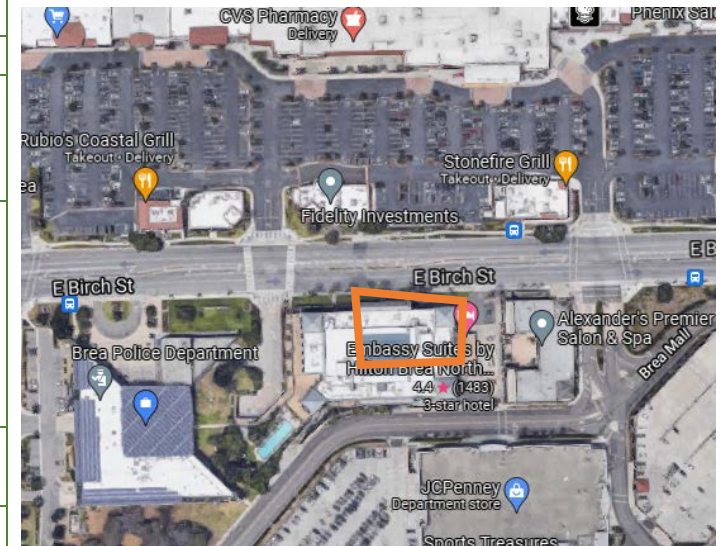
**CURRENT STATUS:**

- Approved by Planning Commission on October 26, 2021.

**CAMP TRANSFORMATION (MAP ID: 14)**

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

**PROJECT MAP:**



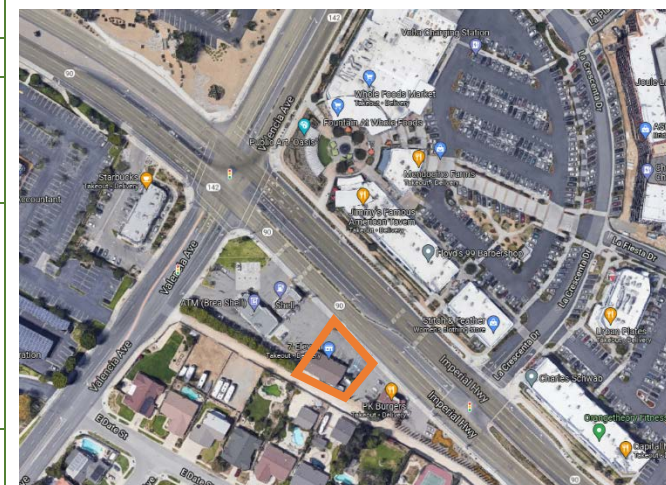
**CURRENT STATUS:**

- Approved by Planning Commission on November 9, 2021.

**7-ELEVEN ALCOHOL LICENSE (MAP ID: 15)**

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

**PROJECT MAP:**



**CURRENT STATUS:**

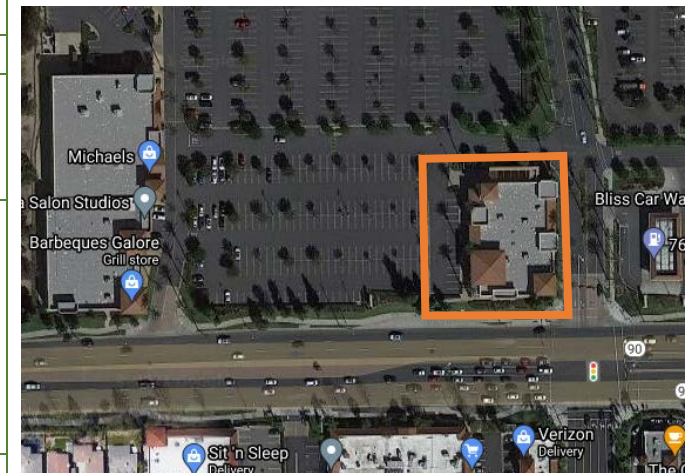
- Approved by Planning Commission on February 22, 2022.



**ALDI GROCERY STORE (MAP ID: 16)**

Project:	<ul style="list-style-type: none"> <li>Plan Review, Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR 21-11; CUP 21-07; <b>ACCELA No. PLN-2021-00047</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Accessor's Parcel Number (APN): 320-091-63</li> <li>2395 E Imperial Hwy</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>ALDI (Matthew Baca)</li> </ul>
Notes:	

**PROJECT MAP:**



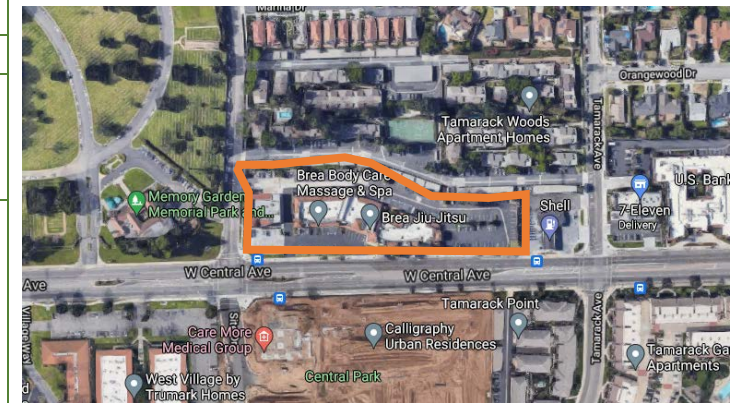
**CURRENT STATUS:**

- Approved by Planning Commission on March 22, 2022.

**THE PHOENIX CLUB (MAP ID: 17)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit for banquet hall, parking modification, and on-site alcohol license.</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP 21-04, -05, -06; <b>ACCELA No. PLN-2021-00046</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>375 W Central Ave</li> <li>Assessor's Parcel Number (APN): 304-041-10</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>The Phoenix Club (Linda Kristant)</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>The Phoenix Club is expected to move in March 2023.</li> </ul>

**PROJECT MAP:**



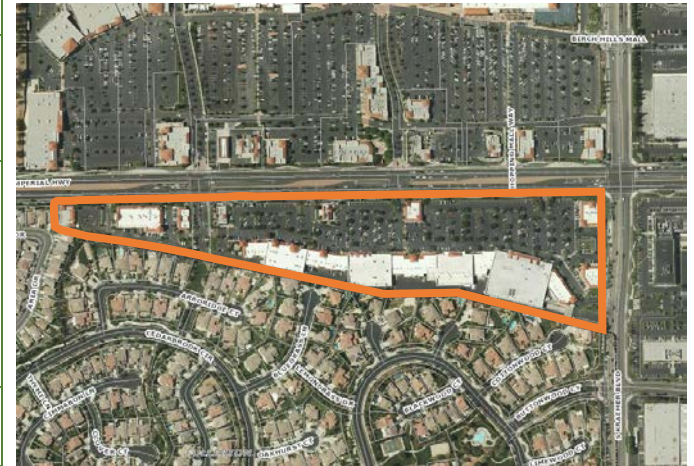
**CURRENT STATUS:**

- Approved by Planning Commission on April 26, 2022.

**BREA REGIONAL ANIMAL HOSPITAL (MAP ID: 18)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-02; <b>ACCELA No. PLN 2022-00010</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>2500 E. Imperial Highway</li> <li>Assessor's Parcel Number (APN): 336-541-30</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to establish an animal hospital with no changes to the exterior of the building and no building expansion</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:planner@acityofbrea.net">planner@acityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Richard Wright</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Currently under construction</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- Approved by Planning Commission on June 28, 2022.



**ALOHA VETERINARY HOSPITAL (MAP ID: 19)**

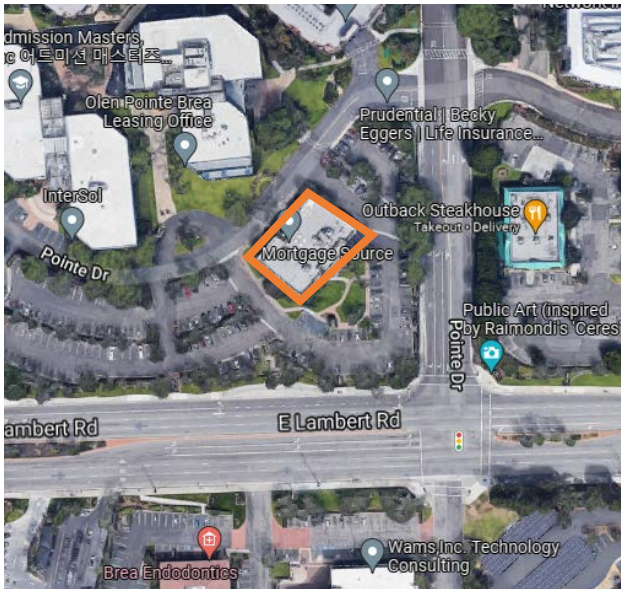
Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-11; <b>ACCELA No. PLN 2022-00035</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>407 W. Imperial Hwy, Suite F</li> <li>Assessor's Parcel Number (APN): 296-142-08</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to establish an animal hospital (Aloha Veterinary Hospital) within an existing commercial tenant space at Brea Gateway Center.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Aloha Veterinary Hospital (Ignacio Jimenez)</li> </ul>
Notes:	

**PROJECT MAP:**



**CURRENT STATUS:**

- Approved by Planning Commission on July 26, 2022.

STARBUCKS DRIVE-THRU (MAP ID: 22)		PROJECT MAP:
Project:	<ul style="list-style-type: none"> <li>Amendment to Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP 2021-10; <b>Accela No: PLN-2021-00051</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Accessor's Parcel Number (APN): 319-381-05</li> <li>2 Pointe Drive</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing a new Starbucks with a drive-thru &amp; retail tenant space. The location was previously occupied by Souplantation.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Kim Zuppiger, Contract Planner (<a href="mailto:KimZ@cityofbrea.net">KimZ@cityofbrea.net</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Dale Lyon</li> </ul>	
Notes:	<ul style="list-style-type: none"> <li>Building Permit plans has been submitted and is under review.</li> </ul>	<p><b>CURRENT STATUS:</b></p> <ul style="list-style-type: none"> <li>Approved by Planning Commission July 26, 2022</li> </ul>

**KENKOTSU RAMEN ALCOHOL CUP (MAP ID: 20)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-10; <b>ACCELA No. PLN 2022-00034</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>2445 E. Imperial Highway, Unit K</li> <li>Assessor's Parcel Number (APN): 320-331-05</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing an on-sale beer and wine alcohol license at an existing restaurant (Kenkotsu Ramen).</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:planner@cityofbrea.net">planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Kenkotsu Ramen (Chung Sen Chan)</li> </ul>
Notes:	N/A

**PROJECT MAP:**



**CURRENT STATUS:**

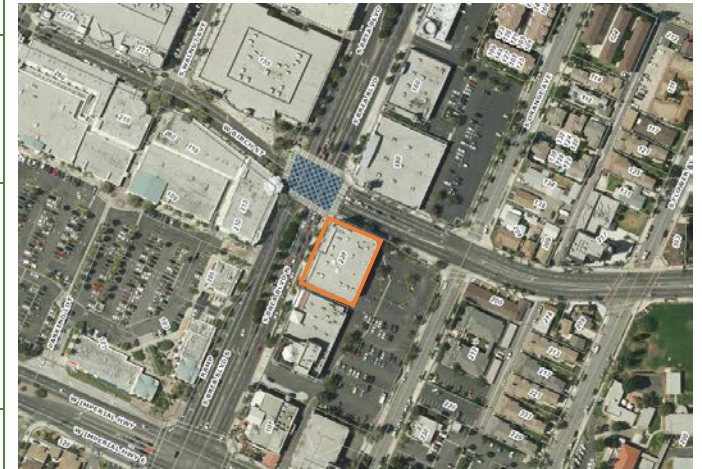
- Approved by Planning Commission on July 26, 2022.



**UFC GYM (MAP ID: 21)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-06; <b>ACCELA No. PLN 2022-00020</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>220 S. Brea Boulevard</li> <li>Assessor's Parcel Number (APN): 319-291-36</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to establish a UFC gym within an existing 27,903 square foot two-story commercial building in Brea Downtown.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Bryan Montoya</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Construction to start soon.</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- Approved by the Planning Commission on July 26, 2022.

**EQUESTRIAN CENTER AMENDMENT (MAP ID: 23)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit No. 2022-07 (Amendment to CUP No. 12-1977)</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-07; <b>ACCELA No. PLN 2022-00021</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>4449 Carbon Canyon Road</li> <li>Assessor's Parcel Number (APN): 308-011-15</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to amend CUP 12-1977 to increase the amount of horses allowed for boarding purposes at an existing equestrian center (El Rodeo Stables) from 60 to 100 horses.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Bill Klovstad &amp; Fran Klovstad</li> </ul>
Notes:	

**PROJECT MAP:**



**CURRENT STATUS:**

- Approved by the Planning Commission on August 23, 2022.

**BB. Q CHICKEN ALCOHOL CUP (MAP ID: 24)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-12; <b>ACCELA No. PLN 2022-00045</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>421 S. Associated Road</li> <li>Assessor's Parcel Number (APN): 319-391-01</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing an on-sale beer and wine alcohol license at a sit-down restaurant (Bb. Q Chicken).</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:planner@cityofbrea.net">planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Bb. Q Chicken Inc.</li> </ul>
Notes:	

**PROJECT MAP:**



**CURRENT STATUS:**

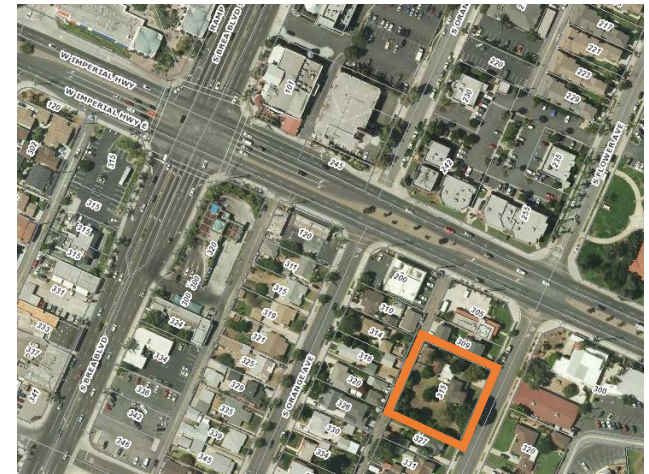
- Approved by the Planning Commission on August 23, 2022.



**315 SOUTH FLOWER AVENUE (MAP ID: 25)**

Project:	<ul style="list-style-type: none"> <li>Historic Resource Designation</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>HRD No. 2022-01; <b>ACCELA No. PLN 2022-00052</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>315 South Flower Avenue</li> <li>Assessor's Parcel Number (APN): 284-234-18</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to add a residential structure (two-story single family residence and attached garage) to the Brea Historic Resources Register.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:planner@cityofbrea.net">planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Todd and Hawley Shoepe</li> </ul>
Notes:	

**PROJECT MAP:**



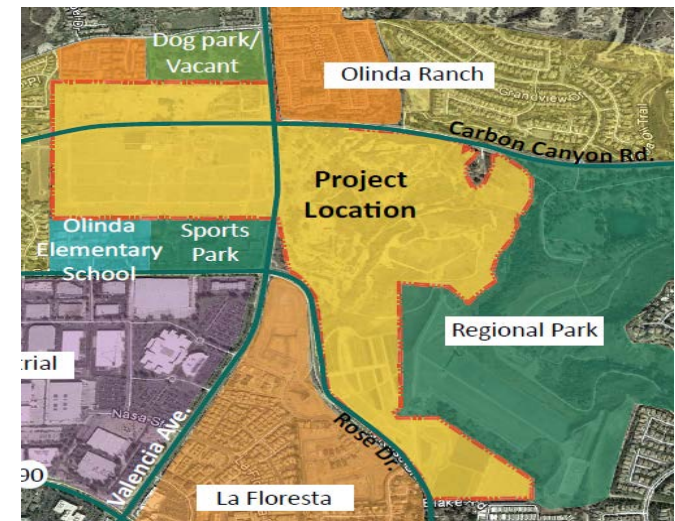
**CURRENT STATUS:**

- Approved by the Planning Commission on August 23, 2022.

**AERA ENERGY / Brea 265 TTM (MAP ID: 26)**

Project:	<ul style="list-style-type: none"> <li>Tentative Tract Map</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li><b>ACCELA No. PLN 2020-00011; TTM 16423</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07</li> <li>North of Route 90 and East of State Route 57.</li> <li>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.</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is requesting Tentative Tract Map No. 16423 for the subdivision of the project site for residential, parks and open space uses. The TTM would implement the approved Brea 265 Specific Plan.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:Planner@cityofbrea.net">Planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>AERA ENERGY</li> </ul>
Notes:	

**PROJECT MAP:**



**CURRENT STATUS:**

- Planning Commission approved the TTM for the project on September 27, 2022.

**MEDICAL TRAINING FACILITY (MAP ID: 28)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-08; <b>ACCELA No. PLN 2022-00024</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>910 E Birch Street, Unit 380</li> <li>Assessor's Parcel Number (APN): 319-101-46</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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 380. Aesthetic Immersion provides medical aesthetics training &amp; 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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Kim Zuppiger, Contract Planner (<a href="mailto:KimZ@cityofbrea.net">KimZ@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Aesthetic Immersion (Brian Robertson)</li> </ul>
Notes:	

**PROJECT MAP:**



**CURRENT STATUS:**

- Planning Commission approved project on September 27, 2022.



**DE ORO LA PUERTA ALCOHOL CUP (MAP ID: 29)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-09; <b>ACCELA No. PLN 2022-00024</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>171 S Kraemer Boulevard, Suite D-1, D-2, D-3</li> <li>Assessor's Parcel Number (APN): 320-321-03</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to increase the alcohol service area of an existing on-sale beer and wine license for a site-down restaurant (De Oro La Puerta).</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cecilia Madrigal-Gonzalez, Associate Planner (<a href="mailto:ceciliamg@cityofbrea.net">ceciliamg@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Margarita Montelongo</li> </ul>
Notes:	

**PROJECT MAP:**



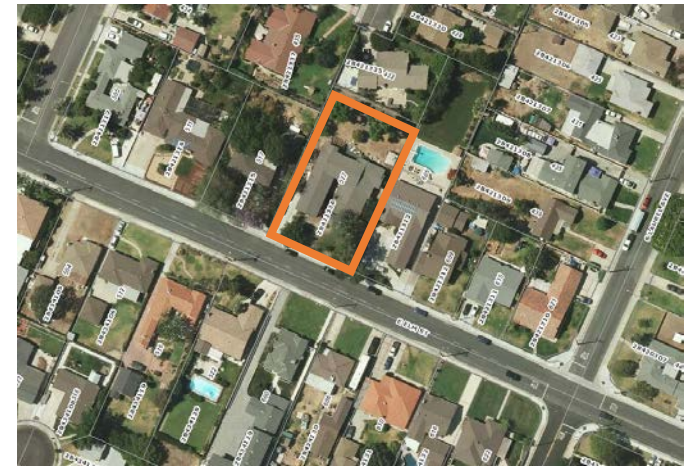
**CURRENT STATUS:**

- Planning Commission approved project on September 27, 2022.

**527 E ELM STREET ADU (MAP ID: 30)**

Project:	<ul style="list-style-type: none"> <li>Certificate of Compatibility</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CC No. 2022-01; <b>ACCELA No. PLN 2022-00019</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>527 E. Elm Street</li> <li>Assessor's Parcel Number (APN): 284-213-36</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:planner@cityofbrea.net">planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Frederick Talactac</li> </ul>
Notes:	

**PROJECT MAP:**



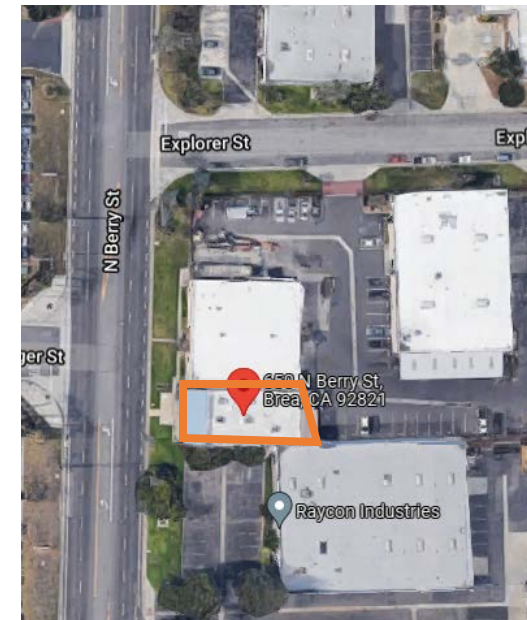
**CURRENT STATUS:**

- Planning Commission approved project on October 25, 2022.

**GYM- PERSONAL TRAINING FACILITY (MAP ID: 31)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2021-15; <b>Accela No: PLN-2021-00056</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-132-01</li> <li>650 N Berry St</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to improve an existing 2 story office building into a training facility (gym) with ancillary office space.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:JessicaN@cityofbrea.net">JessicaN@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Adela Miller</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Application was submitted September 24, 2021.</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- Planning Commission approved project on December 13, 2022.



**RESIDENCE INN ALCOHOL CUP (MAP ID: 32)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-20; <b>ACCELA No. PLN 2020-00067;</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>180 S State College Boulevard</li> <li>Assessor's Parcel Map (APN): 319-322-04</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing an off-site sale of alcohol (beer and wine) for a new hotel (Residence Inn by Marriott) as an ancillary use.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Kathrine Kuo, Planning Technician (<a href="mailto:kathrinek@cityofbrea.net">kathrinek@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>R.I. Heritage Inn of Brea, LLC</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Application was submitted October 11, 2022</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

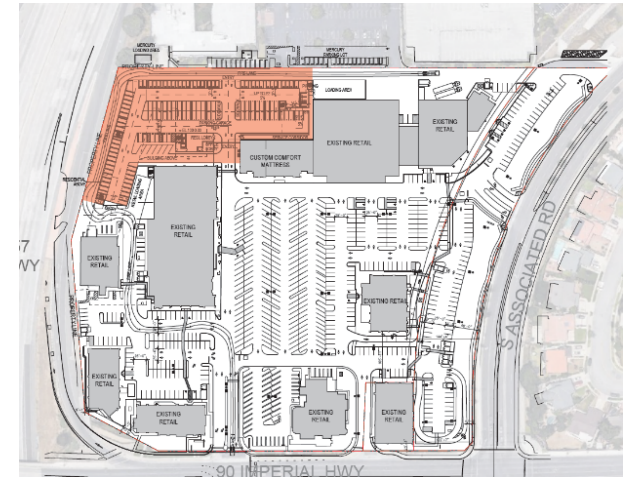
- Planning Commission approved project on December 13, 2022.

# REPEALED/DENIED

## BREA PLAZA (MAP ID: 1)

Project:	<ul style="list-style-type: none"> <li>General Plan Amendment, Zone Change from C-G to MU-I, Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>GPA No. 2021-04-; ZC No. 2021-02, CUP No. 2021-17; CUP No. 2021-18, <b>ACCELA No. PLN 2020-00034</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>1639 East Imperial Highway</li> <li>Assessor's Parcel Number (APN): 319-102-25</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>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.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Planning Division (<a href="mailto:Planner@cityofbrea.net">Planner@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>BOSC Realty Advisors</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

### 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.
- On July 19, 2022, the project was rescinded by the City Council.

**SHOOT SOCAL (MAP ID: 2)**

Project:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2022-19; <b>ACCELA No. PLN 2020-00065;</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>524 E Imperial Highway</li> <li>Assessor's Parcel Map (APN): 284-211-04</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to allow the retail sale of firearms and ammunition in conjunction with the retail sale of sporting goods.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Jason Killebrew, Community Development Director (<a href="mailto:jasonk@cityofbrea.net">jasonk@cityofbrea.net</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>David Anderson</li> </ul>
Notes:	<ul style="list-style-type: none"> <li>Application was submitted September 30, 2022</li> </ul>

**PROJECT MAP:**



**CURRENT STATUS:**

- Planning Commission Public Hearing was held on October 25, 2022.
- Planning Commission denied project on December 13, 2022.