

**TO:** Property Owners within a 500-Foot Radius  
**FROM:** City of Brea, Community Development Department  
**SUBJECT:** PRECISE DEVELOPMENT NO. 16-04 AND CONDITIONAL USE PERMIT NOS. 16-10 AND 16-11, TENTATIVE PARCEL MAP NO. 2016-178 AND ADDENDUM NO. 16-01

NOTICE IS HEREBY GIVEN that the public hearing scheduled to be held by the Planning Commission:

**IS RECOMMENDED TO BE CONTINUED TO A DATE CERTAIN.**  
 However, at this time a staff report will be provided to the Planning Commission presenting: the history of the site, a review of the applicable zoning, an overview of the application and an explanation of the environmental review documents. The Planning Commission will receive this information and no deliberation will be held or decision will occur at this meeting. The public is encouraged to attend to learn more about the project and future hearing dates.

**DATE AND TIME OF HEARING:** Tuesday, February 28, 2017, 7:00 p.m.

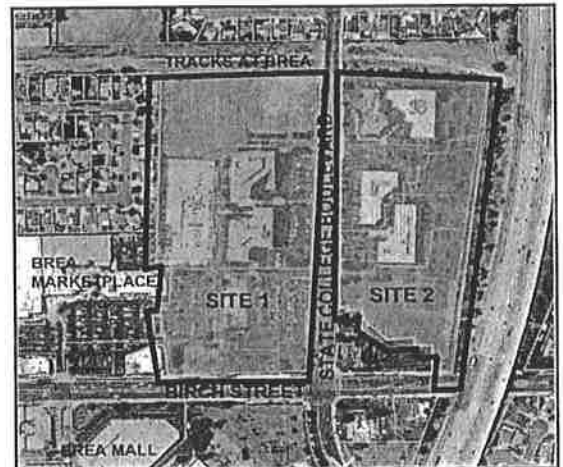
**PLACE OF HEARING:** Brea Civic & Cultural Center, Council Chambers  
 1 Civic Center Circle, Brea, CA 92821

**REQUEST:** Hines development is proposing: 747 apartments; 16,900 square feet of commercial space; an expansion of the existing two-level parking structure resulting in a four-level structure, in the Mixed Use zone; a 150-room hotel in the Major Shopping Center (Precise Development) zone and a Tentative Parcel Map to consolidate 8 parcels into 5. The project is in accordance with City Code Chapters 20.232, 20.258, 20.260, 20.408.030, Title 18, and the City of Brea General Plan and EIR. The proposed sites are legally described as Assessor Parcel Numbers 319-331-07, 319-331-10, 319-331-11, 319-331-12, 319-331-13, 319-331-14, 319-331-15, 319-332-01, 319-332-02, 319-331-03, and 319-331-04 as shown in the latest records of the County of Orange Tax Assessor.

**APPLICANT AND PROPERTY OWNER:** Brea Acquisition Partners LLC (Brea Partners)  
 17855 Von Karman, Suite 110  
 Irvine, CA 92614

**ENVIRONMENTAL REVIEW:** Addendum No. 16-01 has been prepared and has concluded no significant environmental impacts will occur with mitigations incorporated.

**PROPERTY INVOLVED:**



IF YOU CHALLENGE PRECISE DEVELOPMENT NO. 16-04, CONDITIONAL USE PERMIT NOS. 16-10 AND 16-11, TENTATIVE PARCEL MAP NO. 2016-178 ADDENDUM NO. 16-01 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. IF YOU WOULD LIKE MORE INFORMATION PLEASE CONTACT BREA CIVIC & CULTURAL CENTER, COMMUNITY DEVELOPMENT COUNTER, 3<sup>RD</sup> FLOOR, 1 CIVIC CENTER CIRCLE OR CALL (714) 990-7674.

COMMUNITY DEVELOPMENT DEPARTMENT

*Jennifer A. Lilley for:*  
 Jennifer A. Lilley, AICP  
 City Planner

CITY OF BREA  
**notice of public hearing**