

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit No. CUP 20-08
Property Location:	711 W. Imperial Highway
Applicant:	Jeff MacArthur Walters Wholesale Electric 200 N. Berry Street Brea, CA 92821
Property Owner:	Village Brea, Inc. 330 W. Birch Street, Suite 201 Brea, CA 92821
General Plan Designation:	General Industrial
Zoning Designation:	M-2 (PD) General Industrial (Precise Development)
Adjacent Zoning	
North:	M-2 (PD) General Industrial (Precise Development)
South:	R-1 5000 Single Family Residential 5000
West:	C-G (PD) General Commercial (Precise Development)
East:	C-M (PD) Industrial Commercial (Precise Development)
Site and Neighborhood Characteristics:	The subject site is north of W. Imperial Highway and west of S. Berry Street, surrounded by light industrial and church uses.
Public Hearing Notices and Outreach:	Legal Notice was published in the <i>Brea Progress</i> on June 11, 2020 and 47 notices were sent to all property owners within a 500-foot radius of the subject property.