



## Planning Commission Agenda

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Tuesday, October 14, 2025, 6:00 PM  
COUNCIL CHAMBERS  
1 Civic Center Circle  
Brea, California 92821

**Melanie Schlotterbeck**, Chair

**Blake Perez**, Vice Chair

**Tom Donini**, Commissioner **Ted Gribble**, Commissioner **Bill Madden**, Commissioner

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.gov](http://www.cityofbrea.gov) Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Planning Division at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

### **Procedures for Addressing the Commission**

The Commission encourages interested people to address this legislative body by making a brief presentation on a public hearing item when the Chair calls the item or addresses other items under Matters from the Audience. State Law prohibits the Commission from responding to or acting upon matters not listed on this agenda.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks to 3 minutes. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Commission rules prohibit clapping, booing, or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Commission is in session. Thank you.

Written comments may be submitted in advance of the meeting by emailing [planner@cityofbrea.gov](mailto:planner@cityofbrea.gov) Written comments received by 3 p.m. on the day of the meeting will be provided to the Commission, will be made available to the public at the meeting, and will be included in the official record of the meeting.

### **Special Accommodations**

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

### **Important Notice**

The City of Brea shows a live broadcast of the Planning Commission meeting over the internet at <https://cityofbrea-net.zoom.us/j/89166452644>. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

**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.**

## **1. GENERAL SESSION**

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- 1.A. Call to Order/Roll Call - Commission
- 1.B. Invocation
  - Pastor Dan Crane from Formation Church.
- 1.C. Pledge of Allegiance
- 1.D. Matters from the Audience

## **2. CONSENT CALENDAR**

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- 2.A. Approval Of Minutes
- 2.B. Annual Mills Act Compliance Report

Receive and file the annual Mills Act compliance report. There is no fiscal impact to the General Fund.

  - 1. Receive and file the annual Mills Act compliance report.

## **3. PUBLIC HEARINGS**

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- 3.A. Conditional Use Permit No. 2025-11

A request to allow for the ancillary on-site sale and consumption of alcoholic beverages (Type 47 License) with a determination of Public Convenience or Necessity at a new restaurant (Karma Lounge) located at 215 South Brea Boulevard, Suite 101.

  - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
  - 2. Approve Conditional Use Permit No. 2025-11 to allow for the ancillary on-site sale and consumption of alcoholic beverages (Type 47 License) with a determination of Public Convenience or Necessity at a new restaurant (Karma Lounge), based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval.
- 3.B. Minor Conditional Use Permit No. 2025-04

A request to allow for the ancillary on-site sale and consumption of beer and wine at an existing specialty restaurant (Carbon Canyon Coffee Co.) located at 150 Olinda Place.

  - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
  - 2. Approve Minor Conditional Use Permit No. 2025-04 to allow for the ancillary on-site sale and consumption of beer and wine at an existing specialty restaurant (Carbon Canyon Coffee Co.), based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval.

## **4. ADMINISTRATIVE ITEMS**

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4.A. Committee Reports

4.B. Informational/Project Updates

— 1. Receive and file.

## **5. ADJOURNMENT**

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*Date Posted: October 8, 2025*

**\*\* The following document is a draft of the minutes and the not the official approved minutes \*\***

## **Minutes for the Planning Commission**

1 Civic Center Circle, Brea, California 92821

August 26, 2025

**Roll Call:** *(The following members were in attendance)*

- **Tom Donini**, Planning Commissioner
- **Ted Gribble**, Planning Commissioner
- **Bill Madden**, Planning Commissioner
- **Blake Perez**, Planning Commission Vice Chair
- **Melanie Schlotterbeck**, Planning Commission Chair

### **1. GENERAL SESSION**

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1.A. Call to Order/Roll Call - Commission- 6:00 PM

Chair Schlotterbeck called the meeting to order at 6:00 PM.

1.B. Invocation

Pastor Travis Morrill provided the invocation from Friends Community Church.

1.C. Pledge of Allegiance

Commissioner Donini led the Pledge of Allegiance.

1.D. Matters from the Audience

Paul Davis, a Brea resident, spoke about his financial situation related to his housing and inquired about filing a grievance. It was confirmed that Jason Killebrew, Assistant City Manager, will meet with Mr. Davis in an effort to resolve his issue.

City Planner Joanne Hwang noted that staff received three public comments, (two written comments for Item 3B and one written comment for Item 3C), which have been provided to the commissioners and the public prior to the meeting.

### **2. CONSENT CALENDAR**

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2.A. July 22, 2025 Planning Commission Meeting Minutes

Motion was made by Commissioner Madden and seconded by Commissioner Donini to approve the consent calendar. Motion passed 5-0.

### 3. PUBLIC HEARINGS

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#### 3.A. Conditional Use Permit No. 2025-10

Cristal Nava, Assistant Planner, provided a presentation on the project.

The Planning Commission asked questions regarding the following topics:

- Clarification on the over concentration of alcoholic licenses in the City of Brea
- The distinction between a project parcel and a project site
- Future signage for the proposed restaurant
- Operations of the proposed restaurant

City Planner Hwang and Assistant Planner Nava responded to the Commissioners' questions.

Chair Schlotterbeck opened the Public Hearing invited the applicant to speak.

The project Applicant, Son Mai, addressed the Commissioner and provided responses to the Commissioner's questions.

Chair Schlotterbeck opened the floor for public comments. Chair Schlotterbeck closed the public hearing after noting that no members of the public wished to address the Commission.

After further discussion, a motion was made by Commissioner Madden and seconded by Commissioner Gribble, to approve the project. Motion passed 5-0.

#### 3.B. Certificate of Compatibility No. 2024-02

Commissioner Donini recused himself due to proximity of the project site from his residence, and left the chamber.

Esteban Rubiano, Assistant Planner, provided a presentation on the project.

The Planning Commission asked questions regarding the following topics:

- Size limit of an ADU in comparison to the existing primary building
- Requirement of a separate demolition permit for the former garage

- Existing condition of surrounding neighborhood (i.e. existence of other two-story ADUs or accessory structures)
- Requirements related to solar system
- Potential for additional ADUs related to available parking
- Whether there was a reference to the modified square footage in the conditions of approval

City Planner Hwang and Assistant Planner Rubiano responded to the commissioners' questions.

Chair Schlotterbeck opened the Public Hearing and noted that the project applicant was available to speak, if there was a reason for additional inquiry.

Chair Schlotterbeck open the floor for public comments.

Paul Davis stated he lives on Madrona and requested clarification on the location of the proposed ADU.

Assistant Planner Rubiano clarified that the set back of the project is 19 feet, 4 inches and the 22 feet is the height that is proposed for the ADU.

Chair Schlotterbeck closed the public hearing after noting that no additional members of the public wished to address the Commission.

Commissioner Donini returned to the chamber.

A motion was made by Vice Chair Perez and seconded by Chair Schlotterbeck to approve the project. The motion carried with a vote of 4-0-1, with the recusal of Commissioner Donini.

3.C. Raising Cane's Restaurant Project - Precise Development No. 2024-04 and Conditional Use Permit Nos. 2024-08 and 2024-09

Graham Bultema, Assistant Planner, provided a presentation on the project.

The Planning Commission asked questions regarding the following topics:

- The proposed 24/7 operations
- Location of existing drive-thru's in the City and any restrictions on Birch Street
- Reciprocal parking and access within the project site and adjacent parcels
- Any communications between the neighboring properties
- "Pick-up" and "Payment" activities operations with the proposed double drive-thru lanes

- The tree removal and types of landscaping
- The traffic turning pockets on State College Blvd
- Ingress and egress on Birch Street
- The traffic study and the number of cars turning onto the project site from E. Birch Street and potential back-up issue
- Potential for providing additional directional signage/pavement markings for vehicles on both entrances
- Details of signs that are deviating from the sign standards
- Proposed design of the new building
- Queueing plan

City Planner Hwang, Assistant City Manager/Community Development Director, Jason Killebrew, City Traffic Engineer David Roseman, and Assistant Planner Bultema responded to the Commissioner's questions.

Chair Schlotterbeck opened the Public Hearing and invited the applicant to speak.

The Project Applicant, Lester Tucker, addressed the Commission and provided an overview of the project, and responded to the commissioner's additional questions related to:

- The flexibility of the hours of operations of the project
- The wages/salaries that will be offered by the project
- The ingress from E. Birch street and how the south-bound turns will be managed
- The manner in which the queue is managed during peak hours
- A proposed sign at the entrance of the project site

Chair Schlotterbeck opened the floor for public comments. Chair Schlotterbeck closed the public hearing after noting that no members of the public wished to address the Commission.

After further discussion, a motion was made by Chair Schlotterbeck and seconded by Commissioner Gribble, to approve the project with the proposed amendments in the conditions of approval, which would require the applicant to install additional signs/striping improvements at the Birch Street and the State College vehicle entrances to assist the traffic flow. Motion passed 5-0.

#### **4. ADMINISTRATIVE ITEMS**

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##### 4.A. Committee Reports

None.

##### 4.B. Informational/Project Updates-

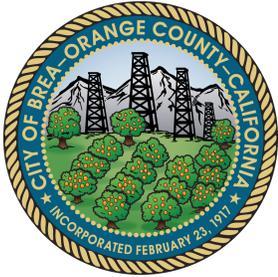
Chair Schlotterbeck inquired about the Amazon project status.

City Planner Hwang confirmed that the City Council denied the appeal and upheld the Planning Commission's approval of the Amazon project.

#### **5. ADJOURNMENT**

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Chair Schlotterbeck adjourned the meeting at 9:00 p.m.



# CITY *of* BREAA

Communication  
 October 14, 2025  
 Item No. 2B.

## Annual Mills Act Compliance Report

TO	PREPARED BY
Chair and Members of the Planning Commission	Jason Killebrew, Assistant City Manager/Community Development Director
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Griffith, City Manager

## **RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

1. Receive and file the annual Mills Act compliance report.

## **BACKGROUND/DISCUSSION**

### Mills Act Program

The Mills Act, established in 1972 by the State Legislature, provides an economic incentive to encourage homeowners to preserve and rehabilitate historic properties. The City adopted its own program in 1999 by adopting Resolution No. 99-85 (Attachment A), which allows owners of designated historic resources to enter into contracts with the City in exchange for reduced property taxes. All Mills Act contracts have an initial term of 10 years, which is automatically renewed each year in perpetuity, resulting in a revolving 10-year contract. All future owners of Mills Act properties also must comply with the terms of the contract. In addition, each contract requires a 10-year property rehabilitation and maintenance plan, with annual compliance monitoring conducted by the City. Since the adoption of the City's Mills Act Program in 1999, 20 contracts have been approved by the City Council.

### Compliance Monitoring and Report

Per the City Council direction, Planning Division established a formal annual compliance monitoring procedure in late 2023 to confirm that the owners of Mills Act properties (Owners) are making progress toward fulfilling the obligations of their Mills Act contracts, and started implementation in January 2024. Beginning of each year, Planning staff works with Owners to obtain all necessary information and documents to verify compliance with the respective Mills Act contract, which includes submittal of a compliance report from the Owners, detailing the improvements completed in the previous calendar year. Staff reviews these reports, verifies the information provided, and follows up with Owners as necessary to confirm accuracy. This year’s compliance monitoring covers the period up to December 31, 2024.

The updated Compliance Monitoring Report, provided as Attachment B, details the current compliance status of the City’s existing Mills Act contracts. Table 1 below provides a summary of the current compliance status, along with comparison with the previous compliance report year:

**TABLE 1 SUMMARY OF COMPLIANCE STATUS**

<b>Compliance Report Year</b>	<b>Improvements Fully Completed</b>	<b>In Progress</b>	<b>Unknown (Unresponsive)</b>	<b>TOTAL</b>
<b>2023 (Previous)</b>	3	16	1	20
<b>2024 (Current)</b>	8	11	1	20

In current Compliance Report Year (2024), five additional properties completed all required improvements, resulting in a total of eight properties achieving full compliance. Several of the properties currently classified as “in progress” have already completed the majority of their required improvements and have established clear plans to reach full compliance in the coming years. Only one property owner remains unresponsive, and staff continues to pursue communication while evaluating potential enforcement options. Overall, the results reflect effectiveness of the City’s monitoring efforts and demonstrate the commitment of property owners to preserving Brea’s historic resources.

Next Step

As part of the annual monitoring program, staff will continue monitoring each year to ensure ongoing compliance and the long-term preservation of properties. For those contracts nearing completion, staff will work with Owners to bring projects to full compliance. For properties already in compliance, monitoring will focus on ensuring proper maintenance of historic features. For the unresponsive Owner, staff will continue outreach while preparing to take further enforcement action if necessary.

**RESPECTFULLY SUBMITTED:**

Jason Killebrew, Assistant City Manager/Community Development Director

Prepared by: Esteban Rubiano, Assistant Planner  
 Brianna Co, Planning Technician

**Attachments**

[Attachment A - CC Resolution No 99-085 - Mills Act Program.pdf](#)

[Attachment B - Mills Act Compliance Report.pdf](#)

**RESOLUTION NO. 99-85**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA, AUTHORIZING THE IMPLEMENTATION OF A MILLS ACT PROGRAM IN THE CITY OF BREA AND ESTABLISHING A POLICY FOR HISTORICAL PROPERTY PRESERVATION AGREEMENTS (MILLS ACT).**

**A. Recitals.**

(i) The State of California enacted the Mills Act (California Government Code section 50820 et seq.), which authorizes cities to enter into contracts with the owners of qualified historical properties to provide for the use, maintenance, and restoration of such historical properties so as to retain their characteristics as properties of historical significance.

(ii) The Historic Resource Element of the General Plan identifies the following issues related to the preservation of historic properties:

1) Historically significant structures are irreplaceable resources. Preservation should be a key consideration.

2) Active resident participation in the maintenance of the quality and character of the historic neighborhoods should be encouraged.

(iii) The preservation of individual historic properties through the implementation of a Mills Act program in Brea would serve to maintain the integrity of historically significant structures citywide.

(iv) The preservation of historic properties in the City would have beneficial effects on economic stability and community pride, and thus promote the City's quality of life and historic significance to its citizens.

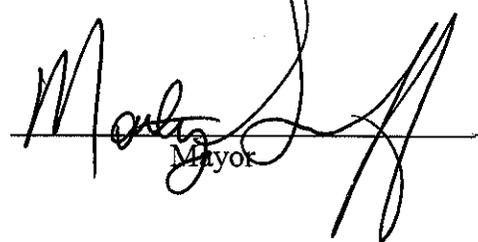
(v) All legal prerequisites to the adoption of this Resolution have occurred.

**Resolution No. 99-85**  
page 2  
**Mills Act Program**

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

1. In all respects as set forth in Recitals, Part A of this Resolution.
2. The City Council hereby finds that the project identified above in this Resolution is exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Section 15061.(b)(3) of said Act; and
3. Pursuant to the provisions of California Government Code Section 50280, et seq. The City Council hereby authorizes the implementation of a Mills Act program in the City of Brea and the establishment of a policy for Historical Property Preservation Agreements (Mills Act contracts.).
4. The City Council hereby appoints the City Manager or authorized designee as the City official responsible for the coordination, processing , and execution of each historical property preservation agreement following approval of the contract by the City Council.
5. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 19th day of October, 1999.

  
Mayor

I, ELAINE CAPPS, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the City Council of the City of Brea held on

**Resolution No. 99-85**

page 3

**Mills Act Program**

the 19th day of Oct., 1999, and was finally passed at a regular meeting of the City

Council of the City of Brea, held on the 19th day of October, 1999, by the following votes:

AYES: COUNCILMEMBERS: Daucher, Moore, Vargas, Perry and Simonoff

NOES: COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ATTEST: Elaine Capps  
City Clerk

## 2025 Mills Act Compliance Report Table Summary (Compliance Report Year 2024)

	Address	Contract Year	Rehabilitation Plan Improvements	Remaining Improvements Items	Status
1	101 S. Redwood Ave.	1999	<ul style="list-style-type: none"> <li>1) Interior French door from living room to the front room</li> <li>2) New "casement" French windows, per set of 5 in front and south side; crank/vinyl with grids and dual glazed</li> <li>3) Ceramic tile, rear bathroom</li> <li>4) Replace grey carpet in dining, living room, and front room</li> <li>5) Add laminate planks in kitchen and laundry room</li> <li>6) Paint exterior trim on windows</li> <li>7) Paint exterior house, "main" color</li> </ul>	None	Complete
2	107 S. Redwood Ave.	1999	<ul style="list-style-type: none"> <li>1) Replace tile kitchen floor</li> <li>2) Tile the bathroom floor</li> <li>3) Repaint house and garage</li> <li>4) Additional landscaping in the front</li> <li>5) Floor insulation</li> <li>6) Add/replace patio</li> <li>7) Brick walkway (sidewalk to house)</li> <li>8) Add/replace trees in backyard</li> <li>9) Brick walkway from the house to garage</li> <li>10) Paint exterior</li> </ul>	Items 1, 3, & 8	In Progress
3	114 S. Redwood Ave.	1999	<ul style="list-style-type: none"> <li>1) Hedge on south side of fence in the backyard</li> <li>2) Fig vine on north side fence in the backyard</li> <li>3) Paint exterior</li> <li>4) Reroof</li> <li>5) Refinish hardwood floors in living room and hallway</li> <li>6) Patio cover</li> <li>7) Floor insulation</li> </ul>	Item 4	In Progress

	Address	Contract Year	Rehabilitation Plan Improvements	Remaining Improvements Items	Status
4	121 S. Redwood Ave.	1999	<ul style="list-style-type: none"> <li>1) General maintenance and repairs to structure and property, including paint and landscaping</li> <li>2) Landscaping all of the back and side yard, including fencing and concrete walkways</li> <li>3) New rear porch deck</li> </ul>	None	Complete
5	258 S. Redwood Ave.	2001	<ul style="list-style-type: none"> <li>1) 3 car garage with 2nd story rental</li> <li>2) Pour slab and foundation, build rear fence and gate with access to the alley</li> <li>3) Replace fencing running East and West on both sides</li> <li>4) Remove carpet in dining room and refinish wood planked floor to original condition</li> <li>5) Remove and strip all hardware of paint and reinstall (hinges, door knobs, cabinets, cabinet locks)</li> <li>6) Strip woodwork and doors of lead paint/refinish</li> <li>7) Install tile above shower stall</li> <li>8) Complete backyard landscaping with sod, sprinklers, concrete walkway to the garage, strip exterior paint</li> <li>9) Replace all 3 entrance doors</li> <li>10) Provide access from sunroom to judge room</li> <li>11) Building window seating and bookcase in sunroom</li> <li>12) Strip all headboards, drawers, hardware on pass through in dining room and kitchen to restore to original condition</li> <li>13) Custom build Victorian like screen doors (all 3 doors)</li> <li>14) Build deck in rear off kitchen stoop</li> <li>15) Insulate attic and install fans</li> <li>16) Replace existing carpet with area rugs</li> </ul>	Item 10	In progress

	Address	Contract Year	Rehabilitation Plan Improvements	Remaining Improvements Items	Status
6	126 S. Redwood Ave.	2003	<ul style="list-style-type: none"> <li>1) Subterranean garage</li> <li>2) Repaint house</li> <li>3) Refinish hardwood floors</li> <li>4) Replace garage doors in-kind</li> <li>5) Back patio cover by garage</li> <li>6) Replace 1/2 of siding in-kind-other</li> <li>7) Landscaping maintenance</li> </ul>	None	Complete
7	401 S. Walnut Ave.	2003	<ul style="list-style-type: none"> <li>1) Replace the back bath tub and tile</li> <li>2) Replace floor and tiles</li> <li>3) Replace kitchen sink and tile</li> <li>4) Replace under sink floor tile</li> <li>5) Replace N gate and accessible to walkway</li> <li>6) Replace porch wood flooring</li> <li>7) Replace siding at the front and rebuild posts</li> <li>8) Replace 50% of S fence</li> <li>9) Replace sprinkler system and drains</li> <li>10) Re-sod backyard</li> <li>11) Repaint interior</li> <li>12) Repour patio with proper drainage</li> <li>13) Replace knob and tube wiring</li> <li>14) Extermination for termites and repair any damages</li> <li>15) Paint exterior of the house and garage</li> <li>16) Retrofit the house</li> <li>17) Replace roof of house and garage</li> </ul>	Items 10, 13, 15 & 16	In Progress

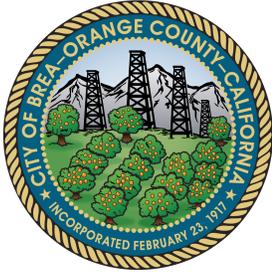
	Address	Contract Year	Rehabilitation Plan Improvements	Remaining Improvements Items	Status
8	418 Sievers Ave.	2008	<ul style="list-style-type: none"> <li>1) Exterior painting</li> <li>2) Redo wood flooring</li> <li>3) Replace garage door and opener</li> <li>4) Kitchen remodel</li> <li>5) Bathroom remodel</li> <li>6) Remove acoustic ceilings</li> <li>7) Landscape front yard and install sprinklers</li> <li>8) Landscape backyard and install sprinklers</li> <li>9) Install crown molding</li> <li>10) Copper plumbing</li> <li>11) Rewire entire house</li> <li>12) Vinyl fencing</li> <li>13) New electrical</li> </ul>	Items 7 & 8	In Progress
9	120 S. Redwood Ave.	2008	<ul style="list-style-type: none"> <li>1) Paint and repair exterior</li> <li>2) Tree maintenance</li> <li>3) Back stair repair</li> <li>4) Electrical run to front</li> </ul>	None	Complete
10	335 S. Flower Ave.	2009	<ul style="list-style-type: none"> <li>1) Remodel kitchen</li> <li>2) Remodel &amp; repair upstairs bathroom</li> <li>3) Paint exterior</li> <li>4) Garage plumbing</li> <li>5) Backyard patio cover</li> <li>6) Patio for the rear driveway</li> </ul>	Item 4	In Progress

	Address	Contract Year	Rehabilitation Plan Improvements	Remaining Improvements Items	Status
11	127 S. Redwood Ave.	2009	<ol style="list-style-type: none"> <li>1) Complete window repair</li> <li>2) Repair steps, walkways</li> <li>3) Interior paint and wall repair</li> <li>4) Exterior wood siding paint and repair</li> <li>5) Termite inspection and treatment</li> <li>6) Replace knob and tube electrical wiring</li> <li>7) Exterior wood siding paint and repair</li> <li>8) Interior wall repair and paint</li> <li>9) Repair/replace roof</li> </ol>	Item 2	In Progress
12	533 S. Walnut Ave	2010	<ol style="list-style-type: none"> <li>1) Restore bathroom</li> <li>2) Termite treatment</li> <li>3) Repair roof</li> <li>4) Electrical update</li> <li>5) Repair fence surrounding property</li> <li>6) Replace crown molding</li> <li>7) Repair stucco and repaint exterior</li> <li>8) Plumbing update – interior pipes</li> <li>9) Central air</li> <li>10) Insulation</li> </ol>	Unknown	Nonresponsive
13	406 S. Madrona Ave.	2013	<ol style="list-style-type: none"> <li>1) Landscape the front yard</li> <li>2) Exterior paint for primary residence</li> <li>3) Replace N fencing</li> <li>4) Replace concrete pad to alley access</li> <li>5) Repair garage</li> <li>6) Replace S fencing</li> <li>7) Replace rear E fencing</li> <li>8) Interior paint for primary residence</li> <li>9) Exterior paint for primary residence</li> <li>10) Upgrade electrical</li> </ol>	None	Complete

	Address	Contract Year	Rehabilitation Plan Improvements	Remaining Improvements Items	Status
14	412 S. Madrona Ave.	2013	<ol style="list-style-type: none"> <li>1) Exterior paint of the primary residence</li> <li>2) Replace concrete driveway</li> <li>3) New roof</li> <li>4) Replace chimney</li> <li>5) Living room renovation</li> <li>6) Paint exterior of the primary residence</li> <li>7) Bathroom remodel</li> <li>8) Landscape to drought tolerant flora</li> <li>9) Upgrade plumbing and sewer lines</li> <li>10) Paint interior of the primary residence</li> </ol>	None	Complete
15	420 Sievers Ave.	2013	<ol style="list-style-type: none"> <li>1) Bolt house to foundation</li> <li>2) Landscaping</li> <li>3) Rehab floors</li> <li>4) Demo and replace driveway</li> <li>5) Update electrical</li> <li>6) Redo old systems (phone, gas, water heater)</li> <li>7) Rain gutters</li> <li>8) Window coverings</li> <li>9) Complete fencing</li> </ol>	Items 2, 3 & 4	In Progress
16	548 S. Walnut Ave.	2013	<ol style="list-style-type: none"> <li>1) Termite treatment and repair termite damage</li> <li>2) Build a new shade structure on S side</li> <li>3) Installs plants in the backyard</li> <li>4) Repair muntin on front windows</li> <li>5) Bathroom in original section of home updated</li> <li>6) Exterior</li> <li>7) Interior paint</li> <li>8) Front door replacement with door compatible to period</li> </ol>	None	Complete

	Address	Contract Year	Rehabilitation Plan Improvements	Remaining Improvements Items	Status
17	440 S. Madrona Ave.	2014	<ol style="list-style-type: none"> <li>1) Improve front porch structure</li> <li>2) Replace aluminum windows</li> <li>3) Improve landscaping and sprinklers</li> <li>4) Tree removal</li> <li>5) Update kitchen</li> <li>6) Miscellaneous repairs and wood exterior</li> <li>7) Update single garage</li> </ol>	None	Complete
18	909 E. Elm St.	2016	<ol style="list-style-type: none"> <li>1) Restore functionality of the front door</li> <li>2) Retexture master walls and bath to match the house</li> <li>3) Replace garage door to an electric</li> <li>4) Install functional brick walk-way in front yard landscape front yard</li> <li>5) Redesign kitchen and bar area</li> <li>6) Repair backyard fence and return it to original path</li> <li>7) Install gate in backyard fence</li> <li>8) Replace windows to functionality</li> <li>9) Paint exterior to original off-white</li> <li>10) Replace fireplace hearth and mantel similar to original</li> <li>11) Replace air conditioner</li> <li>12) Landscape front yard</li> <li>13) Repair concrete cracks around pool</li> </ol>	Items 10 & 13	In Progress

	Address	Contract Year	Rehabilitation Plan Improvements	Remaining Improvements Items	Status
19	321 S. Madrona Ave.	2023	<ul style="list-style-type: none"> <li>1) Foundation - correct soil levels and drainage paths, install foundation anchors, brace cripple walls, install floor system tie down, reinforce vertical cracks, and install piers</li> <li>2) Drainage - regrade, compact, and install new concrete slabs</li> <li>3) Electrical - updating electrical to be code compliant and removing live knob and tube wiring</li> <li>4) Window and Door Repair and Restoration - lubricate jambs, square, and repair pulley for original exterior appearance, original function, and historical character</li> <li>5) Exterior Siding and Paint - repair damaged wood, power wash exterior, prime and paint for original exterior appearance and historical character</li> <li>6) Attic Framing and Insulation - install new floor joist between existing and remove/replace hazardous insulation</li> </ul>	Items 2 through 6	In Progress
20	315 S. Flower Ave.	2023	<ul style="list-style-type: none"> <li>1) Historical Marker at front of home, Doorbell and Chime, Gutters, Prune Trees</li> <li>2) Paint exterior of home, repair wood trim on east and south bay windows, repair water damage</li> <li>3) Fireplace – repair and replace up to Code</li> <li>4) Fencing</li> <li>5) Flagstone on front porch</li> <li>6) Prune trees, replace upstairs windows</li> <li>7) Replace downstairs windows</li> <li>8) Garage door restore to original wood door</li> <li>9) Paint exterior home</li> <li>10) Hardwood floors to be refinished throughout home</li> </ul>	Items 2 through 10	In Progress



# CITY of BREA

Communication  
 October 14, 2025  
 Item No. 3A.

## Conditional Use Permit No. 2025-11

TO	PREPARED BY
Chair and Members of the Planning Commission	Cristal Nava, Assistant Planner
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Griffith, City Manager

### **EXECUTIVE SUMMARY**

The Applicant, Alpesh Trivedi, on behalf of Karma Lounge, is requesting Conditional Use Permit (CUP) No. 2025-11 to allow for the ancillary on-site sale and consumption of beer, wine, and distilled spirits, and a determination of Public Convenience or Necessity (PCN) at a new restaurant (Karma Lounge). The project site is located within Downtown Brea at 215 South Brea Boulevard, Suite 101, in the Mixed-Use I (MU-I) Zone.

### **RECOMMENDATION**

Staff recommends that the Planning Commission adopt a resolution (Attachment A), taking the following actions:

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
2. Approve CUP No. 2025-11 to allow for the ancillary on-site sale and consumption of alcoholic beverages (Type 47 License) with a determination of Public Convenience or Necessity at a new restaurant (Karma Lounge), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

### **BACKGROUND**

The Project site is located at 215 South Brea Boulevard, Suite 101, which is currently a vacant unit within a multi-tenant commercial building that is situated on the southwest corner of Brea Boulevard and Birch Street. The Project site is a 2,519 square-foot commercial tenant space located within the Downtown Brea area, which is a vibrant area that features a mix of residential units, retail shops, and restaurants. The Project site has a General Plan land use designation of Mixed Use I and a Zoning designation of Mixed-Use I (MU-I). The surrounding land uses and zoning designations are shown in Tables 1 and 2 below.

**TABLE 1 – SURROUNDING LAND USES**

<b>North</b>	Edwards Cinema theater and single-family residences ( <i>across Birch Street</i> )
<b>South</b>	Brea Gateway Center
<b>East</b>	UFC Gym and restaurants ( <i>across Brea Boulevard</i> )
<b>West</b>	A mixture of retail and restaurants

**TABLE 2 – SURROUNDING ZONING DESIGNATIONS**

<b>North</b>	MU-I and Multiple Family Residential (R-3) ( <i>across Birch Street</i> )
<b>South</b>	General Commercial (C-G) with a Precise Development (PD) overlay
<b>East</b>	MU-I ( <i>across Brea Boulevard</i> )
<b>West</b>	MU-I

The Brea Downtown area is developed with multiple mixed-use buildings, three City parking structures, all within a quarter-mile distance, and landscaped pedestrian walkways. Ingress and egress to the Project site are provided from Brea Boulevard and Birch Street. An aerial view of the Project site is shown in Figure 1 below.

**FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE**



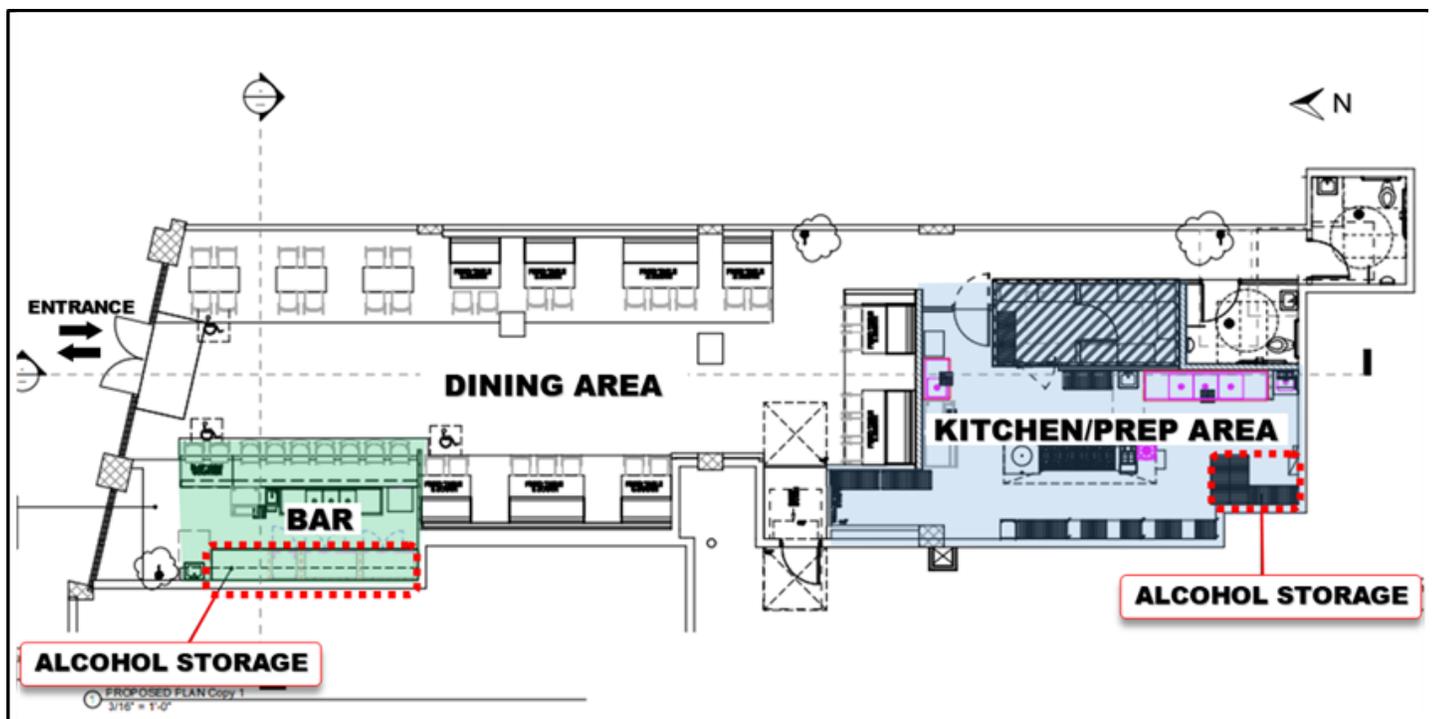
The Technical Background Summary and the Vicinity Map are provided in Attachments C and D, respectively.

## **PROJECT DESCRIPTION**

The Applicant proposes to establish the on-site sale and consumption of alcoholic beverages (Type 47 license) for a new restaurant, Karma Lounge, located at 215 South Brea Boulevard, Suite 101. In addition, the Applicant is requesting a PCN. The 2,519 square-foot tenant space is currently undergoing the building plan check review process for interior improvements to develop a restaurant. The new layout will include a dining room, kitchen, and fixed bar with seating for up to nine people. The building footprint of the suite will remain the same, as no expansion is proposed.

Karma Lounge is a family-owned and operated restaurant that specializes in authentic Indian cuisine. The Applicant has been operating an existing restaurant in Yorba Linda since 2018, and is in the process of opening a second location in Downtown Brea. The proposed hours of operation are from 11:00 a.m. to 11:00 p.m. daily. As part of their restaurant operations, the Applicant is proposing to offer a variety of alcoholic beverages consisting of South Asian-inspired beer, wine, distilled spirits, and cocktails throughout the dining room and bar area. The proposed floor plan is shown in Figure 2 below.

**FIGURE 2 – PROPOSED FLOOR PLAN**



The Project Application, Letter of Request, and Project Plans are Attachments E, F, and G, respectively.

## **DISCUSSION**

*Conditional Use Permit No. 2025-11: On-Sale General – Eating Place*

Pursuant to the permitted land uses listed in Brea City Code (BCC) Table 20.11.020.A, the ancillary on-site sale of alcoholic beverages in a restaurant with a bar area is permitted subject to the Planning Commission's approval of a CUP.

The new restaurant is a full-service establishment where the sale of alcoholic beverages is an ancillary use that enhances the in-house dining experience. The proposed Project is a sophisticated, family-friendly restaurant featuring authentic Indian cuisine. With operating hours complementary to the existing surrounding businesses, the new restaurant would serve as an additional culinary option for the Brea Downtown, which is a pedestrian-oriented mixed-use area. The proposed service of alcoholic beverages is an ancillary use to the primary restaurant use, and there would be no impact on the parking demand of the restaurant. In addition, the Project was also reviewed by the Fire and Police Departments and the Building & Safety Division. The Project is required to meet all Building and Fire codes and standards, thereby assuring public health, safety, and welfare.

To further ensure that the Project would be compatible with surrounding uses and not adversely affect the public, health, or general welfare, staff has prepared draft Conditions of Approval (Attachment B). Notable conditions include:

- Conditions 3 & 4: The Applicant is required to obtain and maintain a "Type 47" license from the California Department of Alcoholic Beverage Control (ABC).
- Condition 9: No live entertainment on the premises is permitted unless proper permits have been obtained.

As such, the Project, as proposed and conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

#### Public Convenience or Necessity Determination

The Project location is within United States Census Tract 15.03. According to ABC records, Census Tract 15.03 is allowed 7 on-sale licenses; however, there are currently 14 active on-sale licenses within this Census Tract, of which 11 are considered primary on-sale licenses, which include Types 40 (On-Sale Beer), 41 (On-Sale Beer & Wine – Eating Place), 42 (On-Sale Beer & Wine – Public Premises), and 47 (On-Sale General – Eating Place). As such, a PCN determination is necessary for the Project. The Census Tract 15.03 encompasses the area bounded by West Lambert Road, South Puente Street, Rolling Hills Drive, and South Brea Boulevard.

The proposed Type 47 license would provide a public convenience as it would be an instrumental element of the new restaurant, which aims to promote cultural and culinary diversity by offering authentic Indian dishes and South Asian-inspired cocktails to the Downtown Brea area. The addition of the Type 47 license would broaden the selection of dining establishments for the public's enjoyment and enrich Brea's dining and entertainment scene. As such, the Project is consistent with the General Plan Policy CD-1.11 which provides for a mixture of businesses within the community.

The Applicant's PCN letter requesting such a finding is included as Attachment H.

## **PUBLIC NOTICE AND COMMENTS**

The 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 I. As of the writing of this report, staff has not received public comments.

## **ENVIRONMENTAL ASSESSMENT**

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1, Existing Facilities). The Class 1 exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of beer, wine, and distilled spirits at the Project site is an ancillary service to a restaurant use and does not include physical expansions or modifications of the building other than the planned tenant improvements. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment J.

## **CONCLUSION**

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

## **RESPECTFULLY SUBMITTED:**

Jason Killebrew, Assistant City Manager/Community Development Director

Prepared by: Cristal G. Nava

## **Attachments**

[Attachment A - Draft Resolution Approving Conditional Use Permit No. 2025-11.pdf](#)

[Attachment B - Draft Conditions of Approval.pdf](#)

[Attachment C - Technical Background Summary.pdf](#)

[Attachment D - Vicinity Map.pdf](#)

[Attachment E - Project Application.pdf](#)

[Attachment F - Letter of Request.pdf](#)

[Attachment G - Project Plans.pdf](#)

[Attachment H - Applicant's Public Convenience or Necessity Request Letter.pdf](#)

[Attachment I - Public Hearing Notice.pdf](#)

[Attachment J - Draft Notice of Exemption.pdf](#)

**(DRAFT) RESOLUTION NO. PC 2025-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2025-11: TO ALLOW THE ANCILLARY ON-SITE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE 47 LICENSE) WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KARMA LOUNGE) LOCATED AT 215 SOUTH BREA BOULEVARD, SUITE 101**

**A. RECITALS:**

(i) The Planning Commission of the City of Brea (the “Planning Commission”) received a verified petition for the approval of Conditional Use Permit (CUP) No. 2025-11 to allow for the ancillary on-site sale and consumption of beer, wine, and distilled spirits within a new restaurant with a determination of Public Convenience or Necessity (PCN) (referred to herein as the “Project”) for that certain real property located at 215 South Brea Boulevard, Suite 101, in the City of Brea, and further legally described as Assessor Parcel Number 296-376-17, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project applicant is Karma Lounge (represented by Alpesh Trivedi), 4905 Yorba Ranch Road, Yorba Linda, CA 92881.

(iii) The Project site is zoned MU-I and has a General Plan land use designation of Mixed Use I.

(iv) On October 14, 2025, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to adoption of this resolution.

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

**B. RESOLUTION:**

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

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

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301. Class 1 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the proposed ancillary on-site sale and consumption of alcoholic beverages at the Project site is an ancillary service to a restaurant use and does not include physical expansions or modifications of the building other than the planned tenant improvements. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of CUP No. 2025-11 as follows:

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

Fact: The Project site is zoned MU-I. Pursuant to Brea City Code Table 20.11.020.A, the ancillary on-site sale and consumption of alcohol in a restaurant with a bar area requires the review and approval of a CUP.

b. Finding: That the use with any conditions to be imposed is necessary or desirable for the development of the community, in harmony with the various elements or objects of the General Plan, and not detrimental to existing uses or to uses specifically permitted in the zone which the proposed uses are to be located.

Fact: The Project site is located within the Brea Downtown area, which offers a variety of retail, service-oriented businesses, and restaurants. The proposed ancillary on-site sale and consumption of beer, wine, and distilled spirits within a restaurant is consistent with the General Plan Policy CD-1.11 in that it will maintain a mixture of business and retail within the community. As the request for on-site sale and consumption of beer, wine, and distilled spirits is ancillary to restaurant use, this request is not anticipated to result in significant impacts on City services or to be detrimental to existing uses in the zone.

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

Fact: The Project site is an existing 2,519 square-foot tenant suite within a multi-tenant commercial building located on the southwest corner of South Brea Boulevard and West Birch Street. The Brea Downtown area provides sufficient parking spaces to accommodate the Project. The Project does not propose any expansion of the building that is currently under construction. As such, the Project site is adequate in size and shape to accommodate the proposed use.

d. Finding: That the proposed site relates to street highways, which are properly designed and improved to carry the type of quality of traffic generated or to be generated by the proposed development.

Fact: Vehicular access to the Project site will continue to be provided from off South Brea Boulevard and West Birch Street. The proposed ancillary on-site sale and consumption of beer, wine, and distilled spirits is not anticipated to result in any traffic or parking impact to the adjacent uses, as such service is ancillary to the new restaurant. Additionally, the Project is in the Brea Downtown area where parking and accessibility are supported by three City-owned parking garages in proximity.

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

Fact: The Project is designed to comply with all applicable development standards and will operate similarly to other existing businesses in the Brea Downtown area. All activities will be conducted within the building, and conditions of approval have been included to ensure that use of the site will not affect adjacent properties and land uses. In addition, the Project is required to meet all Building and Fire Code standards, thereby assuring public health, safety, and welfare.

f. Finding: The subject application does serve as a public convenience or necessity.

Fact: The proposed Type 47 license would provide a public convenience as the license would be essential for the new restaurant, which would

enhance Brea’s Downtown atmosphere by providing an authentic Indian cuisine and South Asian-inspired cocktails. As such, the proposed Type 47 license would provide the community additional dining options that promote cultural diversity and culinary exploration, and therefore is consistent with General Plan Policy CD-1.11 as it maintains a mixture of businesses within the community.

4. CUP No. 2025-11 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

**ADOPTED AND APPROVED** this 14<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Chair, Planning Commission

I, Jason Killebrew, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 14<sup>th</sup> day of October 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 14<sup>th</sup> day of October 2025, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: \_\_\_\_\_  
Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2025-XX  
CONDITIONAL USE PERMIT NO. 2025-11**

**CONDITIONS OF APPROVAL**

Conditional Use Permit (CUP) No. 2025-11 is 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 documents reviewed and approved by the Planning Commission on October 14, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County, and local regulations. The City Planner may approve minor modifications to the operations and 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 Applicant shall obtain a “Type 47” alcoholic beverage license from ABC for the sale of alcoholic beverages prior to commencing the on-site beer, wine, and distilled spirits service. Any modifications of license types for on-site consumption are subject to City approval.
4. The Applicant shall maintain a “Type 47” alcoholic beverage license from ABC as long as on-site sale of beer, wine, and distilled spirits are provided at the Project site.
5. The service of alcoholic beverages shall be limited to designated dining areas. “No alcohol permitted beyond this point” signs shall be posted at the exits.
6. Any violation of the regulations of ABC, as it pertains to the subject location and the on-site sale and consumption of beer, wine, and distilled spirits, may result in the revocation of the subject CUP, as provided for in Brea City Code (BCC) Section 20.412.020.
7. The on-site sale and consumption of beer, wine, and distilled spirits shall remain incidental to the food service and the operation of the restaurant.
8. The service of alcoholic beverages shall be allowed to occur within the areas designated as customer seating, within the interior dining and bar areas, as shown on the approved plans. At all times when the premise is open for business, the premise shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such a restaurant.

9. There shall be no live entertainment, amplified music, or dancing permitted on the premises at any time unless the proper permits have been obtained from the City of Brea.
10. The business operations shall comply with the City's Noise Ordinance.
11. The hours of alcohol sales shall be restricted to the hours of the restaurant (hours of operation).
12. In the event of repeated or disproportionately high numbers of calls for law enforcement or other public safety service, or based upon input from the Brea Police Department or surrounding businesses or residents, the City Planner may require, at his/her/their discretion, that the Applicant provide additional on-site security and/or safety measures at the property, as may be reasonably calculated to address situations or circumstances leading to or causing such increased calls for service, or complaints or comments from surrounding residents or businesses.
13. There shall be no exterior advertising or sign of any kind promoting or indicating the availability of beer, wine, and distilled spirits, including advertising directed to the exterior from within.
14. All uses shall comply with the provisions of BCC Chapter 20.20, including, but not limited to, vibration, glare, emission of dust, smoke, and odors.
15. All permanent signage shall require a separate sign permit, as required by the Planning and Building & Safety Division of the City of Brea prior to installation and shall be in compliance with the sign regulations of the Brea Zoning Code.
16. All operations, including special events, shall occur indoors.
17. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
18. Any permit is subject to expiration and revocation as provided in BCC Section 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this resolution or any other law.
19. 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") from and against all causes of action, claims, costs, damages, demands, expenses (including fees of accountants, attorneys, and other professionals), judgments, liens, losses, penalties, and

proceedings of any nature whatsoever arising out of or related to: (i) the City's California Environmental Quality Act review and environmental determination for this permit; (ii) the City's approval of this permit; or (iii) the exercise of rights granted by this permit. In the event of a lawsuit, the Applicant shall execute a joint defense and indemnity agreement to satisfy these defense, indemnity, and hold harmless obligations. The joint defense and indemnity agreement shall be in a form approved by the City Attorney, and shall require the Applicant to post and replenish a cash deposit to cover legal fees, costs, and expenses incurred by the City in connection with defense of the lawsuit.

DRAFT

**TECHNICAL BACKGROUND**

<b>Case No:</b>	Conditional Use Permit (CUP) No. 2025-11
<b>Property Location:</b>	215 South Brea Boulevard, Suite 101
<b>Tenant Space Size:</b>	2,519 square feet
<b>Applicant:</b>	Alpesh Trivedi of Karma Lounge 4905 Yorba Ranch Road Yorba Linda, CA 92881
<b>General Plan Designation:</b>	Mixed Use I
<b>Zoning Designation:</b>	Mixed-Use I (MU-I)
<b>Adjacent Zoning</b>	
<b>North:</b>	MU-I ( <i>across West Birch Street</i> )
<b>South:</b>	MU-I and General Commercial (C-G)
<b>East:</b>	MU-I ( <i>across South Brea Boulevard</i> )
<b>West:</b>	MU-I and C-G
<b>Site and Neighborhood Characteristics:</b>	The Project site is located within the Downtown Brea area, on the south side of West Birch Street in a multi-tenant building that is located on the south west corner of Brea Boulevard and Birch Street. The site is surrounded by various uses including commercial and residential.
<b>Public Hearing Notices and Outreach:</b>	Legal Notice was published in the Brea Star-Progress on October 2, 2025, and approximately 25 notices were sent to all property owners within a 500-foot radius of the subject property.



# SUBJECT PROPERTY AND VICINITY MAP

DATE: October 14, 2025

CASE NO:  
ACCELA RECORD NO. PLN-2025-00027  
CONDITIONAL USE PERMIT NO. 2025-11



# PROJECT APPLICATION

## GENERAL INFORMATION REQUIRED: (Print or Type)

Name of Proposed Project: Karma Lounge Brea

Location of Project (Address Required):  
215 S Brea Blvd#101, Brea CA 92821

Legal Description of Project Location (Assessor's Parcel No.):  
APN: 296-376-17

## APPLICANT INFORMATION:

Applicant Name: KARMA LOUNGE INC Phone: 714 202 7455

Email: 2027455A@GMAIL.COM

Address: 4905 YORBA RANCH RD

City: YORBA LINDA

State: CA

Zip Code: 92887

## PROJECT CONTACT PERSON: (If Different)

Contact Person: TRUPTI TRIVEDI Phone: 714 202 7455

Email: 2027455A@GMAIL.COM

## PROJECT INFORMATION: (Print or Type)

Zoning Designation: Mixed-Use I

General Plan Designation: Mixed-Use I

Existing Use: RETAIL

Proposed Use: RESTAURANT

Type of Development:

Residential

Commercial

Industrial

Mixed-Use

Lot Size (square feet):

Lot Width:

Lot Depth:

Existing Floor Area (sq. ft.): 2519

Existing FAR:

Existing Lot Coverage:

Proposed Floor Area (sq. ft.): 2519

Proposed FAR:

Proposed Lot Coverage:

### STAFF USE ONLY

Accela Record Number: **PLN-2025-00027**

Project Manager: **CN**

Entitlement File Number(s):  
**CUP 2025-11**

Related Files: **BLD-2025-00323 (TI)**

### SUBMITTAL INFO:

Date & Time Received: **5/16/2025**

Received by: **CN**

Deposit Received: **CN**

**PROJECT INFORMATION: (Continued)**

Proposed No. of Stories:

Proposed Building Height:

Existing Parking Stalls:

Proposed Parking Stalls:

**Project Description:** The project description should include a detailed description of demolition, on-site improvements, proposed use & operations, ect. 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.**

ALCOHOL BEVERAGE SALE: Provide a wide variety of Alcohol Beverage Offerings to Restaurant Guests. We propose to serve distilled spirits for on-site consumption with abd-47 license, we plan to restaurant between 11am to 11 pm. Total sale of Alcohol Beverages expected to be around 10% of food sale.

**TYPE OF REVIEW REQUESTED: (Select all that apply)**

Planning Commission / City Council

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Certificate of Compatibility      | <input type="checkbox"/> Planned Community        | <input type="checkbox"/> Zone Change   |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Precise Development Plan | <input type="checkbox"/> Zone Variance |
| <input type="checkbox"/> Development Agreement             | <input type="checkbox"/> Temporary Trailer        | <input type="checkbox"/> Other _____   |
| <input type="checkbox"/> General Plan Amendment            | <input type="checkbox"/> Tentative Parcel Map     |  |
| <input type="checkbox"/> Historic Designation              | <input type="checkbox"/> Tentative Tract Map      |  |

Administrative/Community Development Director

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Administrative Remedy        | <input type="checkbox"/> Plan Review                                | <input type="checkbox"/> Tree Removal (see pg. 9) |
| <input type="checkbox"/> Minor Conditional Use Permit | <input checked="" type="checkbox"/> Public Convenience or Necessity | <input type="checkbox"/> Other _____              |



**PROPERTY OWNER INFORMATION & AUTHORIZATION**

*(as listed in the Orange County Assessor's records)*

Legal Owner Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Printed Name)

**DESIGN PROFESSIONAL OR OWNER OF THE COPYRIGHT IF DIFFERENT (OPTIONAL)**

Name(s): \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**AUTHORIZATION TO REPRODUCE PROJECT PLANS- Gov. Code § 65103.5(f)(2)**

I hereby grant permission for the City of Brea to provide the project plans for inspection as a part of the public record, to copy for members of the public, and post the plans online. This permission shall be constituted as the permission for architectural drawings that contain a copyright annotation and are protected by the federal Copyright Act of 1976 (Government Code Section 65103.5(f)(2)).

By:  \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Printed Name)

**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 on 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 and consultant time, if necessary.

**TRUST ACCOUNT OWNER:**

Name of the Organization unless there is an Individual Financially Responsible for the Project:

Address: 4905 YORBA RANCH RD State: CA  
City: YORBA LINDA Zip Code: 92887  
Email: KARMALOUNGECA@GMAIL.COM Phone: 7142027455

\*\*\* Please note: Name and address will be used to generate invoices and refund checks \*\*\*

**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 that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be issued to the contact information in the above section and returned to the organization and/or individual above 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 THE AUTHORITY TO BIND MY BUSINESS BY SIGNING ON ITS BEHALF.**

Trust Account Owner Signature

4/29/2025

Date

**TRUPTI TRIVEDI**

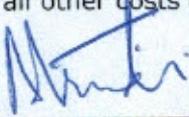
Trust Account Owner Printed Name

**INDEMNIFICATION AGREEMENT**

PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

I, the undersigned, certify that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief, and further certify that I shall comply with each and every condition of approval as stated herein.

Furthermore, TRUPTI TRIVEDI, on behalf of KARMA LOUNGE hereby agrees to defend, indemnify, and hold free and harmless the City of Brea, its elected officials, officers, employees, and agents, with respect to any and all liabilities, claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including the payment of actual attorney's fees, court costs, and any and all other costs of defense.



Applicant Signature

04/14/2025

Date

**Staff Use Only**

ACCELA RECORD NUMBER:

PLN-2025-01190

TRUST ACCOUNT NUMBER:

T250793

**Subject: Request for New Conditional Use Permit – Karma Lounge**

Dear Brea Planning Department,

On behalf of Karma Lounge, we respectfully submit this request for a new Conditional Use Permit to allow for the sale and service of distilled spirits. Our goal is to provide the dining experience for our patrons by providing a full range of alcoholic beverage options in a safe, controlled, and responsible manner consistent with our commitment to community standards and quality hospitality.

We are a proud family-owned Indian restaurant, and we've been serving authentic, homemade cuisine to the community for years at our Yorba Linda location. Building on our success and commitment to quality, we are planning to expand to second location nearby in Downtown Brea, allowing us to share our traditional flavors and warm hospitality with even more diners across the area.

In response to increasing customer demand for a broader selection of beverages and to remain competitive with similar dining establishments in the area, we have applied for a Type 47 license (On-Sale General for Bona Fide Public Eating Place), which would allow for the on-site sale and consumption of beer, wine, and distilled spirits.

The addition of distilled spirits will allow us to offer classic and contemporary cocktails, provide more diverse pairing options with our menu (attached), and attract a wider customer base, including those who prefer spirit-based beverages. This enhancement aligns with our vision of creating a full-service dining environment while maintaining our strong focus on food quality and customer service.

Hours of Operation: Karma Lounge would operate seven days a week from 11:00 a.m. to 11:00 p.m. These hours were based on financial projections and anticipated customer traffic prior to the restaurant's opening. All alcoholic beverage services will remain within these operating hours.

Compliance and Responsibility: Karma Lounge is committed to operating in accordance with all applicable local, state, and federal regulations concerning alcoholic beverage service. Staff will continue to undergo responsible beverage service (RBS) training, and we will adhere strictly to the terms of our ABC license. Additionally, security measures and protocols will remain in place to ensure the safety and comfort of our patrons and the surrounding community.

Conclusion: We respectfully request the Planning Commission's approval of this Conditional Use Permit amendment to allow for the service of distilled spirits under a Type 47 ABC license. We believe this approval will not only improve the overall customer experience at Karma Lounge Brea but also contribute positively to the local business environment.

Thank you for your time and consideration. We are available to answer any questions or provide additional information as needed and look forward to your favorable review of our request.

Sincerely,  
Alpesh Trivedi



Owner - Karma Lounge

**DATE: 08/24/2025**

Resubmitted plans shall reflect new date of submittal

**Current Submittal Date:** 05/08/2025

**1. PROJECT ADDRESS:**

215 S Brea Blvd, Suite #101  
Brea, CA 92821

**2. LEGAL DESCRIPTION:**

215 S Brea Blvd "A", Parcel 12 of PM96-177  
APN: 296-376-17  
Owner: 215 S Brea Blvd., LLC

**3. SCOPE OF WORK:**

Conditional Use Permit (CUP) for ABC License for Indian Restaurant

**4. LIST OF REQUIRED ENTITLEMENTS:**

- Conditional Use Permit (CUP) for ABC License

**5. - Public Convenience or Necessity (PCN) request**

**6. OWNER /ARCHITECT / DESIGNER INFORMATION:**

Alpesh Trivedi  
4905 Yorba Ranch Road  
Yorba Linda, CA 92807  
Phone# 714 202 7455

**7. ZONING CONFORMANCE / DEVELOPMENT STANDARDS:**

Mixed-Use I

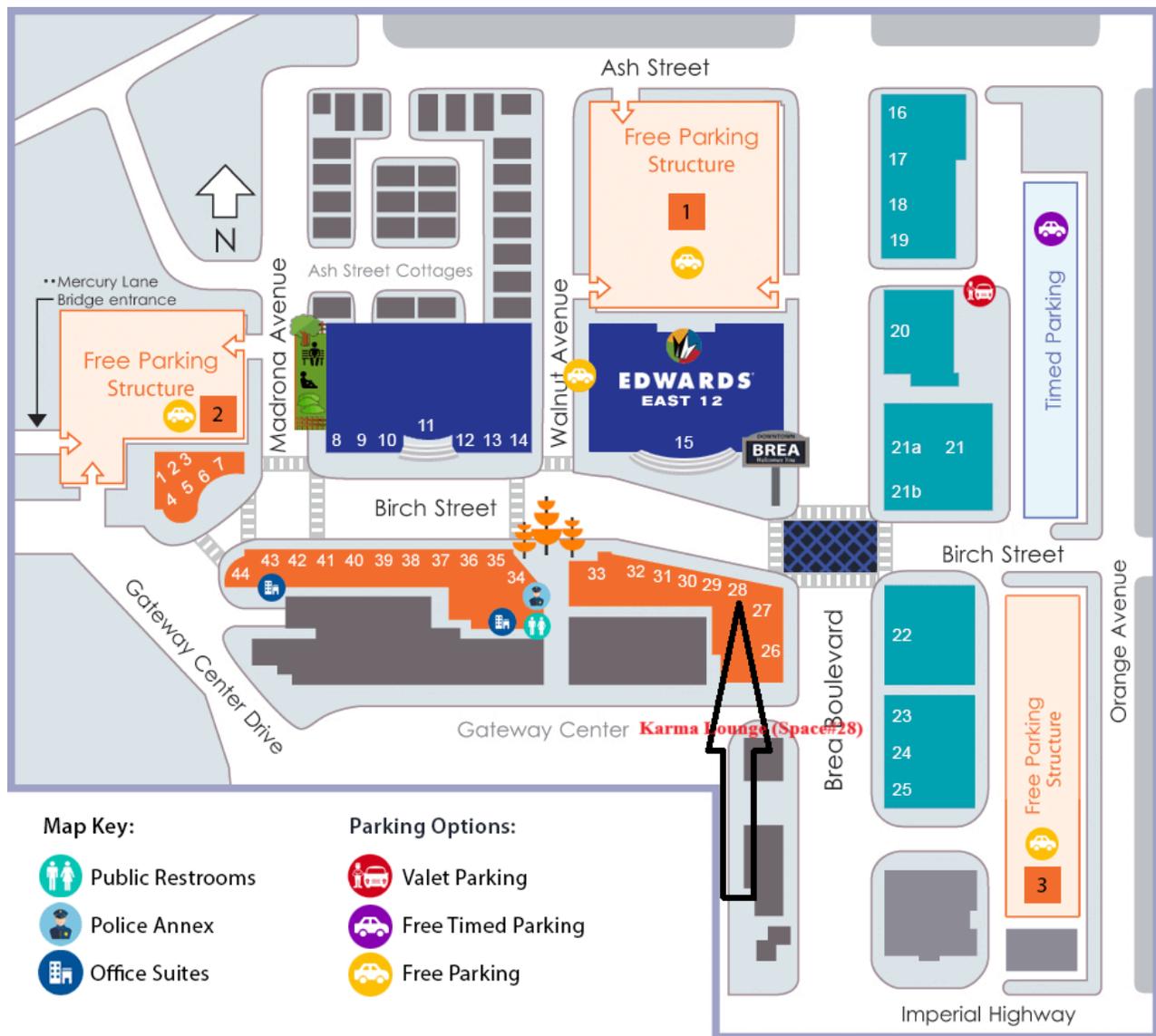
**8. Existing Use – Retail, Proposed Use – Restaurant**

**9. Required Parking:**

26 space for our floor area of 2,519 square feet.

**10. Tenant space square footage:**

2,519sq ft with approximately 47 seats.



Suite#	Address
26	215 S Brea Blvd Ste 104, Brea, CA 92821
27	215 S Brea Blvd Ste 103, Brea, CA 92821
28	215 S Brea Blvd Ste 101, Brea, CA 92821
29	110 W Birch St #1, Brea, CA 92821
30	110 W Birch St #2, Brea, CA 92821
31	110 W Birch St #3, Brea, CA 92821
32	110 W Birch St #4, Brea, CA 92821
33	110 W Birch St #, Brea, CA 92821



PREPARED BY:



**EVERETT SMITH  
DESIGNS, INC**

30141 ANTELOPE RD, D774  
MENIFEE, CA 92584

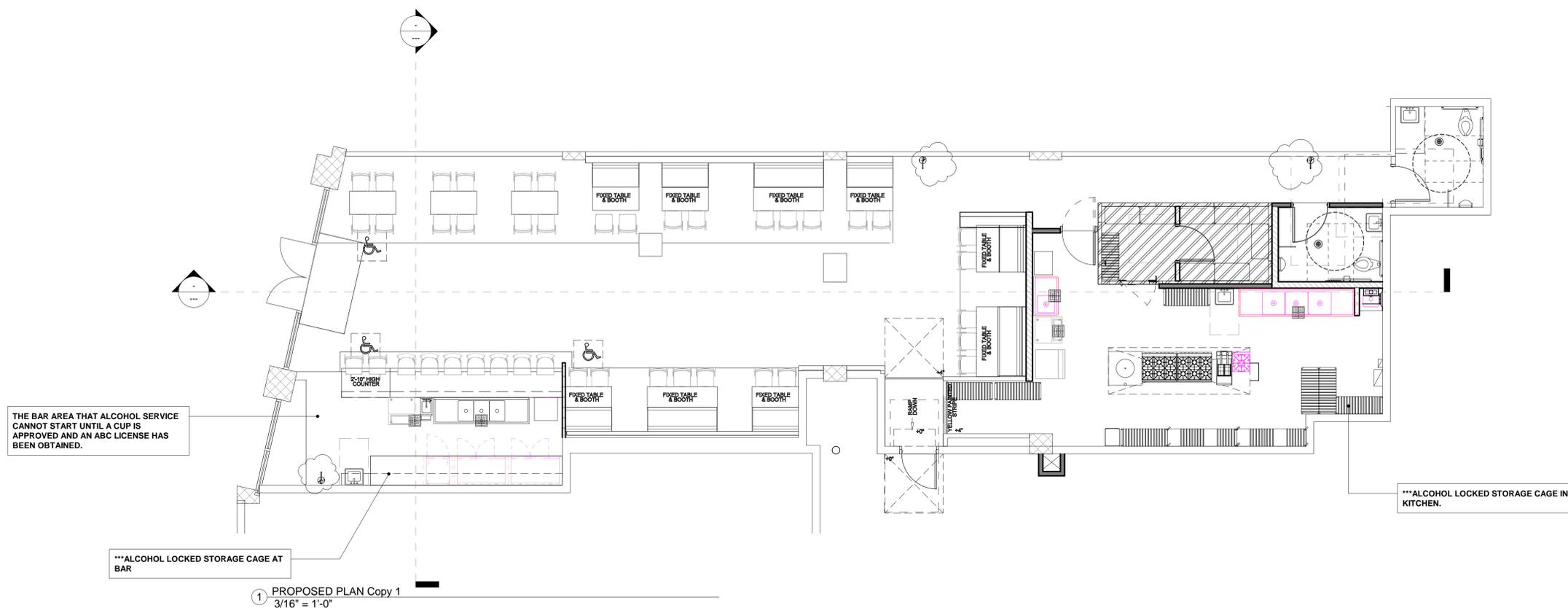
*Everett Smith*  
REGISTERED ARCHITECT  
9100003 3/16/16 PM

Email: everett@everettsmithdesigns.com

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Everett Smith, and is not to be used in whole or in part, for any other project without the written authorization of Everett Smith, ESDESIGNS. All Rights Reserved

PROJECT:

**KARMA LOUNGE BREA**



THE BAR AREA THAT ALCOHOL SERVICE CANNOT START UNTIL A CUP IS APPROVED AND AN ABC LICENSE HAS BEEN OBTAINED.

\*\*\*ALCOHOL LOCKED STORAGE CAGE AT BAR

\*\*\*ALCOHOL LOCKED STORAGE CAGE IN KITCHEN.

1 PROPOSED PLAN Copy 1  
3/16" = 1'-0"

REVISIONS:

No.	Description	Date
1	CUP CORRECTIONS	2025.09.12

PROJECT ADDRESS:

215 S. BREA BLVD,  
SUITE, 101  
BREA, CA.

CLIENT NAME:

KARMA LOUNGE INC.

CUP FLOOR PLAN

**DOOR SCHEDULE**

Mark	Description	Door Type	Finish	Width	Height	Lock set	Count	Frame Type / Finish	Frame Material
D1	DOUBLE ACTION DOOR	21080		2' - 10"	8' - 0"		1		
D2	WOOD, PAINT GRADE 1-3/4" Thick, Solid Core Construction	3080		3' - 0"	8' - 0"		1		
D3	WOOD, PAINT GRADE 1-3/4" Thick, Solid Core Construction	3080		3' - 0"	8' - 0"		1		

Project number 25-2549

Date 9/15/2025 3:16:16 PM

Drawn by RS

Checked by ES

**A2**

Scale 3/16" = 1'-0"

## Public Convenience Necessity (PCN) Request Letter

To:

Subject: PCN Request for Karma Lounge – Census Tract 15.03

The proposed location for *Karma Lounge* is within Census Tract 15.03, which currently has 12 existing on-site alcohol licenses.

*Karma Lounge* aims to provide a sophisticated, family-friendly dining and social experience centered around authentic Indian cuisine, craft cocktails, and cultural ambiance. The addition of an ABC license will allow our guests to enjoy wine, beer, and unique cocktails with a South Asian twist.

The surrounding community will benefit from *Karma Lounge* as it will provide a unique dining option that promotes cultural diversity and culinary exploration. *Karma Lounge* will focus on high-quality, responsibly served alcoholic beverages alongside full-course meals, ensuring a safe and enjoyable experience. The restaurant will also host cultural events, live music, and community nights, creating a vibrant social hub for residents and visitors.

In addition, our team brings extensive experience from operating a successful restaurant in Yorba Linda since 2018, where we have consistently provided high-quality food and exceptional service. Our proven track record demonstrates our commitment to excellence and responsible operations, which we hope to bring to your neighborhood.

The issuance of this license will contribute to the local economy through increased sales tax revenue and employment opportunities. *Karma Lounge* will create 20–30 new jobs, including servers, bartenders, chefs, and support staff, boosting local employment.

We respectfully request approval of this request for *Karma Lounge* as it will enhance the community's dining and entertainment offerings, create local jobs, and contribute to the fiscal and cultural enrichment of the Brea area.

Thank you for your consideration.

**The Team at Karma Lounge**

## CITY OF BREA

**PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2025-11: TO ALLOW THE ANCILLARY ON-SITE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE 47 LICENSE) WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KARMA LOUNGE) LOCATED AT 215 SOUTH BREA BOULEVARD, SUITE 101.**

**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, October 14, 2025, 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

**REQUEST:** The Applicant, Alpesh Trivedi, on behalf of Karma Lounge, is requesting the following entitlement: Conditional Use Permit No. 2025-11 to allow for ancillary on-site sale and consumption of beer, wine, and distilled spirits at a new restaurant (Karma Lounge). The request would require a Type 47 license (On-Sale General - Eating Place) from the California Department of Alcoholic Beverage Control (ABC). The Project also includes a request for a determination of Public Convenience or Necessity (PCN).

**LOCATION:** The Project site is located at 215 South Brea Boulevard, Suite 101, within a multi-tenant building in the Brea Downtown area. The Project site has a General Plan land use designation of Mixed Use I and a Zoning Designation of Mixed-Use I (MU-I).

**ENVIRONMENTAL:** The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1).

**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.**

**FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING [planner@cityofbrea.gov](mailto:planner@cityofbrea.gov).**

**COMMUNITY DEVELOPMENT DEPARTMENT**

  
Jason Killebrew  
Assistant City Manager/Community Development Director

AREA MAP

# CITY OF BREA notice of public hearing



## CEQA NOTICE OF EXEMPTION

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

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

**PROJECT TITLE/CASE NO.:**

**CONDITIONAL USE PERMIT NO. 2025-11: TYPE 47 LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KARMA LOUNGE).**

**PROJECT LOCATION:**

215 South Brea Boulevard, Suite 101, Brea, CA 92821

**PROJECT DESCRIPTION:**

To allow for the ancillary on-site sale and consumption of beer, wine, and distilled spirits with a request for determination of Public Convenience or Necessity for a new 2,519 square-foot restaurant located in a Mixed-Use I Zone.

**Name of Public Agency Approving Project:**

City of Brea

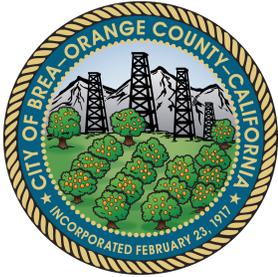
**Project Applicant, Address, E-mail, Phone Number:**

Alpesh Trivedi on behalf of Karma Lounge  
4905 Yorba Ranch Road  
Yorba Linda, CA 92881  
[2027455A@gmail.com](mailto:2027455A@gmail.com) | 714-202-455

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial        | <input checked="" type="checkbox"/> Categorical Exemption ( <u>Sec. 15301</u> ) |
| <input type="checkbox"/> Declared Emergency | <input type="checkbox"/> Statutory Exemption                                    |
| <input type="checkbox"/> Emergency Project  | <input type="checkbox"/> Other:   |

**Reason why project is exempt:** The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures and facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of alcoholic beverages at the Project site is an ancillary service to a restaurant use and does not include physical expansions or modifications of the building other than the planned tenant improvements. Therefore, the Project is categorically exempt from the provisions of CEQA.



# CITY of BREA

Communication  
 October 14, 2025  
 Item No. 3B.

**Minor Conditional Use Permit No. 2025-04**

TO	PREPARED BY
Chair and Members of the Planning Commission	Graham Bultema, Assistant Planner
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Griffith, City Manager

**EXECUTIVE SUMMARY**

The Applicant, Sean R. Delshadi, is requesting Minor Conditional Use Permit (MCUP) No. 2025-04 to allow for the ancillary on-site sale and consumption of beer and wine within the interior space and the outdoor patio area of the existing specialty restaurant (Carbon Canyon Coffee Co.). The request would require a Type 41 license (On-Sale Beer & Wine - Eating Place) from the California Department of Alcoholic Beverage Control (ABC). The aforementioned entitlement herein is referred to as the "Project".

Pursuant to Brea City Code (BCC) Section 20.408.030.C.3.b, the Community Development Director has referred the subject MCUP to the Planning Commission for review.

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt a resolution (Attachment A) taking the following actions:

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
2. Approve MCUP No. 2025-04 to allow for the ancillary on-site sale and consumption of beer and wine at an existing specialty restaurant (Carbon Canyon Coffee Co.), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

**BACKGROUND**

The Project site, located at 150 Olinda Place, is a 1,430-square-foot tenant space within a larger approximately 12,000-square-foot multi-tenant commercial building known as the Olinda Village shopping center. The shopping center a mix of office and service businesses. The 3.68-acre Project site is located on the north side of Carbon Canyon Road, bound by Olinda Place to the west and north, Olinda Drive to the east, and Carbon Canyon Road to the south. The Project site has a General Plan land use designation of Neighborhood Commercial and a zoning designation of Neighborhood Commercial (C-N). The surrounding land uses and zoning designations are shown in Tables 1 and 2 below.

**TABLE 1 - SURROUNDING LAND USES**

<b>North</b>	Single-family and multi-family residences ( <i>across Olinda Place</i> )
<b>East</b>	Brea Fire Station #4, offices, and single-family residences ( <i>across Olinda Drive</i> )
<b>South</b>	Hollydale Mobile Home Estates ( <i>across Carbon Canyon Road</i> )
<b>West</b>	Vacant office building and single-family residences ( <i>across Olinda Place</i> )

**TABLE 2 - SURROUNDING ZONING DESIGNATIONS**

<b>North</b>	Single-Family Residential (R-1) ( <i>across Olinda Place</i> )
<b>East</b>	R-1 and C-N ( <i>across Olinda Drive</i> )
<b>South</b>	Hillside Residential (HR) ( <i>across Carbon Canyon Road</i> )
<b>West</b>	R-1 and HR ( <i>across Olinda Place</i> )

The Project site is currently developed with a 1,430-square-foot tenant suite with a 440-square-foot outdoor dining area within a multi-tenant commercial building, and surface parking areas, and associated landscaping. Brea Fire Station #4 is located on a separate property to the northeast of the Project site; direct vehicular access to the station is provided through the adjacent properties by an access road on the south side of the commercial building. A vacant real-estate office is located on a small property to the southwest of the Project site and shares the parking lot with the shopping center. Ingress and egress to the site is provided by one driveway approach from Olinda Place. An aerial view of the Project site is shown in Figure 1 below.

**FIGURE 1 - AERIAL VIEW OF THE PROJECT SITE**



The Technical Background Summary and the Vicinity Map are provided in Attachments C and D, respectively.

### Entitlement History

- On February 7, 1987, the Planning Commission approved CUP No. 87-2 to allow off-site alcohol sales at the shopping center, per Resolution No. PC 87-8.
- On December 12, 1989, the Planning Commission approved CUP No. 89-34 to allow on-site alcohol sales for a restaurant, per Resolution No. PC 89-93.
- On January 8, 1991, the Planning Commission approved CUP No. 90-28 to allow on-site alcohol sales for a restaurant, per Resolution No. PC 91-3.
- On September 14, 1999, the Planning Commission approved CUP No. 99-18 to allow off-site alcohol sales for a restaurant, per Resolution No. PC 99-45.
- On August 25, 2015, the Planning Commission approved CUP No. 15-12 to allow on-site alcohol sales for a restaurant, per Resolution No. PC 2015-16.
- On September 27, 2016, the Planning Commission revoked CUP No. 15-12, per Resolution No. PC 2016-15.

### Code Enforcement History

Over the past two years, the City's Code Enforcement Division and Police Department have received three complaints and reports regarding both permitted and unpermitted car show meetup events held in coordination with Carbon Canyon Coffee Co., which have resulted in various Code Enforcement actions (see Attachment E). A code enforcement case was opened in October 2024 for the Project site due to noise and parking issues related to a series of unpermitted car show meetup events occurring throughout 2024. Following the last known car show meetup event in January 2025, City staff met with the business owner to discuss these issues and provided direction to apply for proper permits for future proposed events. Since this meeting, no further events have been noted on the property and the code enforcement case has since been closed.

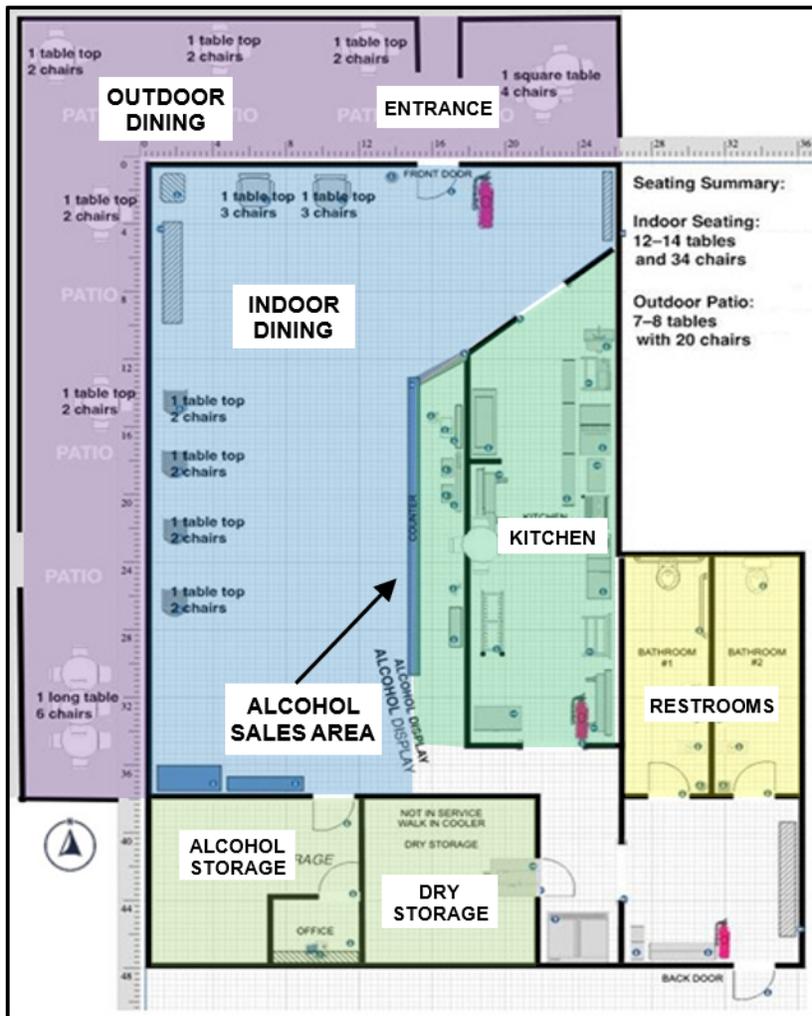
## **PROJECT DESCRIPTION**

### Restaurant Operations

The Applicant proposes to establish the on-site sale and consumption of beer and wine (Type 41 license) for an existing specialty restaurant, Carbon Canyon Coffee Co., located at 150 Olinda Place. The restaurant occupies a 1,430-square-foot tenant suite and an 440-square-foot covered outdoor patio area. The footprint of the tenant suite will remain the same, with no expansion proposed.

Carbon Canyon Coffee Co. is a specialty restaurant that serves breakfast and lunch food and beverage menu items, such as sandwiches, pastries, coffee, and tea that are available all day (see Attachment F). The existing hours of operation are 7:00 a.m. to 9:00 p.m. every day of the week, and no changes are proposed to the existing operating hours as part of this Project. The Applicant is proposing to enhance their menu and dining experience to offer a small, curated selection of craft beer and wine to complement the existing food menu. The proposed floor plan is shown in Figure 2 below.

### **FIGURE 2 - PROPOSED FLOOR PLAN**



The Site Plan, Floor Plan, Project Application, and Letter of Request are Attachments G, H, I, and J respectively.

## **DISCUSSION**

### Minor Conditional Use Permit No. 2025-04: On-Site Sale of Beer and Wine

Pursuant to the City's Permitted Land Use regulations in BCC Table 20.11.020.A, on-site alcohol sales that are accessory to a primary restaurant use are permitted in the C-N Zone subject to approval of an MCUP. The Community Development Director, without a public hearing, is given the authority to approve or deny MCUP applications. In response to the proposed Project, public comments have been received citing concerns about the proposed alcohol sales due to the Project site's code enforcement history. As such, the Community Development Director has referred the subject MCUP to the Planning Commission for review, Pursuant to BCC Section 20.408.030.C.3.b.

The existing specialty restaurant provides food service at all hours of operation and is a bona fide eating establishment where the proposed on-site beer and wine service would be an ancillary use complementary to the in-house dining experience. The restaurant will continue its operations as a full-service restaurant, and as such, it will remain compatible with the surrounding neighborhood. The Project does not propose any expansion of square footage of the existing restaurant, therefore there would be no impact on the parking supply of the commercial center.

To further ensure the Project would be compatible with surrounding uses and not adversely affect the public, health, or general welfare, staff has prepared draft Conditions of Approval (Attachment B).

Notable conditions include:

- Conditions 3 & 4: The Applicant is required to obtain and maintain a “Type 41” license from the California Department of Alcoholic Beverage Control (ABC).
- Condition 10: No live entertainment on the premise is permitted unless proper permits have been obtained.
- Condition 13: The business operations shall comply with the City’s Noise Ordinance. Should noise or nuisance issues arise due to the sale of alcoholic beverages, the business shall provide the necessary remedies, including but not limited to changes in business operations. Any remedies needed shall be reviewed and approved by the Community Development Director or his/her designee prior to implementation.

As such, the Project, as proposed and conditioned, is not anticipated to adversely affect the health and safety of the surrounding neighborhood.

### Community Preservation

In response to the Project, public comments were submitted citing concerns about the proposed ancillary alcohol sales for a business that is associated with past complaints of noise, parking, and public safety concerns (further detailed in Attachment K). In order to address the property’s recent code enforcement history and neighborhood concerns, staff recommends the following conditions of approval as additional safeguards:

- Condition 11: No special events shall be allowed on the premises unless a Temporary Use Permit (TUP) has been reviewed and approved.
- Condition 12: “No loitering” signs shall be posted on the outside of the building clearly visible from the parking lot.
- Condition 17: The Project shall be subject to a 6-month and 1-year review by the Community Development Director from the date of the issued Type 41 license to determine if the restaurant is operating in accordance with the conditions of approval.

The Police Department has also reviewed the Project and concurs with the proposed conditions and has no further concerns with the Project as proposed and conditioned.

With the proposed conditions of approval, the Project is not anticipated to adversely affect the health and safety of the surrounding neighborhood.

## **PUBLIC NOTICE AND COMMENTS**

The Project was noticed in accordance with the City’s public notice requirements for MCUP applications, which involved mailed notices sent to property owners within 300 feet of the Project site, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided in Attachment L. As of the writing of this report, staff have received three public comments in support of the Project and two public comments with concerns about the Project, including concerns regarding noise and parking (see Attachment K).

## **ENVIRONMENTAL ASSESSMENT**

The Project has been assessed in accordance with the CEQA Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of beer and wine is an ancillary service to the existing specialty restaurant does not include any physical expansion or modification to the exterior of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment M.

## **CONCLUSION**

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

**RESPECTFULLY SUBMITTED:**

Jason Killebrew, Assistant City Manager/Community Development Director

Prepared by: Graham Bultema, Assistant Planner

**Attachments**

[Attachment A - Draft Resolution.pdf](#)

[Attachment B - Draft Conditions of Approval.pdf](#)

[Attachment C - Technical Background.pdf](#)

[Attachment D - Vicinity Map.pdf](#)

[Attachment E - Code Enforcement History.pdf](#)

[Attachment F - Restaurant Menu.pdf](#)

[Attachment G - Site Plan.pdf](#)

[Attachment H - Floor Plan.pdf](#)

[Attachment I - Project Application.pdf](#)

[Attachment J - Letter of Request.pdf](#)

[Attachment K - Public Comments.pdf](#)

[Attachment L - Notice of Public Hearing.pdf](#)

[Attachment M - Draft Notice of Exemption.pdf](#)

**DRAFT RESOLUTION NO. PC 2025-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING MINOR CONDITIONAL USE PERMIT NO. 2025-04 TO ALLOW THE ANCILLARY ON-SITE SALE AND CONSUMPTION OF BEER AND WINE AT AN EXISTING SPECIALTY RESTAURANT (CARBON CANYON COFFEE CO.) LOCATED AT 150 OLINDA PLACE.**

**A. RECITALS:**

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Minor Conditional Use Permit (MCUP) No. 2025-04 to allow the ancillary on-site sale and consumption of beer and wine within the interior space and the outdoor patio area of the existing specialty restaurant (referred to herein as the “Project”) for that certain real property located at 150 Olinda Place in the City of Brea, and further legally described as Assessor Parcel Number 315-052-04, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project applicant is Sean R. Delshadi, 150 Olinda Place, Brea, CA 92823.

(iii) The Project site is zoned Neighborhood Commercial (C-N) and has a General Plan land use designation of Neighborhood Commercial.

(iv) On October 14, 2025, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to adoption of this resolution.

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

**B. RESOLUTION:**

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

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

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The proposed Project involves the on-site sale and consumption of beer and wine as an ancillary service within an existing specialty restaurant. The Project proposes no expansion or modifications to the exterior of the existing building.

3. The Commission further finds in consideration of MCUP No. 2025-04 as follows:

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

Fact: The Project site is zoned C-N. Pursuant to Brea City Code Table 20.11.020.A., the ancillary on-site sale and consumption of alcoholic beverages is a permitted use in the C-N zone if accessory to a primary restaurant that does not have a customer bar area, subject to approval of a MCUP.

b. Finding: That the use, 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 uses permitted in the zone in which the proposed use is to be located.

Fact: The Project site is located within the existing Olinda Village shopping center, which offers a variety of office and service establishments. The proposed ancillary on-site sale and consumption of beer and wine at an existing specialty restaurant contributes to maintaining a mixture of business and retail uses within the community, in support of General Plan Policy CD-1.11. The Project, as designed and conditioned, is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity.

c. Finding: 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.

Fact: The Project site is an existing 1,430 square-foot tenant space with an approximately 440-square-foot outdoor patio within a multi-tenant commercial building. The Project site is within Olinda Village shopping center, which has access from Olinda Place and shared parking is provided in the surrounding parking lot adjacent to the retail area. The Project will allow ancillary on-site beer and wine sales in conjunction with an existing service-oriented specialty restaurant business, consistent with the General Plan land use designation of the site, and proposes no on-site expansion or modification of the subject tenant space. As such, the Project site is adequate in size and shape to accommodate the proposed use.

d. Finding: 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.

Fact: Vehicular access to the Project site is provided off of Olinda Place and Carbon Canyon Road, and the Project is not anticipated to result in any traffic impacts to the adjacent uses as the Project consists of allowing ancillary on-site beer and wine sales at the existing specialty restaurant within the Olinda Village shopping center, proposed without any building expansion. The Project site provides sufficient parking spaces for both the existing restaurant and other existing uses within the shopping center.

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

Fact: The Project is designed to comply with all applicable development standards and operations will be compatible with other existing land uses within the Olinda Village shopping center. All activities will take place within the Project premises, and conditions of approval have been included to ensure the use of the site will not affect adjacent properties and land uses.

4. MCUP No. 2025-04 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

**ADOPTED AND APPROVED** this 14<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Chair, Planning Commission

I, Jason Killebrew, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 14<sup>th</sup> day of October 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 14<sup>th</sup> day of October 2025, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2025-XX  
MINOR CONDITIONAL USE PERMIT NO. 2025-04**

**CONDITIONS OF APPROVAL**

Minor Conditional Use Permit (MCUP) No. 2025-04 is 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 documents reviewed and approved by the Planning Division on October 14, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and 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 Applicant shall obtain a “Type 41” alcoholic beverage license from the California Department of Alcoholic Beverage Control (ABC) for the sale of alcoholic beverages prior to commencing on-site beer and wine service. Any modification of license types for on-site consumption are subject to City approval.
4. The Applicant shall maintain a “Type 41” alcoholic beverage license from the ABC for the on-site sale of beer and wine.
5. The service of alcoholic beverages shall be limited to designated dining areas. “No alcohol permitted beyond this point” signs shall be posted at the exits.
6. Any violation of the regulations of the ABC, as it pertains to the subject location and on-site sale and consumption of beer and wine, may result in the revocation of the subject MCUP, as provided for in Brea City Code (BCC) Section 20.412.020.
7. Any future changes to operations and/or floor plan that results in a bar area that is open to patrons of the restaurant shall require review and approval of a CUP.
8. The on-site sale and consumption of beer and wine shall remain incidental to the food service and the operation of the restaurant. At all times when the premise is open for business, the premise shall be maintained as a bona fide restaurant and shall provide a menu containing a variety of foods typically offered at a restaurant.
9. The hours of alcohol sales shall be restricted to the restaurant hours of operation.

10. No live entertainment, amplified music, or dancing is permitted on the premises at any time unless the proper permits have been obtained from the City of Brea.
11. No special events shall be allowed on the premises unless a Temporary Use Permit (TUP) has been reviewed and approved.
12. "No loitering" signs shall be posted on the outside of the building clearly visible from the parking lot.
13. The business operations shall comply with the City's Noise Ordinance. Should noise or nuisance issues arise due to the sale of alcoholic beverages, the business shall provide the necessary remedies, including but not limited to changes in business operations. Any remedies needed shall be reviewed and approved by the Community Development Director or his/her designee prior to implementation.
14. In the event of repeated or disproportionately high numbers of calls for law enforcement or other public safety services, or based upon input from the Brea Police Department or surrounding businesses or residents, the Community Development Director or his/her designee may require, at his/her discretion, that the Applicant provide additional on-site security and/or safety measures at the Project site, as may be reasonably calculated to address situations or circumstances leading to or causing such increased calls for service, or complaints or comments from surrounding residents or businesses.
15. There shall be no exterior advertising or sign of any kind promoting or indicating the availability of beer, wine, and distilled spirits, including advertising directed to the exterior from within.
16. All signage shall be in compliance with the sign regulations of the Brea City Code.
17. The Project shall be subject to a 6-month and a 1-year review by the Community Development Director from the date of the issued Type 41 license to determine if the restaurant is operating in accordance with the conditions of approval.
18. Any permit is subject to expiration and revocation as provided in BCC Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
19. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

20. To the fullest extent permitted by law, the Applicant shall defend, indemnify, and hold harmless the City and its elected officials, officers, contractors serving as City officers, agents, and employees (“Indemnitees”) from and against all causes of action, claims, costs, damages, demands, expenses (including fees of accountants, attorneys, and other professionals), judgments, liens, losses, penalties, and proceedings of any nature whatsoever arising out of or related to: (i) the City’s California Environmental Quality Act review and environmental determination for this permit; (ii) the City’s approval of this permit; or (iii) the exercise of rights granted by this permit. In the event of a lawsuit, the Applicant shall execute a joint defense and indemnity agreement to satisfy these defense, indemnity, and hold harmless obligations. The joint defense and indemnity agreement shall be in a form approved by the City Attorney, and shall require the Applicant to post and replenish a cash deposit to cover legal fees, costs, and expenses incurred by the City in connection with defense of the lawsuit.

DRAFT

**TECHNICAL BACKGROUND**

**Case No:** Minor Conditional Use Permit (MCUP) No. 2025-04

**Property Location:** 150 Olinda Place

**Project Area:** 3.68 acres

**Tenant Space Size:** 1,430 square feet

**Applicant:** Sean R. Delshadi  
Carbon Canyon Coffee Co.  
150 Olinda Place  
Brea, CA 92823

**General Plan Designation:** Neighborhood Commercial

**Zoning Designation:** Neighborhood Commercial (C-N)

**Adjacent Zoning**

**North:** Single-Family Residential (R-1) (*across Olinda Place*)

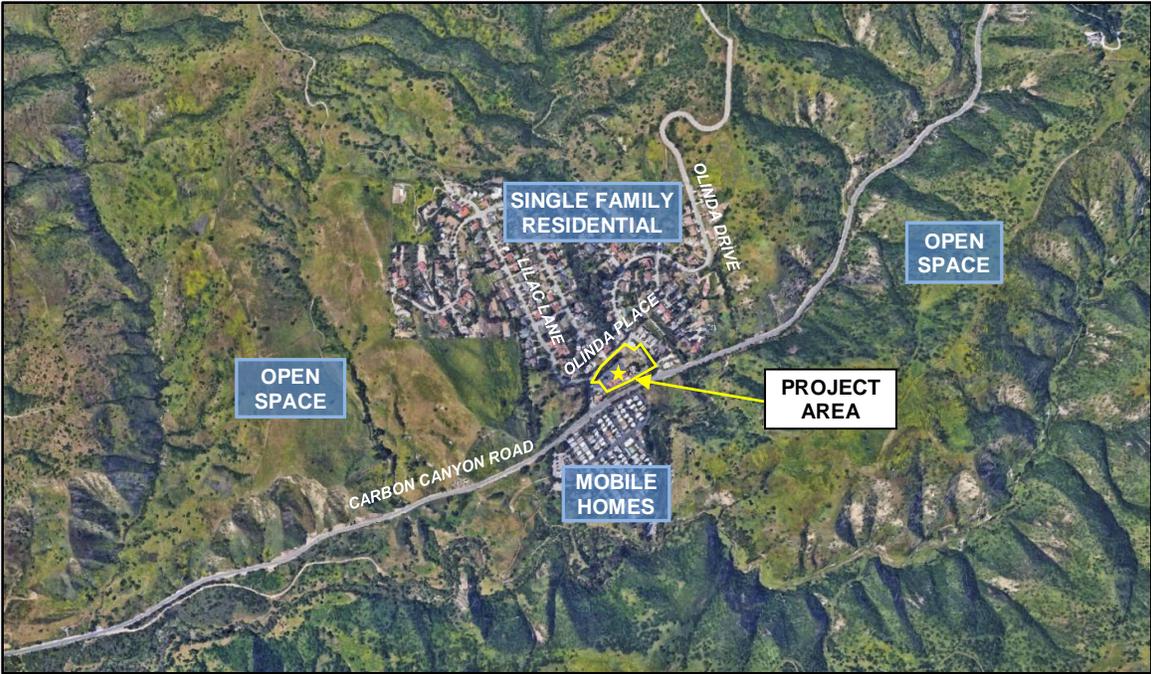
**East:** R-1 and C-N (*across Olinda Drive*)

**South:** Hillside Residential (HR) (*across Carbon Canyon Road*)

**West:** R-1 and HR (*across Olinda Place*)

**Site and Neighborhood Characteristics:** The Project site is located approximately 500 feet northeast of the intersection of Carbon Canyon Road and Olinda Place. Adjacent uses to the Project site include residences to the north, east, and west, and the Hollydale Mobile Home Estates to the south. Brea Fire Station #4 is located in the northeast corner of the property. A smaller property located to the southwest of the Project site contains a vacant real-estate office building with shared parking access with the Project site.

**Public Hearing Notices and Outreach:** Legal Notice was published in the Brea Star Progress on October 2, 2025, and 39 notices were sent to all property owners within a 300-foot radius of the subject property.



# SUBJECT PROPERTY AND VICINITY MAP

DATE: October 14, 2025

CASE NO:

ACCELA RECORD NO. PLN-2025-00034

MINOR CONDITIONAL USE PERMIT NO. 2025-04

**ATTACHMENT E**

Permitted Events	Complaint Received
<b>TUP 2023-02:</b> Approval of an outdoor market with approximately 20 vendors on the following dates: <u>Sunday, February 26, 2023</u> from 10:00 a.m. to 6:00 p.m.; <u>Saturday, March 18, 2023</u> from 10:00 a.m. to 6:00 p.m.; <u>Saturday, April 1, 2023</u> from 10:00 a.m. to 6:00 p.m.; <u>Saturday, April 22, 2023</u> from 10:00 a.m. to 6:00 p.m.	N/A
<b>TUP 2022-07:</b> Approval of an outdoor market with approximately 20 vendors on the following dates: <u>Sunday, August 28, 2022</u> from 10:00 a.m. to 6:00 p.m.; <u>Saturday, October 29, 2022</u> from 10:00 a.m. to 6:00 p.m.; <u>Sunday, November 27, 2022</u> from 10:00 a.m. to 6:00 p.m.; <u>Sunday, December 18, 2022</u> from 10:00 a.m. to 6:00 p.m.; and <u>Sunday, December 18, 2022</u> from 10:00 a.m. to 6:00 p.m.	Noise complaint: Loud amplified music

Date	Unpermitted Events *
1/5/2025	Cars & Coffee (9:00-11:00 a.m.)
12/1/2024	Engines & Espresso_unwrapped toy and canned food drive (9:00 a.m.-12:00 p.m.)
11/16/2024	Cars & Coffee (9:00 a.m.-1:00 p.m.)
10/6/2024	Engines & Espresso_park and chill event (9:00 a.m.-12:00 p.m.)
9/7/2024	Cars & Coffee_raffles/giveaways and photo ops (8:00 a.m.-12:00 p.m.)
8/17/2024	Ride or Die for the Pups_Dog adoption event (12:00-3:00 p.m.)
7/21/2024	Engines & Espresso (9:00 a.m.-12:00 p.m.)
6/2/2024	Engines & Espresso (9:00 a.m.-12:00 p.m.)
5/4/2024	Cars & Coffee (8:00-10:00 a.m.)
4/21/2024	Engines & Espresso (8:00-11:00 a.m.)
3/16/2024	Cars & Coffee (8:00-10:00 a.m.)
1/27/2024	Cars & Coffee (8:00-10:00 a.m.)

\* Police Department Dispatch received calls for loud cars speeding. However, there is no conclusive evidence that the vehicles were coming and going to these unpermitted events.

Date	Code Enforcement Complaints
10/18/2024	Complaint received from the general public and violation confirmed by staff, which resulted in a Code Enforcement case to be opened (CODE-2024-00163). Carbon Canyon Coffee Co. requires the permission of Brea's Planning Division and a temporary use permit in order to host events such as Cars & Coffee and Engines & Espresso.

Date	Police Department Complaints
1/5/2025	Call received regarding cars racing along Carbon Canyon Road; occurred at same time of Cars & Coffee event; officers did not locate anybody racing, unknown if related to the event.
10/6/2024	Call received on a Dodge Challenger that had been parking overnight at the business every Sunday, leaving trash. Arriving officers found 10 sports cars in the lot, contacted the occupants of the Challenger, issued them a warning, and they left the parking lot.

## THE PIT STOP (COFFEE)

### Machine Drip

12oz Small - \$3.75 | 16oz Regular - \$4.75

### Hand Drip Pour-Over

12oz - \$6 | Kenya Single Origin - \$7

## REDLINE ESPRESSO CLASSICS

Straight Shot (Espresso) – \$4

The Apex (Cortado) – \$5

Flat Track (Flat White) – \$5

Race Day Foam (Cappuccino) – \$5

Endurance Cup (Americano) -12oz - \$4 / 16oz - \$5

## KYOTO COLD BREW

Elegance in every drip – smooth, clean, and delicately nuanced

Small - \$5.75 | Regular - \$6.75

## LATTE GARAGE

12oz Small = \$5.75

16oz Regular = \$6.75

## FUELED MOCHAS

Small - \$5.75 | Regular - \$6.75

Classic Ghirardelli | White Ghirardelli | Peppermint

Carbon Canyon (Carbonized Charcoaled Coconut Shells)

## SPARK PLUG SERIES

Sparkling Americano

(2) Shots w/Mineragua \$7 (4) Shots w/Liquid Death - \$8.50

## FROSTED CIRCUIT BLENDS (Frappe or Cubed)

Small - \$6 | Regular - \$7

Spiced Chai | Vanilla Bean | Avocado | Peppermint

Carbon Charcoal | Caramel | Chocolate | Matcha

## NOT COFFEE

CHAI TEA LATTE | MATCHA LATTE | HOT CHOCOLATE

Small - \$5.75 | Regular - \$7.25

## HOT TEA

Small - \$4 | Regular - \$5

Earl Grey - Chamomile - Blueberry Hibiscus

Peppermint - Jasmine - Green Tea

## ICED TEA

Small - \$4 | Regular - \$5

Sunset Ride - Peach Black - Wild Berry - Raspberry

## SMOOTHIES

16oz - \$7.50

Banana | Blueberry | Mango | Peach | Strawberry

PEDAL POWER

Protein/Strawberry/Banana

CANYON COUNTRY

Oats/Berry Blend

THE SMOOTH CRUISE

Chocolate/Banana/Cold Brew

SAMBAZON AÇAÍ SMOOTHIE 16oz - \$8.50

## MILK ALTERNATIVES

NON DAIRY (Almond / Coconut / Oat / Soy) \$0.75

## FLAVORS (\*Sugar Free Options)

\$0.75

Vanilla\* | Caramel\* | Chai Tea | Cinnamon | Nutella | Matcha

Caramel | Earl Grey | Gingerbread | Hazelnut\* | Peppermint

## SPECIALITY FLAVORS!

\$0.75

Churro | Maple Oat | Nutella | Horchata | Cardamom

Honey Lavender | Maple Oat | Pumpkin Spice | Rose

## BREAKFAST

AVAILABLE ALL DAY

Fresh Muffins \$4.25

Cream Cheese Bagel\* \$6.50

Egg, Bacon & Cheese Bagel \$9.00

142 Breakfast Sandwich \$10.50

(Bacon, 2 Eggs, Cheese, Avo, Tomato & Onion)

## BREAD OPTIONS SOURDOUGH | WHITE | WHEAT

## LUNCH

AVAILABLE ALL DAY

ABLT - Avo, Bacon, Lettuce & Tomato \$10.00

Bitchin Chipotle Grilled Cheese \$ 7.50

Bacon Chipotle Chicken Pannini \$12.00

Chicken Pesto Pannini \$11.00

Spicy Chicken w/ Bacon \$12.00

Chicken Strips with Crispy Fries \$11.00

## SIDES

French Fries \$4.29

Onion Rings \$4.29

Zucchini Sticks \$4.29

Chicken Breast Nuggets \$5.29

## ICE CREAM

Vanilla - Chocolate - Mint N' Chip

Single \$3.99 | Double \$5.99 | Triple \$7.49

**Thrifty**  
SINCE 1940

## FINAL LAP AFFOGOTO

\$7.99

Espresso meets ice cream – fuel for the finish line!



**CARBON CANYON**

COFFEE & CAFE



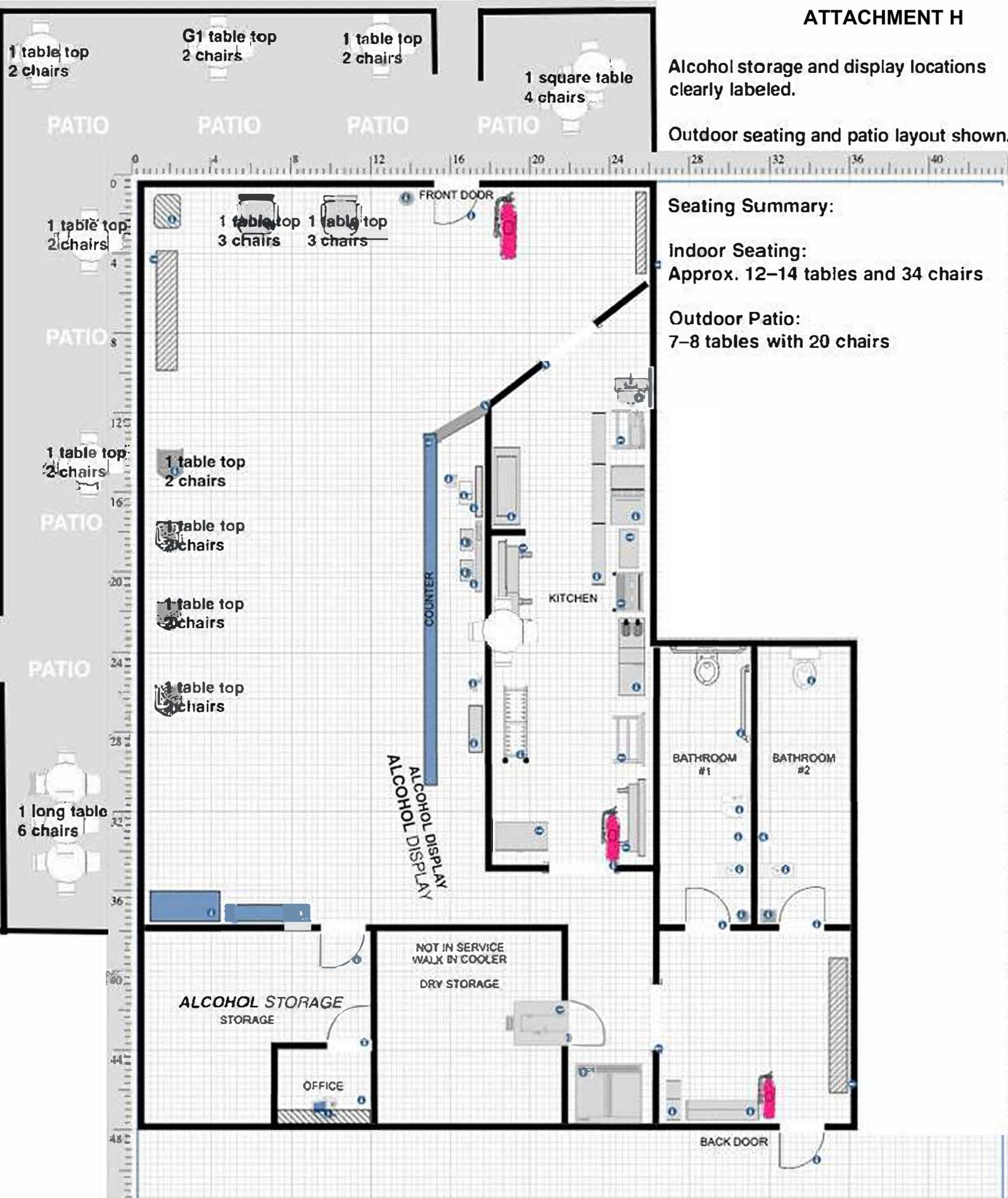
Alcohol storage and display locations clearly labeled.

Outdoor seating and patio layout shown.

**Seating Summary:**

**Indoor Seating:**  
Approx. 12-14 tables and 34 chairs

**Outdoor Patio:**  
7-8 tables with 20 chairs



Site:	150 Olinda Place Brea, CA 92823	Drawing:	801506 R2	Project:	0000416	Drawn:	T. Finell	Notes:	TOP RIGHT	Carbon Canyon Coffee 150 Olinda Place Brea, CA 92823
Filed:	Carbon Canyon Coffee Co.	Scale:	1/4" = 1'-0"	Date:	7/22/25	Drawn:	A			

# PROJECT APPLICATION

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

Name of Proposed Project: Request for a Type 41 ABC License for Carbon Canyon Coffee Co.

Location of Project *(Address Required)*:  
150 Olinda Place,  
Brea, CA 92823

Legal Description of Project Location *(Assessor's Parcel No.)*:  
315-052-04

**APPLICANT INFORMATION:**

Applicant Name: Sean R. Delshadi Phone: 714-867-3427

Email: carboncanyoncofee@gmail.com

Address: 150 Olinda Place

City: Brea State: CA Zip Code: 92823

**PROJECT CONTACT PERSON:** *(If Different)*

Contact Person: Phone:

Email:

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

Zoning Designation: C-N General Plan Designation: Neighborhood Commercial

Existing Use: Coffee Shop / Cafe Proposed Use: Coffee Shop / Cafe with Alcohol Service

Type of Development:

Residential  Commercial  Industrial  Mixed-Use

Lot Size <i>(square feet)</i> :	160,413	Lot Width:	Lot Depth:
Existing Floor Area <i>(sq. ft.)</i> :	1,430	Existing FAR:	Existing Lot Coverage:
Proposed Floor Area <i>(sq. ft.)</i> :	1,430	Proposed FAR:	Proposed Lot Coverage:

**STAFF USE ONLY**

Accela Record Number: **PLN-2025-00034**

**Project Manager:** GB

**Entitlement File Number(s):** MCUP No. 2025-04

**SUBMITTAL INFO:**

Date & Time Received: **6/17/25** Received by: **GB** Deposit Received: **\$1,000**

**PROJECT INFORMATION:** *(Continued)*

Proposed No. of Stories: 1 Proposed Building Height:  
Existing Parking Stalls: 150 Proposed Parking Stalls:

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

Carbon Canyon Coffee is an existing café located at 150 Olinda Place in Brea. We are applying for a Minor Conditional Use Permit to allow the on-site sale and consumption of beer and wine under a Type 41 ABC license.

No demolition or structural changes are proposed. All operations will remain within the current footprint, including the indoor seating area and covered outdoor patio. Beer and wine will be served at the counter by trained staff during regular business hours.

The building exterior will remain the same. No new permanent signage is proposed—only a small window decal may be added to indicate alcohol service in compliance with city and ABC regulations.

**TYPE OF REVIEW REQUESTED:** *(Select all that apply)*

Planning Commission / City Council

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Certificate of Compatibility | <input type="checkbox"/> Planned Community        | <input type="checkbox"/> Zone Change   |
| <input type="checkbox"/> Conditional Use Permit       | <input type="checkbox"/> Precise Development Plan | <input type="checkbox"/> Zone Variance |
| <input type="checkbox"/> Development Agreement        | <input type="checkbox"/> Temporary Trailer        | <input type="checkbox"/> Other _____   |
| <input type="checkbox"/> General Plan Amendment       | <input type="checkbox"/> Tentative Parcel Map     |  |
| <input type="checkbox"/> Historic Designation         | <input type="checkbox"/> Tentative Tract Map      |  |

Administrative/Community Development Director

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Administrative Remedy                   | <input type="checkbox"/> Plan Review                     | <input type="checkbox"/> Tree Removal <i>(see pg. 9)</i> |
| <input checked="" type="checkbox"/> Minor Conditional Use Permit | <input type="checkbox"/> Public Convenience or Necessity | <input type="checkbox"/> Other _____                     |



**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 on 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 and consultant time, if necessary.

**TRUST ACCOUNT OWNER:**

Name of the Organization unless there is an Individual Financially Responsible for the Project:

Address: State:

City: Zip Code:

Email: Phone:

\*\*\* Please note: Name and address will be used to generate invoices and refund checks \*\*\*

**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 that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be issued to the contact information in the above section and returned to the organization and/or individual above 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 THE AUTHORITY TO BIND MY BUSINESS BY SIGNING ON ITS BEHALF.**

  
Trust Account Owner Signature

\_\_\_\_\_  
Date

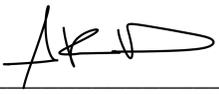
\_\_\_\_\_  
Trust Account Owner Printed Name

**INDEMNIFICATION AGREEMENT**

PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

I, the undersigned, certify that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief, and further certify that I shall comply with each and every condition of approval as stated herein.

Furthermore, \_\_\_\_\_, on behalf of \_\_\_\_\_ hereby agrees to defend, indemnify, and hold free and harmless the City of Brea, its elected officials, officers, employees, and agents, with respect to any and all liabilities, claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including the payment of actual attorney’s fees, court costs, and any and all other costs of defense.



\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

**Staff Use Only**

ACCELA RECORD NUMBER:  
PLN-2025-00034

TRUST ACCOUNT NUMBER:  
T250874

**Revised Letter of Request**

**To:** City of Brea Planning Division

**From:** Sean Delshadi, Owner, Carbon Canyon Coffee Co.

**Subject:** Minor Conditional Use Permit No. 2025-04 – Request to Allow On-Site Sale and Consumption of Beer and Wine (Type 41 ABC License)

Dear Planning Division,

I am submitting this revised Letter of Request in connection with our application for Minor Conditional Use Permit No. 2025-04. We are requesting approval to allow the on-site sale and consumption of beer and wine (ABC License Type 41) at Carbon Canyon Coffee Co., an existing coffee shop and restaurant located at 150 Olinda Place, Brea, CA 92823.

**Project Summary**

Carbon Canyon Coffee is a 1,430-square-foot coffee shop and quick-service restaurant offering espresso, teas, smoothies, bagels, burgers, sandwiches, and snacks. We are proposing to complement our existing food menu with a small, curated selection of craft beer and wine, served during normal operating hours.

**Business Operations**

- **Hours of Operation:** 7:00 AM to 9:00 PM daily
- **Proposed Alcohol Service Hours:** 7:00 AM to 9:00 PM, seven days a week
- **Food Service Availability:** Food will be available during all hours of operation.
- **Employees:** 4–6 staff members, depending on staffing needs
- **Service Method:** Beer and wine will be served over the counter only by trained staff. There is no bar or dedicated bar seating.

**Site Use and Alcohol Consumption Areas**

Beer and wine service will be restricted to the existing indoor dining area and the outdoor covered patio, both of which are clearly delineated on the submitted floor plan. Consumption will not occur outside of those areas.

**ABC Application**

We are currently in the process of submitting our ABC Type 41 license application. A copy of the submitted application and confirmation of indoor and outdoor service will be provided with this resubmittal.

We believe this addition will enhance our community-oriented space and support our customers' dining experience while maintaining compliance with City and ABC guidelines. Thank you for your time and continued support throughout this process.

Sincerely,

Sean Delshadi

Owner, Carbon Canyon Coffee

[carboncanyoncoffee@gmail.com](mailto:carboncanyoncoffee@gmail.com) - 714-867-3427

**Bultema, Graham**

---

**From:** Missy K [REDACTED]  
**Sent:** September 4, 2025 3:39 PM  
**To:** Bultema, Graham; Brea Planning  
**Subject:** MCUP ACCELA RECORD NUMBER PLN-2025-00034 150 OLINDA PLACE

September 4, 2025

To: City of Brea

Re: MCUP Application for **Carbon Canyon Coffee Co.**

From: Concerned Resident / [REDACTED]

Subject: Public Comment and Concerns regarding MCUP Application  
**PLN-2025-00034 for Carbon Canyon Coffee Co. at 150 Olinda Place**

Dear Planning Commissioners,

This letter is in reference to the Minor Conditional Use Permit (MCUP) application submitted by Carbon Canyon Coffee Co. for the sale of beer and wine at 150 Olinda Place. While we acknowledge the applicant's desire to expand their business, we have significant concerns based on the establishment's previous conduct and potential negative impacts on the surrounding residential neighborhood.

Based on past experience, we formally request that the following conditions be imposed on the permit, should it be approved, to mitigate potential public nuisances and protect the health, safety, and welfare of the community.

## 1. Restricted Hours of Operation

To prevent late-night disturbances in our quiet neighborhood, the beer and wine permit should mandate strictly limited hours for alcohol sales and consumption.

- Proposed Condition: Sales and consumption of alcoholic beverages shall be permitted only between the **hours of 11:00 a.m. and 10:00 p.m.**
- Justification: Past related enterprises in our community have demonstrated that unrestricted late-night activities can lead to increased noise and undesirable behavior. A restriction on hours is necessary to protect the neighborhood's quality of life.

## 2. Prohibition on Loitering

To prevent public nuisances and ensure the safety of patrons and neighbors, a clear prohibition on loitering should be an explicit condition of the permit.

- Proposed Condition: The permittee shall post conspicuous, permanent **signs stating, "No Loitering is Allowed on or in Front of These Premises,"** visible to all patrons. The permittee shall actively enforce this policy, and management will be held accountable for any loitering issues.
- Justification: Without proper enforcement, establishments serving alcohol can become magnets for loitering, panhandling, and other disruptive behavior, which can negatively impact the area's safety and peace.

## 3. Control of Noise

Loud music, conversation, and other noise emanating from the property are significant concerns for nearby residents.

- Proposed Condition: **No noise shall be audible beyond the area under the control of the licensee,** including adjacent public areas. This includes noise from music, outdoor patios, and patrons gathering outside. Any entertainment permit would be subject to strict compliance with the city's noise ordinance.
- Justification: In the past, this location has been associated with elevated noise levels that disturb the quiet enjoyment of surrounding properties. Conditions that reinforce noise control are essential for preserving the neighborhood's tranquility.

#### 4. Citation of Previous City Permit Violations

The applicant has a documented history of permit violations with the City of Brea, including some of the following events:

- o 9/25/21 – 714 Market
- o 10/23/21 – Mini Bike Race
- o 10/29/22 – Halloween Hoedown Market
- o 11/27/22 – Black Friday Market
- o 12/18/22 – Christmas Market
- o 6/2/24 – Status Seven International Car Meetup
- o 11/16/24 - Car Meet Up
- o 1/5/25 – Porsche Club
- o 2/17/25 – Diesel Truck Meetup
- o 3/16/25 – REV UCI Car Meet Up

These violations indicate a pattern of disregard for the city's rules and suggest that a standard permit without specific conditions will be insufficient to protect the community.

- Justification: The applicant's demonstrated past behavior warrants proactive measures to ensure future compliance. **Granting this permit without addressing previous violations would be irresponsible and jeopardize the neighborhood's well-being.**

**We urge the Planning Commission to approve this permit only with the incorporation of these specific, enforceable conditions.** This will help ensure that the new beer and wine service is a beneficial, rather than detrimental, addition to our community.

Sincerely,

Melissa Klinger

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Bultema, Graham

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**From:** Duane Thompson [REDACTED]  
**Sent:** September 2, 2025 8:46 AM  
**To:** Bultema, Graham  
**Subject:** Carbon Canyon Coffee PLN-2025-00034

The beer and wine permit application is widely supported by residents in Olinda Village.

We've wondered why it has taken so long for them to get apply for the permit.

Thank you,

Duane Thompson  
[REDACTED]

## Bultema, Graham

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**From:** Eric Johnson [REDACTED]  
**Sent:** August 31, 2025 10:16 AM  
**To:** Bultema, Graham  
**Subject:** Minor CUP application for Carbon Canyon Coffee

Hello,

I am writing in support of the application from Carbon Canyon Coffee to be able to serve beer and wine. This business has been a good neighbor and wonderful addition in Olinda Village since they opened. I expect this to continue with this added service.

Thank you,

Eric Johnson  
[REDACTED]

## **Bultema, Graham**

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**From:** Melanie Jimenez [REDACTED]  
**Sent:** August 29, 2025 2:21 PM  
**To:** Bultema, Graham  
**Subject:** Response to Carbon Canyon Coffee Application for Beer and Wine  
**Attachments:** OVHOA Meeting March 3 2024\_000524.pdf

August 28, 2025

### **Response to Application MCUP No. 2025-04 for Carbon Canyon Coffee Co**

My husband and I request that the City of Brea does not approve the CUP for Carbon Canyon Coffee Co.

Olinda Village is a residential neighborhood with many young families as well as longtime residents. We are concerned about the public safety due to insufficient parking, noise from customers and past experiences of holding large events without permits from the city.

The owner has demonstrated little respect for our neighborhood since 2021 when he opened his shop and began holding non permitted events using the shared parking lot and overflow parking on Olinda Pl, Olinda Dr and Lilac Ln. Car events and 714 Markets with over 100 people has impacted turning left at Olinda Pl and Olinda Dr. Cars have parked in front of our home as well as nearby homes to attend these events. Keeping in mind, he is making money from selling his coffee and food, yet we are forced to have his patrons park in front of our homes. The noise from cars revving their engines, bottoming out on Olinda Dr/Olinda Pl, music and attendees has forced us to close our windows during his weekend events. Please keep in mind the neighborhood was never notified that these events would be held.

I have emailed Jason Killebrew 2021-2022 and Noah McGranahan 2024-2025 regarding 11 events that occurred without a permit including those that were cancelled prior to the event by city staff for lack of permit. The events date back to the first 714 Market on 9/25/21 when our streets and driveways were impacted by market attendees. The owner continually violates permitting his events by stating they are charity events, or he was unaware that a car meet up was planned. I find this hard to believe as he is always prepared with extra staff and coffee to meet the demands.

Finally, I've had fears during these events about what would happen if there was a fire, an evacuation or the need for medical services when 100 extra people and vehicles flood into our community with only two ways to exit. If you look at the history of Carbon Canyon accidents and fatalities, you know that alcohol does not mix on Carbon Canyon Rd. Two years ago, at our HOA meeting attended by Brea Police Lt Chris Haddad, he stated that there were four DUI arrests on the canyon road 6 months prior to March 3, 2024. (see attached meeting minutes). It is sad to think the owner wants to line his pockets knowing that Carbon Canyon Rd is dangerous.

Please consider not approving this application based on the owner's lack of regard for the neighborhood and what future events might entail. We are not a La Vida Hot Springs or a Silverado Canyon for biker/car meet ups or large money generating events. We are a small neighborhood where residents moved here for peace and quiet.

Respectfully,  
Melanie & Dennis Jimenez  
[REDACTED]

## MELANIE JIMENEZ EMAIL ATTACHMENT

### Olinda Village Homeowners Association Annual Meeting March 3, 2024

**The OVHA Annual Meeting was called to order at 3:12 pm.**

**In attendance:** Mike & Caroline Meadows, Sean Bozarth, Ann Summers, Cherie DeMarco, Eric Johnson, Frank & Linda Madrigal, Melanie & Dennis Jiminez, Jebb Harris, Cindy Roberts, Dave Stevenson, Fred & Kelly Reed, Claire Schlotterbeck, Duane Thompson, Brenda & Gary Kain, Rylan Reynolds, Bryan Lombard, James Day, Kathleen Troy, Kristina & Adam Apollo, Frank Blazek, Keith Hocking, Joe Beattie, Theresa & George Ullrich

#### \* Brea Police Department Report, Lt. Chris Haddad

- All Canyon closures are coordinated between the City of Chino Hills and The City of Brea according to PD.
- An electronic traffic sign was requested of Cal Trans on the Brea side of the canyon. Cal Trans says that kind of addition is six or more years out due to cost.
- When asked about better updates for canyon delays and closures, Lt. Haddad said they are looking into an app that could be downloaded for updated information. The Carbon Canyon Hotline is not their priority due to lack of personnel. Their main concern is officers on the ground during an emergency event.
- Sean recommended that the PD add themselves to Pulse Point. Eric mentioned that the City of Chino Hills has a very reliable text alert system already in place. Could the City of Brea add something similar?
- It was brought to the PD's attention that the traffic signal at Sunflower and Lambert is still an issue.
- \* • CRIME STATS – In the last 6 months, in the vicinity of Olinda Village and Hollydale there were four DUI arrests on the canyon road, two burglaries at the Hindu Temple. In Hollydale, there was an online credit card fraud, one vehicle theft, and one assault. No incidents were reported in Olinda Village. Overall, 2023 showed crime down slightly in all areas compared with 2022. Arrests have gone up slightly.

## Bultema, Graham

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**From:** Dave [REDACTED]  
**Sent:** August 28, 2025 11:33 AM  
**To:** Bultema, Graham  
**Subject:** MCUP 2025-04 Carbon Canyon Coffee

Thanks for giving me the opportunity to comment on the subject MCUP.

Over the past several years, I've enjoyed coffee and an occasional meal at the Carbon Canyon Coffee Co. I've gotten to know the owner and appreciate the quality of his products and service he provides to the Olinda Village community. He keeps his location well maintained and to my knowledge there has never been any problems. I think the tenants in my apartment building ([REDACTED]) and my neighbors in the Village share my thoughts. I know several of them have enjoyed his food and look forward to enjoying an adult beverage with their meals.

I fully support his application for a beer and wine permit. I would appreciate any updates on the permit application.

Dave Marshall  
[REDACTED]

CITY OF BREA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR MINOR CONDITIONAL USE PERMIT NO. 2025-04: TO ALLOW ANCILLARY ON-SITE SALE AND CONSUMPTION OF BEER AND WINE AT AN EXISTING SPECIALTY RESTAURANT (CARBON CANYON COFFEE CO.) LOCATED AT 150 OLINDA PLACE.

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, October 14, 2025, 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

REQUEST: The Applicant, Sean R. Delshadi, is requesting Minor Conditional Use Permit No. 2025-04 to allow ancillary on-site sale and consumption of beer and wine within the interior space and the outdoor patio area of the existing specialty restaurant (Carbon Canyon Coffee Co.). The request would require a Type 41 license (On-Sale Beer & Wine - Eating Place) from the California Department of Alcoholic Beverage Control (ABC). Pursuant to Section 20.408.030.C.3.b, the Community Development Director has referred the subject Minor Conditional Use Permit to the Planning Commission for review.

LOCATION: The project site is located in the Olinda Village shopping center, at 150 Olinda Place. The project site has a General Plan land use designation of Neighborhood Commercial and a zoning designation of Neighborhood Commercial (C-N).

ENVIRONMENTAL: The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1).

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.

FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING [planner@cityofbrea.gov](mailto:planner@cityofbrea.gov).

COMMUNITY DEVELOPMENT DEPARTMENT

[Signature] Jason Killebrew, Assistant City Manager/Community Development Director

AREA MAP





## CEQA NOTICE OF EXEMPTION

**TO:** Orange County Clerk-Recorder  
601 North Ross Street  
Santa Ana, CA 92701

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

**PROJECT TITLE/CASE NO.:** MINOR CONDITIONAL USE PERMIT NO. 2025-04; TO ALLOW ANCILLARY ON-SITE SALE AND CONSUMPTION OF BEER AND WINE AT AN EXISTING SPECIALTY RESTAURANT (CARBON CANYON COFFEE CO.).

**PROJECT LOCATION:** 150 Olinda Place, Brea, CA 92821

**PROJECT DESCRIPTION:** Minor Conditional Use Permit to allow the ancillary on-site sale and consumption of beer and wine for an existing specialty restaurant within a multitenant commercial suite within the Olinda Village Shopping Center.

**Name of Public Agency Approving Project:** City of Brea

**Project Applicant, Address, Email, and Phone Number:** Sean R. Delshadi  
150 Olinda Place  
Brea, CA 92823  
[carboncanyoncoffee@gmail.com](mailto:carboncanyoncoffee@gmail.com)  
714-867-3427

**Exempt Status: (Check one)**

- |   |  |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15301) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption (15282(s))                |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other:  |

**Reason why project is exempt:** Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project proposes the ancillary on-site sale and consumption of beer and wine at an existing specialty restaurant within an existing commercial tenant suite. The project proposes no expansion or modifications to the exterior of the building.

\_\_\_\_\_  
Jason Killebrew, Assistant City Manager / Community Development Director

\_\_\_\_\_  
Date

City of Brea

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# Project Updates

October 8, 2025

## CONTENTS

### • IN PROCESS/UNDER REVIEW

Story Map ID	Project Name	Address
1	Lambert Road Office Condo Tentative Parcel Map	700-800 W. Lambert Road
2	Albertson's Distribution Center Office Building	200 N. Puente Street
3	Loading Dock Addition	750 Challenger Street
4	New residential development (Preliminary Plan Review)	112 Bracken Street
5	A 2 <sup>nd</sup> story ADU height increase	401 Sycamore Avenue
6	Mills Act Contract	420 S. Madrona Avenue
7	Service Champions parking lot	625 Columbia Street
8	Brea 265 Tentative Tract Map Amendment	Valencia Avenue; Lambert Road; Carbon Canyon Road; Rose Drive
9	Brea 265 Planning Area 1	Northeast area of Rose Drive/Blake Road
10	Karma Lounge on-site alcohol	215 S. Brea Boulevard
11	Carbon Canyon Coffee on-site alcohol	150 Olinda Place
12	New automobile service station and a drive-through facility	300-305 W. Imperial Highway
13	Benihana exterior façade improvement	240 S. Brea Boulevard
14	Imperial Mariner Parking Reduction	915, 955 & 975 W. Imperial Highway
15	New automotive repair	1288 W. Lambert Road
16	The Hive fitness studio (CUP Amendment)	650 N. Berry Street
17	Check n' Play on-site alcohol	2072 Brea Mall
18	Beckman South Residential development	250 S. Kraemer Boulevard

• APPROVED/ENTITLED

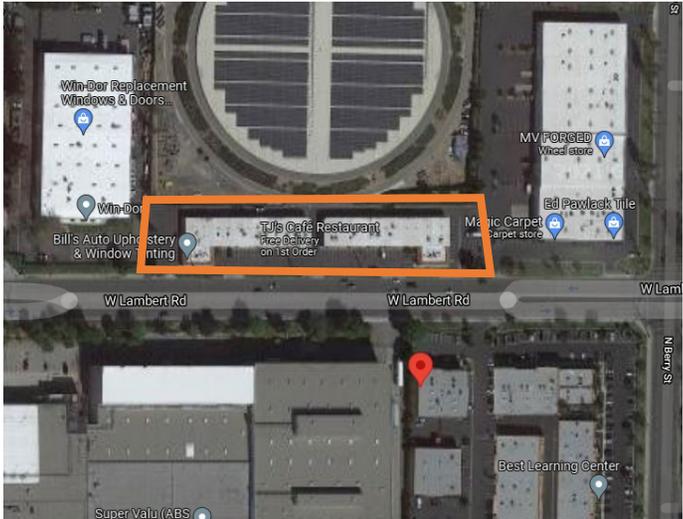
Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Accessory Dwelling Unit	527 E. Elm Street
3	Industrial Building	2727 E. Imperial Highway
4	Brea Mall Mixed Use Project	100 Brea Mall Road
5	Gaslight Square Redevelopment	255 E. Imperial Highway
6	Southlands Church Fence Height	2950 E. Imperial Highway
7	Boiling Crab – Outdoor Patio and On-site Alcohol	120 S. Brea Boulevard #106
8	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
9	Wireless Co-location	145 S. State College Boulevard
10	California Spine Institute	721 E. Imperial Highway
11	Dr. Squatch Fence Height	114 N. Berry Street
12	Wireless Facility Modification	185 E. Alder Street
13	New Wireless Facility	724 N. Brea Boulevard
14	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Highway
15	Light Industrial Building	3200 Nasa Street
16	South Brea Townhomes	685 S. Brea Boulevard
17	AT&T Wireless Rooftop Facility	380 W. Central Avenue
18	Pet Aquamation	580 W. Lambert Road
19	Brea Plaza Apartments	1639 E. Imperial Highway
20	Greenbriar residential development	1698-1700 Greenbriar Lane
21	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
22	7-Eleven off-sale general alcohol	3310 E. Imperial Highway
23	Main Event	245 W. Birch Street
24	New office use	420 Apollo Street, Unit A
25	7-Eleven off-sale general alcohol	295 W. Central Avenue
26	Addition to single family home with a single car garage	226 E. Alder Street
27	Aquatic Sports Performance training studio	396 Cliffwood Park Street
28	Studio J Dance LLC	1150 W. Central Avenue #C
29	Tempo Geisha removal of brewery equipment	101 E. Imperial Highway
30	Pace & Pint on-site alcohol	1040 E. Imperial Highway Suite F2
31	Poplar Avenue administrative remedy	501 S. Poplar Avenue
32	Moorpark Drive administrative remedy	1842 Moorpark Drive

Story Map ID	Project Name	Address
33	New industrial building	424 Berry Way
34	Alder Street variance	226 E. Alder Street
35	Thai 7 Bistro on-site alcohol	215 W. Birch Street #2
36	A 2nd story ADU modification of standards	414 Sievers Avenue
37	Raising Canes Drive-through	200 S. State College Boulevard
38	Koy Restaurant and Bar on-site alcohol	441 S. Associated Road
39	Redwood Avenue administrative remedy	110 S. Redwood Avenue
40	Chef's Cut on-site alcohol	415 S. Associated Road
41	Deanna Drive lot coverage increase	920 Deanna Drive
42	Amazon Facility	275 Valencia Avenue
43	Jamboree Affordable housing development (Preliminary Plan Review)	323 N. Brea Boulevard
44	C&C Affordable Housing Project density bonus request	SEC Mercury Lane & Berry Street

- **REPEALED/DENIED (within one year)**

N/A

# In-Process/Review

<b>LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Tentative Parcel Map</li> <li></li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>TPM 2021-189; Accela No.: <b>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 existing 12-unit buildings (total 24 units) into 24 office 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>Esteban Rubiano (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>October 25, 2021</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Application was deemed complete on October 12, 2023.</li> <li>Planning Commission review TBD pending applicant response.</li> </ul>	

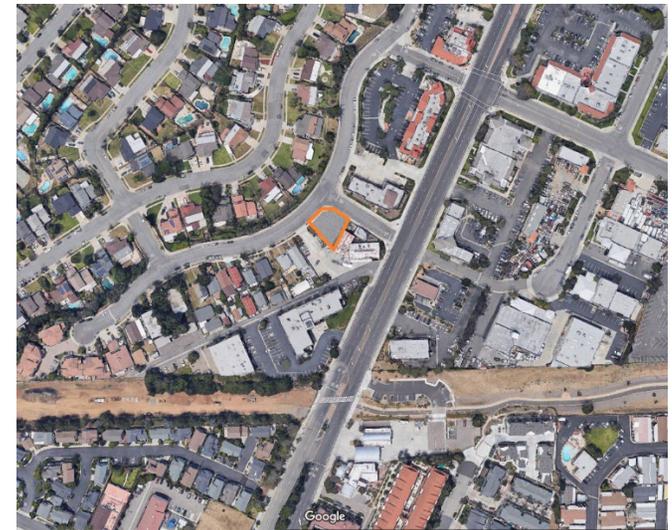
<b>ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 2)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit, Precise Development, Administrative Remedy</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; <b>ACCELA No: PLN-2023-00027</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-231-12</li> <li>200 N Puente St</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing a new two-story office building for an Albertson's distribution center.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>John Doan</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>April 25, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Pending resubmittal from the applicant.</li> </ul>	

<b>LOADING DOCK ADDITION (MAP ID: 3)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-05; <b>ACCELA No: PLN-2023-00031</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-223-19</li> <li>750 Challenger Street</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to add a secondary loading dock and restripe parking stalls.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Esther Yang</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>April 27, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Pending resubmittal from the applicant</li> </ul>	

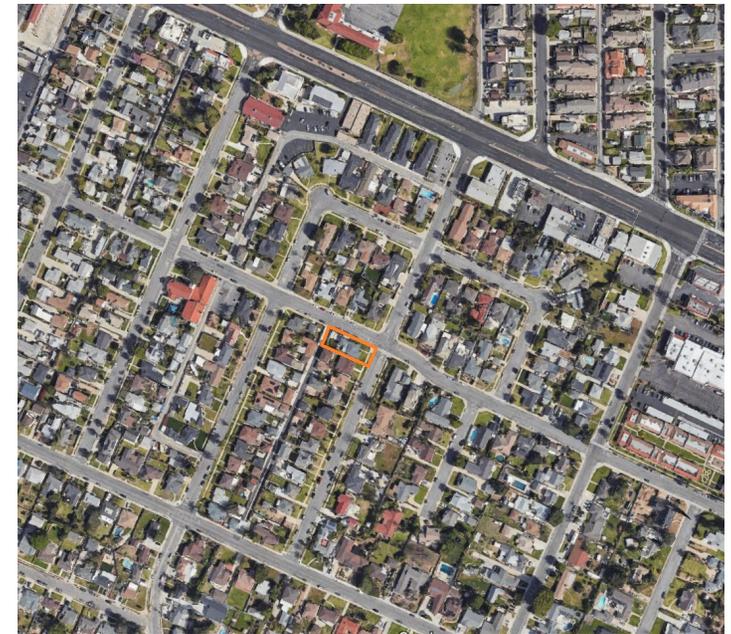
**NEW RESIDENTIAL DEVELOPMENT (MAP ID: 4)**

Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit, Tentative Tract Map, Plan Review, Density Bonus</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP 2025-16, PR 2025-06, DB 2025-02, TTM; <b>ACCELA No: PLN-2025-00060</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 296-332-17</li> <li>112 Bracken Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Planning Technician (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Eric Gonsalves of The Cirrus Company, LLC</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>October 05, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>1<sup>st</sup> round of preliminary comment letter was issued on April 25, 2024. Subsequently, at the request of the applicant, a 2<sup>nd</sup> round of review was conducted and the 2<sup>nd</sup> preliminary comment letter was issued on October 31, 2024. The Applicant has submitted a full entitlement package and the project is currently under review.</li> </ul>

**PROJECT MAP:**



<b>A 2<sup>nd</sup> STORY ADU HEIGHT INCREASE (MAP ID:5)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>• Certificate of Compatibility</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>• CC No. 2024-01; <b>ACCELA No: PLN-2024-00027</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 284-223-01</li> <li>• 401 Sycamore Avenue</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>• The Applicant is requesting an increase in maximum height of a 2<sup>nd</sup> story ADU from 16 feet to 23 feet</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>• Graham Bultema, Assistant Planner (<a href="mailto:grahamb@cityofbrea.gov">grahamb@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>• Jasmeet Gill Kennington</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>• June 11, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>• Pending resubmittal from the applicant</li> </ul>	



<b>MILLS ACT CONTRACT (MAP ID: 6)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Mills Act Contract</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>MA No. 2025-01; <b>ACCELA No: PLN-2025-00004</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 284-241-06</li> <li>420 S. Madrona Avenue</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is requesting to enter into a Mills Act Contract with the City</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Jeff Jordan</li> </ul>	
Application submittal Date:	<ul style="list-style-type: none"> <li>January 28, 2025</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Pending resubmittal from the applicant</li> </ul>	

<i>SERVICE CHAMPIONS PARKING LOT (MAP ID: 7)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2025-02; <b>ACCELA No: PLN-2025-00012</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-222-01</li> <li>625 Columbia Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is requesting to construct a new parking lot and a driveway entrance for the project site</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Service Champions</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>February 26, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

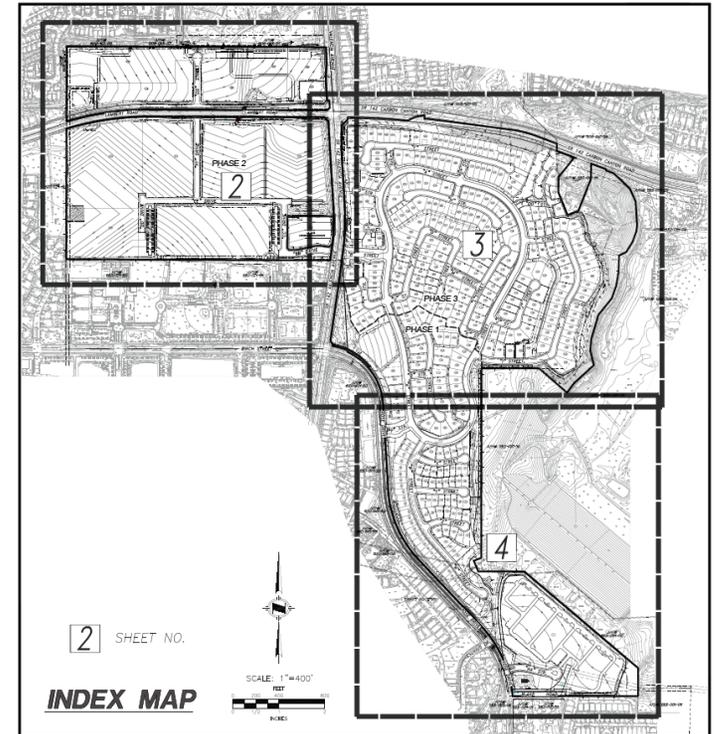
**PROJECT MAP:**



**BREA 265 TENTATIVE TRACT MAP AMENDMENT (MAP ID: 8)**

Case Type:	<ul style="list-style-type: none"> <li>Tentative Tract Map</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>TTM 16423 Amendment No. 1; <b>ACCELA No: PLN-2025-00019</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 322-031-01, -10, -11, -12, -13 -14, -19, -20, -21, &amp; -24 and 320-073-08, -09, &amp; -29</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 proposing to amend the TTM 16423 to accommodate design changes for Planning Areas 1, 3 and 7 of Brea 265 Specific Plan</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.gov">jessican@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Lennar Homes of California, LLC (Brett Hamara)</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>April 15, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

**PROJECT MAP:**



**BREA 265 PLANNING AREA 1 (MAP ID: 9)**

Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2025-03, Condominium map; <b>ACCELA No: PLN-2025-00020</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 322-031-14, -19, &amp; -21</li> <li>Address TBD; Planning Area 1 of Brea 265 Specific Plan (northeast of Rose Drive and Blake Street)</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing to develop Planning Area 1 of Brea 265 Specific Plan, which includes 121 multifamily units, a staging area park and associated improvements, with a condominium map</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.gov">jessican@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Lennar Homes of California, LLC (Brett Hamara)</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>April 15, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

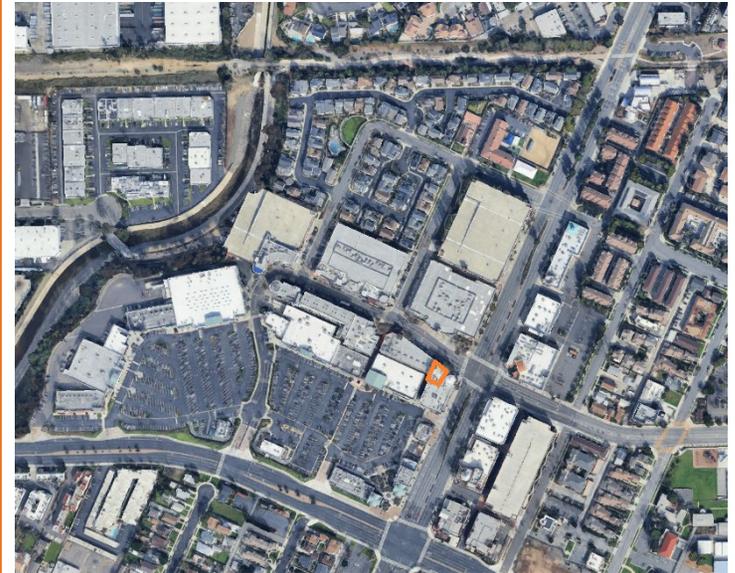
**PROJECT MAP:**



**KARMA LOUNGE ON-SITE ALCOHOL (MAP ID: 10)**

Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2025-11; <b>ACCELA No: PLN-2025-00027</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 296-376-17</li> <li>Address: 215 S. Brea Boulevard</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing an on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Karma Lounge)</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Karma Lounge</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>May 15, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

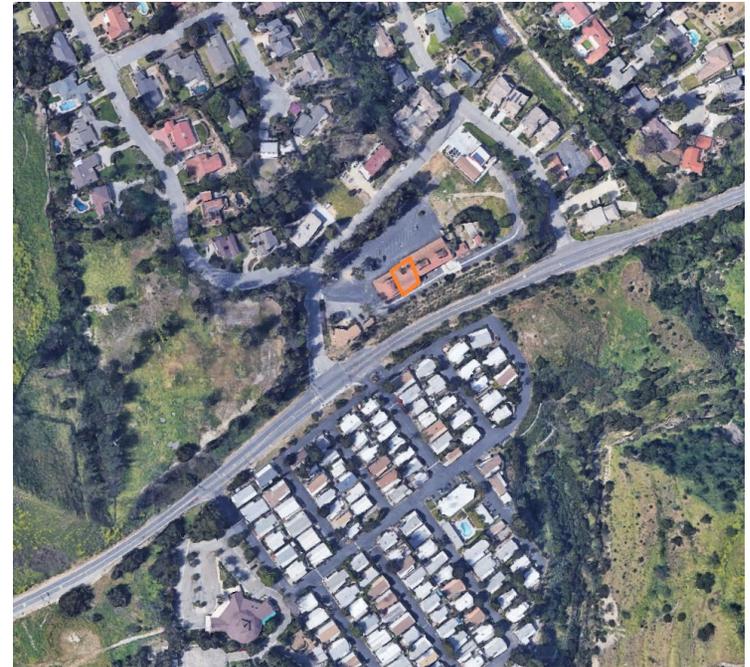
**PROJECT MAP:**



**CARBON CANYON COFFEE ON-SITE ALCOHOL (MAP ID: 11)**

Case Type:	<ul style="list-style-type: none"> <li>• Minor Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• MCUP No. 2025-04; <b>ACCELA No: PLN-2025-00034</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 315-052-02</li> <li>• 150 Olinda Place</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The Applicant is proposing on-site beer and wine service at an existing restaurant (Carbon Canyon Coffee)</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Graham Bultema, Assistant Planner (<a href="mailto:Grahamb@cityofbrea.gov">Grahamb@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Carbon Canyon Coffee</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>• June 17, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• Public noticing period ended September 4, 2025</li> <li>• Per Community Development Director determination, this application will be forwarded to the Planning Commission for review and decision; Tentatively scheduled for October 14, 2025 Planning Commission meeting</li> </ul>

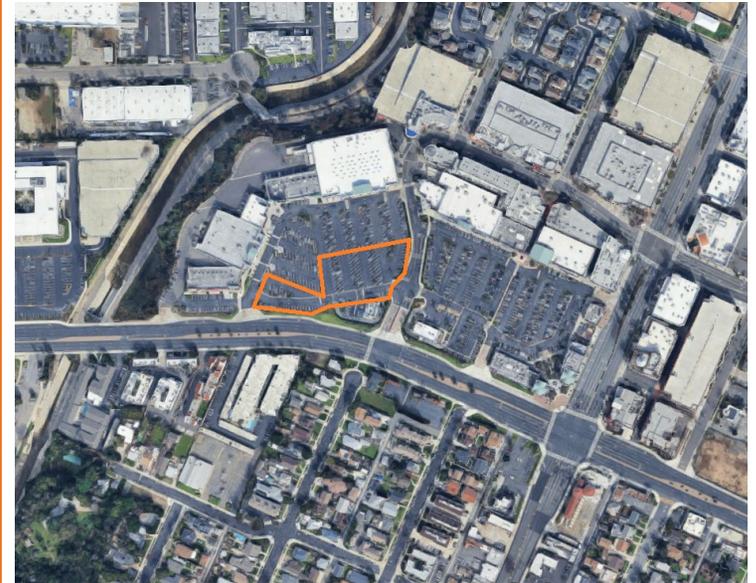
**PROJECT MAP:**



**NEW AUTOMOBILE SERVICE STATION AND DRIVE-THROUGH FACILITY (MAP ID: 12)**

Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permits and Precise Development</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP Nos. 2025-06 through 08; PD No. 2025-01; <b>ACCELA No: PLN-2025-00015</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 296-376-03 and 12</li> <li>Address: 300-305 W. Imperial Highway</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing to develop a new automobile service station and a new drive-through facility at Brea Gateway Shopping Center</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Brixmor Property Group (Thomas Rubio)</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>August 12, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

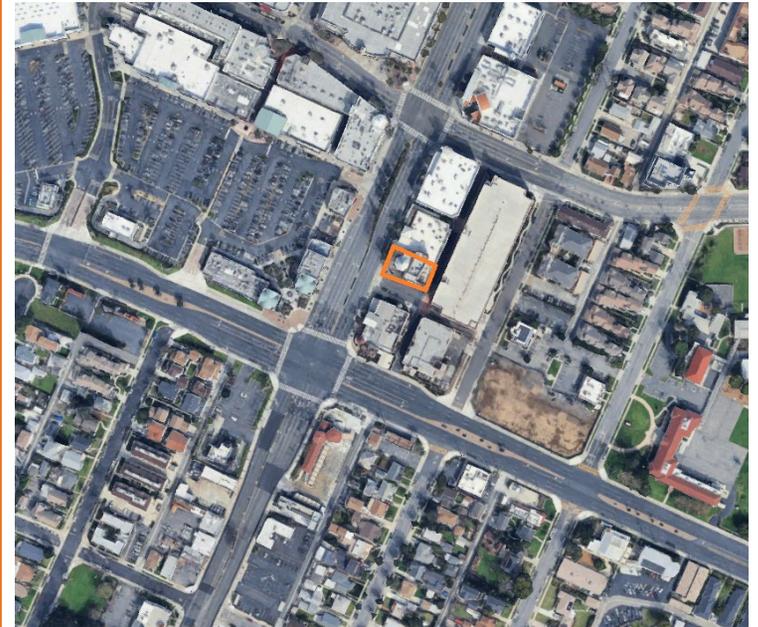
**PROJECT MAP:**



**BENIHANA EXTERIOR FAÇADE IMPROVEMENTS (MAP ID: 13)**

Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2025-05; <b>ACCELA No: PLN-2025-00045</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 319-291-37</li> <li>Address: 240 S. Brea Boulevard</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing a façade improvement for a new restaurant, Benihana.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Brianna Co, Planning Technician (<a href="mailto:briannac@cityofbrea.gov">briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Benihana (Nikki Weaver)</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>August 13, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

**PROJECT MAP:**



**IMPERIAL MARINER PARKING REDUCTION (MAP ID: 14)**

Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• CUP No. 2025-13; <b>ACCELA No: PLN-2025-00050</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 296-342-06 &amp; 296-114-01</li> <li>• Address: 915, 955 &amp; 975 W. Imperial Highway</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The Applicant is proposing a reduction in minimum parking requirements for the project site</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• James McGrade of Imperial Mariner, LLC</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>• September 5, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• Under review</li> </ul>

**PROJECT MAP:**



**NEW AUTOMOTIVE REPAIR (MAP ID: 15)**

Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2025-12; <b>ACCELA No: PLN-2025-00048</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-353-11</li> <li>Address: 1288 W. Lambert Road</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing a new automotive repair, minor use</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Gerardo Prado, G&amp;A Auto</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>August 19, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under review</li> </ul>

**PROJECT MAP:**



<b>THE HIVE (MAP ID: 16)</b>	
Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit Amendment</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• CUP No. 2025-14; <b>ACCELA No: PLN-2025-00052</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 296-132-01</li> <li>• Address: 650 N. Berry Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The Applicant is proposing to expand the existing fitness studio use and seeking a reduction in minimum parking requirements for the project site</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Brianna Co, Planning Technician (<a href="mailto:briannac@cityofbrea.gov">briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Benjamin Lin</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>• September 9, 2025</li> </ul>

**PROJECT MAP:**



**CHECK N' PLAY ON-SITE ALCOHOL (MAP ID: 17)**

Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2025-15; <b>ACCELA No: PLN-2025-00058</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-101-76</li> <li>Address: 2072 Brea Mall</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Applicant is proposing on-site sale and consumption of beer and wine (Type 41 ABC License) at a new cafe (Check N' Play)</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Steffanie Balsells, Check N' Play</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>October 2, 2025</li> </ul>

**PROJECT MAP:**



**BECKMAN SOUTH RESIDENTIAL (MAP ID: 18)**

Case Type:	<ul style="list-style-type: none"> <li>Preliminary Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PPR No. 2025-01; <b>ACCELA No: PLN-2025-00057</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 320-221-25</li> <li>Address: 250 S. Kraemer Boulevard</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The preliminary review consists of a new residential project proposing 256 attached dwelling units on a 15.33 acre site</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Brett Hamara, Lennar Homes</li> </ul>
Application submittal Date:	<ul style="list-style-type: none"> <li>October 1, 2025</li> </ul>

**PROJECT MAP:**

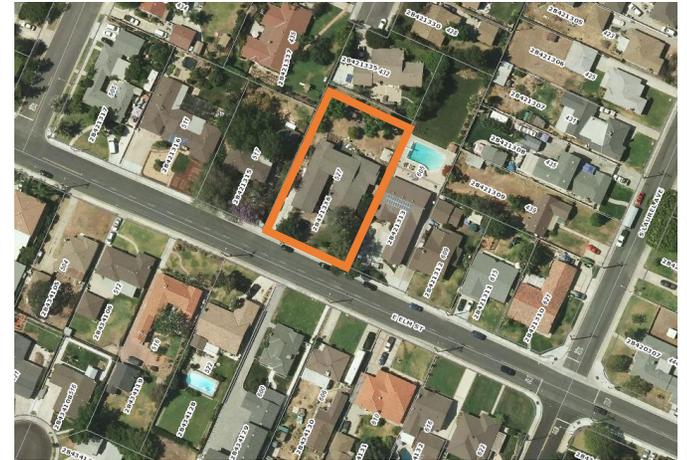


# Approved/Entitled

<b>MERCURY LANE APARTMENTS (Map ID: 1)</b>		<b>RENDERING:</b> 
Case Type:	<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 a new 5-story building with 114 workforce residential units.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>	
Applicant	<ul style="list-style-type: none"> <li>Dwight Manley</li> </ul>	
Approval Dates:	<ul style="list-style-type: none"> <li>Planning Commission recommended approval of the project to the City council on April 28, 2020</li> <li>City Council approved the project on June 2, 2020</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Refer to C&amp;C Affordable Housing Project (Map ID 36)</li> </ul>	

<i>ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 2)</i>	
Case Type:	<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 project establishes a new 1,496 square foot detached ADU.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Planning Division (<a href="mailto:planner@cityofbrea.gov">planner@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Frederick Talactac</li> </ul>
Approval Dates:	<ul style="list-style-type: none"> <li>• Planning Commission approved the project on October 25, 2022.</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• Under construction</li> </ul>

**PROJECT MAP:**



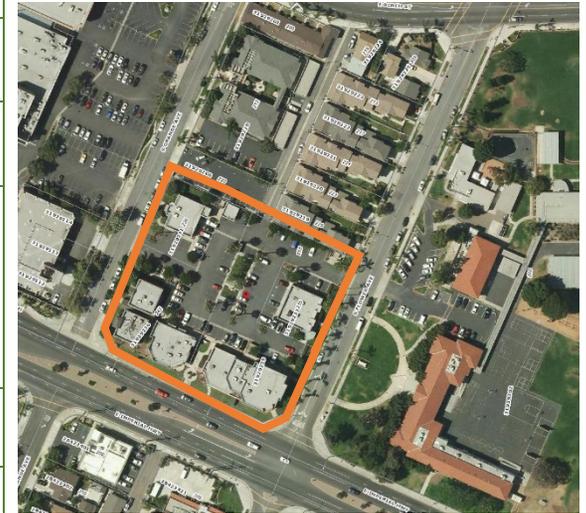
<b>INDUSTRIAL BUILDING (MAP ID: 3)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review, Environmental Impact Report Addendum</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2022-04; EIR No. 5-81 Addendum No. 1; <b>ACCELA No. PLN 2022-00012</b></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 project includes demolition of an existing office building and development of a new warehouse with related site improvements. The building would be a total of 113,700 SF.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Prologis</li> </ul>	
Approval Dates:	<ul style="list-style-type: none"> <li>Brea Community Development Director approved the project on March 27, 2023.</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Demolition complete; under building permit review process</li> </ul>	

<b>BREA MALL MIXED USE PROJECT (MAP ID. 4)</b>	
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;</li> <li>Assessor's Parcel Number (APN): 319-101-37 19-100-26, -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 project includes: (1) General Plan Amendment 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 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 to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan 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 for subdivision; and (6) Conditional Use Permits for shared parking, to establish the Brea Mall sign program, to allow on-site alcohol consumption of beer, wine and distilled spirits within dining establishments and to allow a fitness center</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Simon Properties</li> </ul>
Approval Dates:	<ul style="list-style-type: none"> <li>Planning Commission Study Session (Project Preview) was held on September 27, 2022.</li> <li>Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022.</li> <li>Planning Commission recommended approval of the project to the City Council on December 13, 2022.</li> <li>City Council Public Hearing (1<sup>st</sup> reading) was held on May 2, 2023.</li> <li>City Council approved the project during the 2<sup>nd</sup> reading on May 16, 2023.</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under construction</li> </ul>

**PROJECT MAP:**

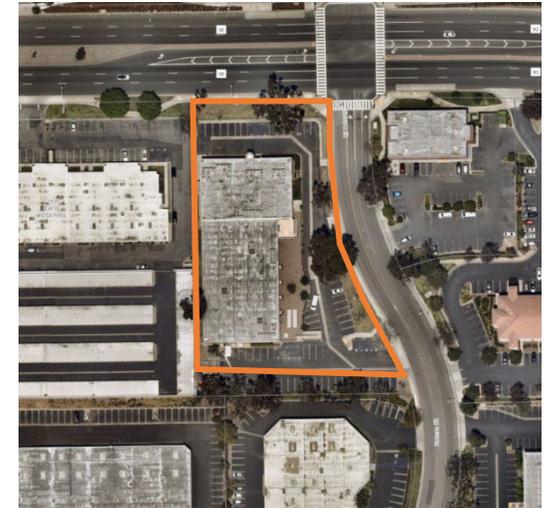


<b>GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 5)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); <b>ACELA 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 retains 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 and a new 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 would be constructed.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Dwight Manley</li> </ul>	
Approval Dates:	<ul style="list-style-type: none"> <li>Planning Commission Public Hearing (Intro to Project) held on January 24, 2023.</li> <li>Planning Commission recommended approval of the project to City Council on April 11, 2023.</li> <li>City Council Public Hearing (1<sup>st</sup> reading) held on May 16, 2023.</li> <li>City Council approved the project during the 2<sup>nd</sup> reading on June 6, 2023.</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under construction</li> </ul>	



<i>SOUTHLANDS CHURCH FENCE HEIGHT (MAP ID: 6)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Administrative Adjustment</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>AR 2023-01; <b>ACCELA No. PLN 2022-00027</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>2950 E. Imperial Highway</li> <li>Assessor's Parcel Number (APN): 336-631-21</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Project increases the height of the fence along Imperial Highway from 30 inches to 42 inches.</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>Southlands Church</li> </ul>
Approval Dates:	<ul style="list-style-type: none"> <li>Community Development Director approved the application on February 1, 2023</li> </ul>
Current Status	<ul style="list-style-type: none"> <li>Under construction</li> </ul>

**PROJECT MAP:**



**BOILING CRAB OUTDOOR PATIO AND ON-SITE ALCOHOL (MAP ID: 7)**

Case Type:	<ul style="list-style-type: none"> <li>Plan Review; Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-03; <b>ACCELA No. PLN 2023-00017</b></li> <li>CUP No. 2023-07; <b>ACCELA No: PLN-2023-00039</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>120 S. Brea Boulevard, Suite 106</li> <li>Assessor’s Parcel Number (APN): 296-364-25</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Project include a new outdoor patio and on-sale beer and wine alcohol license at a sit-down restaurant (Boiling Crab).</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Aejandra Zoquipa</li> </ul>
Approval Dates:	<ul style="list-style-type: none"> <li>Community Development Director approved the PR application on June 6, 2023</li> <li>Planning Commission approved the CUP application on September 12, 2023</li> </ul>
Current Status	<ul style="list-style-type: none"> <li>Under construction</li> </ul>

**PROJECT MAP:**



**BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 8)**

Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit, Precise Development</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• CUP No. 2022-23; PD No. 2022-12; <b>ACCELA No: PLN-2022-00078</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 319-391-01</li> <li>• 1639 E Imperial Hwy</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The project includes demolition of a 18,425 square foot theater (Building F) and remodeling Buildings E &amp; G for retail ground floor use and a new second floor for office use. Building E would add 7,787 square feet to the ground floor and a new 6,500 square foot second floor with a 3,028 square foot outdoor patio, and a new loading area to the rear of the building. Building G would add a new 8,480 square foot second floor with a 1,048 square foot outdoor patio.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.gov">jessican@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Waad J. Nadhir</li> </ul>
Approval Dates	<ul style="list-style-type: none"> <li>• The Planning Commission approved the application on August 8, 2023</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• Under construction</li> </ul>

**PROJECT MAP:**



**WIRELESS FACILITY CO-LOCATION (MAP ID: 9)**

Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-07; <b>ACCELA No: PLN-2023-00047</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-331-12</li> <li>145 S. State College Boulevard</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project modifies an existing wireless facility to add additional antennas and support equipment.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Meghan Graham</li> </ul>
Approval Dates	<ul style="list-style-type: none"> <li>The Community Development Director approved the application on October 10, 2023.</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Building permit ready to issue</li> </ul>

**PROJECT MAP:**



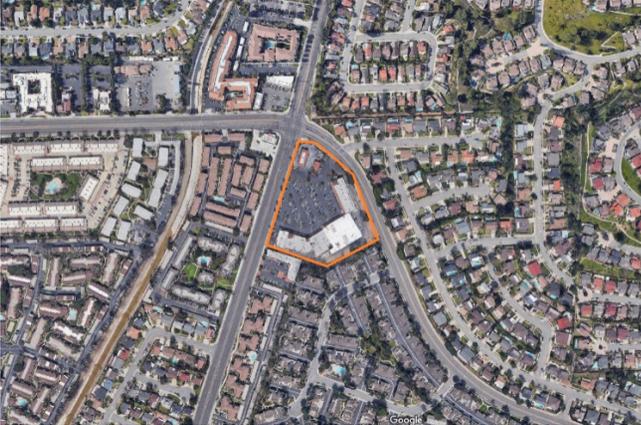
<b>CALIFORNIA SPINE INSTITUTE (MAP ID: 10)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit, Administrative Remedy</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2023-05; AR No. 2023-04; <b>ACCELA No: PLN-2023-00030</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-314-07</li> <li>721 E Imperial Hwy</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project includes a second story addition to an existing office building along with related site improvements.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Raed Ali and Eric Lin</li> </ul>	
Approval Dates	<ul style="list-style-type: none"> <li>December 12, 2023</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under Building plan check process</li> </ul>	

<b>DR. SQUATCH FENCE HEIGHT (MAP ID: 11)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Administrative Remedy</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>AR No. 2024-01 <b>ACCELA No: PLN-2024-00007</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-141-01</li> <li>114 N. Berry Street</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project increases the height of a new screening fencing from 7 feet to 8 feet.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.gov">jessican@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Christopher Clay</li> </ul>	
Approval Date	<ul style="list-style-type: none"> <li>February 6, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under construction</li> </ul>	

<i>WIRELESS FACILITY MODIFICATION (MAP ID: 12)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-02; <b>ACCELA No: PLN-2023-00012</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 284-333-42</li> <li>185 E. Alder</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Stephanie Rudolph</li> </ul>
Approval Date	<ul style="list-style-type: none"> <li>March 22, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under Building plan check process</li> </ul>

**PROJECT MAP:**

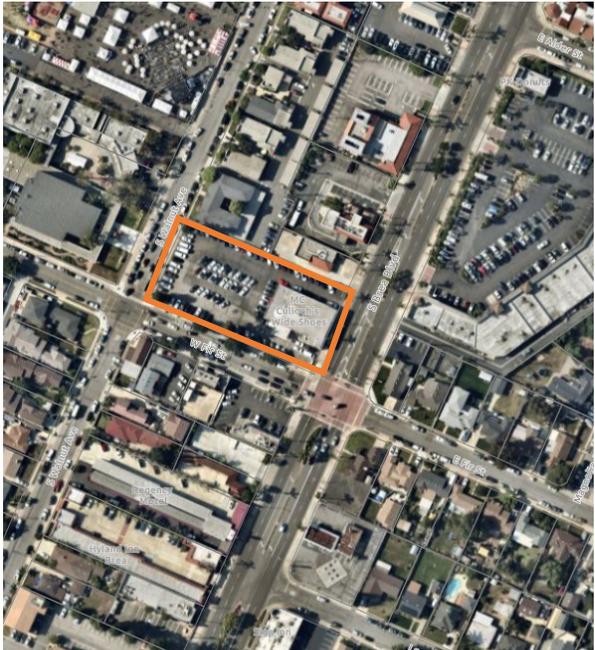


<b>NEW WIRELESS FACILITY (MAP ID: 13)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2024-02; <b>ACCELA No: PLN-2024-00019</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-291-14</li> <li>724 N. Brea Boulevard</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing a new roof mounted wireless facility for Dish Wireless.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Brian De La Ree of Butler America</li> </ul>	
Approval Date	<ul style="list-style-type: none"> <li>April 25, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Building permit ready to issue</li> </ul>	

<b>IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 14)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Tentative Parcel Map</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>TPM No. 2022-179; <b>ACCELA No: PLN-20224-00016</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-342-05 and 296-114-01</li> <li>915, 955, 975 W. Imperial Hwy</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to subdivide the existing property into four parcels.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Rebecca Pennington, Senior Planner (<a href="mailto:rebeccap@cityofbrea.gov">rebeccap@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>James McGrade of Imperial Mariner, LLC</li> </ul>	
Approval Date	<ul style="list-style-type: none"> <li>June 25, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under final map review process</li> </ul>	



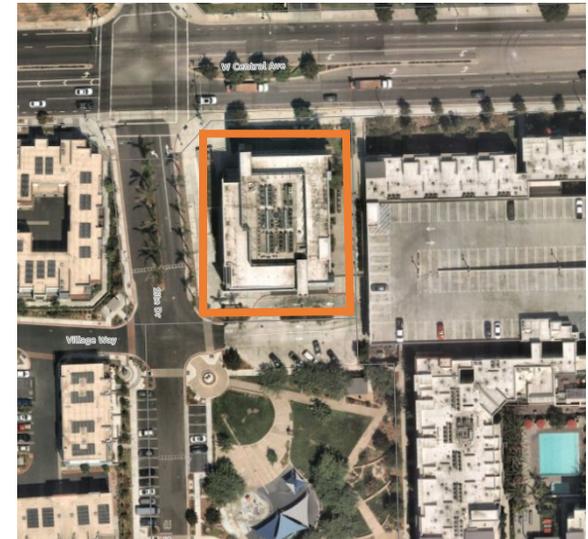
<i>LIGHT INDUSTRIAL BUILDING (MAP ID: 15)</i>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR 2023-08; <b>ACCELA No: PLN-2023-00049</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 320-303-11</li> <li>3200 Nasa Street</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The applicant is proposing to construct a new 56,000 square-foot industrial building.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Dennis Roy</li> </ul>	
Approval Date	<ul style="list-style-type: none"> <li>July 1, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under building plan check process; site grading has commenced</li> </ul>	

<b>SOUTH BREA TOWNHOMES (MAP ID: 16)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; <b>ACCELA No: PLN-2023-00081</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 284-282-06</li> <li>685 S. Brea Boulevard</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project includes demolition of the existing retail building and construction of a new 32-unit, 3 story residential development.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.gov">jessican@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Patrick Chien of City Ventures</li> </ul>	
Approval Date:	<ul style="list-style-type: none"> <li>July 23, 2024</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Demolition completed; Under building plan check process</li> </ul>	

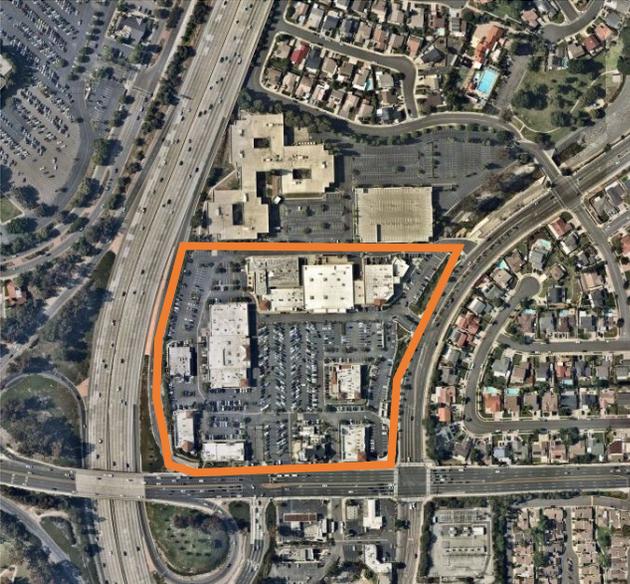
**AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 17)**

Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2022-12; PR No. 2022-13; <b>ACCELA No: PLN-2022-00074</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 project includes a new rooftop wireless communication facility and screening on an existing commercial office building.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Graham Bultema, Assistant Planner (<a href="mailto:grahamb@cityofbrea.gov">grahamb@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>New Cingular Wireless PCS, LLC dba AT&amp;T Wireless</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>August 22, 2024</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under construction</li> </ul>

**PROJECT MAP:**





<b>BREA PLAZA APARTMENTS (MAP ID: 19)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>GPA No. 2024-01, ZC No. 2024-01, PD No. 2024-01, CUP No. 2024-03, 04 and 05; <b>ACCELA No: PLN-2024-00017</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-102-25</li> <li>1639 East Imperial Highway</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project allows for a new residential development consisting of a four-story, 120-unit apartment building with a private terrace atop a two-level parking structure with 95 spaces, a surface parking area with 51 parking spaces, a modification of the off-street parking requirements based on a shared parking analysis and a comprehensive sign program amendment</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Jessica Newton, Senior Planner (<a href="mailto:jessican@cityofbrea.gov">jessican@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Jahn Nguyen of AO</li> </ul>	
Approval Date	<ul style="list-style-type: none"> <li>April 1 and 15, 2025</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Pending building plan check process</li> </ul>	

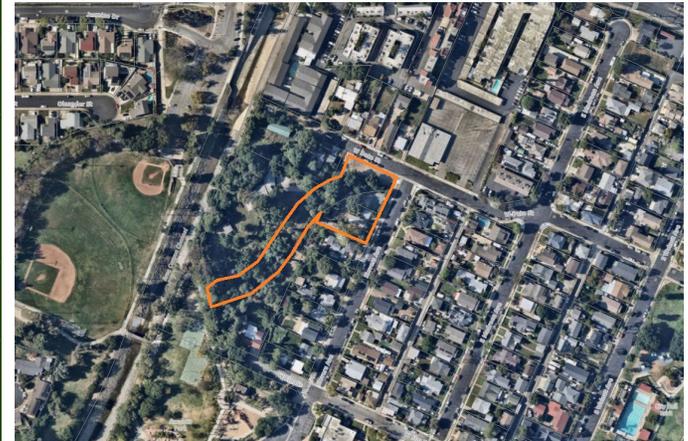
<b>GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 20)</b>	
Case Type:	<ul style="list-style-type: none"> <li>General Plan Amendment, Zone Change, Plan Review, Development Agreement, Precise Development, Tentative Tract Map, Environmental Impact Report</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>GPA No. 2024-02, ZC No. 2024-02, PR No. 2024-03, DA No. 2024-01, PD No. 2024-02, VTTM No. 2024-01, EIR No. 2024-01; <b>ACCELA No: PLN-2024-00020</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-102-34</li> <li>1698-1700 Greenbriar Lane</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows for a new 179 single-family attached dwelling unit development.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Rebecca Pennington, Senior Planner (<a href="mailto:rebeccap@cityofbrea.gov">rebeccap@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Gary Jones of Lennar Homes of California, Inc.</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>April 1 and 15, 2025</li> </ul>
Subsequent Applications:	<ul style="list-style-type: none"> <li>TR No. 2025-01; <b>ACCELA No: PLN-2025-00035</b>: This allows removal of five Sycamore trees at the Greenbriar Residential Development project site (approved June 19, 2025)</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Site clearance and demolition has begun; Under building plan check process</li> </ul>

**PROJECT MAP:**



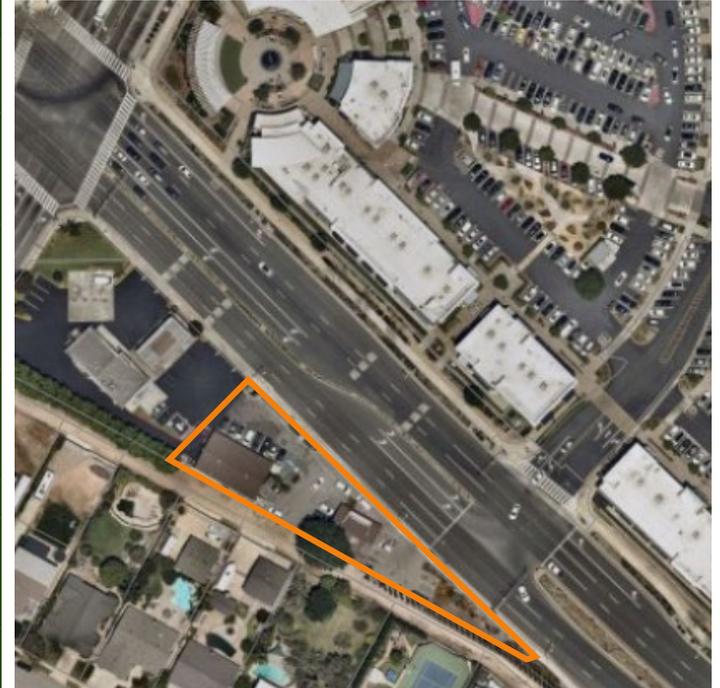
<i>SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 21)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Tentative Parcel Map</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>Tentative Parcel Map No. 2024-135; <b>ACCELA No: PLN-2024-00036</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041</li> <li>411 Sievers Avenue</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows for a subdivision/reorganization of 7 existing lots into 4 new lots</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Michael Jelensky</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>April 22, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Pending final map process</li> </ul>

**PROJECT MAP:**



<b>7-ELEVEN (MAP ID: 22)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2025-01; <b>ACCELA No: PLN-2025-00003</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 336-203-13</li> <li>3310 E. Imperial Highway</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows an off-sale general license that authorizes the sale of beer, wine, and distilled spirits for off-premises consumption (Type 21 ABC License) at an existing business, 7-Eleven</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Brianna Co, Planning Technician (<a href="mailto:briannac@cityofbrea.gov">briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Dayna Epley, 7-Eleven, Inc.</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>March 25, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>

**PROJECT MAP:**



<b>MAIN EVENT (MAP ID: 23)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2025-02 and CUP No. 2025-03; <b>ACCELA No: PLN-2025-00005</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-362-25</li> <li>245 W. Birch Street</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project allows an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Main Event Entertainment</li> </ul>	
Approval Date:	<ul style="list-style-type: none"> <li>May 13, 2025</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Building permit ready to issue</li> </ul>	

<b>OFFICE USE IN M-1 ZONE (MAP ID: 24)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2025-04; <b>ACCELA No: PLN-2025-00006</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-251-20</li> <li>420 Apollo Street, Unit A</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project allows an administrative and professional office for the operation of a property management business</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>F.P.L Evergreen LLC</li> </ul>	
Approval Date:	<ul style="list-style-type: none"> <li>April 22, 2025</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>	

**7-ELEVEN (MAP ID: 25)**

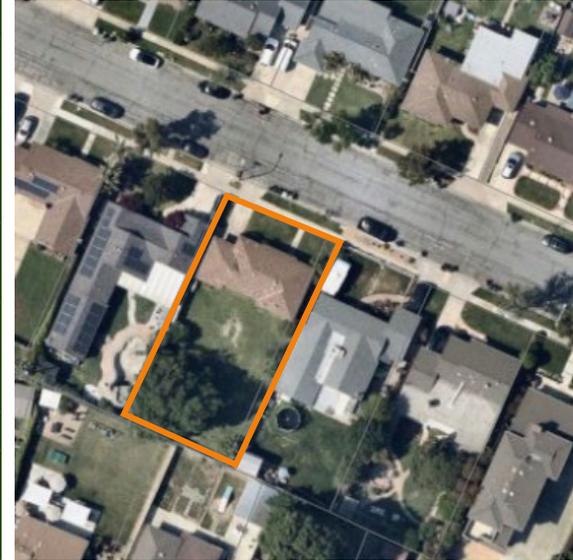
Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• CUP No. 2025-06; <b>ACCELA No: PLN-2025-00015</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor's Parcel Number (APN): 304-042-13</li> <li>• 295 W. Central Avenue</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The project allows an off-sale general license that authorizes the sale of beer, wine, and distilled spirits for off-premises consumption (Type 21 ABC License) at an existing business, 7-Eleven</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Brianna Co, Planning Technician (<a href="mailto:briannac@cityofbrea.gov">briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Dayna Epley, 7-Eleven</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>• April 22, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

**PROJECT MAP:**



<b>SINGLE FAMILY HOME ADDITION WITH A SINGLE CAR GARAGE (MAP ID: 26)</b>	
Case Type:	<ul style="list-style-type: none"> <li>• Zone Variance</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• ZV No. 2025-01; <b>ACCELA No: PLN-2025-00026</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor's Parcel Number (APN): 284-321-06</li> <li>• 226 E. Alder Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The project allows for an expansion of an existing single family home with a single car garage</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Brianna Co, Planning Technician (<a href="mailto:briannac@cityofbrea.gov">briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Peter Bacarro</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>• July 22, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• In plan review</li> </ul>

**PROJECT MAP:**

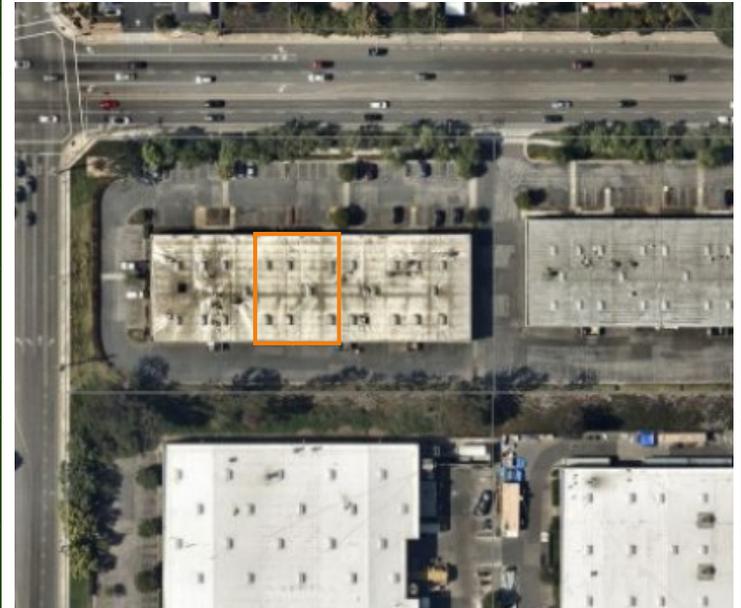


<b>AQUATIC SPORTS PERFORMANCE (MAP ID: 27)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Minor Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>MCUP No. 2025-01; <b>ACCELA No: PLN-2025-00016</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-191-05</li> <li>396 Cliffwood Park Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows a private training studio for swimmers</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Brianna Co, Planning Technician (<a href="mailto:briannac@cityofbrea.gov">briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Sean Kao, Aquatic Sports Performance</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>May 13, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>In plan review</li> </ul>

**PROJECT MAP:**



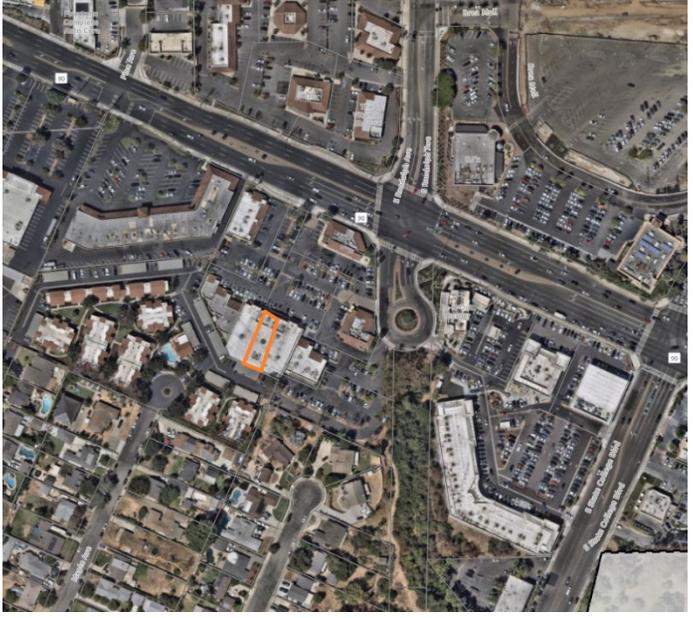
<b>STUDIO J DANCE LLC (MAP ID: 28)</b>		<b>PROJECT MAP:</b>
Case Type:	<ul style="list-style-type: none"> <li>Minor Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>MCUP No. 2025-02; <b>ACCELA No: PLN-2025-00017</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-214-01</li> <li>1150 W. Central Avenue, #C</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project allows for a dance studio</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Jomana Siddiqui, Studio J Dance LLC</li> </ul>	
Approval Date:	<ul style="list-style-type: none"> <li>May 23, 2025</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>	



<b>TEMPO GEISHA (MAP ID: 29)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2025-04; <b>ACCELA No: PLN-2025-00028</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-291-29</li> <li>101 E. Imperial Highway</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows the removal of brewery equipment</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Genesis Clara, Tempo Geisha</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>May 27, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>

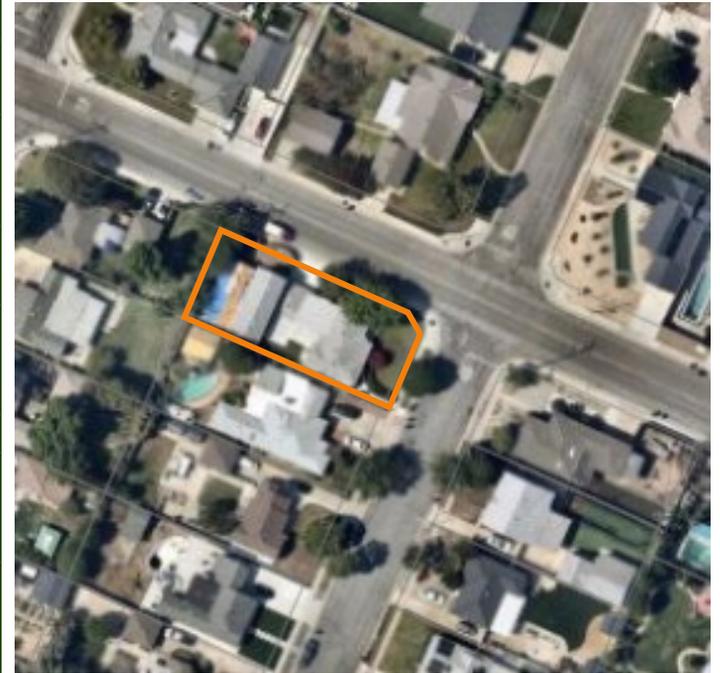
**PROJECT MAP:**



<b>PACE &amp; PINT ON-SITE ALCOHOL (MAP ID: 30)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Conditional Use Permit</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>CUP No. 2024-05; <b>ACCELA No: PLN-2024-00051</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 284-252-21</li> <li>1040 E. Imperial Hwy, Suite F2</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The project allows for an on-site beer service at an existing retail store (Snails Pace)</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Raul Cueva</li> </ul>	
Approval Date:	<ul style="list-style-type: none"> <li>June 10, 2025</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>	

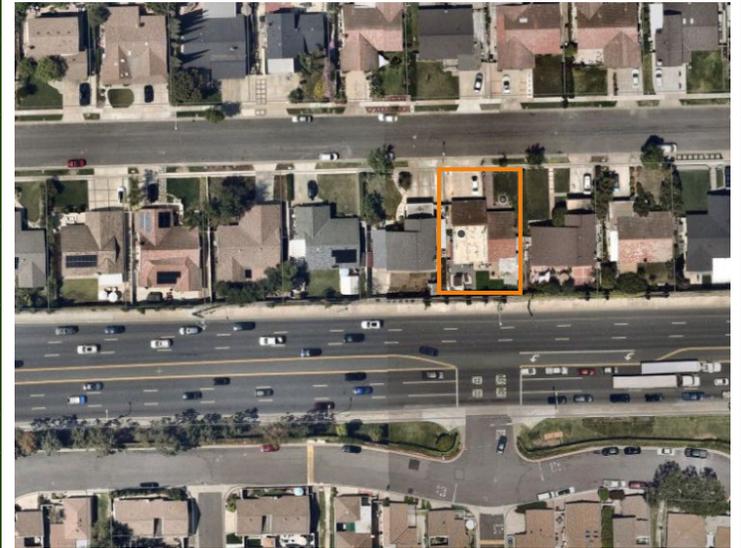
<i>S. POPLAR AVENUE ADMINISTRATIVE REMEDY (MAP ID: 31)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Administrative Remedy</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>AR Nos. 2025-01 &amp; 2025-02; <b>ACCELA No: PLN-2025-00009</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 284-342-20</li> <li>501 S. Poplar Avenue</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows for a new RV garage to encroach into the required street side yard and the interior side yard areas</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Alex Horowitz</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>February 12, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>

**PROJECT MAP:**



<i>MOORPARK DRIVE ADMINISTRATIVE REMEDY (MAP ID: 32)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Administrative Remedy</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>AR No. 2025-03; <b>ACCELA No: PLN-2025-00029</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 320-024-19</li> <li>1842 Moorpark Drive</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows for an increase in the maximum allowable lot coverage by 9% (35% to 38.1%) to accommodate a new 350 sq. ft. covered patio</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Graham Bultema, Assistant Planner (<a href="mailto:grahamb@cityofbrea.gov">grahamb@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Ana Maria Velasco</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>June 9, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>

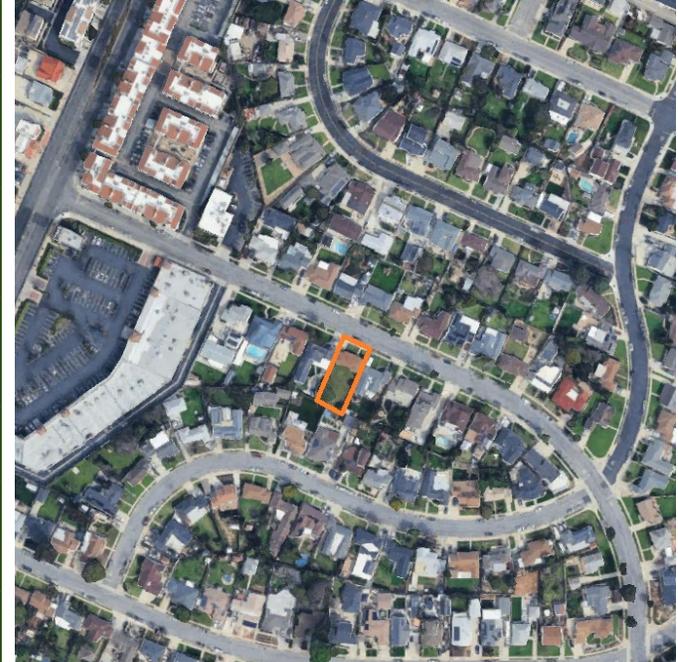
**PROJECT MAP:**



<b>NEW INDUSTRIAL BUILDING (MAP ID: 33)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>Plan Review</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>PR No. 2024-01; <b>ACCELA No: PLN-2024-00009</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-251-04</li> <li>424 Berry Way</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>The Project includes demolition of the existing industrial buildings located at the eastern portion of the parcel and the construction a new 147,500 sq. ft. warehouse.</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>Graham Bultema, Assistant Planner (<a href="mailto:grahamb@cityofbrea.gov">grahamb@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>Rexford Industrial, Berry, LLC.</li> </ul>	
Approval Date:	<ul style="list-style-type: none"> <li>July 14, 2025</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>Under building permit plan check process</li> </ul>	

<b>ALDER STREET VARIANCE (MAP ID: 34)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Variance</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>ZV No. 2025-01; <b>ACCELA No: PLN-2025-00026</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 284-321-06</li> <li>Address: 226 E. Alder Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The Project allowed waiver of the minimum parking requirement in order to construct an addition to the existing single-family residence with a single-car garage</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Brianna Co, Planning Technician (<a href="mailto:briannac@cityofbrea.gov">briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Peter Bacarro</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>July 22, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Pending building permit plan check process</li> </ul>

**PROJECT MAP:**



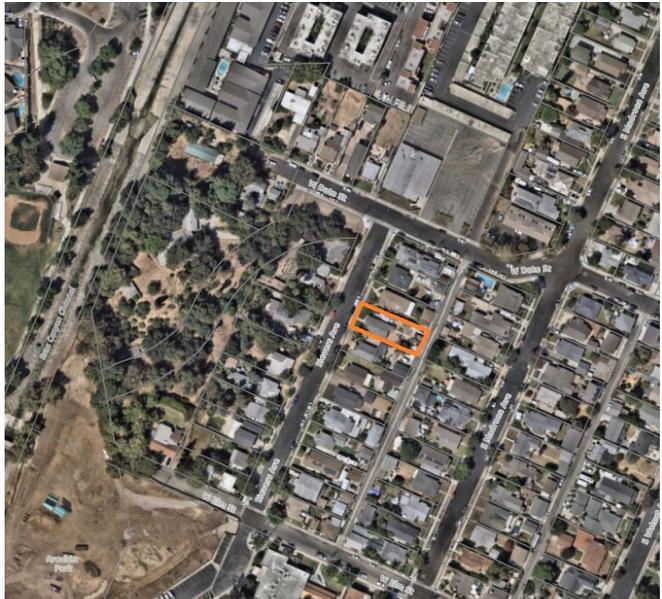
<i>THAI 7 BISTRO ON-SITE ALCOHOL (MAP ID: 35)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Minor Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>MCUP No. 2025-03; <b>ACCELA No: PLN-2025-00031</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-362-27</li> <li>215 W. Birch Street #2</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows for on-site beer and wine service at an existing restaurant (Thai 7 Bistro)</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Thai 7 Bistro</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>August 5, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>N/A</li> </ul>

**PROJECT MAP:**



<i>A 2<sup>nd</sup> STORY ADU MODIFICATION OF STANDARDS (MAP ID: 36)</i>	
Case Type:	<ul style="list-style-type: none"> <li>• Certificate of Compatibility</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• CC No. 2024-02; <b>ACCELA No: PLN-2024-00063</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor's Parcel Number (APN): 284-252-21</li> <li>• 414 Sievers Avenue</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The project allows for modification of standards (i.e. height, design standards related to exterior staircase) for a new 2<sup>nd</sup> story ADU</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Tony Vega</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>• August 26, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• In building permit plan check process</li> </ul>

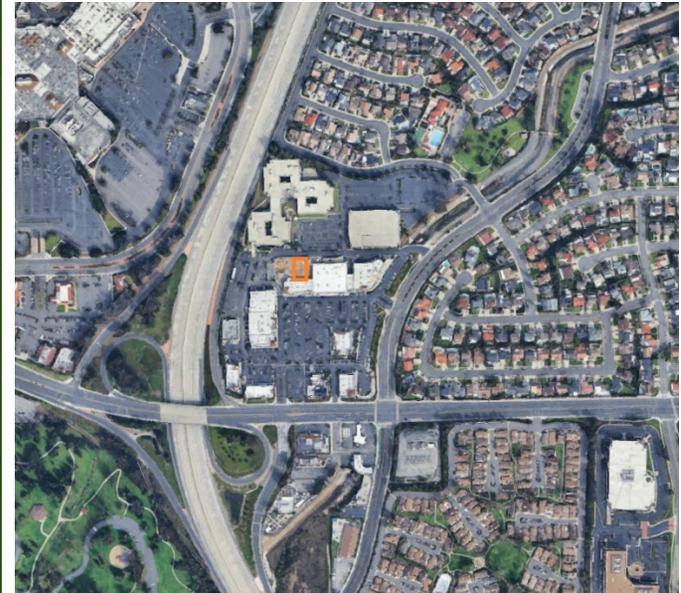
**PROJECT MAP:**



<b>RAISING CANES DRIVE-THROUGH (MAP ID: 37)</b>		<b>PROJECT MAP:</b> 
Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit, Plan Review, Precise Development</li> </ul>	
Project No.:	<ul style="list-style-type: none"> <li>• CUP No. 2024-08, PR No. 2024-06, PD No. 2024-04; <b>ACCELA No: PLN-2024-00067</b></li> </ul>	
Project Location:	<ul style="list-style-type: none"> <li>• Assessor's Parcel Number (APN): 319-103-26</li> <li>• 200 S. State College Boulevard</li> </ul>	
Project Description:	<ul style="list-style-type: none"> <li>• The project includes a new drive-through restaurant (Raising Canes)</li> </ul>	
Project Planner:	<ul style="list-style-type: none"> <li>• Graham Bultema, Assistant Planner (<a href="mailto:grahamb@cityofbrea.gov">grahamb@cityofbrea.gov</a>)</li> </ul>	
Applicant:	<ul style="list-style-type: none"> <li>• Raising Canes</li> </ul>	
Approval Date:	<ul style="list-style-type: none"> <li>• August 26, 2025</li> </ul>	
Current Status:	<ul style="list-style-type: none"> <li>• Pending building permit plan check process</li> </ul>	

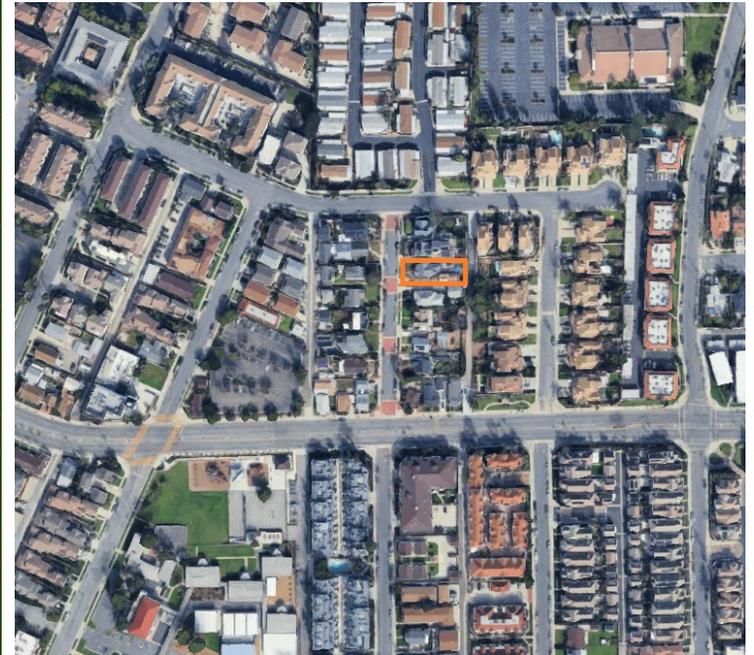
<b>KOY RESTAURANT AND BAR ON-SITE ALCOHOL (MAP ID: 38)</b>	
Case Type:	<ul style="list-style-type: none"> <li>• Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>• CUP No. 2025-10; <b>ACCELA No: PLN-2025-00025</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>• Assessor’s Parcel Number (APN): 319-391-01</li> <li>• Address: 441 S. Associated Road</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>• The project includes on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Koy Restaurant and Bar)</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>• Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>• Grand Salon &amp; Spa, Inc.</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>• August 26, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>• Restaurant under construction</li> </ul>

**PROJECT MAP:**



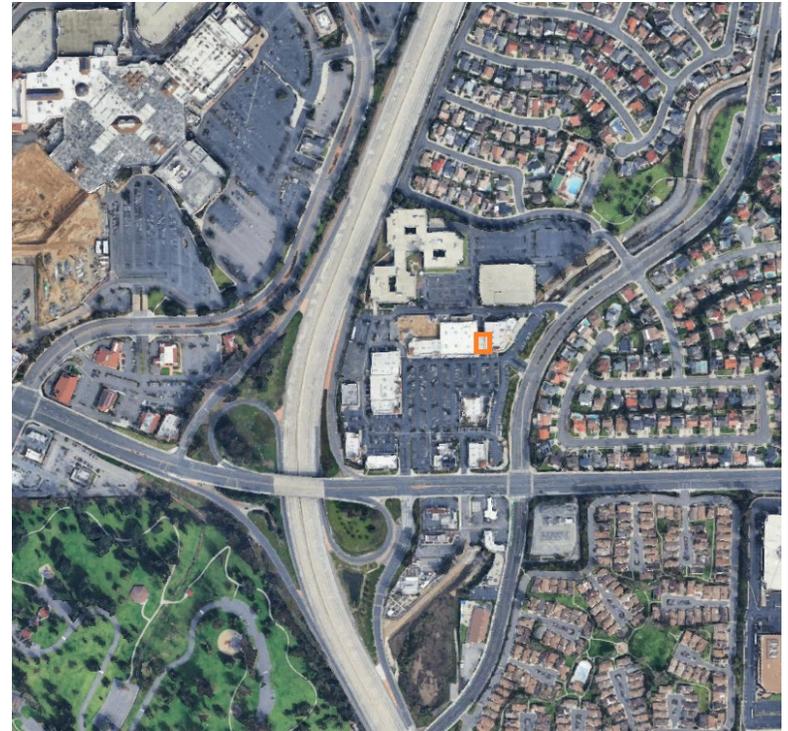
<i>REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 39)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Administrative Remedy</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>AR No. 2025-04; <b>ACCELA No: PLN-202-00032</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-273-17</li> <li>110 S. Redwood Avenue</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows for modification of wall and fence height to increase by 12 inches along south property line (side)</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Raul Luna</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>August 28, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under building permit plan check process</li> </ul>

**PROJECT MAP:**



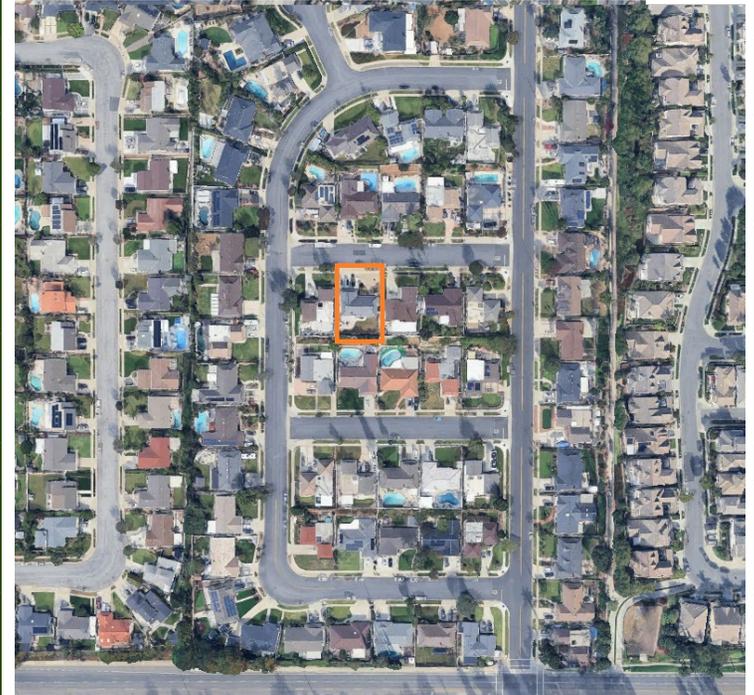
<b>CHEF'S CUT ON-SITE ALCOHOL (MAP ID:40)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Minor Conditional Use Permit</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>MCUP No. 2025-05; <b>ACCELA No: PLN-2025-00037</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 319-102-25</li> <li>415 S. Associated Road</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project includes on-site beer and wine service at a new restaurant (Chef's Cut)</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Brianna Co, Planning Technician (<a href="mailto:Briannac@cityofbrea.gov">Briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Chef's Cut</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>September 2, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Restaurant under building permit plan check process</li> </ul>

**PROJECT MAP:**



<i>DEANNA DRIVE LOT COVERAGE INCREASE (MAP ID: 41)</i>	
Case Type:	<ul style="list-style-type: none"> <li>Administrative Remedy</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>AR No. 2025-056; <b>ACCELA No: PLN-2025-00039</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 304-124-04</li> <li>920 Deanna Drive</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project allows the project to exceed the maximum lot coverage allowed for the property by 3% (35% to 38%) to accommodate a room addition</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Brianna Co, Planning Technician (<a href="mailto:Briannac@cityofbrea.gov">Briannac@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Hoel Park</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>August 25, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Under building permit plan check process</li> </ul>

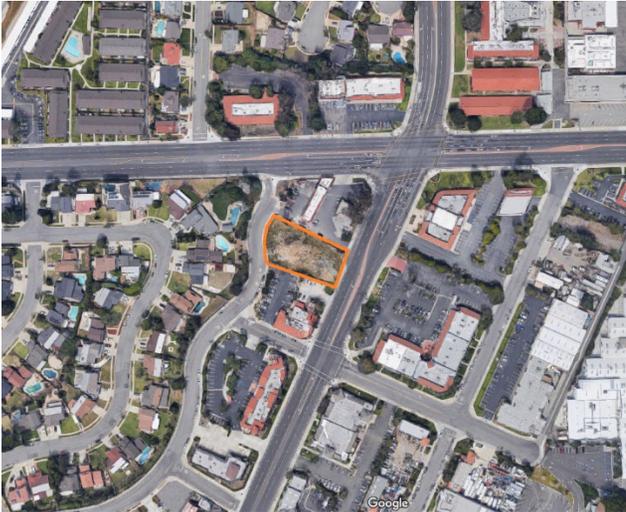
**PROJECT MAP:**





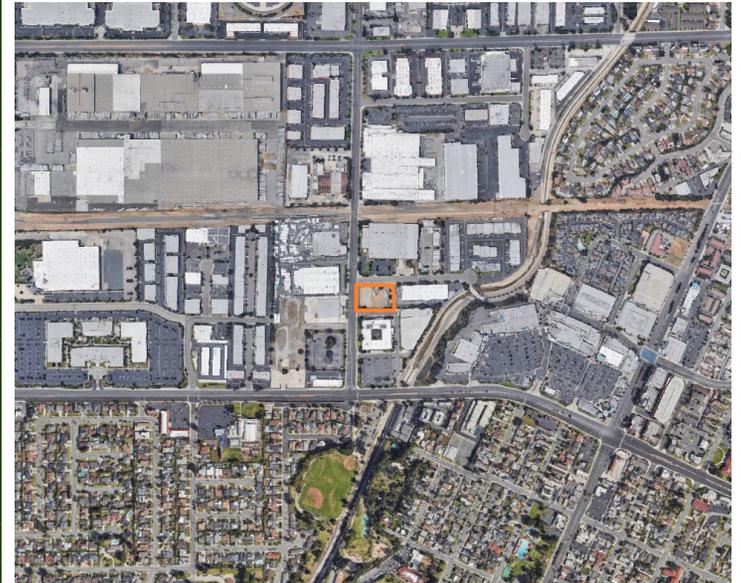
<b>JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 43)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Preliminary Plan Review; Density Bonus</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PPR No. 2024-01, DB No. 2024-02 &amp; 02A; <b>ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor's Parcel Number (APN): 296-301-02</li> <li>323 N. Brea Blvd.</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project includes a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units.</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Marie Dao, Senior Management Analyst (<a href="mailto:maried@cityofbrea.gov">maried@cityofbrea.gov</a>)</li> <li>Cristal Nava, Assistant Planner (<a href="mailto:cristaln@cityofbrea.gov">cristaln@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Tish Kelly of Jamboree Housing Corp.</li> </ul>
Approval Date:	<ul style="list-style-type: none"> <li>Preliminary Plan Review letter: April 10, 2024</li> <li>Density Bonus: February 25, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>A request for an amendment to the Density Bonus application submitted on July 22, 2025, which is currently under review</li> <li>Under building plan check process</li> </ul>

**PROJECT MAP:**



<b>C&amp;C AFFORDABLE HOUSING PROJECT (MAP ID: 44)</b>	
Case Type:	<ul style="list-style-type: none"> <li>Preliminary Plan Review; Density Bonus</li> </ul>
Project No.:	<ul style="list-style-type: none"> <li>PPR No. 2024-04; DB No. 2025-01 <b>ACCELA No: PLN-2024-00057; PLN-2025-00038</b></li> </ul>
Project Location:	<ul style="list-style-type: none"> <li>Assessor’s Parcel Number (APN): 296-143-01</li> <li>SEC of Mercury Lane and Berry Street</li> </ul>
Project Description:	<ul style="list-style-type: none"> <li>The project includes a new 85-unit, 5-story affordable senior housing project</li> </ul>
Project Planner:	<ul style="list-style-type: none"> <li>Rebecca Pennington, Senior Planner (<a href="mailto:rebeccap@cityofbrea.gov">rebeccap@cityofbrea.gov</a>)</li> <li>Esteban Rubiano, Assistant Planner (<a href="mailto:estebanr@cityofbrea.gov">estebanr@cityofbrea.gov</a>)</li> <li>Marie Dao, Senior Management Analyst (<a href="mailto:maried@cityofbrea.gov">maried@cityofbrea.gov</a>)</li> </ul>
Applicant:	<ul style="list-style-type: none"> <li>Todd Cottle</li> </ul>
Approval Date	<ul style="list-style-type: none"> <li>Preliminary Plan Review letter: November 27, 2024</li> <li>Density Bonus: Finance Committee – August 12, 2025; City Council – August 19, 2025</li> </ul>
Current Status:	<ul style="list-style-type: none"> <li>Pending building plan check submittal</li> </ul>

**PROJECT MAP:**



# REPEALED/DENIED

(Within one year)

N/A