



Planning Commission Agenda

Tuesday, December 9, 2025, 6:00 PM

COUNCIL CHAMBERS

1 Civic Center Circle

Brea, California 92821

Also via teleconference:

350 W Central Ave #455, Brea, CA 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 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 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 Zoom Meeting Webinar Link. 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

- 1.A. Call to Order/Roll Call - Commission
- 1.B. Pledge of Allegiance
- 1.C. Invocation
 - Pastor Dave Tebay from Calvary Community Church.
- 1.D. Matters from the Audience

2. CONSENT CALENDAR

- 2.A. October 28, 2025 Planning Commission Minutes
 - 1. Approve
- 2.B. Adoption of 2026 Planning Commission Calendar
 - 1. Approve

3. PUBLIC HEARINGS

- 3.A. Conditional Use Permit No. 2025-13

A request to allow a reduction of approximately 20 percent in the required off-street parking to accommodate a proposed 179,559 square feet of medical office use within an existing office building campus located at 915, 955, 975 West Imperial Highway, and 950 Mariner Street.

 - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1); and,
 - 2. Approve Conditional Use Permit (CUP) No. 2025-13 to allow a reduction of 20.1% in the required off-street parking to accommodate 179,559 square feet of medical office use, based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval.

4. ADMINISTRATIVE ITEMS

- 4.A. Distinguished Brea Athletes Program Selection Committee Appointments
 - 1. Appoint two members of the Planning Commission to serve on the Distinguished Brea Athletes Selection Committee.
- 4.B. Committee Reports
- 4.C. Informational/Project Updates
 - 1. Receive and file

5. ADJOURNMENT

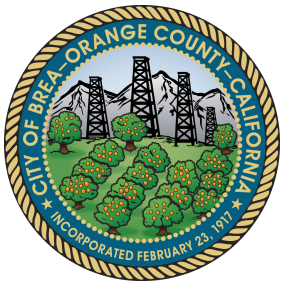
Date Posted: December 3, 2025



Planning Commission Communication

A. October 28, 2025 Planning Commission Minutes

Meeting	Agenda Group
Tuesday, December 9, 2025, 6:00 PM	CONSENT CALENDAR Item: 2A.
TO	FROM
Chair and Members of the Planning Commission	Jessica Newton, Senior Planner



CITY of BREA

Planning Commission Communication
December 9, 2025
Item No. 2A.

October 28, 2025 Planning Commission Minutes

TO	PREPARED BY
Chair and Members of the Planning Commission	Jessica Newton, Senior Planner
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 approve the October 28, 2025 Planning Commission Minutes (Attachment A)

RESPECTFULLY SUBMITTED

Jason Killebrew, Assistant City Manager/Community Development Director

Attachments

[October 28, 2025 Planning Commission Minutes \(Attachment A\)](#)

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

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

October 28, 2025

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

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

1. GENERAL SESSION

1.A. Call to Order/Roll Call - Commission

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

1.B. Invocation

Pastor Dan Crane from Formation church led the invocation.

1.C. Pledge of Allegiance

Commissioner Madden led the Pledge of Allegiance.

1.D. Matters from the Audience

Kim Rhodes, owner of Blue Scoop Creamery in Brea, commented on the issue of the parking situation in the shopping center, and requested the City to assist with possible solutions to the parking shortage.

2. CONSENT CALENDAR

2.A. Approval Of Minutes

Motion was made by Vice Chair Perez and seconded by Commissioner Madden. Motion passed 3-0-2, with Commissioner Gribble absent and Chair Schlotterbeck recused.

3. PUBLIC HEARINGS

3.A. Omnibus Code Update ZOTA No. 2025-03

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

The Planning Commission asked questions regarding the following topics:

- Amendments #5 and #6 as the only amendments that align state regulations with the City's ordinances
- Amendment #3 regarding variances is also part of and aligns with state law
- Clarification of Amendment #1's ancillary use of automotive services
- The definitions of mixed-use, as well as the capacity and evolution of mixed-use concepts
- The existing standards for Family Daycare Homes required parking within Amendment #2
- The specified hours of operation for a family daycare at a home
- Amendment #3 and the definition of a minor modification for administrative remedies
- The application requirements for an Accessory Dwelling Unit (ADU)
- The methods of public noticing to ensure the communities are aware and understand the development projects
- Whether there is an e-mail notification for public hearing notices
- How does a resident know, based on the language being modified, whether the resident qualifies to have the additional noticing prompted

Assistant Planner Bultema, Steven Flower, City Attorney, Jason Killebrew, Assistant City Manager/Community Development Manager, and Jessica Newton, Senior Planner, responded to the commissioner's questions.

Chair Schlotterbeck opened the Public Hearing and invited public comments.

Chair Schlotterbeck closed the Public Hearing after noting that no members of the public wished to address the Planning Commission.

After further discussion and deliberation, a motion was made by Vice Chair Perez and seconded by Chair Schlotterbeck to approve the resolution recommending that the City Council approve ZOTA No. 2025-03 for the Omnibus Code Update project.

The motion carried with a vote of 4-0-1, with Commissioner Gribble absent.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

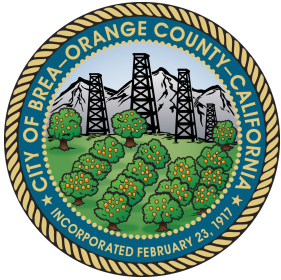
None.

4.B. Informational/Project Updates

None.

5. ADJOURNMENT

The meeting was adjourned at 7:00 PM.



CITY *of* BREA

Planning Commission Communication
December 9, 2025
Item No. 2B.

Adoption of 2026 Planning Commission Calendar

TO	PREPARED BY
Chair and Members of the Planning Commission	Regina Mendoza, Executive Assistant
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 adopt the 2026 Planning Commission Calendar (Attachment A)

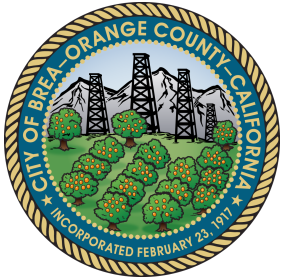
RESPECTFULLY SUBMITTED

Jason Killebrew, Assistant City Manager/Community Development Director

Attachments

[Attachment A. 2026 Planning Commission Meeting Schedule.pdf](#)

PLANNING COMMISSION 2026 MEETING DATES
January 27
February 10 February 24
March 10 March 24
April 14 April 28
May 12 May 26
June 9 June 23
July 14 July 28
August 11 August 25
September 8 September 22
October 13 October 27
November 10
December 8



CITY *of* BREa

Planning Commission Communication
December 9, 2025
Item No. 3A.

Conditional Use Permit No. 2025-13

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

EXECUTIVE SUMMARY

The Applicant, James McGrade, on behalf of Imperial Mariner, LLC, is requesting a Conditional Use Permit (CUP) No. 2025-13 to allow a reduction of approximately 20 percent in the required off-street parking to accommodate a proposed 179,559 square feet of medical office use within an existing office building campus located at 915, 955, 975 West Imperial Highway, and 950 Mariner Street, within the Brea Industrial Specific Plan (BISP).

The above-mentioned entitlement herein is referred to as the “Project.”

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); and,
2. Approve Conditional Use Permit (CUP) No. 2025-13 to allow a reduction of 20.1% in the required off-street parking to accommodate 179,559 square feet of medical office use, 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 on the northeast corner of Imperial Highway and Puente Street, specifically at 915, 955, 975 West Imperial Highway, and 950 Mariner Street. The site is further legally described as Assessor Parcel Numbers 296-342-06 and 296-114-01, as shown in the latest records of the County of Orange Assessor’s Office. The Project site has a General Plan Land Use designation of Light Industrial and a Zoning designation of Brea Industrial Specific Plan (BISP). The surrounding land uses and zoning designation are shown in Table 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	General Industrial
East	General & Light Industrial
South	General Commercial & Low Density Residential
West	General & Light Industrial

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	Brea Industrial Specific Plan (BISP)
East	M-1 Light Industrial
South	C-G General Commercial with PD Overlay & R-1 Single Family Residential
West	C-M Industrial Commercial & M-2 General Industrial

The Project site is currently developed with office buildings and associated surface parking areas and landscaping. Ingress and egress to the site is provided by five driveway approaches: the primary driveway is located off Imperial Highway, two are located off Mariner Street, one off Arovista Avenue, and one off South Puente Street. The aerial view of the Project site is Figure 1 below.

FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE



Entitlement History

- In 2001, the Planning Commission adopted Resolution No. 01-40 approving Precise Development (PD) No. 01-3, Conditional Use Permit (CUP) No. 01-07, and Negative Declaration (ND) No. 01-5 to allow for the

development of a four-building office park for the Evangelical Christian Credit Union (ECCU). The approval included a provision that allowed up to thirty percent of the off-street parking spaces to be of compact size.

- In June of 2024, Planning Commission adopted Resolution No. PC 2024-06 approving Tentative Parcel Map No. 2022-179 to allow for the subdivision of two existing parcels into four.
- In July 2024, Community Development Director approved Minor Conditional Use Permit No. MCUP 2024-04 approving the request to allow a 12.1% reduction in the required off-street parking to accommodate up to 103,033 square feet of medical office use.

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

PROJECT DESCRIPTION

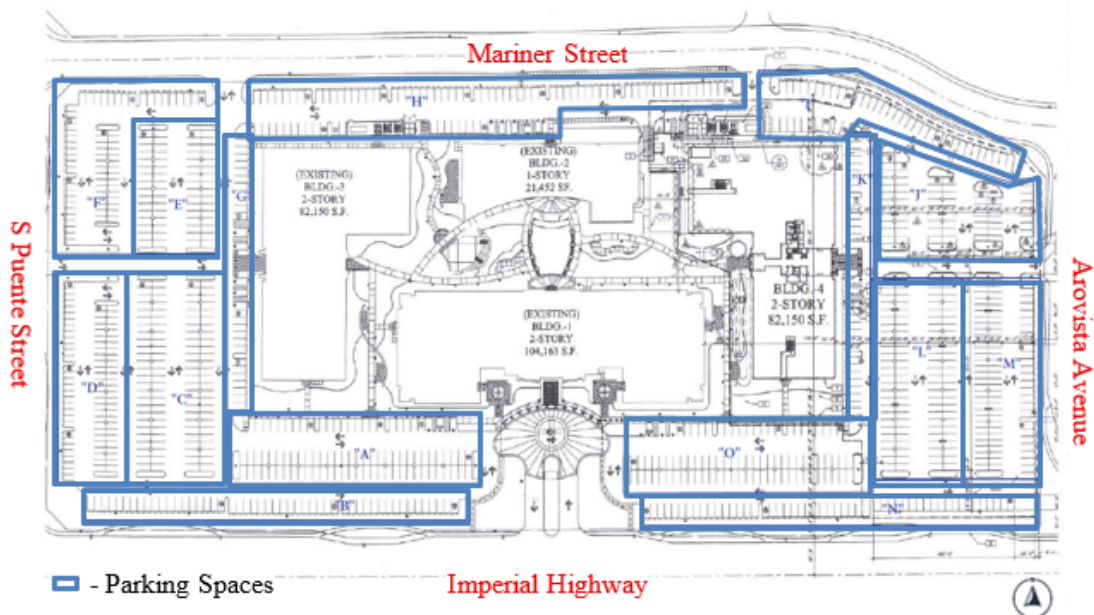
The Applicant proposes to occupy a total of 179,559 square feet of medical office use within an existing office building campus that has historically operated as professional office, which is subject to a parking requirement of 4 spaces per 1,000 square feet. This total includes the 103,033 square feet of medical office use previously approved under MCUP 2024-04. The proposed conversions include:

- Suite 915-110, where a 5,618-square-foot chiropractor office would replace an existing professional office;
- Building 955, which would introduce new medical office tenants OC Gastro Care (13,482 square feet) and other medical suites (11,789 square feet); and
- additional prospective medical office conversions across Buildings 915 and 975 totaling 70,907 square feet through vacancy turnover and tenant changes.

These changes represent an increase of 152 parking spaces compared to conditions approved under MCUP 2024-04. However, based on the Applicant's request to accommodate a total of 179,559 square feet of medical office use, strict application of the Brea City Code (BCC) medical office parking ratio of 5.5 spaces per 1,000 square feet results in a total increase of 269 required parking spaces above the professional office baseline. The site currently provides 1,075 off-street parking spaces; therefore, the proposed change in use increases the overall parking demand to 1,344 spaces, resulting in a 20.1% parking reduction request.

The existing four-building campus totaling 289,915 square feet and the current surface parking of 1,075 off-street parking spaces shared among office tenants would remain unchanged, as shown in Figure 2 below.

FIGURE 2 – SITE PLAN



The Project Parking Demand Study and Project Application are Attachments E and F, respectively.

DISCUSSION

Conditional Use Permit No. 2025-13: Reduction of required off-street parking.

Pursuant to Table 20.11.020.A - Permitted Land Uses in the BCC, medical offices and administrative offices are permitted uses in the BISP Zone. However, the proposal to convert the subject administrative office uses into medical office uses at the Project site would increase the parking demand exceeding the current parking supply. This increase in the required parking requires further evaluation per BCC requirements. Pursuant to BCC Section 20.08.040.G, modification of the off-street parking requirements may be granted to avoid circumstances where they might be excessive due to the use involved or other relevant circumstances. Such request must be accompanied by a Parking Demand Study, and it requires Planning Commission approval of a CUP. The Applicant has submitted a Parking Demand Study (K2 Traffic Engineering, Inc., 2025) evaluating the existing conditions, the City Code-based parking requirements, and on-site surveying data, along with shared parking with time-of-day factors methodology which is provided as Attachment E.

Although there is a BCC required parking increase of 269 parking spaces, the Parking Demand Study demonstrates that the additional medical office use could be supported through the existing 1,075 parking supply. Based on a two-day on-site survey conducted as part of the analysis, the peak parking demand for existing tenants is 435 spaces, representing a 40 percent peak utilization rate. As such, at a full occupancy with potential suites converted into medical office uses, the total anticipated parking demand for the Project site would be 671 utilizing the Time-of-Day Factors Methodology, illustrating a surplus of 404 spaces, as shown on Table 4 below. Additionally, utilizing the BCC parking requirement ratio would reflect a more conservative demand at 704 parking spaces, still providing a surplus of 371 parking spaces. The analysis further shows that the Project site could accommodate additional medical uses beyond the current vacant suite spaces if the existing parking demand rate remains unchanged.

TABLE 4 – ANTICIPATED PARKING DEMAND PER PARKING DEMAND STUDY

Peak Parking Usage	Parking Demand	Parking Percentage	Note
Existing Tenants	435 parking spaces	40%	Peak Parking at 10:00 a.m. Tuesday
Proposed and Perspective Medical Office	+236 parking spaces	+22%	Time-of Day Factor Methodology Applied
Proposed and Perspective Medical Office	+269 parking spaces	+25%	BCC Requirement Ratio of 5.5 spaces per 1,000 sq. ft.
Overall Demand (Time-of-Day Factors)	671 parking spaces	62%	
Overall Demand (BCC)	704 parking spaces	65%	
Parking Capacity	1,075 parking spaces	100%	
Parking Surplus	+371 parking spaces		

Based on staff's review of the Parking Demand Study, the existing 1,075 parking spaces are sufficient to accommodate the proposed conversion of the existing suites into medical office uses, resulting in a total of 179,559 sq. ft. of medical office uses. 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).

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

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public noticing requirements, which involved mailed notices sent to property owners within 500 feet of the Project site, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment G. 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 (Existing Facilities, Class 1). The Class 1 exemption applies to the Project as the Project is limited to reducing the Code-required parking for the Project site, does not propose any physical alteration, and the modification to the existing building or the Project site. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment H.

CONCLUSION

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

RESPECTFULLY SUBMITTED:

Jason Killebrew, Assistant City Manager/Community Development Director

Prepared by: Esteban Rubiano, Assistant Planner

Attachments

[Attachment A - Draft Resolution CUP No. 2025-13.pdf](#)

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

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

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

[Attachment E - Parking Demand Study.pdf](#)

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

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

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

RESOLUTION NO. PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2025-13: A REQUEST TO ALLOW A REDUCTION OF 20.1% IN THE REQUIRED OFF-STREET PARKING TO ACCOMMODATE 179,559 SQUARE FEET OF MEDICAL OFFICE USE LOCATED AT 915, 955, 975 WEST IMPERIAL HIGHWAY, AND 950 MARINER STREET.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Conditional Use Permit (CUP) No. 2025-13, a request to allow a reduction of 20.1% in the required off-street parking to accommodate 179,559 square feet of medical office use (referred to herein as the “Project”) for that certain real property located at 915, 955, 975 West Imperial Highway, and 950 Mariner Street, in the City of Brea, and further legally described as Assessor Parcel Number(s) 296-342-06 and 296-114-01, as shown in the latest records of the County of Orange Assessor’s Office.

(i) The Project applicant is James McGrade, on behalf of Imperial Mariner, LLC. Healthcare Property Advisors, 915 West Imperial Highway, Suite 165, Brea, CA 92821.

(ii) The Project site is zoned Brea Industrial Specific Plan (BISP) and has a General Plan Land Use designation of Light Industrial.

(iii) On December 9, 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.

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

B. RESOLUTION:

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

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 exemption applies to the Project as the Project is limited to reducing the Code-required parking for the Project site and does not propose any physical alteration or modification to the existing buildings or the Project site. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of Conditional Use Permit No. 2025-13 as follows:

a. Finding: The proposed map is consistent with applicable general and specific plans.

Fact: The Project site is located within the BISP (Brea Industrial Specific Plan) Zone and has a general plan land use designation of Light Industrial. Exceptions or modifications to off-street parking requirements are permitted pursuant to Brea City Code (BCC) Section 20.08.040.F subject to Planning Commission approval of a Conditional Use Permit.

b. Finding: The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Fact: The Project is located within an existing office building campus that includes various professional office services. The proposed parking space reduction will allow the expanded use of services, namely medical office. The Parking Demand Study provided for the Project determined that the existing 1,075 parking spaces would sufficiently accommodate the anticipated parking demand of the expanded medical office uses, therefore not negatively impacting the businesses in the center. Additionally, the reduction of parking would further support a mixture of businesses within the community aligning with General Plan Policy CD-1.11.

c. Finding: The site is physically suitable for the type of development.

Fact: The Project would conform with all the requirements of the General Plan and the provisions of the BCC. As such, the Project would not have an adverse effect on the public, health, safety, or general welfare.

d. Finding: The site is physically suitable for the proposed density of development.

Fact: No new site improvements, building expansion, and/or remodel projects are proposed with this application. The Project site would remain unchanged and accommodate a parking demand suitable to the proposed uses and density remains as is. All future site improvements, building expansion, tenant improvements, and/or remodel projects would be required to comply with applicable City Code requirements at the time to support the request(s) of future proposals.

e. Finding: The reduction of parking requirement is not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife, or their habitat.

Fact: The Project is not anticipated to have impacts on habitat that supports any fish or wildlife in that the subject property is not located on or adjacent to wildlife habitat or protected environmental areas. This Project site and surrounding area have been previously disturbed with existing development and improvements related to the development of subject parcel. In addition, the Project will not result in any physical modification of the site and as such, no adverse impacts to the environment is expected.

f. Finding: The reduction of parking requirement is not likely to cause serious public health problems.

Fact: The Project site is currently developed with a four-building office campus. No new site improvements, building expansion, and/or remodel projects are proposed with this application. Nevertheless, the proposal to allow for a reduction in required off-street parking to accommodate additional medical office uses has conditions of approval that contain Planning Division, Building Division, Public Works Department, and Fire Department Code requirements and as such is not expected to cause any change or impact to public health.

4. Conditional Use Permit (CUP) No. 2025-13 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 9th day of December, 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 9th day of December, 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 9th day of December, 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. 2025-13**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2025-13 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 December 9, 2025, which include a parking demand study and site 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 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.
4. Any future tenant improvement and/or construction plans for a change in tenant uses shall demonstrate compliance with the minimum parking requirements, pursuant to Brea City Code (BCC) Section 20.08.040 (Off-Street Parking and Loading) and/or the approved parking modifications on file, to the satisfaction of the City Planner.
5. Medical office uses shall be limited to 179,559 square feet of gross floor area at the Project site. Any additional medical office use beyond 179,559 square feet of gross floor area shall require an amended Conditional Use Permit with a new parking demand study.
6. 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 title of any other ordinance.
7. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees (“Indemnitees”) free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all

persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Conditional Use Permit No. CUP 2022-02 and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

Building and Safety Division – Community Development Department

8. Existing ADA parking shall not be reduced.

Fire Department

9. Fire access shall be maintained at all times.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit (CUP) No. 2025-13
Property Location:	915, 955, 975 West Imperial Highway, and 950 Mariner Street
Parcel Size:	17.54 acres
Applicant:	James McGrade, on behalf of Imperial Mariner, LLC. 915 West Imperial Highway, Suite 165
General Plan Designation:	Light Industrial
Zoning Designation:	Brea Industrial Specific Plan (BISP)
Adjacent Zoning	
North:	Brea Industrial Specific Plan (BISP)
South:	C-G General Commercial with PD Overlay & R-1 Single Family Residential
West:	C-M Industrial Commercial & M-2 General Industrial
East:	M-1 Light Industrial
Site and Neighborhood Characteristics:	The Project site is located on the northeast corner of Imperial Highway and Puente Street. The site is currently developed with four office buildings, associated surface parking areas, and landscaping. The Project site is surrounded by industrial uses to the north and east, a mixture of commercial and residential uses to the south, and additional commercial and industrial uses to the west.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star-Progress on November 27, 2025, and approximately 106 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: December 9, 2025

CASE NO:
ACCELA RECORD NO. PLN-2025-00050
CONDITIONAL USE PERMIT NO. 2025-13



October 27, 2025

Thùy Turner
Healthcare Property Advisors
915 W. Imperial Highway, Suite 165
Brea, CA 92821

**Re: Shared Parking Study for Imperial Mariner Office Complex
915 - 975 W. Imperial Highway, Brea**

Dear Thùy,

Per your request, we have conducted a parking study for the subject office complex. This letter presents our methodology, findings, and recommendation in regards to the sufficiency of parking.

PROJECT INFORMATION

Imperial Mariner is an existing office complex located at 915 - 975 W. Imperial Highway in the City of Brea. The subject site consists of four two-story buildings at 915, 955, and 975 W. Imperial Highway and 950 Mariner Street. The site plan is provided in **Exhibit 1**.

Existing tenants include professional offices, church, and the medical office of St. Jude Heritage Medical Group. The total square footage of leasable space is 282,497 sq. ft. The complete existing and proposed tenant lists are shown in **Exhibits 2 and 3**, respectively.

Building 955 has been previously approved for medical office use with a gross floor area of 103,034 sq. ft., including St. Jude Heritage Medical Group (77,763 sq. ft.) at Suite 955-200. The remaining space in Building 955 will accommodate medical offices of OC Gastro Care (13,482 sq. ft.) and future medical office tenants (11,789 sq. ft.).

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: kay@k2traffic.com

The management is seeking city’s approval for additional medical office uses:

1. A new chiropractor at Suite 915-110 (5,618 square feet) to replace the current professional office by Miller Giangrade CPA.
2. Prospective medical offices in Buildings 915 and 975 totaling 70,907 sq. ft., including current vacancy (20,907 sq. ft.) and conversion of existing professional office (50,000 sq. ft.).


The comprehensive medical office use would total 179,559 sq. ft., including existing, proposed, and perspective tenants as summarized in **Table 1**. 

Table 1. Comprehensive Medical Office Use

Status	Suite	Tenant	Sq. Ft.	Note
Existing Med. Office	955-200	St. Jude Heritage Medical Group	77,763	-
Approved by Default	955-100	OC Gastro Care	13,482	Replacing AdelFi Credit Union
Approved by Default	955-150	TBD (Medical Office)	11,789	Replacing AdelFi Credit Union
Proposed Med. Office	915-110	Chiropractor	5,618	Replace Prof. Office
Perspective Med. Office	TBD	TBD	70,907	Vacancy & Future Office Conversion
Total			179,559	

PARKING REQUIREMENT

According to Brea Municipal Code, the parking requirement for medical office is 5.5 spaces per 1,000 square feet gross floor area. As a comparison, the parking requirement for professional office is 4 spaces per 1,000 square feet gross floor area. Compared to the former use of general offices, the project will result in an increase of parking demand by 152 spaces. The parking calculations for the proposed and perspective medical offices are shown in **Table 2**.

Table 2. Parking Requirement For Perspective Medical Offices

Suite	Tenant	Use	Sq. Ft.	Parking Ratio	Required Parking
915-110	Proposed	Medical Office	5,618	5.5 per 1,000 Sq. Ft.	31
	Former	Professional Office	5,618	4 per 1,000 Sq. Ft.	-23
955-100	Proposed	Medical Office	25,271	5.5 per 1,000 Sq. Ft.	139
	Former	Professional Office	25,271	4 per 1,000 Sq. Ft.	-101
TBD	Perspective	Medical Office	70,907	5.5 per 1,000 Sq. Ft.	390
	Former	Professional Office	70,907	4 per 1,000 Sq. Ft.	-284
Total			101,796	Total	+152

PARKING SURVEY

In order to observe actual parking of existing tenants, the study conducted field observations at the subject site. Parked vehicles were counted every hour between 8 AM and 5 PM on Tuesday, July 22, 2025 and Wednesday July 30, 2025. Peak parking was observed at 10:30 AM on Wednesday, July 30, 2025 with 435 spaces occupied within the parking capacity of 1,075 spaces, equivalent to 40% of the parking capacity. Complete survey data and area map can be found in **Appendix A**.

TIME OF DAY FACTORS

The study applied the methodology of shared parking with time-of-day factors derived from the published data of “*Shared Parking, Third Edition*” by Urban Land Institute (ULI). The time-of-day factors for general and medical offices on weekdays are shown in **Exhibit 4**.

EMPIRICAL PARKING DEMAND

The relationships between parking demand and capacity based on the worst condition on Tuesday July 22, 2025 are illustrated in **Exhibit 5**. With consideration of all existing tenants and prospective uses of medical office, the empirical peak parking demand of the entire plaza is anticipated to be 671 spaces on Tuesday at 10

AM. As shown in **Table 3**, the overall peak demand of 671 spaces is equivalent to 62% of the parking capacity (1,076 spaces). The project site is anticipated to have an empirical parking surplus of 404 spaces.

Table 3. Empirical Parking Demand

Peak Parking Usage	Parking Demand	Parking Percentage	Note
Existing Tenants	435	40%	Peak parking at 10 AM Tuesday
Proposed & Perspective Medical Office	+236	+22%	Time-of-Day Factor Applied
Overall Demand	671	62%	
Parking Capacity	1,075	100%	
Parking Surplus	+ 404		

SUMMARY

Based on the empirical parking analysis, this study concludes that the project site has provided sufficient parking spaces to accommodate the comprehensive medical office uses totaling 179,559 sq. ft. The project is not expected to result in parking overflow onto public streets.

Regards,

K2 Traffic Engineering, Inc.



Jende “Kay” Hsu, T.E.
California Licensed TR2285



K2 Traffic Engineering, Inc.

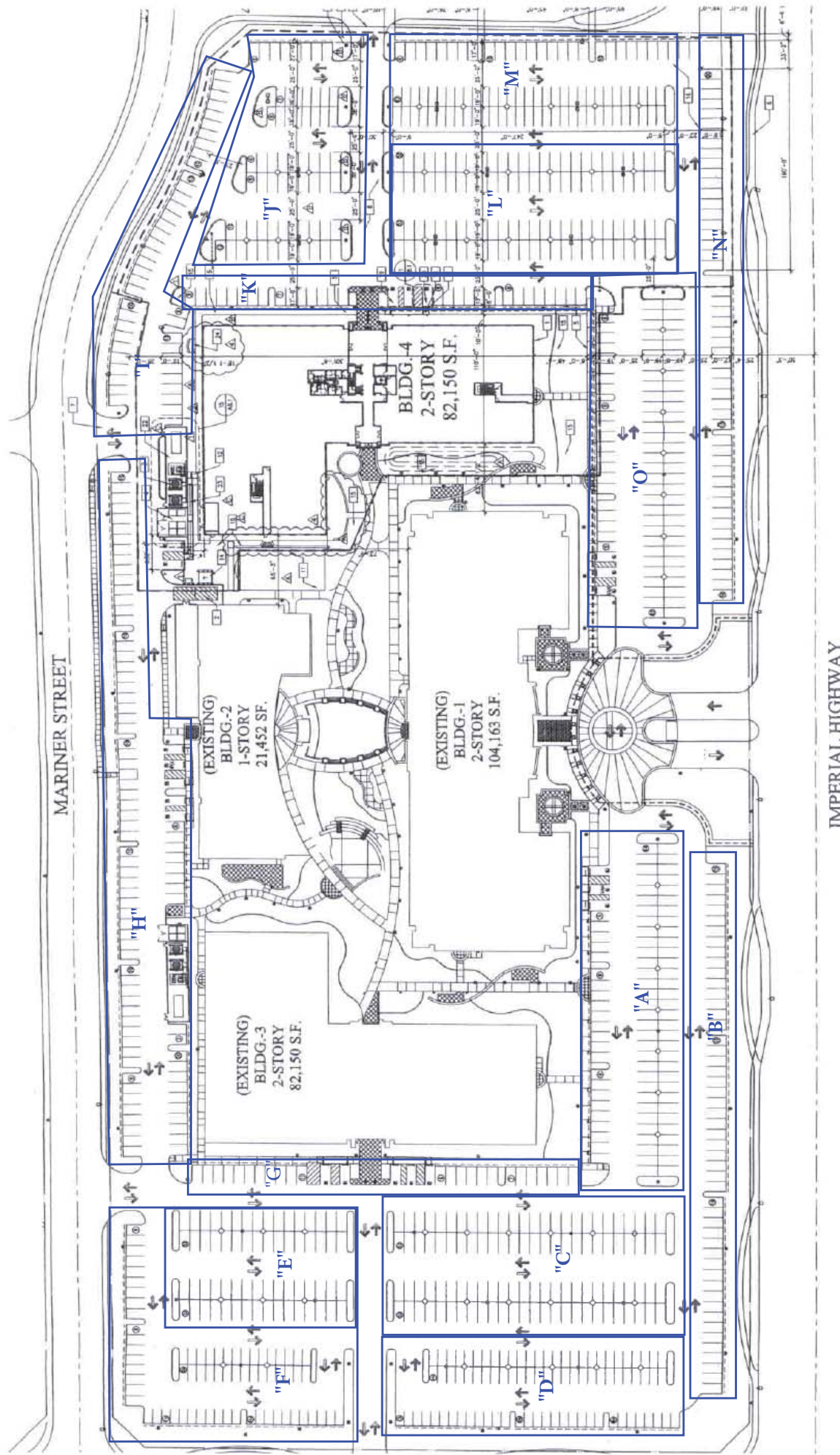


EXHIBIT 1. SITE PLAN

EXHIBIT 2. EXISTING TENANT LIST

Bldg	Suite	Tenant	Current Use	Sq. Ft.	Parking Rate Code	Req. Parking
915	915-100	Driveit Financial Auto Group	Office	4,082	1/250	16.3
	915-110	Miller Giangrande CPA ¹	Office	5,618	1/250	22.5
	915-120	Ministry Partners Investment Co.	Office	4,985	1/250	19.9
	915-130	VACANT	Office	2,154	1/250	8.6
	915-140	Sunita Foley Financial Planner	Office	1,054	1/250	4.2
	915-150	Peterson, Poll & Trostler Law	Office	2,827	1/250	11.3
	915-160	Sackett Financial Group	Office	6,278	1/250	25.1
	915-165	Healthcare Property Advisors	Office	3,571	1/250	14.3
	915-170	The Innovation Institute	Office	3,030	1/250	12.1
	915-180	Hope of Glory Presbyterian Church	Church	5,327	1/250	21.3
	915-200	NCH Management	Office	30,540	1/250	122.2
	915-205	The Innovation Institute	Office	3,769	1/250	15.1
	915-210	VACANT	Office	3,446	1/250	13.8
	915-220	VACANT	Office	848	1/250	3.4
	915-230	Admin Office Chiropractic	Office	4,285	1/250	17.1
950	955-110, 120, 130	Crossway Community Church of OC ³	Church	12,209	1/35	45.0
	950-FIT	Fitness Center Amenity	Amenity	7,252	-	-
955	955-100, 105	AdelFi Credit Union ²	Bank	25,271	1/200	126.4
	955-110, 200, 210	St. Jude Heritage Medical Group	Med. Office	77,763	5.5/1000	427.7
975	975-100, 105, 130	Evriholder Products	Office	10,099	1/250	40.4
	975-110	Emart America Inc.	Office	15,273	1/250	61.1
	975-120	Celtic International	Office	6,715	1/250	26.9
	975-135, 200, 210	Alta Resources Corp	Office	30,475	1/250	121.9
	975-140	The Innovation Lab, LLC	Office	1,671	1/250	6.7
	975-145	Admin Office Crossway Church OC	Office	981	1/250	3.9
	975-150	Admin Office Crossway Church OC	Office	2,650	1/250	10.6
	975- 250	T&T Supermarket US Inc.	Office	13,674	1/250	54.7
	975-135A	Utility Room	Utility	141	-	-
	975-142	Utility Room	Utility	286	-	-
	975-T3	Utility Room	Utility	145	-	-
	975-T1	Utility Room	Utility	160	-	-
TOTAL				282,497		1,236

1. Unit 915-100 current lease expiring, to be replaced by new tenant: Chiropractor (Medical Office)

2. Unit 955-100 current lease expiring, to be replaced by OC Gastro Care and future tenancy (Medical Office)

3. Religious Assembly area is 1,575 sq. ft. with no fixed seats for a parking ration of 1 space per 35 sq. ft.

EXHIBIT 3. PROPOSED TENANT LIST

Bldg	Suite	Tenant	Current Use	Sq. Ft.	Parking Rate Code	Req. Parking
915	915-100	Driveit Financial Auto Group	Office	4,082	1/250	16.3
	915-110	Chiropractor ¹	Med. Office	5,618	5.5/1000	30.9
	915-120	Ministry Partners Investment Co.	Office	4,985	1/250	19.9
	915-130	VACANT	Office	2,154	1/250	8.6
	915-140	Sunita Foley Financial Planner	Office	1,054	1/250	4.2
	915-150	Peterson, Poll & Trostler Law	Office	2,827	1/250	11.3
	915-160	Sackett Financial Group	Office	6,278	1/250	25.1
	915-165	Healthcare Property Advisors	Office	3,571	1/250	14.3
	915-170	The Innovation Institute	Office	3,030	1/250	12.1
	915-180	Hope of Glory Presbyterian Church	Church	5,327	1/250	21.3
	915-200	NCH Management	Office	30,540	1/250	122.2
	915-205	The Innovation Institute	Office	3,769	1/250	15.1
	915-210	VACANT	Office	3,446	1/250	13.8
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	915-230	Admin Office Chiropractic	Office	4,285	1/250	17.1
950	950-110, 120, 130	Crossway Community Church of OC ³	Church	12,209	1/35	45.0
	950-FIT	Fitness Center Amenity	Amenity	7,252	-	-
955	955-100	OC Gastro Care ¹	Med. Office	13,482	5.5/1000	74.2
	955-150	TBD (Medical Office) ²	Med. Office	11,789	5.5/1000	64.8
	955-110, 200, 210	St. Jude Heritage Medical Group	Med. Office	77,763	5.5/1000	427.7
975	975-100, 105, 130	Evriholder Products	Office	10,099	1/250	40.4
	975-110	Emart America Inc.	Office	15,273	1/250	61.1
	975-120	Celtic International	Office	6,715	1/250	26.9
	975-135, 200, 210	Alta Resources Corp	Office	30,475	1/250	121.9
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	975-150	Admin Office Crossway Church OC	Office	2,650	1/250	10.6
	975- 250	T&T Supermarket US Inc.	Office	13,674	1/250	54.7
	975-135A	Utility Room	Utility	141	-	-
	975-142	Utility Room	Utility	286	-	-
	975-T3	Utility Room	Utility	145	-	-
	975-T1	Utility Room	Utility	160	-	-
TOTAL				282,497		1,257

1. Proposed tenant

2. Medical office tenant TBD

3. Religious Assembly area is 1,575 sq. ft. with no fixed seats for a parking ration of 1 space per 35 sq. ft.

Proposed Tenant

EXHIBIT 4. WEEKDAY TIME-OF-DAY FACTOR

Time of Day Factors	Square Footage	Parking Ratio	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
PROPOSED MED. OFFICE USE AT UNIT 955-100 (CURRENTLY OCCUPIED PROF. OFFICE)												
Medical Office, Clinics	30,889	5.5 spaces per 1,000 SF	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%
	Peak Demand	170	153	170	170	170	51	153	170	170	153	136
Professional Office	-30,889	4 spaces per 1,000 SF	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%
	Peak Demand	-124	-62	-111	-124	-124	-105	-105	-117	-117	-105	-74
Parking Demand Sub-Total			91	42	46	46	-54	48	53	53	48	62
VACANCY TURNING INTO FUTURE MEDICAL OFFICE USE												
Medical Office, Clinics	20,907	5.5 spaces per 1,000 SF	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%
	Peak Demand	115	103	103	115	115	34	103	115	115	103	92
POTENTIAL FUTURE CONVERSION (TURN OCCUPIED PROF. OFFICE INTO MEDICAL OFFICE)												
Medical Office, Clinics	50,000	5.5 spaces per 1,000 SF	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%
	Peak Demand	275	248	248	275	275	83	248	275	275	248	220
Professional Office	-50,000	4 spaces per 1,000 SF	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%
	Peak Demand	-200	-100	-180	-200	-200	-170	-170	-190	-190	-170	-120
Parking Demand Sub-Total			148	68	75	75	-87	78	85	85	78	100
OVERALL PARKING DEMAND			342	213	236	236	-107	229	253	253	229	254

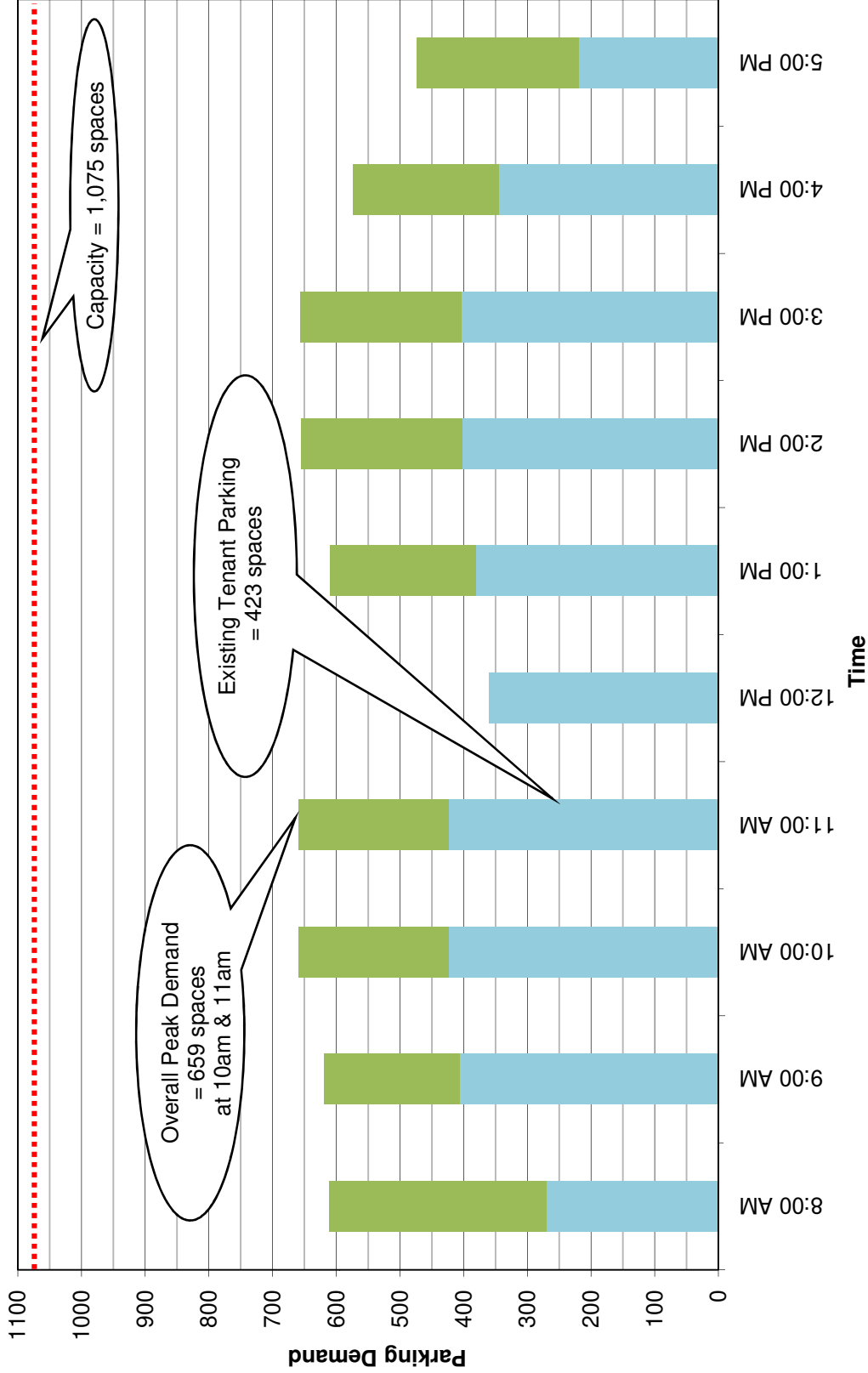
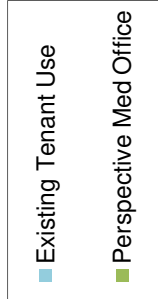
Note:

¹ Time-of-Day Factors are derived from the published data of "Shared Parking, Third Edition" by Urban Land Institute (ULI).

EXHIBIT 5. PARKING SURVEY ON A TYPICAL WEEKDAY

915 - 975 W. Imperial Highway, Brea

K2 Traffic Engineering, Inc.
Survey Date: 8/7/2025



APPENDIX A. PARKING SURVEY - TYPICAL WEEKDAY 1

P6647 - Brea Imperial Mariner Med Office Parking
 915 - 975 W. Imperial Highway, Brea

Date: 7/22/2025
 Day: Tuesday
 By: Danny C.

Area	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Total	%
Capacity	88	57	104	85	64	71	29	99	45	65	31	104	85	61	87	1075	100%
Handicap Included	7	0	0	0	0	0	5	5	0	0	6	0	0	0	3	26	
8:00 AM	35	8	24	1	10	3	10	39	12	5	4	16	1	11	46	225	21%
9:00 AM	68	18	41	1	30	3	24	53	17	15	14	24	2	15	63	388	36%
10:00 AM	78	19	53	1	41	2	26	55	20	21	14	24	2	17	62	435	40%
11:00 AM	73	13	54	1	39	2	26	56	21	22	14	25	3	16	64	429	40%
12:00 PM	38	6	47	2	37	3	22	50	19	19	15	24	3	11	56	352	33%
1:00 PM	54	4	51	1	37	2	23	49	16	17	15	23	2	14	62	370	34%
2:00 PM	70	17	51	2	38	3	23	51	18	21	15	24	2	16	61	412	38%
3:00 PM	64	14	49	2	39	3	21	48	19	20	16	27	2	15	65	404	38%
4:00 PM	55	12	48	1	34	3	20	38	13	20	18	22	2	12	47	345	32%
5:00 PM	25	4	35	2	27	0	18	22	7	10	8	12	1	4	27	202	19%
MAX =																435	40%

* Peak Parking Occurred at 10:00 AM

APPENDIX A. PARKING SURVEY - TYPICAL WEEKDAY 2

P6647 - Brea Imperial Mariner Med Office Parking
915 - 975 W. Imperial Highway, Brea

Date: 7/30/2025
Day: Wednesday
By: Danny C.

Area	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	Total	%
Capacity	88	57	104	85	64	71	29	99	45	65	31	104	85	61	87	1075	100%
Handicap Included	7	0	0	0	0	0	5	5	0	0	6	0	0	0	3	26	
8:00 AM	51	11	31	0	11	0	6	48	10	7	7	20	3	12	52	269	25%
9:00 AM	72	14	46	1	37	0	23	55	16	16	15	26	4	13	68	406	38%
10:00 AM	72	16	50	1	40	0	24	60	16	17	15	28	4	14	66	423	39%*
11:00 AM	70	14	48	1	41	1	23	59	20	17	12	28	4	17	68	423	39%*
12:00 PM	36	7	45	1	39	1	23	56	17	15	15	29	5	12	59	360	33%
1:00 PM	58	11	48	2	36	3	22	51	14	18	15	27	4	13	59	381	35%
2:00 PM	65	14	52	1	36	3	20	57	17	17	15	28	4	9	64	402	37%
3:00 PM	67	14	51	1	34	1	17	53	20	17	15	32	4	13	64	403	37%
4:00 PM	60	11	47	1	32	1	17	39	14	14	14	29	4	9	53	345	32%
5:00 PM	31	2	30	1	27	2	16	26	8	10	4	16	3	7	36	219	20%
MAX =																423	39%

* Peak Parking Occurred at 10:00 AM & 11:00 AM



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project:

Location of Project *(Address Required)*:
915, 955 & 975 W. Imperial Highway
Brea, CA 92821

Legal Description of Project Location *(Assessor's Parcel No.)*:
Parcel Map No. 2022-179

APPLICANT INFORMATION:

Applicant Name: Imperial Mariner, LLC Phone: 714-745-9385

Email: james.mcgrade@ii-hpa.com

Address: 915 W. Imperial Highway, Suite
165

City: Brea

State: CA

Zip Code: 92821

PROJECT CONTACT PERSON: *(If Different)*

Contact Person: James McGrade Phone: 714-745-9385

Email: james.mcgrade@ii-hpa.com

PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: Brea Industrial Specific Plan General Plan Designation:

Existing Use: Office/Medical

Proposed Use: Medical Office

Type of Development:

Residential

Commercial

Industrial

Mixed-Use

Lot Size *(square feet)*: 757,929

Lot Width: 3,715

Lot Depth: 1076

Existing Floor Area *(sq. ft.)*:

Existing FAR:

Existing Lot Coverage:

Proposed Floor Area *(sq. ft.)*:

Proposed FAR:

Proposed Lot Coverage:

STAFF USE ONLY

Accela Record Number: **PLN-2025-00050**

Project Manager: Esteban Rubiano

Entitlement File Number(s): CUP 2025-13 Related Files:

SUBMITTAL INFO:

Date & Time Received: **9/5/2025**

Received by: **ER**

Deposit Received: **\$2000**



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.

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 <i>(see pg. 9)</i> |
| <input type="checkbox"/> Minor Conditional Use Permit | <input type="checkbox"/> Public Convenience or Necessity | __ 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: 915 W. Imperial Hwy., Suite 165 State: CA
City: Brea Zip Code: 92821
Email: james.mcgrade@ii-hpa.com Phone: 714-745-9385

*** 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

7/3/25
Date

James McGrade
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, James McGrade, on behalf of Imperial Mariner, LLC 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

9/3/25
Date

Staff Use Only

ACCELA RECORD NUMBER: TRUST ACCOUNT NUMBER:

CITY OF BREa

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2025-13: TO ALLOW A REDUCTION OF 20.1% IN THE REQUIRED OFF-STREET PARKING FOR THE PROJECT SITE FOR THE ACCOMMODATION OF 179,559 SQUARE FEET OF MEDICAL OFFICE USES LOCATED AT 915, 955, 975 W. IMPERIAL HIGHWAY AND 950 MARINER STREET.

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, December 9, 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, James McGrade on behalf of Imperial Mariner, LLC, is requesting the following entitlement: Conditional Use Permit No. 2025-13 to allow a reduction of 20.1% in the required off-street parking for the project site to accommodate 179,559 square feet of medical office uses.

LOCATION: The project site is located on the northeast corner of Imperial Highway and S. Puente Street, at 915, 955, 975 W. Imperial Highway, and 950 Mariner Street. The project site has a General Plan Land Use designation of Light Industrial and a Zoning designation of Brea Industrial Specific Plan (BISP).

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.

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

COMMUNITY DEVELOPMENT DEPARTMENT

M. Furio
Melissa Furio, Community Development Manager

AREA MAP



CITY OF BREa notice of public hearing



Planning Division
1 Civic Center Circle
Brea, California 92821-5732

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. 2025-13

PROJECT LOCATION:

915, 955, 975 West Imperial Highway, and 950 Mariner Street

PROJECT DESCRIPTION:

The Project involves a 20.1% reduction of required off-street parking to accommodate 179,559 square feet of medical office use at an existing office campus.

Name of Public Agency Approving Project:

City of Brea

Project Applicant & Address:

James McGrade, on behalf of Imperial Mariner, LLC.
915 West Imperial Highway, Suite 165

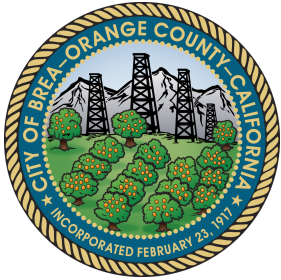
Exempt Status: (Check one)

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

Reason why project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project is limited to reducing the Brea City Code required parking for the Project site and does not propose any physical alteration or modification to the existing building or the Project site.

Jason Killebrew, Assistant City Manager/Community Development Director

Date



CITY *of* BREA

Planning Commission Communication
December 9, 2025
Item No. 4A.

Distinguished Brea Athletes Program Selection Committee Appointments

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

RECOMMENDATION

Discussion by the Commission and request for Chair Schlotterbeck to appoint two (2) members of the Planning Commission to serve on the Distinguished Brea Athletes Selection Committee.

BACKGROUND/DISCUSSION

The Distinguished Brea Athletes Program began shortly after the Brea Sports Park opened in February 2009. In 2010, the inaugural seven athletes were honored with a 24" X 18" plaque at the Brea Sports Park. Since the initial athletes were honored, the City has not received any nominations of athletes to be recognized. In October 2025, a nomination form was received which falls within the current parameters of the policy. The next step is the formation of a Selection Committee to review and verify the nomination with the established criteria to make a recommendation to the City Council.

The Selection Committee will consist of two members from the Brea Historical Society and two members from each of the following City Commissions: The Cultural Arts Commission, the Parks, Recreation and Human Services Commission, and the Planning Commission. In addition, the Mayor shall appoint one member from the City Council to serve on the Selection Committee. The selection of person(s) to be honored will be completed in time to be confirmed by Resolution of the City Council no later than the second regularly scheduled City Council meeting in April 2026.

Attached is the updated policy which was approved by the City Council at their December 2, 2025, regular meeting.

Attachments

[Distinguished Brea Athletes Policy - December 2025.pdf](#)

CITY OF BREA DISTINGUISHED BREA ATHLETES PROGRAM POLICY

POLICY STATEMENT

The purpose of this policy is to ensure that persons recognized as Distinguished Brea Athletes have reached the pinnacle of their field of expertise and whose performance has been of state, national, and/or global importance.

This policy establishes uniform procedures for the selection of individuals to be recognized as Distinguished Brea Athletes. The policy also establishes criteria that will guide members of a Selection Committee in recommending names for approval by the Council in a fair, objective and consistent manner.

PROCEDURE FOR NOMINATING AND SELECTING INDIVIDUALS TO BE HONORED

A. Responsibility of the City Manager's Office

Implementation of this policy is the responsibility of the City Manager's Office.

1. Requests concerning a person to be recognized as a Distinguished Brea Athlete shall be made in writing to the City Manager's office on an approved nomination form.
 - a. In some instances, it may be appropriate to actively solicit suggestions and, in those cases, the City Manager should specify a time frame for submissions and method of notification.
 - b. All submittals, whether from an individual or an organization, must include the name and address of the submitter. No anonymous submittals will be accepted.
 - c. All suggestions will be given the same consideration without regard to the nomination source.
2. The City Manager and/or designee is responsible for conveying the nomination forms to the Brea Historical Society and presenting the recommendations from the Selection Committee to the City Council.

B. Criteria

The selection criterion for inclusion in the Distinguished Brea Athletes Program involves meeting most, if not all, of the following:

1. The candidate shall have lived in Brea while attending a private or public elementary and/or secondary school for a minimum of two years;
2. The candidate must have clearly demonstrated exceptional athletic achievements of state, national, and/or international importance;

3. The candidate must have professional experience in their field of endeavor, or have participated in International Olympic and/or World competition;
4. The candidate is the recipient of major state, national and/or international awards, medals, honors, and/or recognition;
5. The candidate has been a positive role model;
6. The candidate has been listed in reliable reputable national references or publications;
7. Junior titles and/or High School performances shall not be considered.
8. Candidate's eligibility shall begin five years after his or her retirement from active participation in their respective sport of recognition.

C. Responsibility of the Selection Committee

1. The Selection Committee shall consist of one City Council member appointed by the Mayor, two members from the Brea Historical Society, and two members from each of the following Commissions:
 - a. The Cultural Arts Commission
 - b. The Parks, Recreation and Human Services Commission
 - c. The Planning Commission
2. The City Manager's Office will convey the nomination forms to the Brea Historical Society during the month of November if nomination(s) were received during the month of October.
3. The Selection Committee will consider the criteria in Section B above and the written supporting documentation only. Any information that is submitted after the October 31 closing date will not be considered, until the next nomination period.
4. The Selection Committee will form a recommendation to the City Council. If approved, staff will prepare a transmittal and resolution for consideration and approval by the Council. The transmittal shall include a narrative citing the notable achievements and contributions of the individual and a copy of the application form.

D. Nominations

1. Either individuals and/or organizations may nominate candidates for consideration;
2. Each person and/or organization may only nominate one candidate per authorized nomination year;
3. Nominations may be submitted to the City Manager's office by October 31 of

every fourth year, beginning in 2026;

4. Nominations shall be submitted using the City approved application and must include documentation that supports the recommendation (see criteria).
5. Each person and/or organization shall assume the full responsibility to fund and maintain and/or replace if necessary the bronze plaque honoring the nominee should their nominee be selected by the Selection Committee.

E. Council Action

1. The recommendation(s) received from the Selection Committee shall be placed on the Council agenda no later than the second regularly scheduled Council meeting in the April following October 31 of the nomination year for final approval.
2. Action by the City Council shall be taken by Council Resolution.

NOTE: Questions and/or clarification of this policy should be directed to the City Manager's Office.



Application for Nomination to the Distinguished Brea Athletes Program
City of Brea
1 Civic Center Circle, Brea, CA 92821
Attention: City Manager's Office

Please review the criteria below before submitting an application to nominate an individual for the Distinguished Brea Athletes Program. Applications that are incomplete or do not meet the criteria will be rejected.

Criteria

The selection criterion for inclusion in the Distinguished Brea Athletes Program involves meeting most, if not all, of the following:

1. The candidate shall have lived in Brea while attending a private or public elementary and/or secondary school for a minimum of two years;
2. The candidate must have clearly demonstrated exceptional athletic achievements of state, national, and/or international importance;
3. The candidate must have professional experience in their field of endeavor, or participated in International Olympic and or/World competition;
4. The candidate is the recipient of major state, national and/or international awards, medals, honors, and/or recognition;
5. The candidate has been a positive role model;
6. The candidate has been listed in reliable reputable national references or publications;
7. Junior titles and/or High School performances shall not be considered.
8. Candidate's eligibility shall begin five years after his or her retirement from active participation in his/her respective sport of recognition.

Date: _____

Nominated Individual: _____

Nominating Individual/Organization: _____

Name: _____

Address: _____

Preferred contact phone No.: _____ E-mail _____

Background of nominee: _____

Reason you believe this individual should be inducted into the Distinguished Brea Athletes Program (attach additional pages if required): _____

Please include all supporting documentation including the documentation required within the criteria. Each person and/or organization shall assume full responsibility to fund, maintain, and/or replace the bronze plaque honoring the nominee.

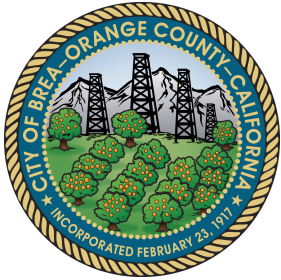
If you have questions regarding the nomination process, please contact the City Manager's Office at (714) 990-7710.

SUBMIT COMPLETED APPLICATION BY OCTOBER 31 TO:
City Manager's Office, 1 Civic Center Circle, Brea, CA 92821

Date Received by the City Manager: _____

Submitted to Selection Committee: _____

Date scheduled for review by Committee: _____



CITY *of* BREA

Planning Commission Communication
December 9, 2025
Item No. 4C.

Informational/Project Updates

TO	PREPARED BY
Chair and Members of the Planning Commission	Jessica Newton, Senior Planner
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 receive and file the Planning Division Updates, dated December 2, 2025 (Attachment A).

RESPECTFULLY SUBMITTED:

Jason Killebrew, Assistant City Manager/Community Development Director

Prepared by: Jessica Newton, Senior Planner

Attachments

[Attachment A- Planning Update \(Updated 12.2.2025\).pdf](#)

City of Brea

Project Updates

December 2, 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	Mills Act Contract	420 S. Madrona Avenue
4	Brea 265 Tentative Tract Map Amendment	Valencia Avenue; Lambert Road; Carbon Canyon Road; Rose Drive
5	Brea 265 Planning Area 1	Northeast area of Rose Drive/Blake Road
6	New Automobile Service Station and a Drive-Through Facility	300-305 W. Imperial Highway
7	Benihana Exterior Façade Improvement	240 S. Brea Boulevard
8	Imperial Mariner Parking Reduction	915, 955 & 975 W. Imperial Highway
9	New Automotive Repair	1288 W. Lambert Road
10	The Hive Fitness Studio (CUP Amendment)	650 N. Berry Street
11	Beckman South Residential Development	250 S. Kraemer Boulevard
12	New Residential Development (CUP, TPM, PR, & DB)	112 Bracken Street
13	Chick-Fil-A Drive Thru and Façade Improvements	1647 E. Imperial Highway
14	Greenbriar Residential Development (MCUP & AR)	1698-1700 Greenbriar Lane
15	Target Sign Program Revision	855 E. Birch Street
16	Living Hope Church Façade Improvements	1215 W. Lambert Road
17	Boiling Crab On-Site Alcohol	120 S. Brea Boulevard, #103

• APPROVED/ENTITLED

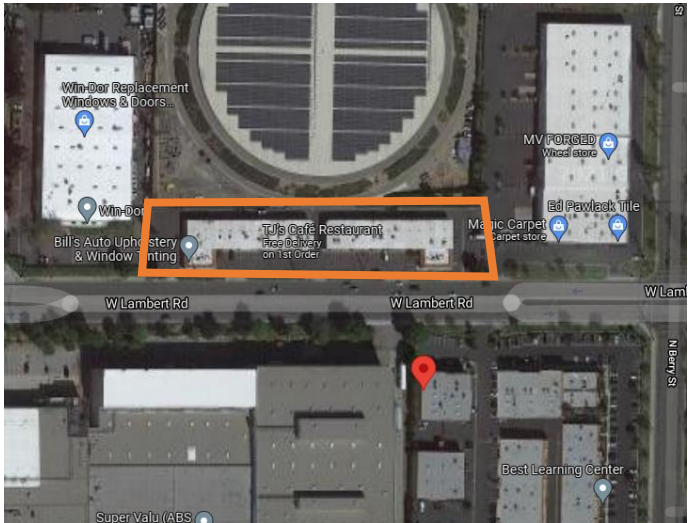
Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Accessory Dwelling Unit	527 E. Elm Street
3	Industrial Building	2727 E. Imperial Highway
4	Brea Mall Mixed Use Project	100 Brea Mall Road
5	Gaslight Square Redevelopment	255 E. Imperial Highway
6	Boiling Crab – Outdoor Patio and On-site Alcohol	120 S. Brea Boulevard #106
7	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
8	California Spine Institute	721 E. Imperial Highway
9	Dr. Squatch Fence Height	114 N. Berry Street
10	Wireless Facility Modification	185 E. Alder Street
11	New Wireless Facility	724 N. Brea Boulevard
12	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Highway
13	Light Industrial Building	3200 Nasa Street
14	South Brea Townhomes	685 S. Brea Boulevard
15	AT&T Wireless Rooftop Facility	380 W. Central Avenue
16	Pet Aquamation	580 W. Lambert Road
17	Brea Plaza Apartments	1639 E. Imperial Highway
18	Greenbriar residential development	1698-1700 Greenbriar Lane
19	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
20	Main Event	245 W. Birch Street
21	Addition to single family home with a single car garage	226 E. Alder Street
22	Aquatic Sports Performance training studio	396 Cliffwood Park Street
23	Tempo Geisha removal of brewery equipment	101 E. Imperial Highway
24	Pace & Pint on-site alcohol	1040 E. Imperial Highway Suite F2
25	Poplar Avenue administrative remedy	501 S. Poplar Avenue
26	New industrial building	424 Berry Way
27	Alder Street variance	226 E. Alder Street
28	Thai 7 Bistro on-site alcohol	215 W. Birch Street #2
29	A 2nd story ADU modification of standards	414 Sievers Avenue
30	Raising Canes Drive-through	200 S. State College Boulevard
31	Koy Restaurant and Bar on-site alcohol	441 S. Associated Road
32	Redwood Avenue administrative remedy	110 S. Redwood Avenue


Story Map ID	Project Name	Address
33	Chef's Cut on-site alcohol	415 S. Associated Road
34	Deanna Drive lot coverage increase	920 Deanna Drive
35	Amazon Facility	275 Valencia Avenue
36	Jamboree Affordable housing development (Preliminary Plan Review)	323 N. Brea Boulevard
37	C&C Affordable Housing Project density bonus request	SEC Mercury Lane & Berry Street
38	Karma Lounge on-site alcohol	215 S. Brea Boulevard
39	Carbon Canyon Coffee on-site alcohol	150 Olinda Place
40	Service Champions parking lot	625 Columbia Street
41	Check n' Play on-site alcohol	2072 Brea Mall

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

N/A

In-Process/Review

LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map 	
Project No.:	<ul style="list-style-type: none"> TPM 2021-189; Accela No.: PLN-2021-00061 	
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 296-223-13 700-800 W. Lambert Road 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to convert two 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. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> 801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal) 	
Application submittal Date:	<ul style="list-style-type: none"> October 25, 2021 	
Current Status:	<ul style="list-style-type: none"> Application was deemed complete on October 12, 2023. Planning Commission review TBD pending applicant response. 	

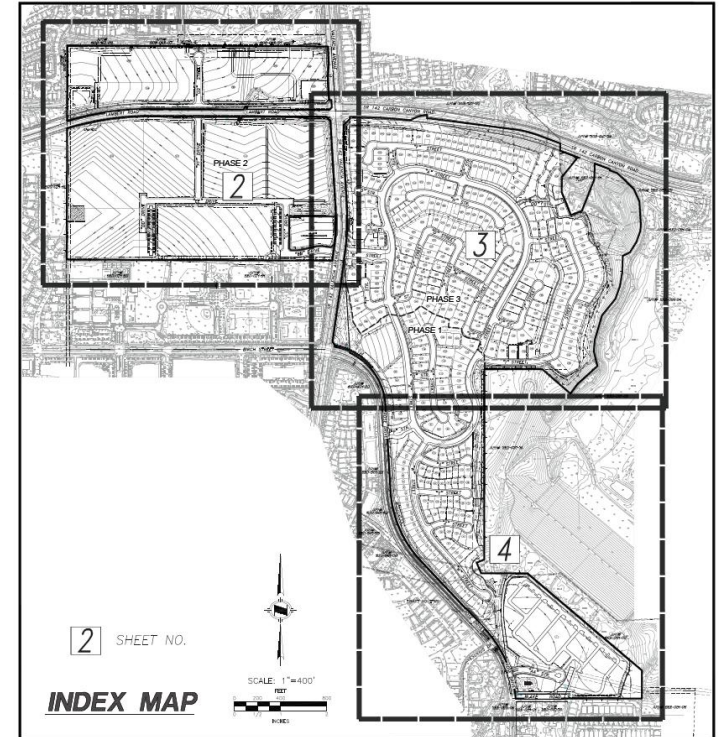
ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 2)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027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

MILLS ACT CONTRACT (MAP ID: 3)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Mills Act Contract 	
Project No.:	<ul style="list-style-type: none"> MA No. 2025-01; ACCELA No: PLN-2025-00004 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-241-06 420 S. Madrona Avenue 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jeff Jordan 	
Application submittal Date:	<ul style="list-style-type: none"> January 28, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

BREA 265 TENTATIVE TRACT MAP AMENDMENT (MAP ID: 4)

Case Type:	<ul style="list-style-type: none"> Tentative Tract Map
Project No.:	<ul style="list-style-type: none"> TTM 16423 Amendment No. 1; ACCELA No: PLN-2025-00019
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 322-031-01, -10, -11, -12, -13 -14, -19, -20, -21, & -24 and 320-073-08, -09, & -29 The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to amend the TTM 16423 to accommodate design changes for Planning Areas 1, 3 and 7 of Brea 265 Specific Plan
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brett Hamara)
Application submittal Date:	<ul style="list-style-type: none"> April 15, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



BREA 265 PLANNING AREA 1 (MAP ID: 5)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2025-03, Condominium map; ACCELA No: PLN-2025-00020
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 322-031-14, -19, & -21 Address TBD; Planning Area 1 of Brea 265 Specific Plan (northeast of Rose Drive and Blake Street)
Project Description:	<ul style="list-style-type: none"> 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
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brett Hamara)
Application submittal Date:	<ul style="list-style-type: none"> April 15, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

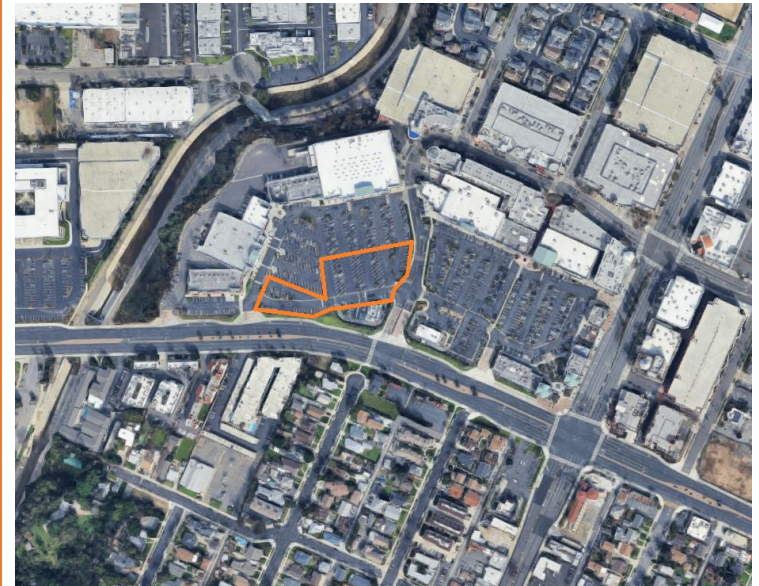
PROJECT MAP:



NEW AUTOMOBILE SERVICE STATION AND DRIVE-THROUGH FACILITY (MAP ID: 6)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permits and Precise Development
Project No.:	<ul style="list-style-type: none"> CUP Nos. 2025-07 through 09; PD No. 2025-01; ACCELA No: PLN-2025-00015
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-376-03 and 12 Address: 300-305 W. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to develop a new automobile service station and a new drive-through facility at Brea Gateway Shopping Center
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Brixmor Property Group (Thomas Rubio)
Application submittal Date:	<ul style="list-style-type: none"> August 12, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

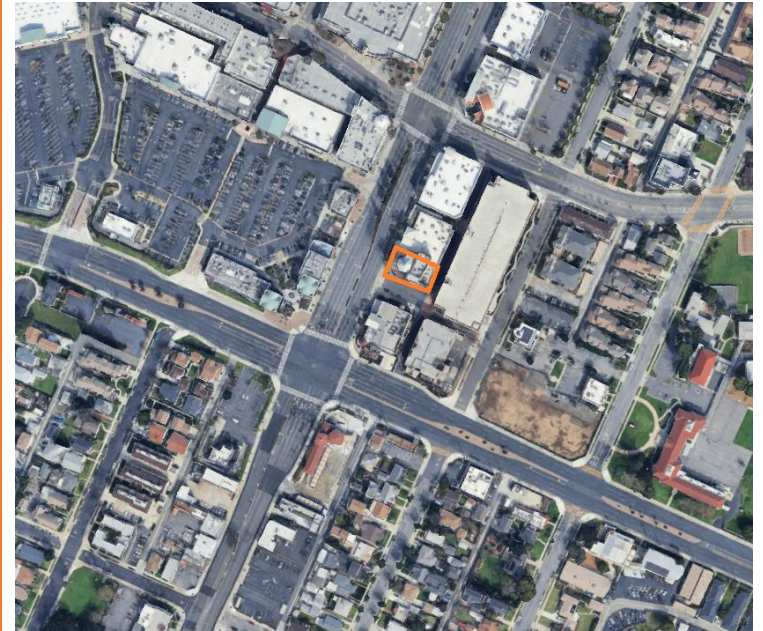
PROJECT MAP:



BENIHANA EXTERIOR FAÇADE IMPROVEMENTS (MAP ID: 7)

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

PROJECT MAP:



IMPERIAL MARINER PARKING REDUCTION (MAP ID: 8)

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

PROJECT MAP:



NEW AUTOMOTIVE REPAIR (MAP ID: 9)

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

PROJECT MAP:



THE HIVE FITNESS STUDIO (MAP ID: 10)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit Amendment 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-14; ACCELA No: PLN-2025-00052 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-132-01 Address: 650 N. Berry Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to expand the existing fitness studio use and seeking a reduction in minimum parking requirements for the project site 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Benjamin Lin 	
Application submittal Date:	<ul style="list-style-type: none"> September 9, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	



BECKMAN SOUTH RESIDENTIAL (MAP ID: 11)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2025-01; ACCELA No: PLN-2025-00057
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 320-221-25 Address: 250 S. Kraemer Boulevard
Project Description:	<ul style="list-style-type: none"> The preliminary review consists of a new residential project proposing 278 attached dwelling units on a 15.33 acre site
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Brett Hamara, Lennar Homes
Application submittal Date:	<ul style="list-style-type: none"> October 1, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



NEW RESIDENTIAL DEVELOPMENT (MAP ID: 12)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit, Tentative Tract Map, Plan Review, Density Bonus 	
Project No.:	<ul style="list-style-type: none"> • CUP 2025-16, PR 2025-06, DB 2025-02, TPM 2025-01; ACCELA No: PLN-2025-00060 	
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 296-332-17 • 112 Bracken Street 	
Project Description:	<ul style="list-style-type: none"> • The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units. 	
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> • Eric Gonsalves of The Cirrus Company, LLC 	
Application submittal Date:	<ul style="list-style-type: none"> • October 5, 2025 	
Current Status:	<ul style="list-style-type: none"> • 1st round of preliminary comment letter was issued on April 25, 2024. Subsequently, at the request of the applicant, a 2nd round of review was conducted and the 2nd preliminary comment letter was issued on October 31, 2024. The Applicant has submitted a full entitlement package, and the project is currently under review. 	



CHICK-FIL-A DRIVE THRU & FAÇADE IMPROVEMENTS (MAP ID: 13)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2025-07; ACCELA No: PLN-2025-00061
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-391-04 1647 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing drive thru and façade improvements.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Broneil Bet Govargez
Application submittal Date:	<ul style="list-style-type: none"> October 8, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit & Administrative Remedy
Project No.:	<ul style="list-style-type: none"> MCUP 2025-06 & AR 2025-09; ACCELA No: PLN-2025-00062
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-102-34 1600-1700 Greenbriar Lane
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to modify required setbacks along Greenbriar Lane and modify the number of required guest parking spaces.
Project Planner:	<ul style="list-style-type: none"> Rebecca M. Pennington, Senior Planner (rebeccap@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of CA, Inc.
Application submittal Date:	<ul style="list-style-type: none"> October 15, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



TARGET SIGN PROGRAM REVISION (MAP ID: 15)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2025-08; ACCELA No: PLN-2025-00065
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-104-11 855 E. Birch Street
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing revisions to their Master Sign Program.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Mia Berg
Application submittal Date:	<ul style="list-style-type: none"> October 20, 2025
Current Status:	<ul style="list-style-type: none"> Under review

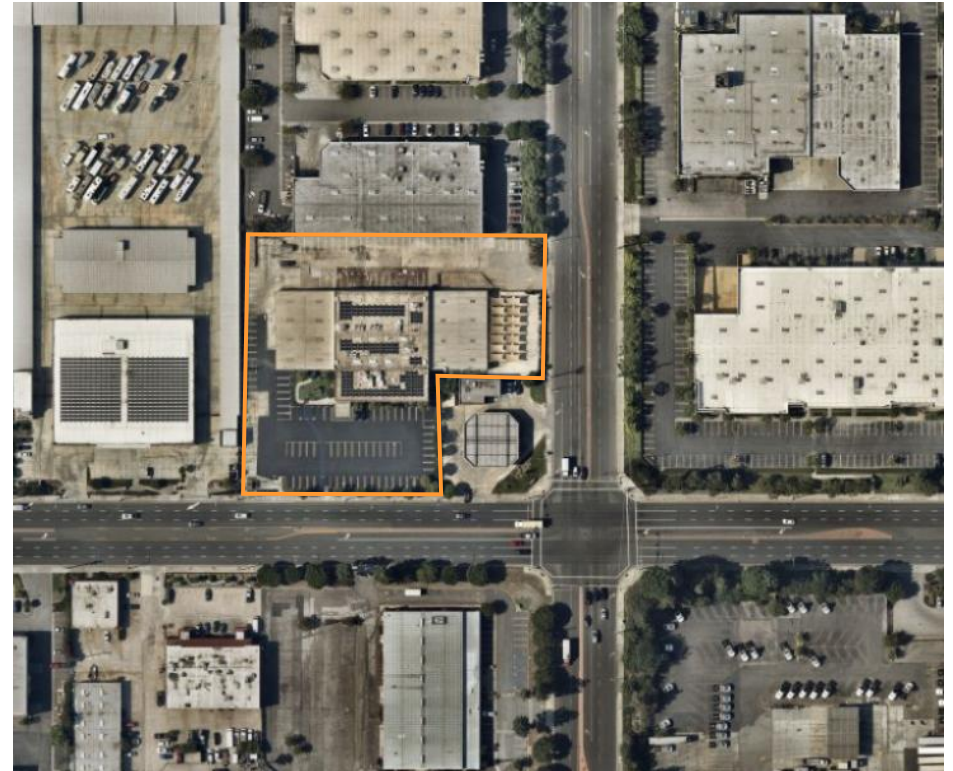
PROJECT MAP:



LIVING HOPE CHURCH FAÇADE IMPROVEMENTS (MAP ID: 16)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2025-09; ACCELA No: PLN-2025-00066
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-391-32 1215 W. Lambert Road
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing exterior façade improvements.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Peter Park; Living Hope Church
Application submittal Date:	<ul style="list-style-type: none"> October 21, 2025
Current Status:	<ul style="list-style-type: none"> Under review

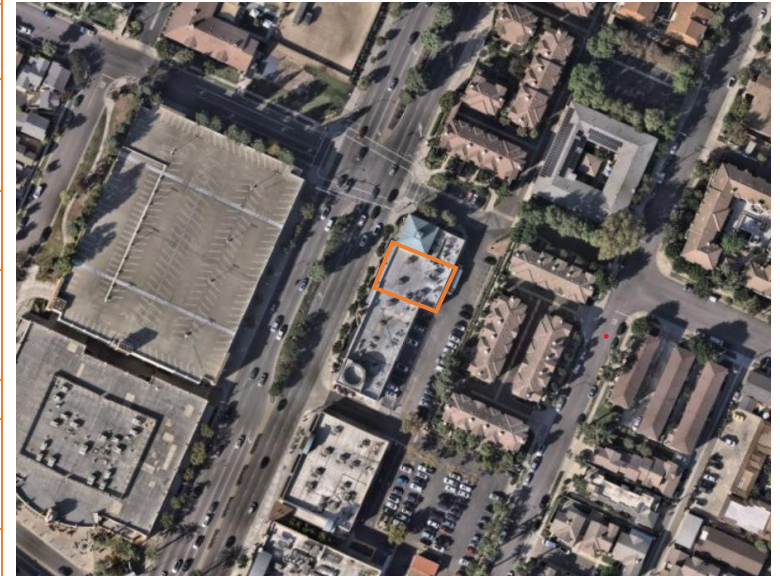
PROJECT MAP:



BOILING CRAB (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP 2025-09; ACCELA No: PLN-2025-00068
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-364-25 120 S. Brea Boulevard, #103
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to upgrade its ABC license from a Type 41 to Type 47 for the Boiling Crab restaurant
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Helngo 8750, LLC
Application submittal Date:	<ul style="list-style-type: none"> November 3, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



Approved/Entitled

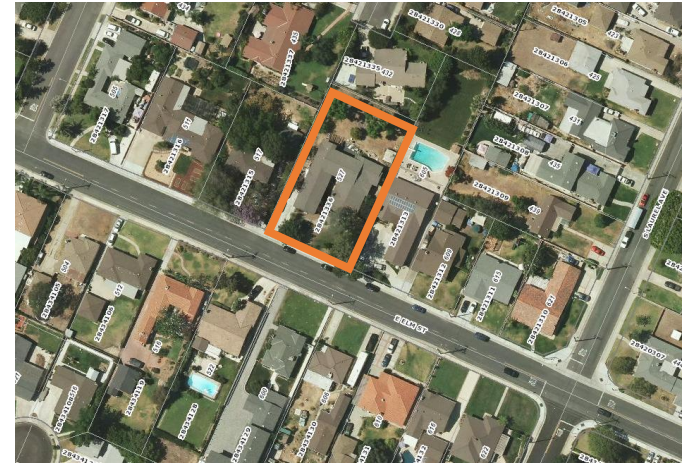
MERCURY LANE APARTMENTS (Map ID: 1)	
Case Type:	<ul style="list-style-type: none"> Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report
Project No.:	<ul style="list-style-type: none"> PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-05 Southeast corner of Mercury Lane and Berry Street
Project Description:	<ul style="list-style-type: none"> The project is a new 5-story building with 114 workforce residential units.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant	<ul style="list-style-type: none"> Dwight Manley
Approval Dates:	<ul style="list-style-type: none"> Planning Commission recommended approval of the project to the City council on April 28, 2020 City Council approved the project on June 2, 2020
Current Status:	<ul style="list-style-type: none"> Refer to C&C Affordable Housing Project (Map ID: 37)


RENDERING:




<i>ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 2)</i>	
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2022-01; ACCELA No. PLN 2022-00019
Project Location:	<ul style="list-style-type: none"> • 527 E. Elm Street • Assessor’s Parcel Number (APN): 284-213-36
Project Description:	<ul style="list-style-type: none"> • The project establishes a new 1,496 square foot detached ADU.
Project Planner:	<ul style="list-style-type: none"> • Planning Division (planner@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Frederick Talactac
Approval Dates:	<ul style="list-style-type: none"> • Planning Commission approved the project on October 25, 2022.
Current Status:	<ul style="list-style-type: none"> • Under construction

PROJECT MAP:



INDUSTRIAL BUILDING (MAP ID: 3)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review, Environmental Impact Report Addendum 	
Project No.:	<ul style="list-style-type: none"> PR No. 2022-04; EIR No. 5-81 Addendum No. 1; ACCELA No. PLN 2022-00012 	
Project Location:	<ul style="list-style-type: none"> 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66 	
Project Description:	<ul style="list-style-type: none"> The 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. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Prologis 	
Approval Dates:	<ul style="list-style-type: none"> Brea Community Development Director approved the project on March 27, 2023. 	
Current Status:	<ul style="list-style-type: none"> Demolition complete; under building permit review process 	

BREA MALL MIXED USE PROJECT (MAP ID. 4)		PROJECT MAP: 
Project:	<ul style="list-style-type: none"> EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits 	
Project No.:	<ul style="list-style-type: none"> 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 ACCELA No. PLN 2021-00008 	
Project Location:	<ul style="list-style-type: none"> 100 Brea Mall; 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) 	
Project Description:	<ul style="list-style-type: none"> 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 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Simon Properties 	
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Study Session (Project Preview) was held on September 27, 2022. Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022. Planning Commission recommended approval of the project to the City Council on December 13, 2022. City Council Public Hearing (1st reading) was held on May 2, 2023. City Council approved the project during the 2nd reading on May 16, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 5)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); ACCELA No. PLN 2022-00011 	
Project Location:	<ul style="list-style-type: none"> 255 E. Imperial Highway Assessor's Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36 	
Project Description:	<ul style="list-style-type: none"> 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. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Dwight Manley 	
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Public Hearing (Intro to Project) held on January 24, 2023. Planning Commission recommended approval of the project to City Council on April 11, 2023. City Council Public Hearing (1st reading) held on May 16, 2023. City Council approved the project during the 2nd reading on June 6, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	



BOILING CRAB OUTDOOR PATIO AND ON-SITE ALCOHOL (MAP ID: 6)

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

PROJECT MAP:




BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 7)


Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit, Precise Development
Project No.:	<ul style="list-style-type: none"> • CUP No. 2022-23; PD No. 2022-12; ACCELA No: PLN-2022-00078
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 319-391-01 • 1639 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> • The project includes demolition of a 18,425 square foot theater (Building F) and remodeling Buildings E & 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.
Project Planner:	<ul style="list-style-type: none"> • Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Waad J. Nadhir
Approval Dates	<ul style="list-style-type: none"> • The Planning Commission approved the application on August 8, 2023
Current Status:	<ul style="list-style-type: none"> • Under construction

PROJECT MAP:



CALIFORNIA SPINE INSTITUTE (MAP ID: 8)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-05; AR No. 2023-04; ACCELA No: PLN-2023-00030 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-314-07 721 E. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project includes a second story addition to an existing office building along with related site improvements. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Raed Ali and Eric Lin 	
Approval Dates	<ul style="list-style-type: none"> December 12, 2023 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

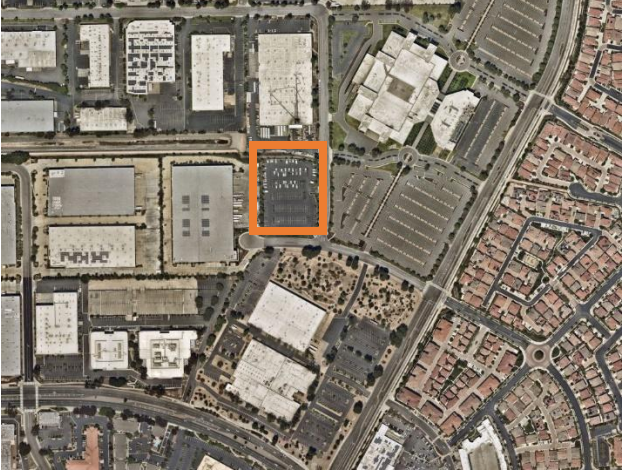
DR. SQUATCH FENCE HEIGHT (MAP ID: 9)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> AR No. 2024-01 ACCELA No: PLN-2024-00007 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-01 114 N. Berry Street 	
Project Description:	<ul style="list-style-type: none"> The project increases the height of a new screening fencing from 7 feet to 8 feet. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Christopher Clay 	
Approval Date:	<ul style="list-style-type: none"> February 6, 2024 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

<i>WIRELESS FACILITY MODIFICATION (MAP ID: 10)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-02; ACCELA No: PLN-2023-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-333-42 185 E. Alder Street 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Stephanie Rudolph 	
Approval Date	<ul style="list-style-type: none"> March 22, 2024 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

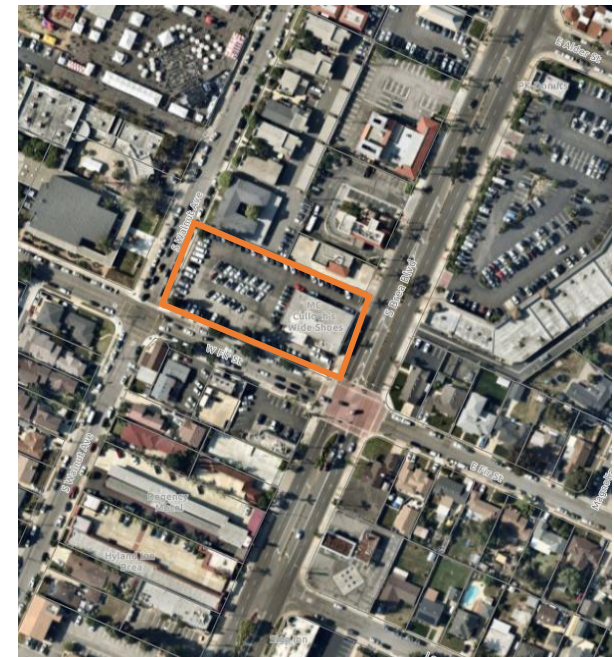
NEW WIRELESS FACILITY (MAP ID: 11)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: PLN-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new roof mounted wireless facility for Dish Wireless. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Brian De La Ree of Butler America 	
Approval Date	<ul style="list-style-type: none"> April 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue 	

IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 12)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map 	
Project No.:	<ul style="list-style-type: none"> TPM No. 2022-179; ACCELA No: PLN-20224-00016 	
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-342-05 and 296-114-01 915, 955, 975 W. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to subdivide the existing property into four parcels. 	
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> James McGrade of Imperial Mariner, LLC 	
Approval Date	<ul style="list-style-type: none"> June 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Under final map review process 	



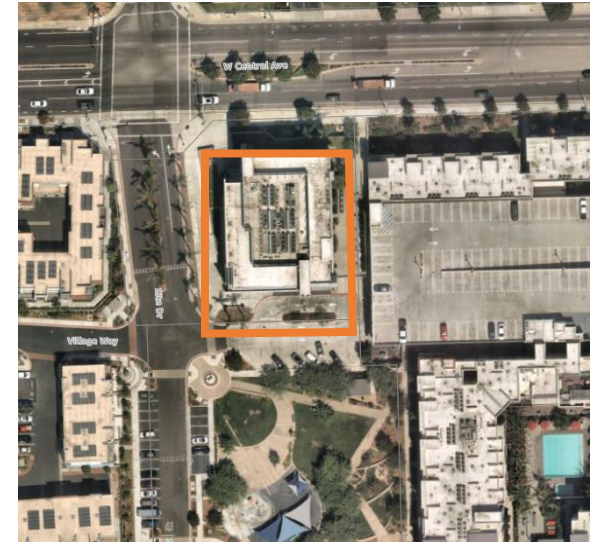
<i>LIGHT INDUSTRIAL BUILDING (MAP ID: 13)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-08; ACCELA No: PLN-2023-00049 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-303-11 3200 Nasa Street 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to construct a new 56,000 square-foot industrial building. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Dennis Roy 	
Approval Date	<ul style="list-style-type: none"> July 1, 2024 	
Current Status:	<ul style="list-style-type: none"> Under building plan check process; site grading has commenced 	

SOUTH BREA TOWNHOMES (MAP ID: 14)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit 	
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; ACCELA No: PLN-2023-00081 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-282-06 685 S. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The project includes demolition of the existing retail building and construction of a new 32-unit, 3 story residential development. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Patrick Chien of City Ventures 	
Approval Date:	<ul style="list-style-type: none"> July 23, 2024 	
Current Status:	<ul style="list-style-type: none"> Demolition completed; Under building plan check process 	



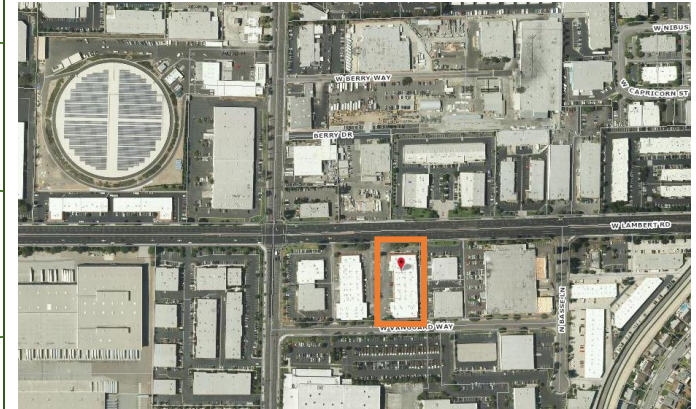
AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 15)	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-241-10 380 W. Central Avenue
Project Description:	<ul style="list-style-type: none"> The project includes a new rooftop wireless communication facility and screening on an existing commercial office building.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> New Cingular Wireless PCS, LLC dba AT&T Wireless
Approval Date:	<ul style="list-style-type: none"> August 22, 2024
Current Status:	<ul style="list-style-type: none"> Under construction


PROJECT MAP:



PET AQUAMATION BUSINESS (MAP ID: 16)	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2022-15; ACCELA No. PLN 2022-00053
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 296-081-07 • 580 W. Lambert Road, Unit E
Project Description:	<ul style="list-style-type: none"> • The project includes establishing a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.
Project Planner:	<ul style="list-style-type: none"> • Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Dr. Annie Forslund (Home Pet Euthanasia of Southern California)
Approval Date:	<ul style="list-style-type: none"> • September 24, 2024
Current Status:	<ul style="list-style-type: none"> • Under construction

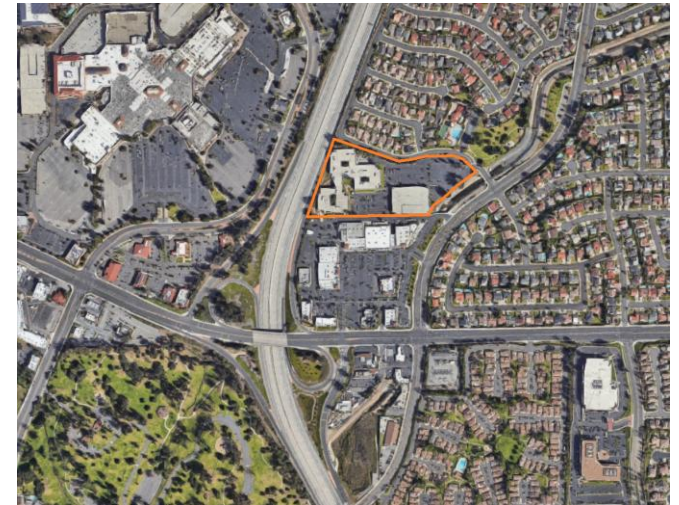
PROJECT MAP:



BREA PLAZA APARTMENTS (MAP ID: 17)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum 	
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-01, ZC No. 2024-01, PD No. 2024-01, CUP No. 2024-03, 04 and 05; ACCELA No: PLN-2024-00017 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 E. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> 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 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen of AO 	
Approval Date	<ul style="list-style-type: none"> April 1 and 15, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending building plan check process 	

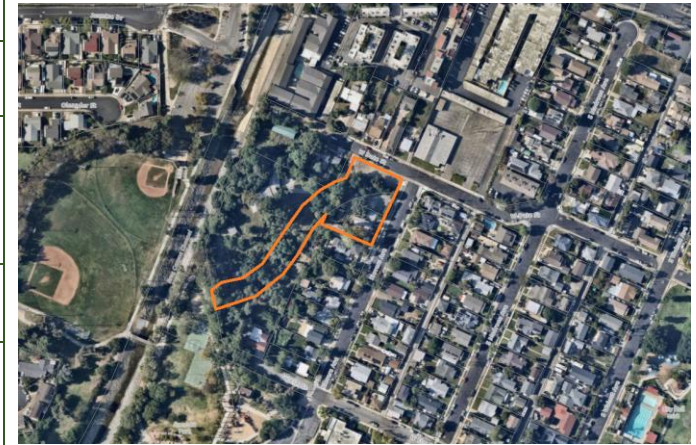
GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 18)	
Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Plan Review, Development Agreement, Precise Development, Tentative Tract Map, Environmental Impact Report
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-02, ZC No. 2024-02, PR No. 2024-03, DA No. 2024-01, PD No. 2024-02, VTTM No. 2024-01, EIR No. 2024-01; ACCELA No: PLN-2024-00020
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-34 1698-1700 Greenbriar Lane
Project Description:	<ul style="list-style-type: none"> The project allows for a new 179 single-family attached dwelling unit development.
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Gary Jones of Lennar Homes of California, Inc.
Approval Date:	<ul style="list-style-type: none"> April 1 and 15, 2025
Subsequent Applications:	<ul style="list-style-type: none"> TR No. 2025-01; ACCELA No: PLN-2025-00035: This allows removal of five Sycamore trees at the Greenbriar Residential Development project site (approved June 19, 2025)
Current Status:	<ul style="list-style-type: none"> Site clearance and demolition has begun; Under building plan check process


PROJECT MAP:



<i>SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 19)</i>	
Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> Tentative Parcel Map No. 2024-135; ACCELA No: PLN-2024-00036
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041 411 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for a subdivision/reorganization of 7 existing lots into 4 new lots
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Michael Jelensky
Approval Date:	<ul style="list-style-type: none"> April 22, 2025
Current Status:	<ul style="list-style-type: none"> Pending final map process

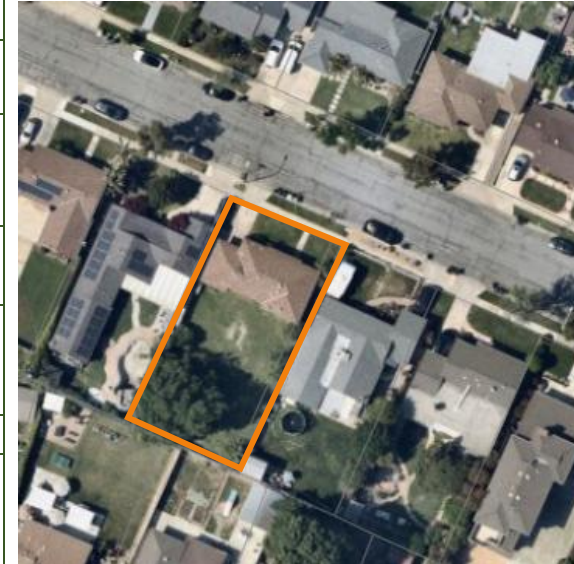
PROJECT MAP:



MAIN EVENT (MAP ID: 20)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-02 and CUP No. 2025-03; ACCELA No: PLN-2025-00005 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-362-25 245 W. Birch Street 	
Project Description:	<ul style="list-style-type: none"> The project allows an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Main Event Entertainment 	
Approval Date:	<ul style="list-style-type: none"> May 13, 2025 	
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue 	

<i>SINGLE FAMILY HOME ADDITION WITH A SINGLE CAR GARAGE (MAP ID: 21)</i>	
Case Type:	<ul style="list-style-type: none"> • Zone Variance
Project No.:	<ul style="list-style-type: none"> • ZV No. 2025-01; ACCELA No: PLN-2025-00026
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 284-321-06 • 226 E. Alder Street
Project Description:	<ul style="list-style-type: none"> • The project allows for an expansion of an existing single family home with a single car garage
Project Planner:	<ul style="list-style-type: none"> • Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Peter Bacarro
Approval Date:	<ul style="list-style-type: none"> • July 22, 2025
Current Status:	<ul style="list-style-type: none"> • Under construction

PROJECT MAP:



AQUATIC SPORTS PERFORMANCE (MAP ID: 22)	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-01; ACCELA No: PLN-2025-00016
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-191-05 396 Cliffwood Park Street
Project Description:	<ul style="list-style-type: none"> The project allows a private training studio for swimmers
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Sean Kao, Aquatic Sports Performance
Approval Date:	<ul style="list-style-type: none"> May 13, 2025
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue

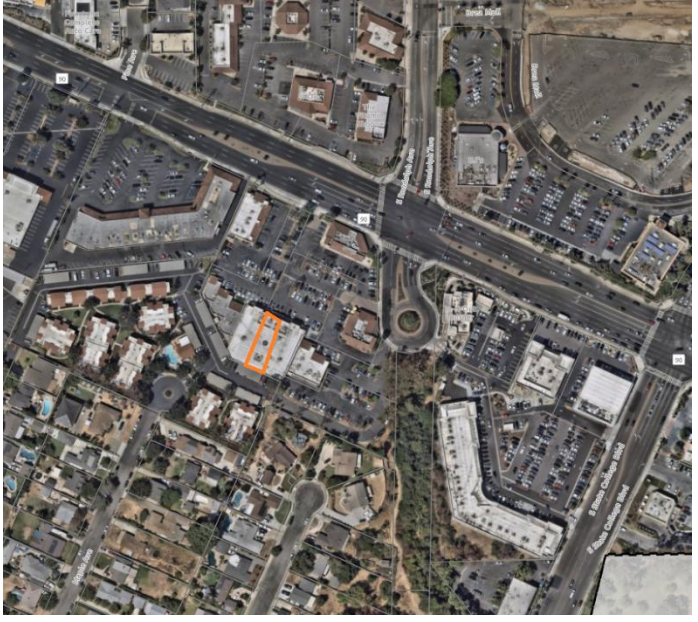
PROJECT MAP:



TEMPO GEISHA (MAP ID: 23)	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2025-04; ACCELA No: PLN-2025-00028
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-29 101 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The project allows the removal of brewery equipment
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Genesis Clara, Tempo Geisha
Approval Date:	<ul style="list-style-type: none"> May 27, 2025
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:

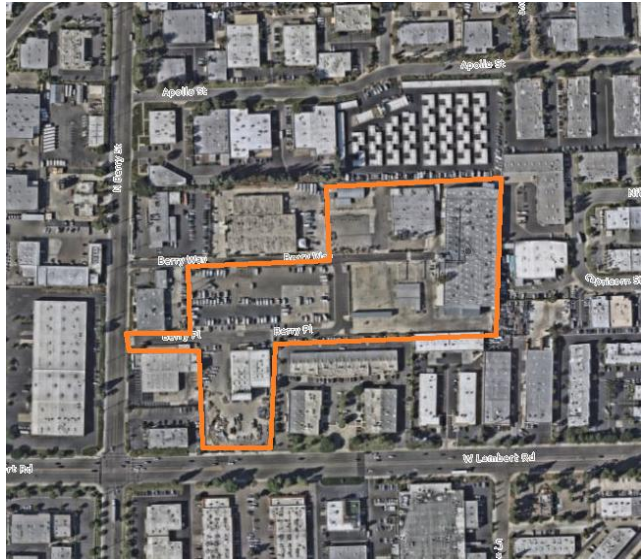


PACE & PINT ON-SITE ALCOHOL (MAP ID: 24)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-05; ACCELA No: PLN-2024-00051 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-252-21 1040 E. Imperial Hwy, Suite F2 	
Project Description:	<ul style="list-style-type: none"> The project allows for an on-site beer service at an existing retail store (Snails Pace) 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Raul Cueva 	
Approval Date:	<ul style="list-style-type: none"> June 10, 2025 	
Current Status:	<ul style="list-style-type: none"> N/A 	

<i>S. POPLAR AVENUE ADMINISTRATIVE REMEDY (MAP ID: 25)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR Nos. 2025-01 & 2025-02; ACCELA No: PLN-2025-00009
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-342-20 501 S. Poplar Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for a new RV garage to encroach into the required street side yard and the interior side yard areas
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Alex Horowitz
Approval Date:	<ul style="list-style-type: none"> February 12, 2025
Current Status:	<ul style="list-style-type: none"> N/A

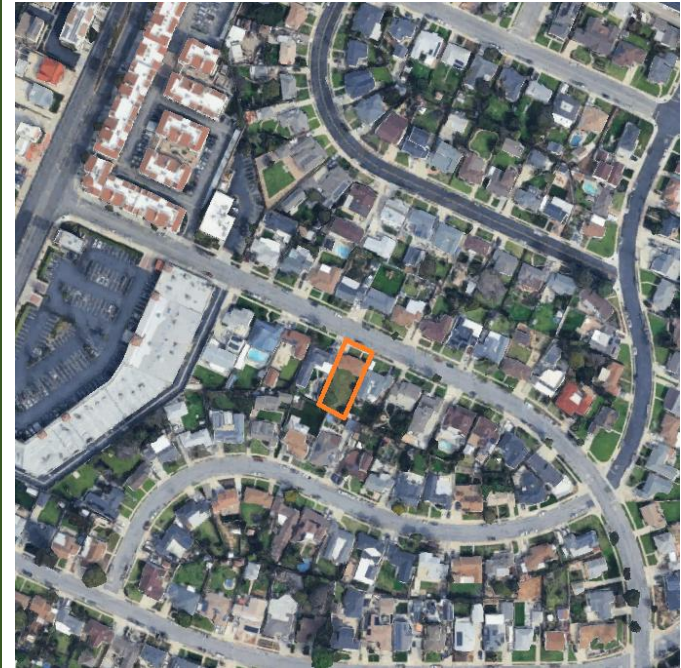
PROJECT MAP:



NEW INDUSTRIAL BUILDING (MAP ID: 26)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2024-01; ACCELA No: PLN-2024-00009 	
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-251-04 424 Berry Way 	
Project Description:	<ul style="list-style-type: none"> 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. 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Rexford Industrial, Berry, LLC. 	
Approval Date:	<ul style="list-style-type: none"> July 14, 2025 	
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process 	

ALDER STREET VARIANCE (MAP ID: 27)	
Case Type:	<ul style="list-style-type: none"> Variance
Project No.:	<ul style="list-style-type: none"> ZV No. 2025-01; ACCELA No: PLN-2025-00026
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-321-06 Address: 226 E. Alder Street
Project Description:	<ul style="list-style-type: none"> 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
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Peter Bacarro
Approval Date:	<ul style="list-style-type: none"> July 22, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



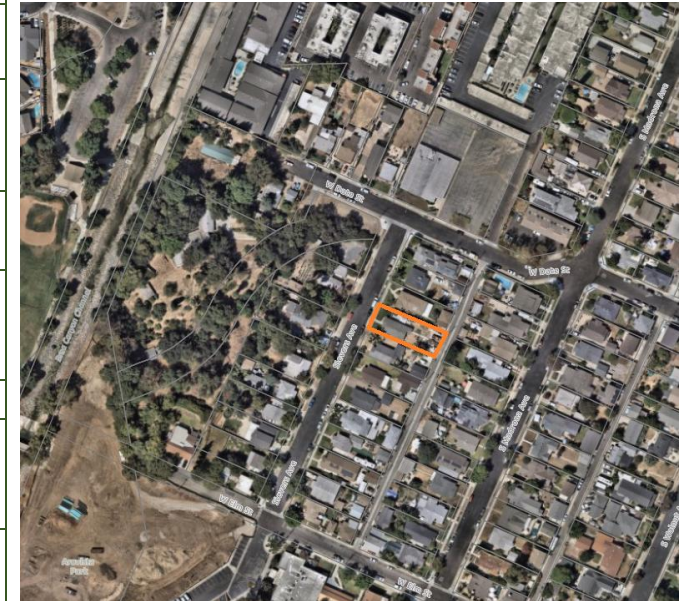
<i>THAI 7 BISTRO ON-SITE ALCOHOL (MAP ID: 28)</i>	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-03; ACCELA No: PLN-2025-00031
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-362-27 215 W. Birch Street #2
Project Description:	<ul style="list-style-type: none"> The project allows for on-site beer and wine service at an existing restaurant (Thai 7 Bistro)
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Thai 7 Bistro
Approval Date:	<ul style="list-style-type: none"> August 5, 2025
Current Status:	<ul style="list-style-type: none"> N/A


PROJECT MAP:



<i>A 2nd STORY ADU MODIFICATION OF STANDARDS (MAP ID: 29)</i>	
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2024-02; ACCELA No: PLN-2024-00063
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 284-252-21 • 414 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> • The project allows for modification of standards (i.e. height, design standards related to exterior staircase) for a new 2nd story ADU
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Tony Vega
Approval Date:	<ul style="list-style-type: none"> • August 26, 2025
Current Status:	<ul style="list-style-type: none"> • In building permit plan check process

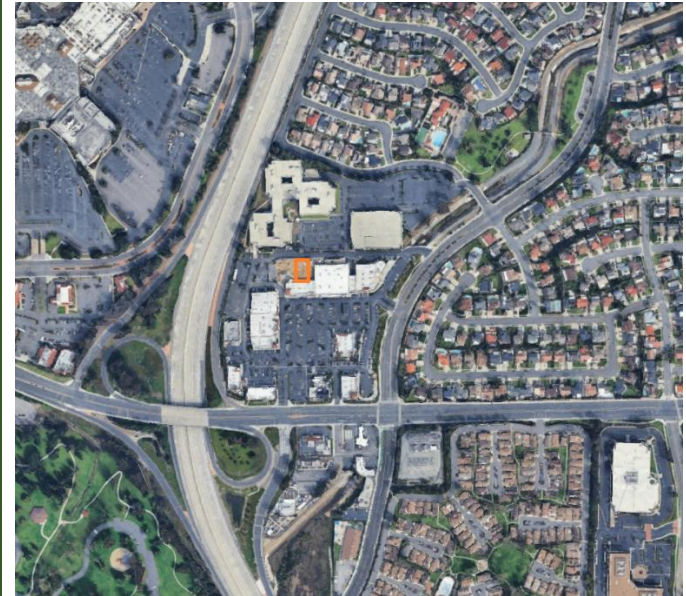
PROJECT MAP:



RAISING CANES DRIVE-THROUGH (MAP ID: 30)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Plan Review, Precise Development 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-08, PR No. 2024-06, PD No. 2024-04; ACCELA No: PLN-2024-00067 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-103-26 200 S. State College Boulevard 	
Project Description:	<ul style="list-style-type: none"> The project includes a new drive-through restaurant (Raising Canes) 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Raising Canes 	
Approval Date:	<ul style="list-style-type: none"> August 26, 2025 	
Current Status:	<ul style="list-style-type: none"> In building permit plan check process 	

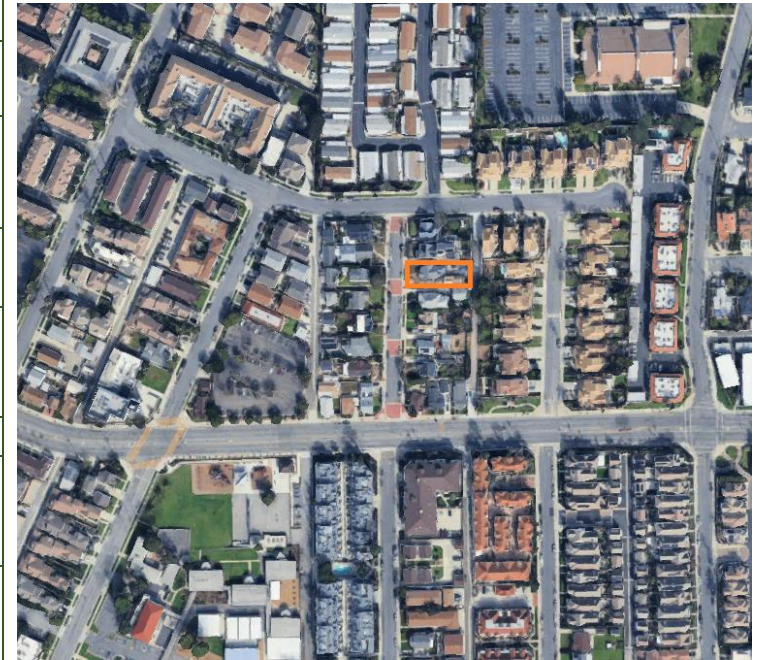
KOY RESTAURANT AND BAR ON-SITE ALCOHOL (MAP ID: 31)	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2025-10; ACCELA No: PLN-2025-00025
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 319-391-01 • Address: 441 S. Associated Road
Project Description:	<ul style="list-style-type: none"> • The project includes on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Koy Restaurant and Bar)
Project Planner:	<ul style="list-style-type: none"> • Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Grand Salon & Spa, Inc.
Approval Date:	<ul style="list-style-type: none"> • August 26, 2025
Current Status:	<ul style="list-style-type: none"> • Restaurant under construction

PROJECT MAP:



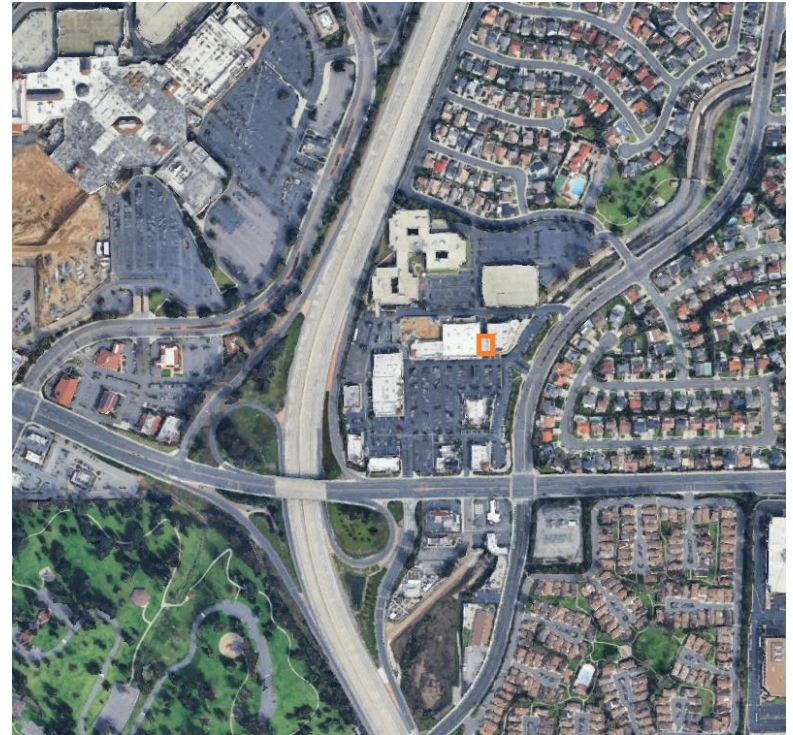
<i>REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 32)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-04; ACCELA No: PLN-202-00032
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-273-17 110 S. Redwood Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for modification of wall and fence height to increase by 12 inches along south property line (side)
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raul Luna
Approval Date:	<ul style="list-style-type: none"> August 28, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



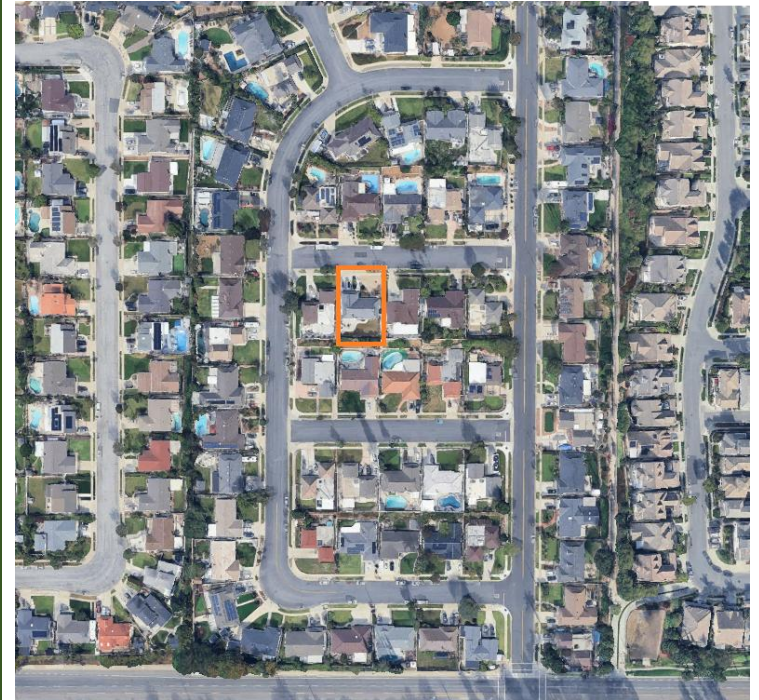
CHEF'S CUT ON-SITE ALCOHOL (MAP ID: 33)	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-05; ACCELA No: PLN-2025-00037
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 415 S. Associated Road
Project Description:	<ul style="list-style-type: none"> The project includes on-site beer and wine service at a new restaurant (Chef's Cut)
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (Briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Chef's Cut
Approval Date:	<ul style="list-style-type: none"> September 2, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



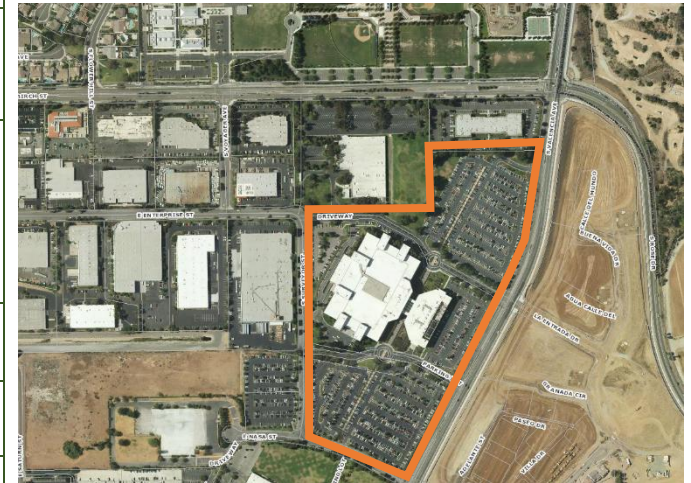
<i>DEANNA DRIVE LOT COVERAGE INCREASE (MAP ID: 34)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-056; ACCELA No: PLN-2025-00039
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 304-124-04 920 Deanna Drive
Project Description:	<ul style="list-style-type: none"> 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
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (Briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Hoel Park
Approval Date:	<ul style="list-style-type: none"> August 25, 2025
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue

PROJECT MAP:



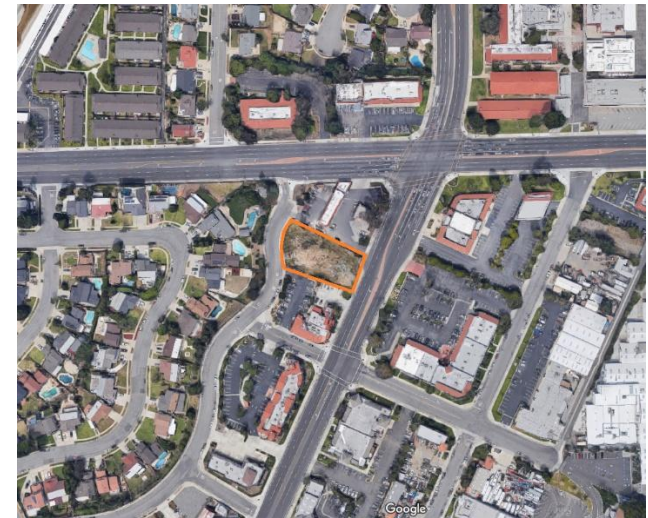
AMAZON FACILITY (MAP ID: 35)	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-09; ACCELA No. PLN 2022-00042
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-233-17 275 W. Valencia
Project Description:	<ul style="list-style-type: none"> The Project would demolish the existing 3-story, 637,503 square-foot, 60-foot high office building (previously occupied by Bank of America) and construct a new 181,500 square-foot, 44-foot high warehouse building that will be used as Amazon's parcel delivery facility.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Tim Reed of Ware Malcomb
Approval Date:	<ul style="list-style-type: none"> Planning Commission: May 13, 2025 City Council (Appeal): August 19, 2025
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process

PROJECT MAP:



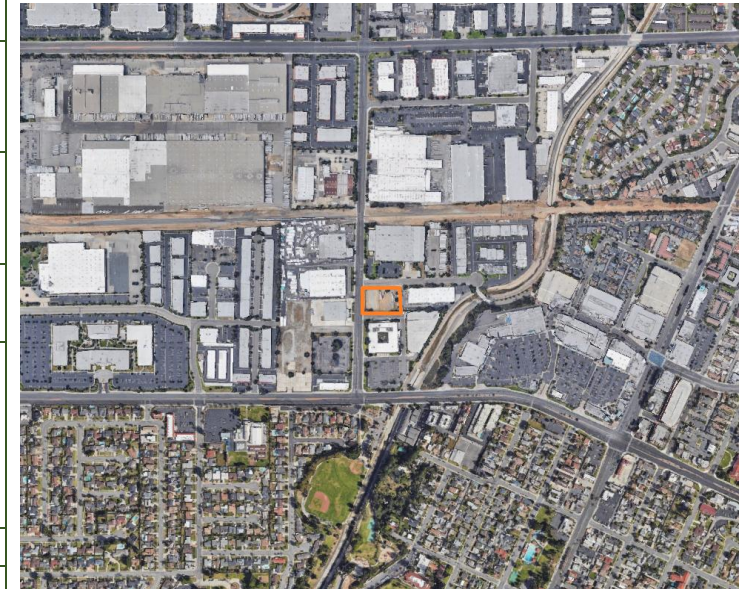
JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 36)	
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-02 & 02A; ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-301-02 323 N. Brea Blvd.
Project Description:	<ul style="list-style-type: none"> The project includes a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units.
Project Planner:	<ul style="list-style-type: none"> Marie Dao, Senior Management Analyst (maried@cityofbrea.gov) Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Tish Kelly of Jamboree Housing Corp.
Approval Date:	<ul style="list-style-type: none"> Preliminary Plan Review letter: April 10, 2024 Density Bonus: February 25, 2025
Current Status:	<ul style="list-style-type: none"> Under building plan check process

PROJECT MAP:



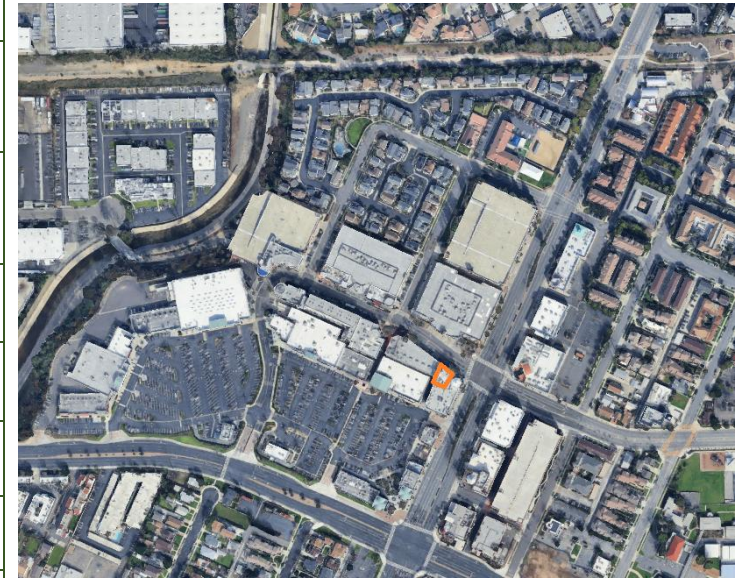
C&C AFFORDABLE HOUSING PROJECT (MAP ID: 37)	
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-143-01 SEC of Mercury Lane and Berry Street
Project Description:	<ul style="list-style-type: none"> The project includes a new 85-unit, 5-story affordable senior housing project
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov) Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) Marie Dao, Senior Management Analyst (maried@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Todd Cottle
Approval Date	<ul style="list-style-type: none"> Preliminary Plan Review letter: November 27, 2024 Density Bonus: Finance Committee – August 12, 2025; City Council – August 19, 2025
Current Status:	<ul style="list-style-type: none"> Pending building plan check submittal

PROJECT MAP:



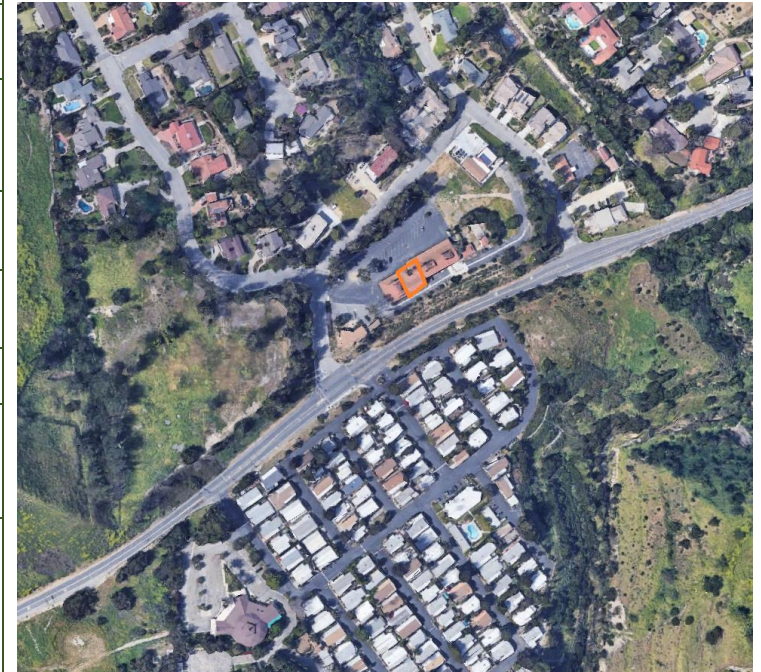
KARMA LOUNGE ON-SITE ALCOHOL (MAP ID: 38)	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-20 215 S. Brea Boulevard, Suite 101
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing an on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Karma Lounge)
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Karma Lounge
Approval Date	<ul style="list-style-type: none"> October 14, 2025
Current Status:	<ul style="list-style-type: none"> Restaurant under building permit plan check process

PROJECT MAP:



<i>CARBON CANYON COFFEE ON-SITE ALCOHOL (MAP ID: 39)</i>	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-04; ACCELA No: PLN-2025-00034
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 315-052-02 150 Olinda Place
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing on-site beer and wine service at an existing restaurant (Carbon Canyon Coffee)
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (Grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Carbon Canyon Coffee
Approval Date	<ul style="list-style-type: none"> October 14, 2025
Current Status:	<ul style="list-style-type: none"> N/A

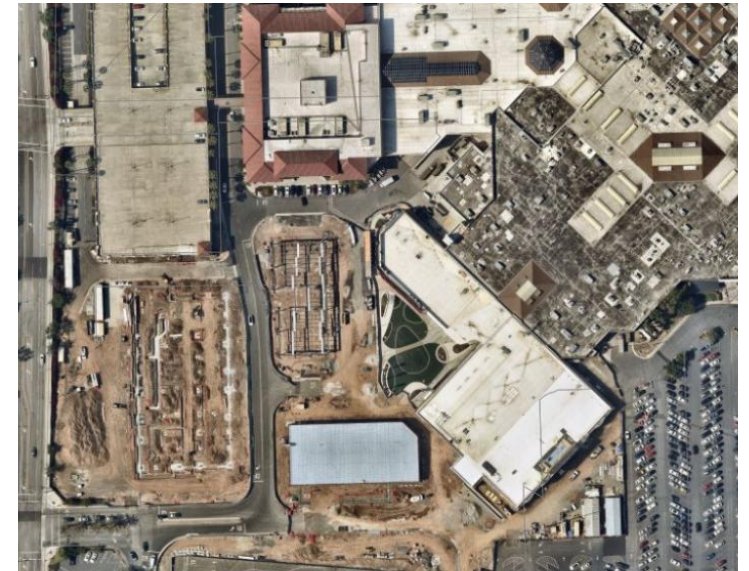
PROJECT MAP:



<i>SERVICE CHAMPIONS PARKING LOT (MAP ID: 40)</i>		
Case Type:	<ul style="list-style-type: none"> Plan Review 	<p>PROJECT MAP:</p> 
Project No.:	<ul style="list-style-type: none"> PR No. 2025-02; ACCELA No: PLN-2025-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-222-01 625 Columbia Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to construct a new parking lot and a driveway entrance for the project site 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Service Champions 	
Approval Date:	<ul style="list-style-type: none"> September 22, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

<i>CHECK N' PLAY ON-SITE ALCOHOL (MAP ID: 41)</i>	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-15; ACCELA No: PLN-2025-00058
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-101-76 Address: 2072 Brea Mall
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing on-site sale and consumption of beer and wine (Type 41 ABC License) at a new cafe (Check N' Play)
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Steffanie Balsells, Check N' Play
Approval Date	<ul style="list-style-type: none"> November 14, 2025
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



REPEALED/DENIED

(Within one year)

N/A