



Planning Commission Agenda

Tuesday, January 27, 2026, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

**** Revised ****

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, viewable at: Second Meeting Zoom Webinar Link <https://cityofbrea-net.zoom.us/j/89166452644>. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756 FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.

1. GENERAL SESSION

- 1.A. Call to Order/Roll Call - Commission
- 1.B. Invocation
 - Pastor Rick Darden from Friends Community church
- 1.C. Pledge of Allegiance
- 1.D. Matters from the Audience

2. CONSENT CALENDAR

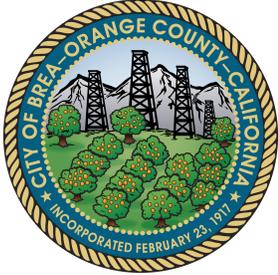
- 2.A. December 9, 2025 Planning Commission Draft Meeting Minutes
 - 1. Approve
- 2.B. 2025 Administrative Remedy and Minor Conditional Use Permit Report
 - 1. Receive and file

3. ADMINISTRATIVE ITEMS

- 3.A. Brea 2050: Focused General Plan Update and Brea Core Specific Plan
 - 1. Receive the presentation on the Focused General Plan Update and Brea Core Specific Plan
- 3.B. Committee Reports
- 3.C. Informational/Project Updates
 - 1. Receive and file

4. ADJOURNMENT

Date Posted: January 23, 2026



CITY *of* BREA

Planning Commission Communication
January 27, 2026
Item No. 2A.

December 9, 2025 Planning Commission Draft Meeting Minutes

TO	PREPARED BY
Chair and Members of the Planning Commission	Maribeth Tinio, City 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:

Maribeth Tinio, City Planner

Prepared by: Regina Mendoza

Attachments

[Draft PC meeting minutes 12-09-2025.pdf](#)

**** 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

December 9, 2025

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

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

1. GENERAL SESSION

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

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

1.B. Pledge of Allegiance

Vice Chair Perez led the Pledge of Allegiance.

1.C. Invocation

Pastor Dave Tebay provided the invocation from Calvary Community Church.

1.D. Matters from the Audience

No members of the audience came down to speak at the podium.

2. CONSENT CALENDAR

2.A. October 28, 2025 Planning Commission Minutes

2.B. Adoption of 2026 Planning Commission Calendar

Motion was made by Commissioner Gribble and seconded by Commissioner Donini, to correct and update the October 28, 2025 meeting minutes to reflect the absence of Commissioner Gribble, to approve the consent calendar. Motion passed 5-0.

3. PUBLIC HEARINGS

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

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

The Planning Commission asked questions about the following topics:

- Clarification of existing and proposed mix of uses
- Parking requirements, the parking study and the on-site survey with respect to medical and administrative office uses
- The breakdown of proposed parking spaces for each building
- Clarification on the supporting General Plan policy
- Confirmation that "on-street" parking is not permitted on Mariner Street
- How often parking reduction requests occur and consideration of future review of parking requirements

Assistant City Manager/Community Development Director Jason Killebrew, City Attorney Steven Flowers, City Planner Maribeth Tinio, Senior Planner Rebecca Pennington, and Assistant Planner Rubiano responded to the Commissioner's questions.

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

The Project Applicant, James McGrade, addressed the commission and provided responses to the Commissioner's questions.

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

After further discussion, a motion was made by Vice Chair Perez and seconded by Chair Schlotterbeck to approve the project. Motion passed 5-0.

4. ADMINISTRATIVE ITEMS

4.A. Distinguished Brea Athletes Program Selection Committee Appointments

Sean Matlock, Deputy Director of Community Services, shared a brief background of the City of Brea's Distinguished Brea Athletes Program. Deputy Director Matlock explained the recognition process timeline and asked for nominations to form the Selection Committee. The Selection Committee conducts the first level review of nominated individuals and the selection of

person(s) to be honored will be completed when confirmed by Resolution of the City Council. A small ceremony is held at the Brea Sports Park to honor the Distinguished Brea Athlete.

Two members from the Planning Commission were recommended to join the Selection Committee. Vice Chair Perez and Commissioner Gribble volunteered to join the Selection Committee.

4.B. Committee Reports

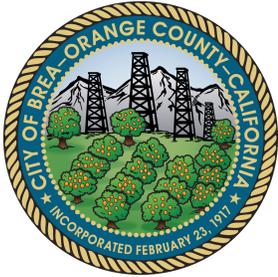
None.

4.C. Informational/Project Updates

City of Brea Project Updates attached.

5. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.



CITY of BREA

Planning Commission Communication
January 27, 2026
Item No. 2B.

2025 Administrative Remedy and Minor Conditional Use Permit Report

TO	PREPARED BY
Chair and Members of the Planning Commission	Graham Bultema, Assistant Planner
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Maribeth Tinio, City Planner	Kristin Griffith, City Manager

EXECUTIVE SUMMARY

This report provides a summary of Administrative Remedy and Minor Conditional Use Permit (“Minor CUP”) applications processed by the Planning Division during the calendar year 2025. This summary lists the applications that were finalized during the calendar year (e.g. approved or denied).

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the provided report.

BACKGROUND

The Administrative Remedy was established to expedite and relieve the Planning Commission and/or City Council of minor modifications from certain development standards. The Director may consider, approve, or deny modifications administratively. Since the 2021 reporting year, the Planning Commission is provided with an annual report summarizing all Administrative Remedy applications finalized by the Director.

The Minor CUP was established in early 2024 to streamline the review of low-impact uses and minor modifications of existing standards beyond what is allowed through the Administrative Remedy. Similar to the Administrative Remedy, the Director may approve, conditionally approve, or disapprove Minor CUP applications administratively, without a public hearing. When the Minor CUP process was established, the Planning Commission requested to receive an annual report summarizing all MCUP applications finalized by the Director.

Details of the Administrative Remedy and Minor CUP application review processes can be found in the Brea City Code (BCC) Sections 20.408.020 (Administrative Remedy) and 20.408.030 (Conditional Use Permit), respectively.

DISCUSSION

Administrative Remedy Applications

During the 2025 calendar year, the following Administrative Remedy applications were reviewed as outlined in the table below, and the associated decision letters are Attachments A through G.

	Application Number	Property Address	Request	Status
1	AR No. 2025-01	501 S. Poplar Avenue	Modification of encroachment into the street side yard by 5% (from 23 ft. to 21 ft. 10 in.) to accommodate a new 779 sq. ft. garage for a recreational vehicle on a residential property	Approved
2	AR No. 2025-02	501 S. Poplar Avenue	Modification of encroachment into the interior side yard by 5% (from 5 ft. to 4 ft. 9 in.) to accommodate a new 779 sq. ft. garage for a recreational vehicle on a residential property	Approved
3	AR No. 2025-03	1842 Moorpark Drive	Increase the maximum allowable lot coverage by 9% (35% to 38.1%) to accommodate a new 350 sq. ft. covered patio in the front yard of a residential property	Approved
4	AR No. 2025-04	110 S. Redwood Drive	Increase the maximum allowable fence height by 1 foot, (from 7 ft. to 8 ft.) to provide screening from the southerly adjacent property	Approved
5	AR No. 2025-05	920 Deanna Drive	Increase the maximum allowable lot coverage by 9% (from 35% to 38.1%) to accommodate a new 702 sq. ft. addition to a single-family residence	Approved
6	AR No. 2025-06	Brea 265 Specific Plan Area	Transfer residential density from Planning Area 1 to Planning Areas 3 and 7	Under Review
7	AR No. 2025-07	Brea 265 Specific Plan Area	Modifications to circulation plan and roadway design	Under Review
8	AR No. 2025-08	Brea 265 Specific Plan Area	Modifications to Conceptual Phasing Plan	Under Review
9	AR No. 2025-09	1698-1700 Greenbriar Lane	Reduction of required parking spaces by 8.5% (448 to 410) to accommodate a new residential development project, the Village at Greenbriar	Approved
10	AR No. 2025-10	323 N. Brea Boulevard	Increase the maximum allowable wall height by 1 foot, (from 7 ft. to 8 ft.) to provide additional screening and noise mitigation for a new Permanent Supportive Housing project on the property	Approved

11	AR No. 2025-11	505 Mercury Lane	Reduction of required parking spaces by 9.8% (297 to 268) to accommodate an automotive repair business in an industrial business park	Approved
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Minor CUP Applications

During the 2025 calendar year, the following Minor Conditional Use Permit applications were reviewed as outlined in the table below, and the associated decision letters or approval documents are Attachment H through N.

	Application Number	Property Address	Request	Status
1	MCUP No. 2025-01	396 Cliffwood Park	Allow a Studios, Instruction/Service land use in the M-1 (Light Industrial) Zone to accommodate a new business (Aquatic Sports Performance)	Approved
2	MCUP No. 2025-02	1150 W. Central Avenue, Unit C	Allow a Studios, Instruction/Service land use in the M-1 (Light Industrial) Zone to accommodate a new business (Studio J Dance Studio)	Approved
3	MCUP No. 2025-03	215 W. Birch Street, Unit 2	On-site sale and consumption of beer and wine and a determination of public convenience or necessity for an existing restaurant (Thai 7 Bistro)	Approved
4	MCUP No. 2025-04	150 Olinda Place	On-site sale and consumption of beer and wine for an existing specialty restaurant (Carbon Canyon Coffee Co.)	Approved at Planning Commission
5	MCUP No. 2025-05	415 S. Associated Road	On-site sale and consumption of beer and wine and a determination of public convenience or necessity for a new restaurant (Chef's Cut)	Approved
6	MCUP No. 2025-06	1698-1700 Greenbriar Lane	Modification of encroachment into the interior side yard by 18.3% (from 15 ft. to 12 ft. 3 in.) to accommodate a new residential development project, the Village at Greenbriar	Approved
7	MCUP No. 2025-09	120 S. Brea Boulevard, Unit 103	On-site sale and consumption of beer and wine and a determination of public convenience or necessity for a new restaurant (Boiling Crab)	Under Review
8	MCUP No. 2025-15	2072 Brea Mall	On-site sale and consumption of beer and wine and a determination of public convenience or necessity for a new business (Check n' Play) at the Brea Mall	Approved

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Prepared by: Graham Bultema, Assistant Planner

Attachments

[Attachment A - AR No. 2025-01 and AR No. 202-02 - Decision Letter.pdf](#)

[Attachment B - AR No. 2025-03 - Decision Letter.pdf](#)

[Attachment C - AR No. 2025-04 - Decision Letter.pdf](#)

[Attachment D - AR No. 2025-05 - Decision Letter.pdf](#)

[Attachment E - AR No. 2025-09 - Decision Letter.pdf](#)

[Attachment F - AR No. 2025-10 - Decision Letter.pdf](#)

[Attachment G - AR No. 2025-11 - Decision Letter.pdf](#)

[Attachment H - MCUP No. 2025-01 - Decision Letter.pdf](#)

[Attachment I - MCUP No. 2025-02 - Decision Letter.pdf](#)

[Attachment J - MCUP No. 2025-03 - Decision Letter.pdf](#)

[Attachment K - MCUP No. 2025-04 Decision - Resolution No. PC 2025-25.pdf](#)

[Attachment L - MCUP No. 2025-05 - Decision Letter.pdf](#)

[Attachment M - MCUP No. 2025-06 - Decision Letter.pdf](#)

[Attachment N - MCUP No. 2025-15 - Decision Letter.pdf](#)

**City of Brea**

1 Civic Center Circle
Brea, California 92821-5732

P: 714-990-7600 | F: 714-990-2258

www.cityofbrea.gov

February 12, 2025

Alex Horowitz
501 South Poplar Avenue
Brea, CA 92821

SENT VIA EMAIL: Personal@alexhorowitz.com

Accela Record: PLN No. PLN-2025-00009

SUBJECT: ADMINISTRATIVE REMEDY 2025-01 & 2025-02: A REQUEST TO ENCROACH INTO THE REQUIRED STREET SIDE YARD AREA FOR GARAGES AND TO ENCROACH INTO THE REQUIRED INTERIOR SIDE YARD TO CONSTRUCT A 779 SQUARE FOOT RECREATIONAL VEHICLE GARAGE AT 501 SOUTH POPLAR AVENUE

Dear Mr. Horowitz,

This letter is to inform you that Administrative Remedy (AR) No. 2025-01 and AR No. 2025-02 have been approved for the subject property located at 501 South Poplar Avenue in the City of Brea. AR 2025-01 is a request for the reduction of approximately one foot and two inches to the required street side yard area for garages, a five percent (5%) encroachment into the required 23 feet side street yard area. AR 2025-02 is a request for the reduction of a quarter of a foot (0.25) to the interior side yard area which is a five percent (5%) encroachment into the required five (5) feet side yard.

The subject property is zoned Single Family Residential (R-1) and is improved with an approximate 1,372 square foot residential dwelling and a 380 square foot garage on an 8,866 square foot lot. The proposed Project requests to construct an attached 779-square-foot recreational vehicle garage in the rear yard. Pursuant to Brea City Code (BCC) Section 20.208.040.E.6 (Property Development Standards), *"a garage with a vehicle entrance facing a side street shall set back not less than twenty-three (23) feet from the street side property line"*. Furthermore, pursuant to BCC Section 20.208.040.E.2, *"lots shall have a side yard on each side not less than five (5) feet, measured from the property line to the building wall"*. The proposed recreational vehicle garage proposes to encroach approximately an inch into the required street-side yard area and a quarter of an foot (0.25) into the interior side yard area.

The Brea Zoning Code, as noted in BCC Section 20.40.020 (Administrative Remedy), *"permits an encroachment into yard areas by not more than five percent (5%) of the required yard areas in the zone"* through the approval of an Administrative Remedy by the Community Development Director. The proposed encroachment into the required street side and interior side yard area would allow for the construction of the proposed 779 square footage garage, which would effectively house the applicant's oversized recreational vehicle. The new eighteen-and-a-half-foot-tall (18.5 feet) garage would be designed to match the colors and materials of the existing residence which would attractively screen the recreational vehicle from view.

AR 2025-01 and AR 2025-02

Encroachment into required side yard areas

February 12, 2025

Page 2 of 3

Based on the findings and review, the following requests have been APPROVED:

- AR 2025-01: The request to encroach five percent (5%) into the required street side for yard area for garages has been APPROVED.
- AR 2025-02: The request to encroach five percent (5%) into the interior side yard area has been APPROVED.

The conditions of approval for Administrative Remedy No. 2025-01 and 2025-02 are attached for your convenience. Should you have any questions, contact me at (714) 671-4408 or CristalN@cityofbrea.net.

Sincerely,

CITY OF BREA PLANNING DIVISION



Assistant Planner
Cristal Nava

Cc: Joanne Hwang, AICP, City Planner
Christian Varela, Building and Safety
Ryan Chapman, Engineering

Attachments:

- A. Conditions of Approval
- B. Approved Plans

**ATTACHMENT A
CONDITIONS OF APPROVAL**

Planning Division:

1. The project shall occur in substantial conformance with the plans and documents reviewed and approved under Administrative Remedy No. 2025-01 and 2025-02. Changes to approved plans shall require additional evaluation subject to the review of the Community Development Director.

Building and Safety Division:

2. The Applicant shall submit a building permit application for the construction of the recreational vehicle garage to the Building and Safety Division. Building permit applications are only accepted digitally and through email. More information on the building permit process can be found here: <https://www.ci.brea.ca.us/124/Building-Safety-Division>.
 - a. Construction drawings are required (Site plan, elevations, sections, details, and structural calculations). A full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division.
 - b. Additional requirements may be imposed when the project is submitted for Building & Safety department plan check review and approval.
 - c. To apply for a building permit, please email your application and all necessary documents to Building@cityofbrea.net.
3. All designs shall comply with the Codes adopted at the time of permit submittal. Currently the 2022 CA Building, Residential Code, City of Brea Municipal Code & Ordinance.

Public Works Department:

4. A City of Brea Public Works Encroachment Permit shall be attained prior to any work, construction, or construction staging located within the public right-of-way (sidewalk) or within public easement areas.



City of Brea

1 Civic Center Circle
Brea, California 92821-5732

P: 714-990-7600 | F: 714-990-2258

www.cityofbrea.gov

June 9, 2025

Ana Maria Velasco
1842 Moorpark Drive
Brea, CA 92821

SENT VIA EMAIL: homesalsana@gmail.com

SUBJECT: APPROVAL LETTER FOR ADMINISTRATIVE REMEDY 2025-03: A REQUEST TO INCREASE THE MAXIMUM ALLOWABLE LOT COVERAGE FROM 35 PERCENT TO 38.1 PERCENT IN ORDER TO ACCOMMODATE A NEW 350 SQUARE-FOOT COVERED PATIO IN THE REAR YARD OF A RESIDENTIAL PROPERTY AT 1842 MOORPARK DRIVE

Accela Record: PLN-2025-00029

Dear Ms. Velasco,

This letter is to inform you that Administrative Remedy (AR) No. 2025-03 has been approved for the subject property located at 1842 Moorpark Drive in the City of Brea. AR No. 2025-03 is a request to increase the maximum allowable lot coverage from 35 percent to 38.1 percent in order to accommodate a new 350 square-foot covered patio in the rear yard of the subject property.

The subject property is zoned Single Family Residential (R-1) and is improved with an approximate 2,790 square-foot two-story residential dwelling with a 2,460 square-foot footprint on a 7,370 square-foot lot. The proposed Project requests to construct an attached 350 square-foot covered patio in the rear yard. Pursuant to Brea City Code (BCC) Section 20.208.040.J (Property Development Standards), *“Not more than thirty-five (35%) of the lot area shall be covered by buildings or structures.”* The proposed covered patio combined with the existing residential dwelling proposes a new total lot coverage of 38.1 percent, which is a nine percent increase from the maximum lot coverage standard of 35 percent for the R-1 zone.

The BCC, as noted in BCC Section 20.40.020.B.1.f (Administrative Remedy), permits *“modification of maximum permitted lot coverage not to exceed ten percent (10%) of the maximum lot area coverage permitted in the zone”* through the approval of an Administrative Remedy by the Community Development Director. The proposed lot coverage modification would allow for the construction of the proposed 350 square-foot covered patio, which would provide additional shade coverage and outdoor use for the subject property and would not be detrimental to existing nearby uses.

The submitted application has been APPROVED, based on the findings and subject to the conditions of approval (Attachment A).

If you have any further questions or need additional information, contact me by phone at 714-990-7671 or by email at grahamb@cityofbrea.gov.

AR No. 2025-03

Lot coverage increase for covered patio

June 9, 2025

Page 2 of 3

Sincerely,

A handwritten signature in black ink, appearing to read 'G Bultema', with a stylized flourish at the end.

Graham Bultema
Assistant Planner

c: Joanne Hwang, AICP, City Planner
Jessica Newton, Senior Planner
Christian Varela, Building Official
Ryan Chapman, City Engineer

Attachments:

- A. Conditions of Approval
- B. Approved Project Plans

**ATTACHMENT A
CONDITIONS OF APPROVAL**

Planning Division:

1. The Project shall occur in substantial conformance with the plans and documents reviewed and approved under Administrative Remedy (AR) No. 2025-03. Changes to approved project plans shall require additional evaluation, subject to the review and approval of the Community Development Director.

Building and Safety Division:

2. The Applicant shall submit a building permit application to the Building and Safety Division for the construction of the covered patio. Building permit applications are only accepted digitally and through email. More information on the building permit process can be found here: <https://www.ci.brea.ca.us/124/Building-Safety-Division>.
 - a. Construction drawings are required (Site plan, elevations, sections, details, and structural calculations). A full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division.
 - b. Additional requirements may be imposed when the project is submitted for Building & Safety department plan check review and approval.
 - c. To apply for a building permit, please email your application and all necessary documents to building@cityofbrea.gov.
3. All designs shall comply with the Codes adopted at the time of permit submittal. Currently the 2022 CA Building, Residential Code, City of Brea Municipal Code & Ordinance.

Public Works Department:

4. A City of Brea Public Works Encroachment Permit shall be attained prior to any work, construction, or construction staging located within the public right-of-way (sidewalk) or within public easement areas.



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
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ATTACHMENT C

August 28, 2025

Raul Luna
110 South Redwood Avenue
Brea, CA 92821

SENT VIA EMAIL: Raulluna28@gmail.com

Accela Record: PLN-2025-00032

SUBJECT: APPROVAL LETTER FOR ADMINISTRATIVE REMEDY NO. 2025-04: A REQUEST TO INCREASE THE MAXIMUM FENCE HEIGHT 12 INCHES OVER THE R-1 ALLOWABLE WALL HEIGHT AT 110 SOUTH REDWOOD AVENUE

Dear Mr. Luna,

This letter is to inform you that Administrative Remedy (AR) No. 2025-04 has been approved for the subject property located at 110 South Redwood Avenue in the City of Brea. AR No. 2025-04 is a request to increase the maximum permitted fence height at the southern interior property line to eight feet, outside of the 25-foot required front yard setback, which is 12 inches above the maximum permitted height.

The subject property is zoned Single Family Residential (R-1) and is improved with a single-family residential dwelling unit of approximately 1,196 square feet and a detached accessory dwelling unit of approximately 536 square feet, situated on a 7,000 square-foot lot. The approval of AR No. 2025-04 would allow the development of a new eight-foot-tall combination wood fence on top of a retaining block along the interior southern property line, 25 feet setback from South Redwood Avenue to the rear property line. Pursuant to Brea City Code (BCC) Section 20.208.040.F (Property Development Standards), *fences and walls and hedges shall not exceed seven (7) feet above the finish grade*. The proposed increase in fence height to eight feet exceeds the maximum permitted height by 12 inches.

BCC Section 20.40.020.B.1.f (Administrative Remedy) permits a *modification of wall and fence heights not to exceed 12 inches* through approval of an Administrative Remedy by the Community Development Director. The increased fence height would provide 12 inches of additional screening from the southerly adjacent property, offering increased privacy. The proposed fence height modification would not be detrimental to the existing nearby uses.

The submitted application has been **APPROVED**, based on the findings and subject to the conditions of approval (Attachment B).

If you have any further questions or need additional information, contact me by phone at 714-671-4408 or by email at cristaln@cityofbrea.gov.

Sincerely,



Cristal G. Nava
Assistant Planner

c: Joanne Hwang, AICP, City Planner
Jessica Newton, Senior Planner
Rebecca Pennington, Senior Planner
Christian Varela, Building Official
Arturo Lavenant, Jr Plan Checker
Noah McGranahan, Code Enforcement Officer

Attachments:

- A. Next Steps
- B. Conditions of Approval
- C. Approved Project Plans

ATTACHMENT A
NEXT STEPS

1. **Deposit Fees:** Trust Account No. T250843 currently has a negative balance. Once the account is reconciled, the Planning Division will issue a request for funds letter with an invoice detailing the final amount due.
2. **Building Permit(s):** Prior to any construction, the Applicant shall submit a building permit application with stamped plans from a licensed professional to the Building & Safety Division for City review and permit issuance.

ATTACHMENT B CONDITIONS OF APPROVAL

Planning Division:

1. The Project shall occur in substantial conformance with the plans and documents reviewed and approved under Administrative Remedy (AR) No. 2025-04.
2. Solid fences, walls, and hedges shall not exceed a height of 36 inches in the required 25-foot Single-Family Residential (R-1) zone front yard setback.
3. The Applicant is responsible for paying all charges related to the processing of the AR within 30 days of the issuance of the final invoice or prior to the issuance of related building permits, whichever occurs first. Failure to pay all charges may result in delays in the issuance of required permits or may lead to the revocation of approval for this application.

Building and Safety Division:

4. The Applicant shall submit a building permit application to the Building and Safety Division for the construction of the fence. Building permit applications are only accepted digitally and through email. More information on the building permit process can be found here: <https://www.ci.brea.ca.us/124/Building-Safety-Division>.
 - a. Construction drawings are required (Site plan, elevations, sections, details, and structural calculations). A full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division.
 - b. Additional requirements may be imposed when the project is submitted for Building & Safety department plan check review and approval.
 - c. To apply for a building permit, please email your application and all necessary documents to building@cityofbrea.gov.
5. Upon formal submittal to the Building and Safety Division, site plan, elevations, and sections shall be drawn to scale.
6. Upon formal submittal to the Building and Safety Division, provide structural drawings and calculations for the entire fence.
7. Upon formal submittal to the Building and Safety Division, all designs & construction shall comply with the Codes adopted at the time of permit submittal. Currently, the 2022 CA Building, Residential, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances.

Public Works Department:

8. A City of Brea Public Works Encroachment Permit shall be attained prior to any work, construction, or construction staging located within the public right-of-way (sidewalk) or within public easement areas.



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
P: 714-990-7600 | F: 714-990-2258
www.cityofbrea.gov

August 25, 2025

Hoel Park
920 Deanna Drive
Brea, CA 92821

SENT VIA EMAIL: snowrain11@gmail.com; spacemasters3435@gmail.com

SUBJECT: APPROVAL LETTER FOR ADMINISTRATIVE REMEDY NO. 2025-05: A REQUEST TO INCREASE THE MAXIMUM ALLOWABLE LOT COVERAGE IN THE R-1 ZONE TO 38.1 PERCENT IN ORDER TO ACCOMMODATE A NEW 702 SQUARE-FOOT ADDITION TO THE HOUSE OF A SINGLE-FAMILY RESIDENTIAL PROPERTY AT 920 DEANNA DRIVE

Accela Record: PLN-2025-00039

Dear Mr. Park,

This letter is to inform you that Administrative Remedy (AR) No. 2025-05 has been approved for the subject property located at 920 Deanna Drive in the City of Brea. AR No. 2025-05 is a request to increase the maximum allowable lot coverage from 35 percent to 38.1 percent in order to accommodate a new 702 square-foot room addition to the rear of the house of the subject property.

The subject property is zoned Single Family Residential (R-1) and is improved with an approximately 2,102 square-foot residential dwelling with a 1,915 square-foot footprint on a 7,350 square-foot lot. The proposed Project requests to construct a new 702 square-foot addition to the house. Pursuant to Brea City Code (BCC) Section 20.208.040.J (Property Development Standards), *“Not more than thirty-five (35%) of the lot area shall be covered by buildings or structures.”* The proposed addition, combined with the existing residential dwelling, proposes a new total lot coverage of 38.1 percent, which is a nine percent increase from the maximum lot coverage standard of 35 percent for the R-1 zone.

Pursuant to BCC Section 20.40.020.B.1.f (Administrative Remedy), the *“modification of maximum permitted lot coverage not to exceed ten percent (10%) of the maximum lot area coverage permitted in the zone”* is to be granted through the approval of an AR by the Community Development Director. The proposed lot coverage modification would allow for a total of 2,148 square-feet of new living area, which would provide an additional bedroom for the subject property and would not be detrimental to existing nearby uses.

AR No. 2025-05 has been **APPROVED**, based on the findings and subject to the conditions of approval (Attachment A).

If you have any further questions or need additional information, contact me by phone at 714-671-3656 or by email at briannac@cityofbrea.gov.

AR No. 2025-05
920 Deanna Drive
August 25, 2025
Page 2 of 3

Sincerely,

A handwritten signature in black ink, appearing to read "Brianna Co". The signature is fluid and cursive, with the first name "Brianna" and the last name "Co" clearly distinguishable.

Brianna Co
Planning Technician

c: Joanne Hwang, AICP, City Planner
Jessica Newton, Senior Planner
Christian Varela, Building Official
Ryan Chapman, City Engineer

Attachments:

- A. Conditions of Approval
- B. Approved Project Plans

**ATTACHMENT A
CONDITIONS OF APPROVAL**

Planning Division:

1. The Project shall occur in substantial conformance with the plans and documents reviewed and approved under Administrative Remedy (AR) No. 2025-05. Changes to approved project plans shall require additional evaluation, subject to the review and approval of the Community Development Director.

Building and Safety Division:

2. The Applicant shall submit a building permit application to the Building and Safety Division for the construction of the addition. Building permit applications are only accepted digitally and through email. More information on the building permit process can be found here: <https://www.ci.brea.ca.us/124/Building-Safety-Division>.
 - a. Construction drawings are required (Site plan, elevations, sections, details, and structural calculations). A full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division.
 - b. Upon formal submittal, the applicant shall ensure that the City of Brea foundation policy has been followed; alternatively, a preliminary soils report shall be provided.
 - c. An asbestos report shall be provided to the building inspector prior to the start of any construction or demolition work. If asbestos is present on the existing structure, it shall be removed by a qualified contractor prior to the start of any work or demolition.
 - d. Additional requirements may be imposed when the project is submitted for the Building & Safety department plan check review and approval.
 - e. To apply for a building permit, please email your application and all necessary documents to building@cityofbrea.gov.
3. For any proposed improvement(s), all designs and construction shall comply with the Codes adopted at the time of permit submittal. Currently, the 2022 CA Building, Residential, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances.

Public Works Department:

4. A City of Brea Public Works Encroachment Permit shall be attained prior to any work, construction, or construction staging located within the public right-of-way (sidewalk) or within public easement areas.

**City of Brea**

1 Civic Center Circle
Brea, California 92821-5732

P: 714-990-7600 | F: 714-990-2258

www.cityofbrea.gov

December 10, 2025

Derek Kegley
Lennar Homes of CA, Inc.
2000 Fivepoint, Suite 365
Irvine, CA 92618

SENT VIA EMAIL: derek.kegley@lennar.com and pcarlson@carlsonsls.com

SUBJECT: Approval letter for Administrative Remedy No. 2025-09: A request to allow an 8.5% reduction in the required number of off-street parking spaces from 448 to 410 to accommodate a new residential development known as The Village at Greenbriar located at 1698-1700 Greenbriar Lane

Accela Record Number: PLN-2025-00062

Dear Mr. Kegley,

This letter is to inform you that Administrative Remedy (AR) No. 2025-09 has been approved for the subject property located at 1698-1700 Greenbriar Lane. AR No. 2025-09 is a request to allow an 8.5% reduction in the required number of off-street parking spaces from 448 (358 garage spaces and 90 guest spaces) to 410 (342 garage spaces and 68 guest spaces) to accommodate a new residential development known as The Village at Greenbriar at the subject property.

The subject property is zoned Mixed-Use II (MU-II) and is currently an active construction site for the new residential development that was approved by the City Council on April 1, 2025. The approval allowed for the demolition of an existing 164,908 square foot office building, a three-level parking structure, surface parking and associated landscape areas, and construction of a new residential development consisting of 179 single-family units (detached and attached) with a private recreational area. Pursuant to Brea City Code (BCC) Section 20.08.040.D (Parking space requirements), specifically Table 20.08.040.D, A dwelling, single-family attached land use requires "2 covered parking spaces for each unit plus 0.5 covered or uncovered parking spaces for each dwelling unit for guest spaces." The proposed number of off-street parking spaces, which is 410 spaces, would be an 8.5% reduction on the required parking amount of 448 spaces, which is a difference of 38 spaces (16 garage spaces and 22 guest spaces).

Pursuant to BCC Section 20.40.020.B.1.c (Administrative Remedy), the "reduction of number of required parking spaces by not more than ten percent (10%)" may be considered through the approval of an Administrative Remedy by the Community Development Director. The approval of AR No. 2025-09 allowing for the proposed parking modification would ensure that The Village at Greenbriar is in compliance with the BCC.

AR No. 2025-09 has been **APPROVED**, based on the findings and subject to the conditions of approval (Attachment A).

If you have any further questions or need additional information, please contact me at 714-671-4404 or by email at rpennington@cityofbrea.gov.

Sincerely,

Rebecca M. Pennington

Rebecca M. Pennington
Senior Planner

c: Jason Killebrew, Assistant City Manager/Community Development Director

Attachments:

A. Conditions of Approval

ATTACHMENT A
CONDITIONS OF APPROVAL FOR AR NO. 2025-09

Planning Division:

1. The Project shall occur in substantial conformance with the plans and documents reviewed and approved under Administrative Remedy (AR) No. 2025-09. Changes to approved project plans shall require additional evaluation, subject to the review and approval of the Community Development Director.
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 AR within 30 days of the issuance of the final invoice or prior to the issuance of related building permits, whichever occurs first. Failure to pay all charges may result in delays in the issuance of required permits or may lead to the revocation of approval for this application.
4. 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 Minor Conditional Use Permit No. MCUP 2025-06 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.



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
P: 714-990-7600 | F: 714-990-2258
www.cityofbrea.gov

ATTACHMENT F

November 20, 2025

Riddhi Chakraborty
Jamboree Housing Corp.
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

SENT VIA EMAIL: Rchakraborty@jamboreehousing.com

ACCELA RECORD NUMBER: PLN-2025-00070

SUBJECT: APPROVAL LETTER FOR ADMINISTRATIVE REMEDY NO. 2025-10: A REQUEST TO INCREASE THE MAXIMUM WALL HEIGHT 12 INCHES OVER THE MU-I ALLOWABLE WALL HEIGHT AT 323 NORTH BREA BOULEVARD

Dear Ms. Chakraborty,

This letter is to inform you that Administrative Remedy (AR) No. 2025-10 has been approved for the subject property located at 323 North Brea Boulevard, zoned Mixed-Use I (MU-I). AR No. 2025-10 is a request to increase the maximum permitted fence height to eight feet along the northern interior property line, which is 12 inches above the maximum permitted wall height.

The subject property is the site of a Permanent Supportive Housing apartment building project that will include 39 affordable units (Density Bonus (DB) No. 2024-02). The subject property site is a vacant, 0.437-acre City-owned site bounded by Brea Boulevard to the east, a dental office building to the south, Madrona Avenue to the west, and an automotive repair and car washing business to the north. The approval of AR No. 2025-10 would allow the development of a new eight-foot-tall CMU block wall along the interior northern property line. Pursuant to Brea City Code (BCC) Section 20.236.040.E and 20.220.040.F (Property Development Standards), *fences and walls and hedges shall not exceed seven (7) feet above the finished grade*. The proposed eight-foot-tall wall exceeds the maximum permitted height by 12 inches.

BCC Section 20.40.020.B.1.F (Administrative Remedy) *permits a modification of wall and fence heights not to exceed 12 inches through approval of an Administrative Remedy by the Community Development Director*. In accordance with County requirements, the Permanent Supportive Housing project proposes to incorporate suitable screening to help buffer it from the adjacent automobile service facility. The increased wall height would provide the necessary 12 inches of additional screening and would enhance both privacy and noise reduction without negatively impacting the existing nearby uses.

The submitted application has been **APPROVED**, based on the findings and subject to the conditions of approval (Attachment A).

If you have any further questions or need additional information, contact me by phone at 714-671-4408 or by email at cristaln@cityofbrea.gov.

AR No. 2025-10
Wall height increase
Page 2

Sincerely,



Cristal G. Nava
Assistant Planner

Attachment:

A. Conditions of Approval

c: Jason Killebrew, Assistant City Manager/Community Development Director
Jessica Newton, Senior Planner
Marie Dao, Senior Management Analyst

ATTACHMENT A

CONDITIONS OF APPROVAL FOR AR NO. 2025-10

Planning Division:

1. The project shall occur in substantial conformance with the plans and documents reviewed and approved under Administrative Remedy No. 2025-10. Changes to approved plans shall require additional evaluation subject to the review of the Community Development Director.

Building and Safety Division:

2. The Applicant shall submit a building permit application for the construction of the wall Building and Safety Division. Building permit applications are only accepted digitally and through email.
 - a. Construction drawings are required (Site plan, elevations, sections, details, and structural calculations). A full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division.
 - b. Additional requirements may be imposed when the project is submitted for Building & Safety department plan check review and approval.
 - c. To apply for a building permit, please email your application and all necessary documents to Building@cityofbrea.gov.
3. All designs shall comply with the Codes adopted at the time of permit submittal. Currently, the 2022 CA Building, Residential Code, City of Brea Municipal Code & Ordinance.

Public Works Department:

4. A City of Brea Public Works Encroachment Permit shall be attained prior to any work, construction, or construction staging located within the public right-of-way (sidewalk) or within public easement areas.



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
P: 714-990-7600 | F: 714-990-2258
www.cityofbrea.gov

December 23, 2025

Albert Janjaroen
919 Caraway Drive
Whittier CA, 90601

SENT VIA EMAIL: ajanjaroen@gmail.com; jwaimdesign@gmail.com

SUBJECT: APPROVAL LETTER FOR ADMINISTRATIVE REMEDY NO. 2025-11: A REQUEST FOR A PARKING REDUCTION OF APPROXIMATELY 10% OF REQUIRED OFF-STREET PARKING TO ACCOMMODATE AN AUTOMOTIVE REPAIR USE IN AN INDUSTRIAL BUSINESS PARK PROPERTY AT 505 MERCURY LANE, UNIT B

Accela Record: PLN-2025-00077

Dear Mr. Janjaroen,

This letter serves to notify you that Administrative Remedy (AR) No. 2025-11 has been approved for the subject property located at 505 Mercury Lane in the City of Brea. The request involves an approximately 10 percent reduction in the required off-street parking spaces to accommodate an automotive repair use within an existing tenant suite.

The subject property is located within the Imperial West Business Center, a multi-tenant industrial complex comprised of office, warehouse, light manufacturing, medical office, retail, and personal service uses, and is zoned Industrial Commercial (C-M) under the Brea City Code (BCC). Flat 6ix Development proposes to operate a Porsche automotive repair facility and submitted a Parking Demand Study prepared by Infrastructure Group, Inc. to evaluate parking impacts associated with the request.

Pursuant to the BCC Table 20.08.040.D, automotive repair uses are required to provide one parking space per 250 square feet, resulting in a requirement of 10 parking spaces for the proposed use. As prescribed by BCC, the cumulative parking requirements for all existing tenants within the business park is 297 parking spaces, but only 268 spaces are provided on-site, resulting in a deficiency of 29 spaces, or a 9.8 percent reduction from the code requirement. In accordance with BCC Section 20.408.020.B.1.c (Administrative Remedy), a reduction of required parking spaces not exceeding ten percent (10%) may be approved by the Community Development Director. The Parking Demand Study identified a peak weekday parking utilization of approximately 55.2 percent, demonstrating that sufficient parking capacity exists to accommodate the proposed use. As a result, the existing 268 parking spaces would sufficiently accommodate the anticipated parking demand of the expanded automotive repair use, therefore not negatively impacting the businesses in the center

AR No. 2025-11

505 Mercury Lane, Unit B

December 23, 2025

Page 2 of 4

Accordingly, AR No. 2025-11 is approved subject to the conditions of approval (Attachment A).

If you have any further questions or need additional information, contact me by phone at 714-990-7724 or by email at estebanr@cityofbrea.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Esteban Rubiano', written over a large, faint circular stamp or watermark.

Esteban Rubiano
Assistant Planner

c: Maribeth Tinio, City Planner
Jessica Newton, Senior Planner
Rebecca Pennington, Senior Planner
Christian Varela, Building Official

Attachments:

- A. Conditions of Approval
- B. Approved Project Plans

**ATTACHMENT A
CONDITIONS OF APPROVAL**

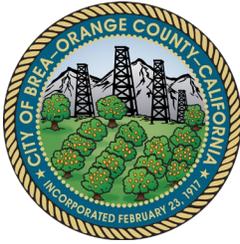
Planning Division:

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Division on December 23, 2025, which include a general site plan and floor plan on file with the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The Applicant 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 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. In the event parking issues arise relating to the automotive repair use, the applicant shall prepare and submit a Parking Management Plan for review and approval by the City Planner. Said plan shall identify measures including but not limited to business operational adjustments, allowable vehicles on-site and/or and further measures to ensure adequate parking for on-site businesses and patrons.
6. Any permit is subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
7. To the fullest extent permitted by law, the Applicant shall defend, indemnify, and hold harmless the City, and its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") from and against all causes of action, claims, costs, damages, demands, expenses (including fees of accountants, attorneys, and other professionals), judgments, liens, losses, penalties, and proceedings of any nature whatsoever arising out of or related to:

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

Building and Safety Division:

8. The Applicant shall provide accessible parking spaces as required by the California Building Code.



May 13, 2025

Sean Kao
Aquatic Sports Performance
12415 Amesbury Circle
Whittier, CA 90602

SENT VIA EMAIL: aquaticsportsperformance@gmail.com

SUBJECT: MINOR CONDITIONAL USE PERMIT NO. 2025-01: REQUEST TO ALLOW AN INSTRUCTIONAL FITNESS STUDIO IN A LIGHT INDUSTRIAL (M-1) ZONE LOCATED AT 396 CLIFFWOOD PARK STREET.

ACCELA RECORD NUMBER: PLN-2025-00016

Dear Mr. Kao,

Thank you for your Minor Conditional Use Permit (MCUP) application requesting to allow for an instructional fitness studio in a Commercial Industrial (M-1) zone located at 396 Cliffwood Park Street in the City of Brea. The submitted MCUP application has been **APPROVED**, based on the findings (Attachment A), and subject to the conditions of approval (Attachment B).

This action is final unless appealed within 10 calendar days of the date of the decision. Any person may appeal this decision by filing a written request with the appropriate fee with the City Clerk's Office within the time specified. Any appeal will suspend this decision until the Planning Commission has acted upon the appeal. The Planning Commission could reverse or modify this decision or any condition of approval. If an appeal is filed, you will be notified by mail of the time and place of the hearing.

California Environmental Quality Act

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) guidelines, and the environmental regulations of the City. Upon review, the Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA guidelines. The Class 1 exemption applies to the Project because the proposed fitness studio does not include any physical expansion or modification to the exterior of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

A Notice of Exemption (NOE) was prepared for the Project and a copy of the signed NOE is included with this letter as Attachment C. Although not required, it is recommended that the wet-signed NOE be filed with the Orange County Clerk-Recorder (County Recorder) within five working days following the approval date, as such recordation will reduce the statute of limitations

period on CEQA legal challenges from 180 days to 35 days. Please notify the City and send a copy of the NOE if you file it with the County Recorder.

If you have any further questions or need additional information, contact me by phone at 714-671-3656 or by email at briannac@cityofbrea.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brianna Co". The signature is fluid and cursive, with the first name "Brianna" written in a large, looping script and the last name "Co" written in a smaller, simpler script.

Brianna Co
Planning Technician

Attachments:

- A. Findings
- B. Conditions of Approval
- C. Notice of Exemption
- D. Approved Project Plans

cc: Jason Killebrew, Assistant City Manager & Community Development Director
Joanne Hwang, AICP, City Planner
Jessica Newton, Senior Planner

ATTACHMENT A

FINDINGS FOR MCUP NO. 2025-01

1. The proposed use of a fitness studio is properly the one for which a Minor Conditional Use Permit is authorized by Brea City Code (BCC). The Project site is zoned M-1 (Light Industrial). Pursuant to BCC Section 20.11.020, an instructional fitness studio is permitted in a M-1 zone, subject to approval of a minor conditional use permit.
2. The proposed use, with conditions imposed, is necessary or desirable for the development of the community, in harmony with various elements or objectives of the General Plan, and not detrimental to existing uses or to uses specifically permitted in the zone as the proposed use of the site as an instructional fitness studio is in alignment with the City's Goal CD-1 which is to "provide a balance of land uses to meet the present and future needs of all residents." The Project as designed and conditioned is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity.
3. The site is adequate in size and shape to accommodate the proposed use and all of the yards, setbacks, walls or fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood as proposed, as the proposed instructional fitness studio does not require expansion of the current tenant space. The existing parking lot provides sufficient parking spaces for both the proposed instructional fitness studio and other existing uses within the multi-tenant industrial park.
4. The site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated by the proposed use, as vehicular access to the Project site will continue to be provided by the driveways off of Cliffwood Park. The Project is not anticipated to result in any traffic impacts to the adjacent uses as a result of a new instructional fitness studio as the Project will occupy an existing building within the M-1 zone and proposes no building expansion.
5. With the conditions imposed, the proposed use will not adversely affect public health, safety, or general welfare, as the Project will allow for an instructional fitness studio within an existing building, and will not negatively impact the existing commercial and light industrial uses within the area. All personal fitness training instruction will occur indoors. In addition, the Project is required to meet all Building and Fire codes and standards, thereby assuring public health, safety, and welfare.

ATTACHMENT B

CONDITIONS OF APPROVAL FOR MCUP NO. 2025-01

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Division on May 12, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
2. The Applicant 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.
3. The business operations shall comply with the City's Noise Ordinance. Should noise or nuisance issues arise due to the instructional fitness studio, the business shall provide the necessary remedies including, but not limited to, sound attenuation, change in business operations, etc. Any remedies needed shall be reviewed and approved by the Community Development Director or his/ her designee prior to installation or implementation.
4. All proposed signage shall conform with the Brea City Code (BCC) [Chapter 20.28](#).
5. The business operations shall be restricted within the existing building. No outside use of the premises shall be permitted.
6. Any permit is subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
7. Once MCUP approval is obtained from the Planning Division, the applicant shall apply for Change of Use/Occupancy to the Building & Safety Division.
8. Upon formal submittal to Building & Safety Division, the applicant shall submit building application, construction documents and supporting documents for review and approval. Refer to the attachment included for some change of Occupancy/Use requirements.
9. Upon formal submittal applicant shall submit all existing building records including Certificates Of occupancy. Use link below to submit for public records request. [Public Records Request | Brea, CA - Official Website](#)
10. Upon formal submittal to Building & Safety Division, a complete plan review will be performed.
11. For any propose or require improvement(s), all designs shall comply with the Codes adopted at the time of permit submittal. Currently the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances. 6. Applicant shall apply for a certificate of occupancy once the change of occupancy has been approved, permit issued and constructions

improvements completed. 7. To apply for a building permit, submit for plan check, or apply for a Certificate of Occupancy please email your application and all necessary documents via email at Building@cityofbrea.gov, or via the online permit center at Accela Citizen Access.

12. 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 Minor Conditional Use Permit No. MCUP 2025-01 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.



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
P: 714-990-7600 | F: 714-990-2258
www.cityofbrea.gov

May 23, 2025

Jomana Siddiqui
Studio J Dance LLC
1150 W. Central Ave. Unit C
Brea CA, 92821

Sent via email: studiojdancelc@gmail.com; jomanas@me.com

SUBJECT: Approval Letter for Minor Conditional Use Permit No. 2025-02 (1150 West Central Avenue, Unit C)

ACCELA RECORD NUMBER: PLN-2025-00017

Dear Mrs. Siddiqui,

Thank you for your Minor Conditional Use Permit (MCUP) application requesting approval to allow a dance studio as the "Studios, instruction/service" land use in a M-1 (Light Industrial) Zone. The submitted MCUP application has been **APPROVED**, based on the findings (Attachment A), and subject to the conditions of approval (Attachment B). The Approved Project Plans is Attachment C.

This action is final unless appealed within 10 calendar days of the date of the decision. Any person may appeal this decision by filing a written request with the appropriate fee with the City Clerk's Office within the time specified. Any appeal will suspend this decision until the Planning Commission has acted upon the appeal. The Planning Commission could reverse or modify this decision or any condition of approval. If an appeal is filed, you will be notified by mail of the time and place of the hearing.

California Environmental Quality Act

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) guidelines, and the environmental regulations of the City. Upon review, the Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA guidelines. The Class 1 exemption applies to the Project because the proposed dance studio use does not include any physical expansion or modification to the exterior of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

A Notice of Exemption (NOE) was prepared for the Project and a copy of the signed NOE is included with this letter as Attachment D. Although not required, it is recommended that the wet-signed NOE be filed with the Orange County Clerk-Recorder (County Recorder) within five working days following the approval date, as such recordation will reduce the statute of limitations period on CEQA legal challenges from 180 days to 35 days. Please notify the City if you file the NOE with the County Recorder.

If you have any further questions or need additional information, contact me at 714-990-7724 or by email at estebanr@cityofbrea.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Esteban Rubiano', written over a large, stylized circular graphic element.

Esteban Rubiano
Assistant Planner

Attachments:

- A. Findings
- B. Conditions of Approval
- C. Approved Project Plans
- D. Notice of Exemption

cc: Jason Killebrew, Assistant City Manager/Community Development Director
Joanne Hwang, AICP, City Planner
Rebecca Pennington, Senior Planner

ATTACHMENT A

FINDINGS FOR MCUP NO. 2024-05

The Community Development Department Planning Division (“Department”) received a verified and complete application for a new “Studios, instruction/services” land use, Studio J, that included Minor Conditional Use Permit (MCUP) No. 2025-02, for a certain real property located at 1150 W. Central Avenue (Unit C), in the City of Brea, and further legally described as Assessor Parcel Number 296-214-11, as shown in the latest records of the County of Orange Assessor’s Office.

It is found, determined, and resolved by the Community Development Director of the City of Brea, as follows:

1. Finding: That the use applied for at the location set forth in the application is properly one for which a minor conditional use permit is authorized by the Brea City Code (BCC).

Fact: The proposed use of an instructional dance studio is properly the one for which a MCUP is authorized by BCC. The Project site is zoned M-1 (Light Industrial). Pursuant to BCC Section 20.11.020, a “Studio, instruction/service” is permitted in a M-1 zone, subject to approval of a MCUP. BCC Section 20.408.030.C sets the procedures and approval authority of a MCUP. The Community Development Director, without a public hearing has the authority to approve, conditionally approve, or disapprove a MCUP application. This decision of the Community Development Director shall be final and become effective ten (10) days after the decision, subject to appeal pursuant to BCC Chapter 20.424.

MCUP No. 2025-02 was properly noticed in accordance with the BCC, where a public notice was made to owners of property located within three hundred (300) feet of the subject property. This notice was provided the minimum 10-days prior to the decision of the Community Development Director.

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

Fact: Planning Division staff investigated of the facts bearing on the case and provided the information necessary for the Community Development Director to make a decision. A summary of this investigation report includes the following: 1) the proposed instructional dance studio would not be detrimental to existing uses within the property that the Project site is a part of, which includes a range of light industrial/office uses. The proposed instructional dance studio’s operating hours generally do not conflict with the operating hours of other existing uses, the classes are appointment/registration based, and the operations of the proposed use would be limited to interior of the building; 2) the instructional area of the unit has been restricted to approximately 1,500 square feet, where the remainder of the unit would be used for storage and office use. Given the studio’s limited occupancy and appointment-based operation, it will not result in impacts to existing uses, nor object with the General Plan; and 3) the proposed use of the site as an instructional dance studio is in alignment with the City’s Goal CD-1 which is to “provide a balance of land uses to meet the present and future needs of all residents.” As such, the proposed use, as designed and conditioned, is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity.

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

Fact: The proposed instructional dance studio will operate within an existing tenant space totaling approximately 8,000 square feet, of which approximately 5,791 square feet will be utilized for warehouse storage for merchandise to support the e-commerce component of the business. The remaining area would be used for various offices spaces (approximately 312 square feet), dance class spaces (approximately 1,590 square feet), and other support spaces (i.e. bathrooms; approximately 312 square feet). The existing parking lot provides 60 parking spaces, which exceeds the total requirement of 55 spaces for the entire property, inclusive of the required parking for the proposed use. This results in a surplus of five parking spaces, ensuring sufficient capacity to meet current and potential future parking demands.

4. Finding: The site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated by the proposed use.

Fact: The vehicular access to the Project site will continue to be provided by a driveway off of Lambert Road. The Project is not anticipated to result in negative traffic impacts as the City's Public Works Department determined that the Project size, scale and scope does not meet the established minimum threshold for additional traffic impact analysis pursuant to the City's Transportation Impact Analysis (TIA) Guidelines. In addition, the Project does not propose any building expansion, and the operating hours of the Project generally does not conflict with the operating hours of the other existing uses.

5. Finding: With the conditions imposed, the proposed use will not adversely affect public health, safety, or general welfare.

Fact: The Project, with conditions imposed, will not negatively impact the existing light industrial and offices uses within the area because all personal and group dance instruction will be required to occur indoors, maintain the existing floor plan as specified in the Project materials, and comply with Building and Fire codes and standards, including occupancy load, thereby assuring public health, safety, and welfare. In addition, it has been determined by the City of Brea, as the lead agency, that this project qualifies for a Class 1 (Existing Facilities) California Environmental Quality Act (CEQA) categorical exemption. California Public Resources Code Section 21084 requires CEQA to include a list of classes of projects that have been determined not to have a significant effect [impact] on the environment. In this case, a private instructional dance studio, within an existing unit of an existing building, has been determined to be categorically exempt from CEQA and from the requirements of preparing environmental documents, and therefore is anticipated not to adversely affect the public health, safety, or welfare of the property or community at large.

ATTACHMENT B

CONDITIONS OF APPROVAL FOR MCUP NO. 2025-02

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Community Development Director on May 23, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
2. The Applicant is responsible for paying all associated fees 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 fees shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
3. The business operations shall comply with the City's Noise Ordinance. Should noise or nuisance issues arise due to the instructional fitness studio, the business shall provide the necessary remedies including, but not limited to, sound attenuation, change in business operations, etc. Any remedies needed shall be reviewed and approved by the Community Development Director or his/ her designee prior to installation or implementation.
4. All proposed signage shall conform with the Brea City Code (BCC).
5. The business operations shall be restricted within the existing building. No outside use of the premises shall be permitted. The business hours shall be limited to the hours between 8:30 a.m. to 9:00 p.m. daily.
6. Applicant shall submit the necessary permits required for change of use and occupancy of the warehouse component of the tenant suite.
7. Any permit is subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
8. No alterations shall be done to the building structure without prior approval and permit issuance from the Building & Safety division.
9. The Applicant must obtain a Certificate of Occupancy (C of O) before the start of business operations. The C of O must be posted in a conspicuous place on the premises at all times. To obtain the application, please visit the following link <https://www.ci.brea.ca.us/133/Certificate-of-Occupancies>. To apply for a Certificate of Occupancy please email your application and all necessary documents via email at Building@cityofbrea.gov.
10. 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 Minor Conditional Use Permit No. MCUP 2024-09 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.

11. Applicant shall submit revised floor plan to indicate warehouse area to remain the same as previously permitted. Lounge/break area, and alternate instructional area shall be removed from floor plan and warehouse label shall be added instead.
12. Applicant shall post a sign on the instructional area to clearly specify 20 maximum occupant load on the instructional area and overall 30 max. occupant load including all B occupancies (Includes offices and staff lounge). The class shall be 20 individuals maximum including instructor(s) on the entire instructional area.
13. Applicant shall submit construction documents and demo application for review and approval for partitions demolished and infilled openings. This process will not prevent the certificate of occupancy issuance.
14. For any propose or require improvement(s), all designs shall comply with the Codes adopted at the time of permit submittal. Currently the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances.

**City of Brea**

1 Civic Center Circle
Brea, California 92821-5732

P: 714-990-7600 | F: 714-990-2258

www.cityofbrea.gov

August 5, 2025

Bounying Thippaphone
215 West Birch Street, Suite #2
Brea, CA 92821

SENT VIA EMAIL: tbounying@gmail.com, phachaleunbryant@gmail.com

SUBJECT: APPROVAL LETTER FOR MINOR CONDITIONAL USE PERMIT NO. 2025-03; REQUEST TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE AND A REQUEST FOR A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR AN EXISTING RESTAURANT (THAI 7 BISTRO) LOCATED AT 215 WEST BIRCH STREET, SUITE #2

ACCELA RECORD NUMBER: PLN-2025-00031

Dear Ms. Thippaphone,

Thank you for your Minor Conditional Use Permit (MCUP) application requesting to allow the on-site sale and consumption of beer and wine, and a request for a determination of public convenience or necessity for an existing restaurant, Thai 7 Bistro, within an existing 1,000-square-foot commercial tenant suite located at 215 West Birch Street, Suite #2, in the MU-I (Mixed-Use I) Zone. The submitted application has been **APPROVED**, based on the findings (Attachment A), and subject to the conditions of approval (Attachment B).

This action is final unless appealed within 10 calendar days of the date of the decision. Any person may appeal this decision by filing a written request with the appropriate fee with the City Clerk's Office within the time specified. Any appeal will suspend this decision until the Planning Commission has acted upon the appeal. The Planning Commission could reverse or modify this decision or any condition of approval. If an appeal is filed, you will be notified by mail of the time and place of the hearing.

California Environmental Quality Act

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) guidelines, and the environmental regulations of the City. Upon review, the Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA guidelines. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of beer and wine in an existing restaurant does not include physical expansion or modification to the exterior of the existing tenant suite or building. Therefore, the Project is categorically exempt from the provisions of CEQA.

A Notice of Exemption (NOE) was prepared for the Project and a copy of the signed NOE is included with this letter as Attachment C. Although not required, it is recommended that the wet-signed NOE be filed with the Orange County Clerk-Recorder (County Recorder) within five working days following the approval date, as such recordation will reduce the statute of limitations period on CEQA legal challenges from 180 days to 35 days. Please notify the City if you file the NOE with the County Recorder.

If you have any further questions or need additional information, contact me by phone at 714-990-7671 or by email at grahamb@cityofbrea.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Bultema', with a stylized flourish at the end.

Graham Bultema
Assistant Planner

Attachments:

- A. Findings
- B. Conditions of Approval
- C. Notice of Exemption

c: Jason Killebrew, Assistant City Manager / Community Development Director
Joanne Hwang, AICP, City Planner
Rebecca Pennington, Senior Planner
Jessica Newton, Senior Planner
Esteban Rubiano, Assistant Planner

ATTACHMENT A

FINDINGS FOR MCUP NO. 2025-03

1. The proposed use is properly one for which a minor conditional use permit is authorized by the Brea City Code (BCC). The Project site is zoned MU-I (Mixed Use-I). Pursuant to BCC Table 20.11.020.A., the on-site sale and consumption of alcoholic beverages is a permitted use in the MU-I zone if accessory to a primary restaurant that does not have a customer bar area, subject to approval of a minor conditional use permit.
2. The proposed use, with conditions imposed, is necessary or desirable for the development of the community, in harmony with the various elements or objectives of the General Plan, and not detrimental to existing uses or to uses specifically permitted in the zone because the Project site is located within the existing Downtown Brea commercial center, which offers a variety of retail and food service establishments. The proposed on-site sale and consumption of beer and wine at an existing restaurant contributes to maintaining a mixture of business and retail uses within the community, in support of General Plan Policy CD-1.11. The Project, as designed and conditioned, is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity.
3. The site is adequate in size and shape to accommodate the proposed use and all of the yards, setbacks, walls or fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood as proposed, because the existing Project tenant space is approximately 1,000 square feet in size and is located within a larger commercial area, which provides multiple access points along Birch Street and Brea Boulevard and shared parking throughout Downtown Brea. The Project will allow accessory on-site beer and wine sales in conjunction with an existing service-oriented restaurant business, consistent with the General Plan Land Use designation of the site, and proposes no on-site expansion or modification of the subject tenant space. As such, the Project site is adequate in size and shape to accommodate the proposed use.
4. The site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use because vehicular access to the Project site will continue to be provided off of Birch Street and Brea Boulevard, and the Project is not anticipated to result in any traffic impacts to the adjacent uses as the Project consists of allowing accessory on-site beer and wine sales at the existing restaurant in the Downtown Brea commercial center, proposed without any building expansion. The Project site provides sufficient parking spaces for both the existing restaurant and other existing uses within Downtown Brea.
5. With the conditions imposed, the proposed use will not adversely affect the public health, safety, or general welfare because the Project is designed to comply with all applicable development standards and will operate similarly to other existing land uses in the Downtown Brea commercial center. All alcohol consumption will take place within the building, and conditions of approval have been included to ensure the use of the site will not affect adjacent properties and land uses.

6. The California Department of Alcoholic Beverage Control (ABC) establishes the allowable number of on-sale and off-sale licenses within a given census tract. According to ABC records, Census Tract 15.03 is allowed seven (7) on-sale and three (3) off-sale licenses without special approval. There are currently twelve (12) existing on-sale licenses and five (5) existing off-sale licenses within Census Tract 15.03. Based on ABC standards, there is an “undue concentration” of licenses within the census tract. The proposed Type 41 License would be a public convenience and necessity, as the license would offer customers a comprehensive dining experience of high-quality food and beverages. The restaurant and drink menu would be a complementary addition to the existing uses within Downtown Brea, which in turn will have a positive fiscal impact.

ATTACHMENT B

CONDITIONS OF APPROVAL FOR MCUP NO. 2025-03

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Division on August 5, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The Applicant shall obtain a "Type 41" alcoholic beverage license from the California Department of Alcoholic Beverage Control (ABC) for the sale of alcoholic beverages prior to commencing on-site beer and wine service. Any modification of license types for on-site consumption are subject to City approval.
4. The Applicant shall maintain a "Type 41" alcoholic beverage license from the ABC for the on-site sale of beer and wine.
5. The service of alcoholic beverages shall be limited to designated indoor dining areas. "No alcohol permitted beyond this point" signs shall be posted at the exits.
6. Any violation of the regulations of the ABC, as it pertains to the subject location and on-site sale and consumption of beer and wine, may result in the revocation of the subject MCUP, as provided for in Brea City Code (BCC) Section 20.412.020.
7. The on-site sale and consumption of beer and wine shall remain incidental to the food service and the operation of the restaurant. At all times when the premise is open for business, the premise shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods typically offered in such restaurant.
8. Any future changes to the operations and/or floor plan that results in a bar area that is open to the patrons of the restaurant shall require review and approval of a Conditional Use Permit (CUP).
9. No live entertainment, amplified music, or dancing is permitted on the premises at any time unless the proper permits have been obtained from the City of Brea.
10. The business operations shall comply with the City's Noise Ordinance. Should noise or nuisance issues arise due to the sale of alcoholic beverages, the business shall provide the necessary remedies, including but not limited to changes in business operations. Any remedies needed shall be reviewed and approved by the Community Development Director or his/her designee prior to implementation.
11. The hours of alcohol sales shall be restricted to the restaurant hours of operation.

12. 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.
13. In the event of repeated or disproportionately high numbers of calls for law enforcement or other public safety services, or based upon input from the Brea Police Department or surrounding businesses or residents, the Community Development Director or his/her designee may require, at his/her discretion, that the Applicant provide additional on-site security and/or safety measures at the Project site, as may be reasonably calculated to address situations or circumstances leading to or causing such increased calls for service, or complaints or comments from surrounding residents or businesses.
14. Any permit is subject to expiration and revocation as provided in BCC Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
15. 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 the Project 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.

ATTACHMENT C



CEQA NOTICE OF EXEMPTION

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

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

PROJECT TITLE/CASE NO.: MINOR CONDITIONAL USE PERMIT NO. 2025-03; REQUEST TO ALLOW THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE AND A REQUEST FOR A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR AN EXISTING RESTAURANT (THAI 7 BISTRO).

PROJECT LOCATION: 215 West Birch Street, Suite #2, Brea, CA 92821

PROJECT DESCRIPTION: A Minor Conditional Use Permit request to allow the on-site sale and consumption of beer and wine, and a request for a determination of public convenience or necessity for an existing restaurant within a commercial tenant suite in Downtown Brea.

Name of Public Agency Approving Project: City of Brea

Project Applicant, Address, Email, and Phone Number: Bounying Thippaphone
215 West Birch Street, Suite #2
Brea, CA 92821
tbounying@gmail.com
310-880-1822

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 proposes the on-site sale and consumption of beer and wine at an existing restaurant within an existing commercial tenant suite. The project proposes no expansion or modifications to the exterior of the building.


Jason Killebrew Assistant City Manager / Community Development Director

8/5/25
Date

RESOLUTION NO. PC 2025-25

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

A. RECITALS:

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

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

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

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

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

B. RESOLUTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Resolution No. 2025-25
Page 5
Applicant: Sean R. Delshadi
MCUP No. 2025-04

ADOPTED AND APPROVED this 14th day of October 2025.



Vice 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 14th day of October 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 14th day of October 2025, by the following votes:

AYES: COMMISSIONERS: Perez, Donini, Gribble, Madden

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Schlotterbeck

ABSTAIN: COMMISSIONERS:

ATTEST: 

Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2025-25
MINOR CONDITIONAL USE PERMIT NO. 2025-04**

CONDITIONS OF APPROVAL

Minor Conditional Use Permit (MCUP) No. 2025-04 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

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

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

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



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
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www.cityofbrea.gov

August 25, 2025

Anthony Fasulo
Chef's Cut LLC
30816 Calle Chueca
San Juan Capistrano, CA 92675

SENT VIA EMAIL: jason@aaaliquorlicenses.com; tfasulo@oldbreachophouse.com

SUBJECT: APPROVAL LETTER FOR MINOR CONDITIONAL USE PERMIT NO. 2025-05– A REQUEST TO AMEND THE EXISTING CONDITIONAL USE PERMIT NO. 11-08 TO ALLOW FOR THE ON-SITE SALE AND CONSUMPTION OF BEER AND WINE, AND A REQUEST FOR A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR A NEW RESTAURANT (CHEF'S CUT) LOCATED AT 415 SOUTH ASSOCIATED ROAD.

ACCELA RECORD NUMBER: PLN-2025-00037

Dear Mr. Fasulo,

Thank you for your Minor Conditional Use Permit (MCUP) to amend the existing Conditional Use Permit (CUP) No. 11-08 allowing off-site sale of beer and wine (Type 20), to also allow for the on-site sale and consumption of beer and wine (Type 41) and a request for a determination of public convenience or necessity for a new restaurant (Chef's Cut), at 415 South Associated Road in Brea Plaza shopping center in the City of Brea. The submitted MCUP application has been **APPROVED**, based on the findings (Attachments A and B), and subject to the conditions of approval (Attachment C). For reference, Resolution PC No. 11-20 that approved the CUP No. 11-02 is Attachment E.

This action is final unless appealed within 10 calendar days of the date of the decision. Any person may appeal this decision by filing a written request with the appropriate fee with the City Clerk's Office within the time specified. Any appeal will suspend this decision until the Planning Commission has acted upon the appeal. The Planning Commission could reverse or modify this decision or any condition of approval. If an appeal is filed, you will be notified by mail of the time and place of the hearing.

California Environmental Quality Act

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) guidelines, and the environmental regulations of the City. Upon review, the Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA guidelines. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of general alcohol will be served within the existing tenant space with no physical expansion to the existing tenant space. Therefore, the Project is categorically exempt from the provisions of CEQA.

A Notice of Exemption (NOE) was prepared for the Project and a copy of the signed NOE is included with this letter as Attachment F. Although not required, it is recommended that the wet-signed NOE be filed with the Orange County Clerk-Recorder (County Recorder) within five working days following the approval date, as such recordation will reduce the statute of limitations period on CEQA legal challenges from 180 days to 35 days. Please notify the City if you file the NOE with the County Recorder.

If you have any further questions or need additional information, contact me by phone at 714-671-3656 or by email at BriannaC@cityofbrea.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brianna Co". The signature is stylized and cursive.

Brianna Co
Planning Technician

Attachments:

- A. Findings for MCUP 2025-05
- B. Findings for Public Convenience or Necessity
- C. Conditions of Approval
- D. Approved Project Plans
- E. Resolution PC No. 11-08
- F. Notice of Exemption

c: Jason Killebrew, Assistant City Manager / Community Development Director
Joanne Hwang, AICP, City Planner
Jessica Newton, Senior Planner

ATTACHMENT A

FINDINGS FOR MINOR CONDITIONAL USE PERMIT NO. 2025-05

1. The proposed use of the on-site sale and consumption of alcohol at the Project site is properly one for which a Minor Conditional Use Permit (MCUP) is authorized by Brea City Code (BCC). The Project site is zoned MU-II (Mixed Use-II) and pursuant to BCC Table 20.11.020.A, the on-site sale and consumption of alcohol is permitted in the MU-II zone, subject to approval of a MCUP, if accessory to a primary restaurant use that does not have a customer bar area.
2. The Project is located within Brea Plaza shopping center, a general commercial hub that offers a diverse array of services and uses. The proposed on-site sale and consumption of beer and wine within a restaurant is consistent with General Plan Policy CD-1.11 in that it would maintain a mixture of businesses and retail uses within the community. As the request for on-site sale and consumption of beer and wine is ancillary to a restaurant use, this project is not anticipated to result in significant impacts on City services nor to be detrimental to existing uses in the zone.
3. The Project site is an existing commercial tenant space of 3,138 square feet, which is in the northeast portion of Brea Plaza shopping center. The Project would occur within the existing tenant space with any physical expansion, and as such, the Project site is adequate in size and shape to accommodate the proposed development.
4. The site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use, as the vehicular access to the Project site will continue to be provided off of Imperial Highway and Associated Road. The Project is not anticipated to result in negative traffic impacts to the adjacent uses as the Project consists of allowing accessory on-site beer and wine sales and consumption at the new restaurant space that was previously occupied by a food-related establishment and no additional parking spaces required. The Project site provides sufficient parking spaces for both the existing restaurant and other existing uses within Brea Plaza shopping center.
5. The Project is designed to comply with all applicable development standards and will operate similarly to other existing land uses located within Brea Plaza shopping center. All activities would be conducted within the restaurant's customer seating areas and conditions of approval have been included to ensure the use of the Project site will not affect adjacent properties and land uses.

ATTACHMENT B

FINDINGS FOR PUBLIC CONVENIENCE OR NECESSITY

The project location is within United States Census Tract 218.14. According to the Department of Alcoholic Beverage Control (ABC) records, Census Tract 218.14 is allowed 10 on-sale licenses; however, there are currently 17 active on-sale licenses within this Census Tract. As such, a Public Convenience or Necessity determination is necessary for the Project.

1. The proposed Type 41 license would provide a public convenience as the license would provide additional beverage options for the patrons, by allowing the new restaurant to provide a food and drink menu that is complementary other establishments in the Brea Plaza shopping center, giving the community additional dining options and enrich Brea's overall dining and entertainment scene. As such, the Project would support Brea's General Plan Policy CD-1.11 in that it would maintain a mixture of businesses and retail uses within the community.

ATTACHMENT C

CONDITIONS OF APPROVAL FOR MCUP NO. 2025-05

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 August 25, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. This approval grants the on-site sale and consumption of beer and wine (Type 41) at the Project site, in addition to the off-sale of beer and wine (Type 20) already allowed through CUP No. 11-08.
4. The Applicant shall obtain a “Type 41” alcoholic beverage license from the California Department of Alcoholic Beverage Control (ABC) for the sale of alcoholic beverages prior to commencing general on-site alcohol service. Any modification of license types for on-site consumption is subject to City approval.
5. The Applicant shall maintain a “Type 20” and “Type 41” alcoholic beverage licenses from the ABC for the off- and on-site sale of beer and wine.
6. The service of alcoholic beverages shall be limited to designated dining areas. “No alcohol permitted beyond this point” signs shall be posted at the exits.
7. Any violation of the regulations of the ABC, as it pertains to the subject location and on-site sale and consumption of beer and wine, may result in the revocation of the subject MCUP, as provided for in Brea City Code (BCC) Section 20.412.020.
8. The on-site sale and consumption of alcohol shall remain incidental to the food service and the operation of the restaurant. At all times when the premise is open for business, the premise shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant.
9. Any future changes to the operations and/or floor plan that result in a bar area that is open to the patrons of the restaurant require review and approval of a Conditional Use Permit (CUP).
10. No live entertainment, amplified music, or dancing is permitted on the premises at any time unless the proper permits have been obtained from the City of Brea.
11. The business operations shall comply with the City’s Noise Ordinance.
12. The hours of alcohol sales shall be restricted to the restaurant's hours of operation.

13. 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.
14. Any permit is subject to expiration and revocation as provided in BCC Section 20.412.020, and such provisions are specifically made a part hereof without negating the applicability of any other provision of this approval or any other law.
15. To the fullest extent permitted by law, the Applicant shall defend, indemnify, and hold harmless the City, and its elected officials, officers, contractors serving as City officers, agents, and employees (“Indemnitees”) from and against all causes of action, claims, costs, damages, demands, expenses (including fees of accountants, attorneys, and other professionals), judgments, liens, losses, penalties, and proceedings of any nature whatsoever arising out of or related to: (i) the City’s California Environmental Quality Act review and environmental determination for this permit; (ii) the City’s approval of this permit; or (iii) the exercise of rights granted by this permit. In the event of a lawsuit, the Applicant shall execute a joint defense and indemnity agreement to satisfy these defenses, indemnity, and hold harmless obligations. The joint defense and indemnity agreement shall be in a form approved by the City Attorney, and shall require the Applicant to post and replenish a cash deposit to cover legal fees, costs, and expenses incurred by the City in connection with defense of the lawsuit.

Building & Safety Division – Community Development Department

16. For any proposed or required improvement(s), all designs shall comply with the Codes adopted at the time of permit submittal. Currently, the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, City of Brea & CA state ordinances.
17. Upon formal submittal to Building & Safety Division:
 - a. The Applicant shall submit building application, construction documents and supporting documents for a complete plan review and approval.
 - b. The Applicant shall submit all existing building records, including certificates of occupancy. Use the link below to submit for a public records request. [Public Records Request | Brea, CA - Official Website.](#)
18. The Applicant shall apply for a Certificate of Occupancy upon approval of the MCUP. To apply for a Certificate of Occupancy please email your application and all necessary documents via email at Building@cityofbrea.gov.



City of Brea
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December 10, 2025

Derek Kegley
Lennar Homes of CA, Inc.
2000 Fivepoint, Suite 365
Irvine, CA 92618

SENT VIA EMAIL: derek.kegley@lennar.com and pcarlson@carlsonsls.com

SUBJECT: Approval Letter for Minor Conditional Use Permit No. 2025-06 (1698-1700 Greenbriar Lane)

Accela Record Number: PLN-2025-00062

Dear Mr. Kegley,

Thank you for your Minor Conditional Use Permit (MCUP) application requesting approval to allow up to an 18.3% reduction in the required minimum street side setback of 15' feet along Greenbriar Lane to accommodate a new residential development known as the Village at Greenbriar at 1698-1700 Greenbriar Lane in the City of Brea. The submitted MCUP application has been **APPROVED**, based on the findings (Attachment A), and subject to the conditions of approval (Attachment B). The Approved Project Plans is Attachment C.

This action is final unless appealed within 10 calendar days of the date of the decision. Any person may appeal this decision by filing a written request with the appropriate fee with the City Clerk's Office within the time specified. Any appeal will suspend this decision until the Planning Commission has acted upon the appeal. The Planning Commission could reverse or modify this decision or any condition of approval. If an appeal is filed, you will be notified by mail of the time and place of the hearing.

California Environmental Quality Act

The previously certified Environmental Impact Report (EIR), State Clearinghouse No. 2024071235, evaluated the environmental effects of the Village at Greenbriar Project in its entirety in accordance with the requirements of the California Environmental Quality Act (CEQA), Public Resources Code § 21000 et seq. Preparation of an EIR constitutes the highest level of environmental review under CEQA. Therefore, the MCUP requires no additional environmental review.

If you have any further questions or need additional information, contact me at 714-990-7724 or by email at rebeccap@cityofbrea.gov.

Sincerely,

Rebecca M. Pennington

Rebecca M. Pennington
Senior Planner

Attachments:

- A. Findings
- B. Conditions of Approval

c: Jason Killebrew, Assistant City Manager/Community Development Director

ATTACHMENT A

FINDINGS FOR MCUP NO. 2025-06

The Community Development Department Planning Division (“Department”) received a verified and complete application for a request to allow up to an 18.3% reduction in the required minimum street side setback of 15’ feet along Greenbriar Lane, that included Minor Conditional Use Permit (MCUP) No. 2025-06, for a certain real property located at 1698-1700 Greenbriar Lane, in the City of Brea, and further legally described as Assessor Parcel Number 319-102-34, as shown in the latest records of the County of Orange Assessor’s Office.

It is found, determined, and resolved by the Community Development Director of the City of Brea, as follows:

1. Finding: That the modification of standards applied for at the location set forth in the application is properly one for which a MCUP is authorized by Brea City Code (BCC).

Fact: The proposed modification of standard, which is the street side setback along Greenbriar Lane is a permitted modification with the approval of a MCUP and authorized by the BCC. The Project site is zoned Mixed-Use II (MU-II) and is currently an active construction site for a new residential development, the Village at Greenbriar that was approved by the City Council on April 1, 2025. The approval allowed for the demolition of an existing 164,908 square foot office building, a three-level parking structure, surface parking and associated landscape areas, and construction of a new residential development consisting of 179 single-family units (detached and attached) with a private recreational area. Section 20.258.020 of the BCC identifies the minimum setback requirements for this site. Pursuant to BCC Section 20.408.030.B.2.a.2, a reduction of yards by more than ten percent (10%) but not more than twenty percent (20%) is permitted, subject to approval of a minor conditional use permit. BCC Section 20.408.030.C sets the procedures and approval authority of a MCUP. The Community Development Director, without a public hearing has the authority to approve, conditionally approve, or disapprove a MCUP application. This decision of the Community Development Director shall be final and become effective ten (10) days after the decision, subject to appeal pursuant to BCC Chapter 20.424.

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

Fact: The modification of standards, with conditions imposed, is in harmony with the various elements or objectives of the General Plan, and not detrimental to existing uses or to uses specifically permitted in the MU-II zone. Once constructed, the Village at Greenbriar proposes a row of buildings along the northern, eastern, and southern property lines as well as smaller vertical rows of buildings towards the center of the development. The modification of standards to allow up to an 18.3% reduction in the required minimum street side setback of 15’ feet along Greenbriar Lane will accommodate the development Project and offer street side setbacks along Greenbriar Lane that range from 12’-3” to 23’-4”.

3. Finding: The site is adequate in size and shape to accommodate the proposed modification of standards and all of the yards, setbacks, walls, fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood as proposed.

Fact: The site is adequate in size and shape to accommodate the modification of standards to the required minimum street side setback of 15' feet along Greenbriar Lane. The modification of setback would be up to 2'-9" and offer street side setbacks along Greenbriar Lane that range in size from 12'-3" to 23'-4". In addition, the Village at Greenbriar site layout complies with all other setback requirements and is conditioned to comply with all BCC development standards and/or obtain subsequent approvals of administrative permits like this MCUP. As such, the site is adequate in size to accommodate the Project.

4. Finding: The site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the modification of standards.

Fact: The Project site will be accessed via two new vehicular connections along Greenbriar Lane (one at the eastern end and one at the western end of the Project site). Per the City's roadway standards, Greenbriar Lane would be reconfigured, and the two new internal access roads would connect at "t-intersections" to accommodate the Project. The Project would include eight internal streets and 11 cul-de-sacs. The Project is not anticipated to result in negative traffic impacts as transportation was reviewed as part of the previously certified Environmental Impact Report (EIR), State Clearinghouse No. 2024071235, and determined to be a topic that resulted in less than significant/no impact without mitigation. As such, the vehicular access to and from the Project site has been designed to support the quantity of traffic expected.

5. Finding: That with the conditions imposed, the modification of standards will not adversely affect public health, safety, or general welfare.

Fact: With the conditions imposed, the modification of standards will not adversely affect public health, safety, or general welfare since the Project is in substantial compliance with BCC development standards and with the approval of administrative permits, which includes this MCUP, the Project would be fully compliant. Additionally, the Village at Greenbriar was conditioned to comply with all Building and Fire codes, thereby assuring public health, safety, and general welfare of the Project site and community at large. The Project EIR also evaluated the Project as a whole and its effect on the environment and determined that there were no topics analyzed that resulted in significant and unavoidable impacts.

ATTACHMENT B

CONDITIONS OF APPROVAL FOR MCUP NO. 2025-06

1. Development shall occur in substantial compliance with the plans and documents reviewed and approved by the Community Development Director on December 9, 2025, which include a site plan and streetscene visualizations on file with the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the approved project plans.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The Applicant is responsible for paying all associated fees 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 fees shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
4. Any permit is subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title or any other ordinance.
5. 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 Minor Conditional Use Permit No. MCUP 2025-06 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.



City of Brea
1 Civic Center Circle
Brea, California 92821-5732
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www.cityofbrea.gov

November 14, 2025

Steffanie Balsells
Check n' Play
2072 Brea Mall
Brea, CA, 92821

Sent via email to steff@checknplay.com

SUBJECT: Approval Letter for Minor Conditional Use Permit No. 2025-15 (2072 Brea Mall)

ACCELA RECORD NUMBER: PLN-2025-00058

Dear Mrs. Balsells,

Thank you for your Minor Conditional Use Permit (MCUP) application requesting approval to obtain a California State Department of Alcoholic Beverage Control ("ABC") Type 41 (On-Sale Beer and Wine - Eating Place) license and allow consumption of alcohol at 2072 Brea Mall in the City of Brea. The submitted MCUP application has been **APPROVED**, based on the findings (Attachment A), and subject to the conditions of approval (Attachment B). The Approved Project Plans is Attachment C.

This action is final unless appealed within 10 calendar days of the date of the decision. Any person may appeal this decision by filing a written request with the appropriate fee with the City Clerk's Office within the time specified. Any appeal will suspend this decision until the Planning Commission has acted upon the appeal. The Planning Commission could reverse or modify this decision or any condition of approval. If an appeal is filed, you will be notified by mail of the time and place of the hearing.

California Environmental Quality Act

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) guidelines, and the environmental regulations of the City. Upon review, the Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the state CEQA guidelines. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of general alcohol within an existing restaurant does not include any physical expansion or modification to the exterior of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

A Notice of Exemption (NOE) was prepared for the Project and the wet-signed NOE is included as Attachment C. Although not required, it is recommended that the wet-signed NOE be filed with the Orange County Clerk-Recorder (County Recorder) within five working days following the approval date, as such recordation will reduce the statute of limitations period on CEQA legal challenges from 180 days to 35 days. If you decide to file the NOE with the County Recorder, please notify the City immediately once the NOE is filed.

If you have any further questions or need additional information, contact me at 714-990-7724 or by email at estebanr@cityofbrea.gov.

MCUP No. 2025-15
PLN-2025-00058
(2072 Brea Mall)

Sincerely,

A handwritten signature in black ink, appearing to read "Esteban Rubiano". The signature is written in a cursive style with a large initial "E" and a long, sweeping tail.

Esteban Rubiano
Assistant Planner

Attachments:

- A. Findings
- B. Conditions of Approval
- C. NOE

cc: Jason Killebrew, Assistant City Manager/Community Development Director
Rebecca M. Pennington, Senior Planner

ATTACHMENT A

FINDINGS FOR MCUP NO. 2025-15

The Community Development Department Planning Division (“Department”) received a verified and complete application for a Type 41 (On-Sale Beer and Wine - Eating Place) Alcoholic Beverage Control license, that included Minor Conditional Use Permit (MCUP) No. 2025-15, for a certain real property located at 2072 Brea Mall, in the City of Brea, and further legally described as Assessor Parcel Number 319-101-64, as shown in the latest records of the County of Orange Assessor’s Office.

It is found, determined, and resolved by the Community Development Director of the City of Brea, as follows:

1. Finding: That the proposed use applied for at the location set forth in the application is properly one for which a minor conditional use permit is authorized by the Brea City Code (BCC).

Fact: The proposed use is properly the one for which a minor conditional use permit is authorized by Brea City Code (BCC). The Project site is zoned MU-I (Mixed Use-I) with a Precise Development (PD) Overlay. Pursuant to BCC Section 20.11.020, alcoholic beverage on-sale and consumption is permitted in the MU-I zone, subject to approval of a minor conditional use permit.

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

Fact: The Project is located within the Brea Mall, a mixed-use shopping center that offers a diverse array of services and uses. The proposed on-site sale and consumption of beer and wine within a cafe is consistent with General Plan Policy CD-1.11 in that it would maintain a mixture of businesses and retail uses within the community. As the request for on-site sale and consumption of beer and wine is ancillary to restaurant use, this project is not anticipated to result in significant impacts on City services nor to be detrimental to existing uses in the surrounding area.

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

Fact: The Project site is an existing 6,012 square foot commercial tenant space within the second floor of the Brea Mall. The Project would occur within the existing areas of the Project site and as such, the Project site is adequate in size and shape to accommodate the proposed development.

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

Fact: A total of five vehicular access points to the Project site will continue to be provided with three located off of State College Boulevard, one off of S. Randolph Avenue, and one off of

E. Birch Street. The Project is adding an ancillary service to a restaurant, and it is not anticipated to result in any traffic impacts to the adjacent uses.

5. Finding: With the conditions imposed, the proposed use will not adversely affect the public health, safety, or general welfare.

Fact: The Project is designed to comply with all applicable development standards and will operate similarly to other existing land uses located within the Brea Mall. All activities would be conducted within the cafe's customer seating areas and conditions of approval have been included to ensure the use of the site will not affect adjacent properties and land uses.

6. Finding: The issuance of the alcoholic beverage on-sale use will provide public convenience or a public necessity (PCN).

Fact: The California Department of Alcoholic Beverage Control (ABC) establishes the allowable number of on-sale and off-sale licenses within a given census tract. According to ABC records, Census Tract 15.04 is allowed 6 on-sale licenses without special approval. There are currently 28 existing on-sale licenses within Census Tract 15.04. Based on ABC standards, there is an "undue concentration" of licenses within the census tract. The proposed Type 41 license would be a public convenience and necessity as the license would allow customers a unique experience of an elevated cafe experience adjacent of an indoor recreational child play space. The cafe and drink menu would be a complimentary addition to the existing uses within the Brea Mall, which in turn will have a positive fiscal impact.

ATTACHMENT B

CONDITIONS OF APPROVAL FOR MCUP NO. MCUP 2025-15

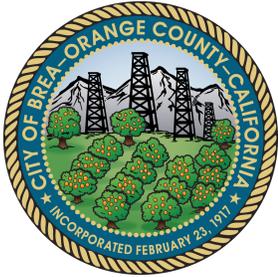
Planning Division – Community Development Department

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Division on November 17, 2025, which include an operations breakdown and project plans on file with the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The Applicant shall obtain a Type 41 (On-Sale Beer and Wine - Eating Place) alcoholic beverage license from the California Department of Alcoholic Beverage Control (ABC) for the sale of alcoholic beverages prior to commencing on-site alcohol service. Any modification of license types for on-site consumption is subject to City approval.
4. The Applicant shall maintain a Type 41 alcoholic beverage license from the ABC for the sale and consumption of alcoholic beverages.
5. The service of alcoholic beverages shall be limited to designated dining areas. "No alcohol permitted beyond this point" signs shall be posted at the exits.
6. Any violation of the regulations of the ABC, as it pertains to the subject location and on-site sale and consumption of alcoholic beverages, may result in the revocation of the subject MCUP, as provided for in Brea City Code (BCC) Section 20.412.020.
7. The on-site sale and consumption of alcohol shall remain incidental to the food service and the operation of the cafe. At all times when the premises are open for business, the premises shall be maintained as a cafe.
8. Any future changes to the operations and/or floor plan that result in a bar area that is open to the patrons of the cafe require review and approval of a Conditional Use Permit (CUP).
9. No live entertainment, amplified music, or dancing is permitted on the premises at any time unless the proper permits have been obtained from the City of Brea.
10. The hours of alcohol sales shall be restricted to the restaurant hours of operation.
11. In the event of repeated or disproportionately high numbers of calls for law enforcement or other public safety services, or based upon input from the Brea Police Department or surrounding businesses or residents, the Community Development Director or his/her designee may require, at his/her discretion, that the Applicant provide additional on-site security and/or safety measures at the Project site, as may be reasonably calculated to address situations or circumstances leading to or causing such increased calls for service, or complaints or comments from surrounding residents or businesses.

12. 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.
13. Any permit is subject to expiration and revocation as provided in Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
14. 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 Minor Conditional Use Permit No. CUP 2025-15 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.

Public Works Department

15. Applicant shall comply with Assembly Bill 827 (AB 827) where businesses that sell food for on-site consumption shall provide customers with visible, clearly marked and easily accessible containers to dispose of recyclables and organics (uneaten food scraps, soiled paper) adjacent to trash bins.



CITY of BREA

Planning Commission Communication
 January 27, 2026
 Item No. 3A.

Brea 2050: Focused General Plan Update and Brea Core Specific Plan

TO	PREPARED BY
Chair and Members of the Planning Commission	Maribeth Tinio, City 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 take the following action:

1. Receive the presentation on the Focused General Plan and Brea Core Specific Plan Update.

BACKGROUND/DISCUSSION

Background

On February 6, 2024, with the City Council’s award of a professional services contract to De Novo Planning Group (De Novo), the City kicked off “Brea 2050: Where Opportunity Meets Community” project (Project), which is a large-scale, long-range planning project that will have a significant impact on how the City grows in the next 25 years. This project will update the City’s current General Plan, adopted in 2003, with a focus on land use and circulation elements of the document, and create a new specific plan for the Brea Core area. Together, this effort will update the City’s General Plan to reflect the City’s changing demographics, economic conditions, land use patterns, infrastructure and transportation/transit networks, and new state legislation, along with creating a long-term plan to further guide and improve the Brea Core area, the City’s main activity and economic hub.

Since the project initiation, the City focused its efforts on performing background research and conducting robust community outreach. The City shared news and updates about the Project through various ways, including but not limited to, community open houses, mailers, social media, City’s website, dedicated Project website (<https://brea.generalplan.org/>), e-mail blasts, Brea Line articles, facility postings, and City Council/Commission announcements.

Through outreach efforts, City staff and the City’s consultant team have been able to collect valuable input and suggestions from the community regarding the community’s desire for the next 25 years.

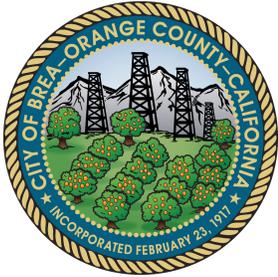
Next Steps

The City is finalizing the draft of the General Plan and the Brea Core Specific Plan documents, including the required environmental Program Environmental Impact Report (EIR). All draft documents would go through a public review period anticipated to begin in the next few weeks. A community open house will also be held on Thursday, March 12, 2026, to continue engagement and gather any feedback on the draft document. It is anticipated that the Planning Commission will review and consider the project late Spring with final consideration by the City Council to take place by Summer 2026.

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Prepared by: Jessica Newton, Senior Planner



CITY *of* BREA

Planning Commission Communication
January 27, 2026
Item No. 3C.

Informational/Project Updates

TO	PREPARED BY
Chair and Members of the Planning Commission	Maribeth Tinio, City 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 January 22, 2026 (Attachment A).

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Prepared by: Maribeth Tinio, City Planner

Attachments

[\(FINAL\) Planning Update - Updated 01.22.26.pdf](#)

City of Brea

Project Updates

January 22, 2026

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	New Automotive Repair	1288 W. Lambert Road
8	The Hive Fitness Studio (CUP Amendment)	650 N. Berry Street
9	Beckman South Residential Development	250 S. Kraemer Boulevard
10	New Residential Development (CUP, TPM, PR, & DB)	112 Bracken Street
11	Chick-Fil-A Drive Thru and Façade Improvements	1647 E. Imperial Highway
12	Target Sign Program Revision	855 E. Birch Street
13	Boiling Crab On-Site Alcohol	120 S. Brea Boulevard, #103
14	Mills Act Contract	210 W. Elm Street
15	Imperial/Mariner – BISP Amendment	915-975 W Imperial Hwy

• APPROVED/ENTITLED

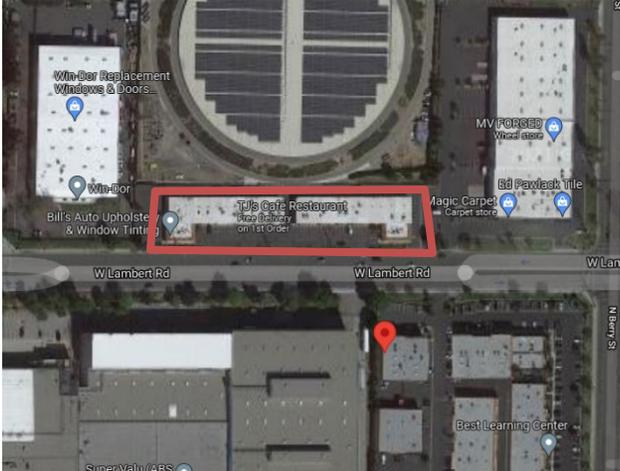
Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Accessory Dwelling Unit	527 E. Elm Street
3	Industrial Building	2727 E. Imperial Highway
4	Brea Mall Mixed Use Project	100 Brea Mall Road
5	Gaslight Square Redevelopment	255 E. Imperial Highway
6	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	Dr. Squatch Fence Height	114 N. Berry Street
9	Wireless Facility Modification	185 E. Alder Street
10	New Wireless Facility	724 N. Brea Boulevard
11	Light Industrial Building	3200 Nasa Street
12	South Brea Townhomes	685 S. Brea Boulevard
13	AT&T Wireless Rooftop Facility	380 W. Central Avenue
14	Pet Aquamation	580 W. Lambert Road
15	Brea Plaza Apartments	1639 E. Imperial Highway
16	Greenbriar residential development	1698-1700 Greenbriar Lane
17	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
18	Main Event	245 W. Birch Street
19	Addition to single family home with a single car garage	226 E. Alder Street
20	Aquatic Sports Performance training studio	396 Cliffwood Park Street
21	Pace & Pint on-site alcohol	1040 E. Imperial Highway Suite F2
22	Poplar Avenue administrative remedy	501 S. Poplar Avenue
23	New industrial building	424 Berry Way
24	Alder Street variance	226 E. Alder Street
25	A 2nd story ADU modification of standards	414 Sievers Avenue
26	Raising Canes Drive-through	200 S. State College Boulevard
27	Koy Restaurant and Bar on-site alcohol	441 S. Associated Road
28	Redwood Avenue administrative remedy	110 S. Redwood Avenue
29	Chef's Cut on-site alcohol	415 S. Associated Road

30	Deanna Drive lot coverage increase	920 Deanna Drive
31	Amazon Facility	275 Valencia Avenue
32	Jamboree Affordable housing development (Preliminary Plan Review)	323 N. Brea Boulevard
33	C&C Affordable Housing Project density bonus request	SEC Mercury Lane & Berry Street
34	Karma Lounge on-site alcohol	215 S. Brea Boulevard
35	Carbon Canyon Coffee on-site alcohol	150 Olinda Place
36	Service Champions parking lot	625 Columbia Street
37	Benihana Exterior Façade Improvement	240 S. Brea Boulevard
38	Living Hope Church Façade Improvements	1215 W. Lambert Road

• **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. 	

1/22/2026

ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 2)

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, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant.

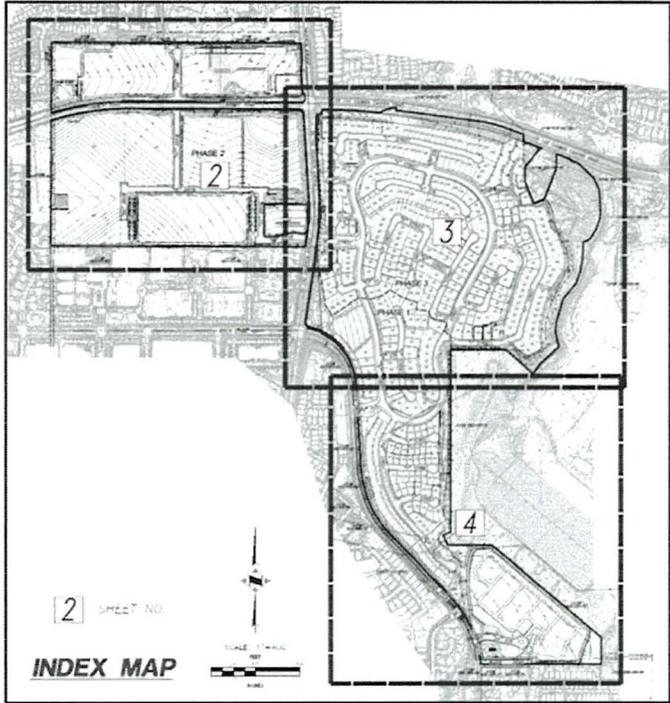
PROJECT MAP:



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:	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

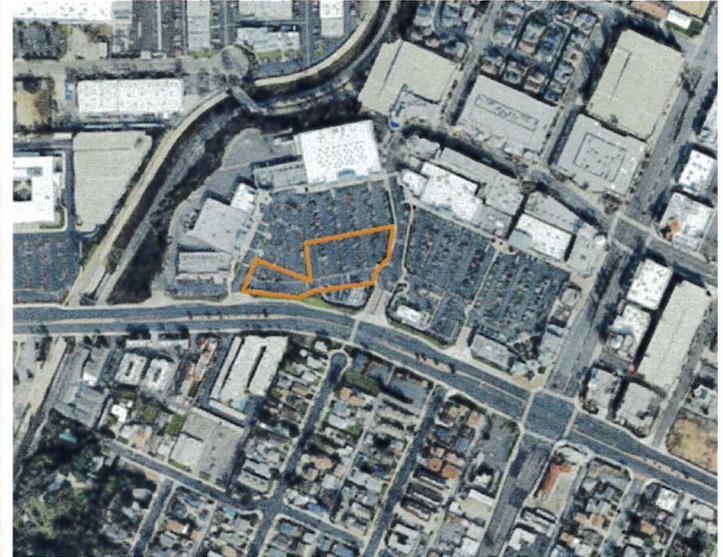
PROJECT MAP:



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 Application submittal Date:	<ul style="list-style-type: none"> Brixmor Property Group (Thomas Rubio) August 12, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



NEW AUTOMOTIVE REPAIR (MAP ID: 7)		PROJECT MAP:
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: Application submittal Date:	<ul style="list-style-type: none"> Gerardo Prado, G&A Auto August 19, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

<i>THE HIVE FITNESS STUDIO (MAP ID: 8)</i>		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: Application submittal Date:	<ul style="list-style-type: none"> Benjamin Lin September 9, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

BECKMAN SOUTH RESIDENTIAL (MAP ID: 9)		PROJECT MAP: 
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"> Pending applicant formal submittal 	

NEW RESIDENTIAL DEVELOPMENT (MAP ID: 10)

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"> Applicant originally submitted a Preliminary Plan Review in 2024. Applicant has submitted a full entitlement package, comments issued and pending applicant resubmittal.
1/22/2026	

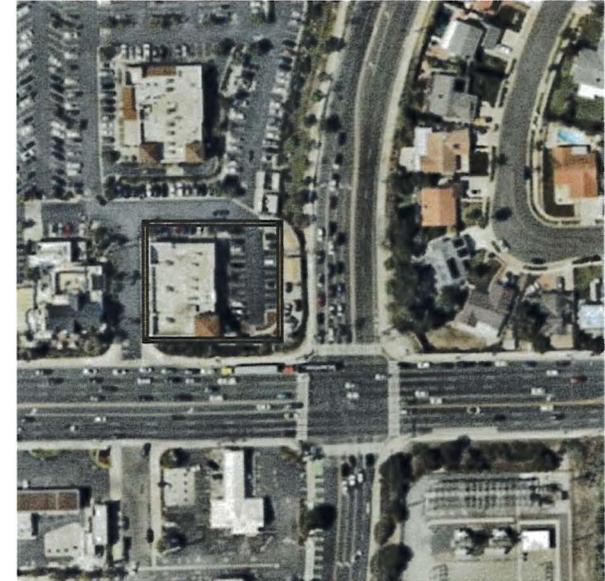
PROJECT MAP:



CHICK-FIL-A DRIVE THRU & FAÇADE IMPROVEMENTS (MAP ID: 11)

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:	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:



TARGET SIGN PROGRAM REVISION (MAP ID: 12)

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:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant: Application submittal Date:	<ul style="list-style-type: none"> Mia Berg October 20, 2025
Current Status:	<ul style="list-style-type: none"> Pending applicant resubmittal

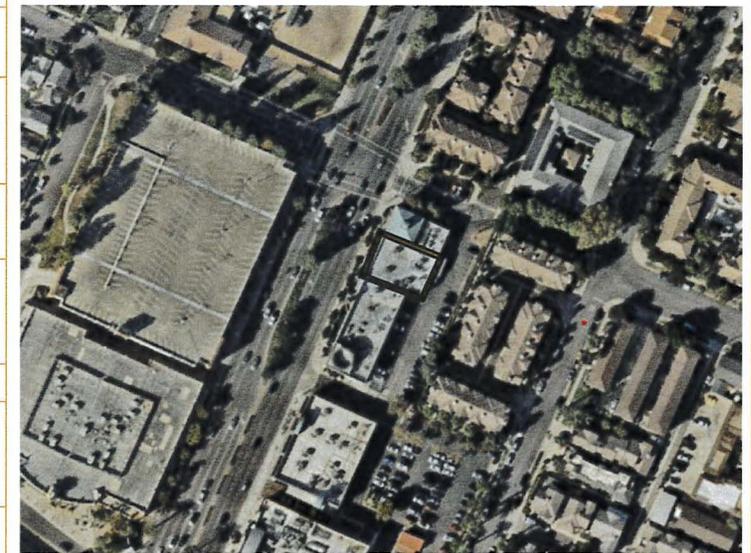
PROJECT MAP:



BOILING CRAB (MAP ID: 13)

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:	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"> Pending applicant resubmittal

PROJECT MAP:



MILLS ACT CONTRACT (MAP ID: 14)		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-2026-00004 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-262-04 210 W. Elm Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant: Application submittal Date:	<ul style="list-style-type: none"> BreeAnn & Riley Stallsmith January 7, 2026 	
Current Status:	<ul style="list-style-type: none"> Under Review 	

1/22/2026

BREA INDUSTRIAL SPECIFIC PLAN AMENDMENT (MAP ID: 15)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No: 2026-01; ACCELA No: PLN-2026-00005
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-342-06 915-975 W. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The preliminary plan review requests review of a potential General Plan Amendment and Specific Plan Amendment to facilitate a new mixed-use project including 214 for-sale residential units and 21 affordable housing units while retaining 103,000 square feet of medical office.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> James McGrade
Application submittal Date:	<ul style="list-style-type: none"> January 20, 2026
Current Status:	<ul style="list-style-type: none"> Under Review

PROJECT MAP:



Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)		RENDERING: 
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: 33) 	

1/22/2026

<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)

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

PROJECT MAP:



BREA MALL MIXED USE PROJECT (MAP ID. 4)	
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 EIR 20-01, GPA No. 20-01; ZC No. 20-01,
Project No.:	<ul style="list-style-type: none"> 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:	<p>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</p>
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:	Under construction



GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 5)

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

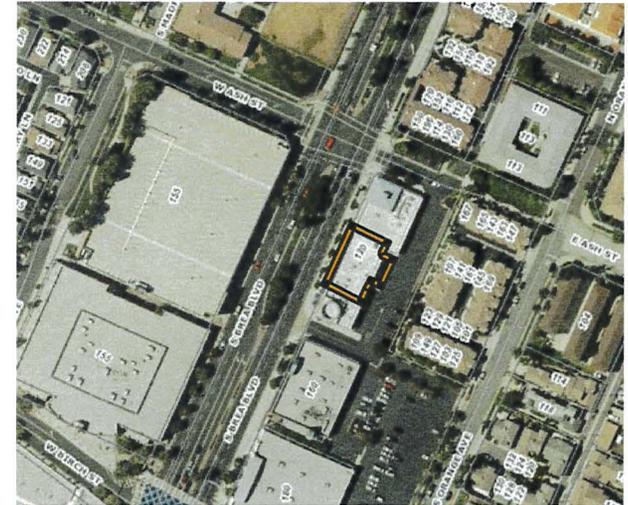
PROJECT MAP:



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	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:



DR. SQUATCH FENCE HEIGHT (MAP ID: 8)

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:	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

PROJECT MAP:



WIRELESS FACILITY MODIFICATION (MAP ID: 9)		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:	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 	

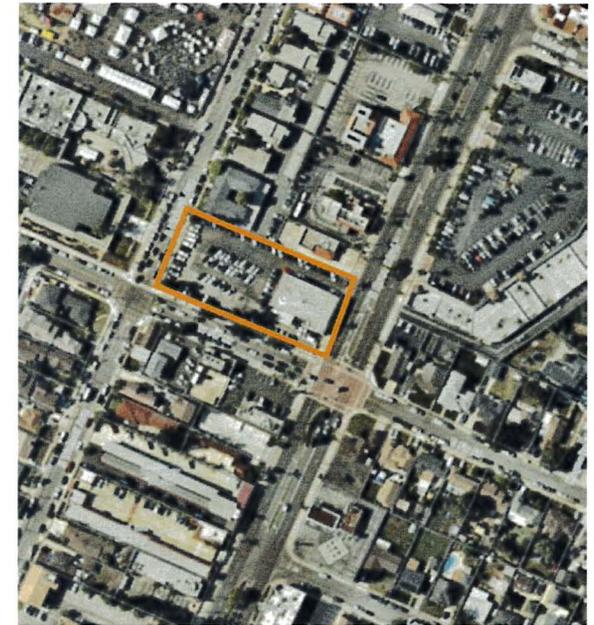
NEW WIRELESS FACILITY (MAP ID: 10)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: PLN-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	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 	

<i>LIGHT INDUSTRIAL BUILDING (MAP ID: 11)</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:	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"> In Construction 	

SOUTH BREA TOWNHOMES (MAP ID: 12)

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"> Under Construction

PROJECT MAP:



AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 13)	
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:	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: 14)

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: 15)		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 	



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GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 16)		PROJECT MAP: 
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); ACCELA No: PLN-2025-00062: This allows modify required setbacks along Greenbriar lane an modify the number of required guest spaces (approved November 13, 2025). 	
Current Status:	<ul style="list-style-type: none"> Site clearance and demolition has begun; Under building plan check process 	

<i>SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 17)</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: 18)		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:	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"> Under construction 	

SINGLE FAMILY HOME ADDITION WITH A SINGLE CAR GARAGE (MAP ID: 19)

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:	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

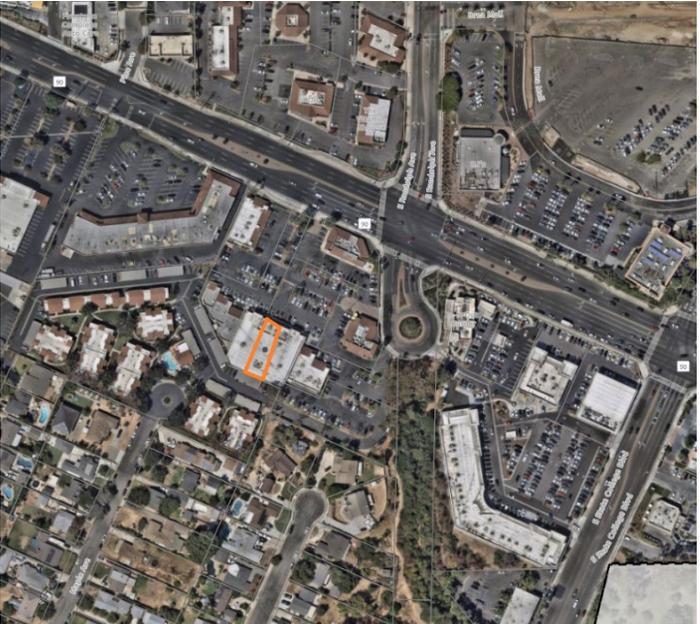
PROJECT MAP:



AQUATIC SPORTS PERFORMANCE (MAP ID: 20)	
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:	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"> Under construction

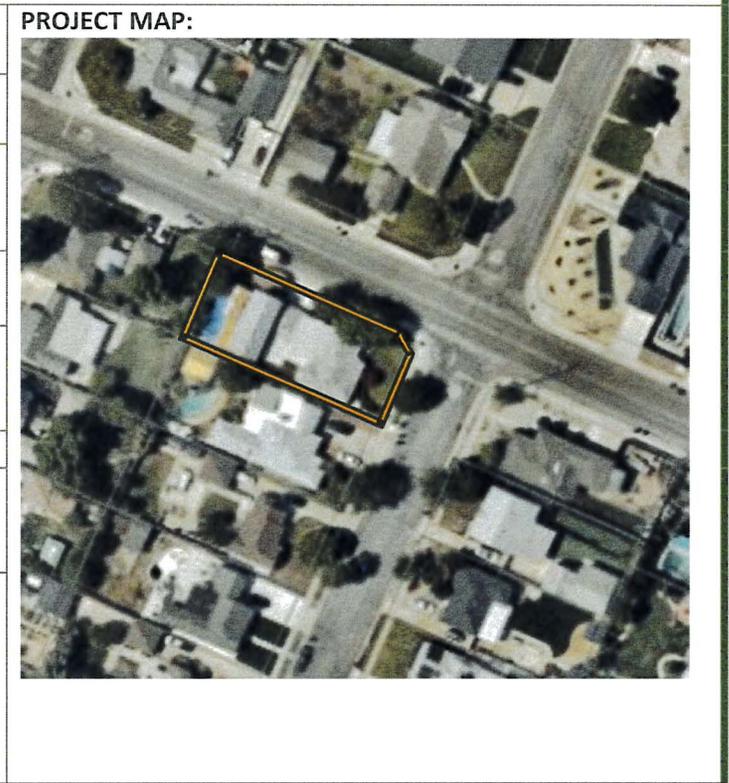
PROJECT MAP:



PACE & PINT ON-SITE ALCOHOL (MAP ID: 21)		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 	

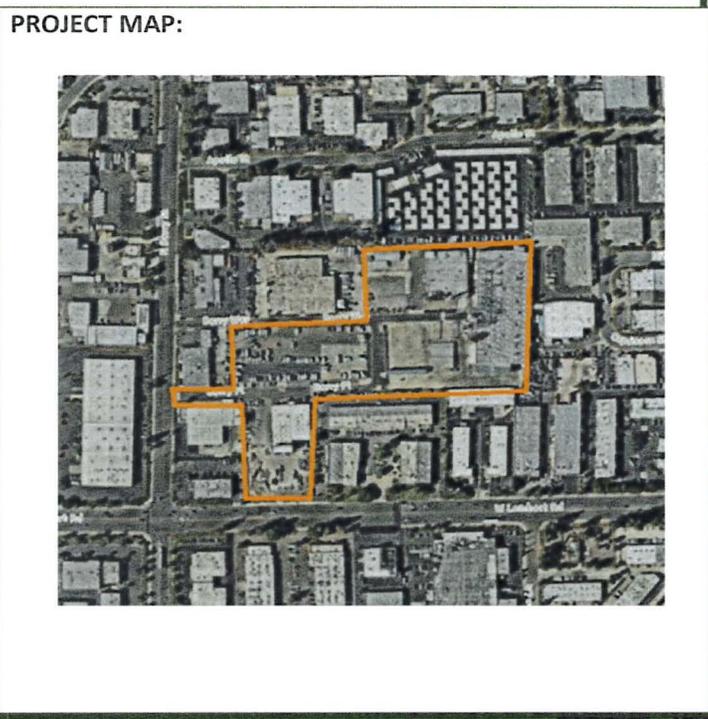
S. POPLAR AVENUE ADMINISTRATIVE REMEDY (MAP ID: 22)

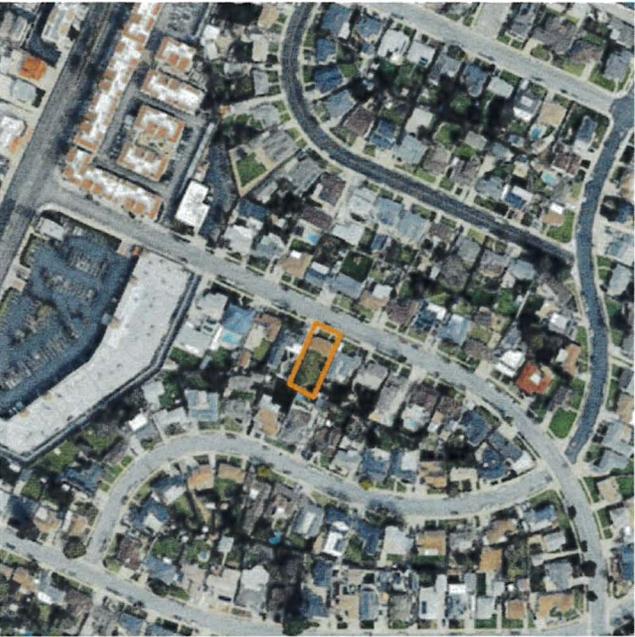
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR Nos. 2025-01 & 2025-02; ACCELA No: PLN-2025-00009
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-342-20 501 S. Poplar Avenue
Project Description:	<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:	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



NEW INDUSTRIAL BUILDING (MAP ID: 23)

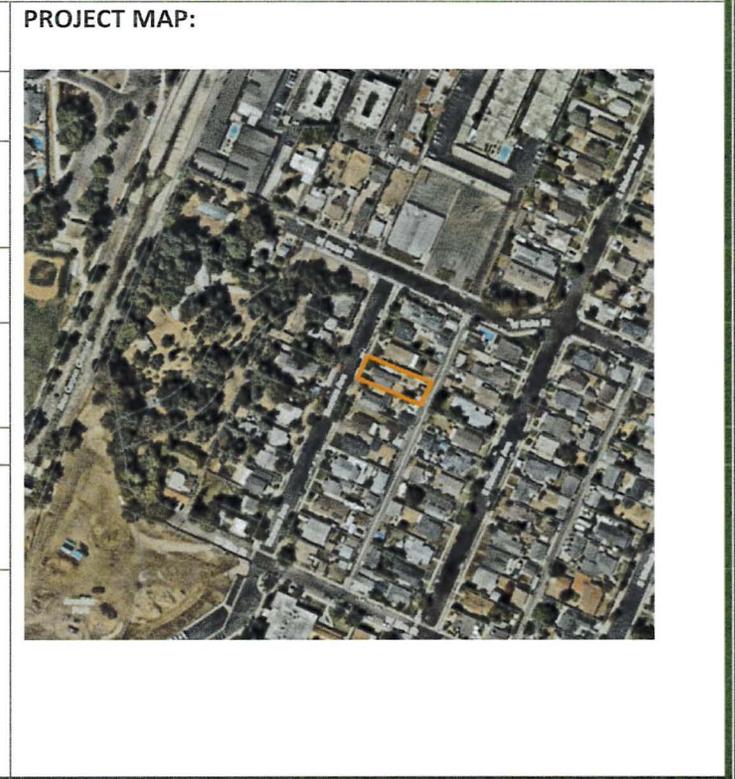
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2024-01; ACCELA No: PLN-2024-00009
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-04 424 Berry Way
Project Description:	The Project includes demolition 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: 24)		PROJECT MAP: 
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:	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 	

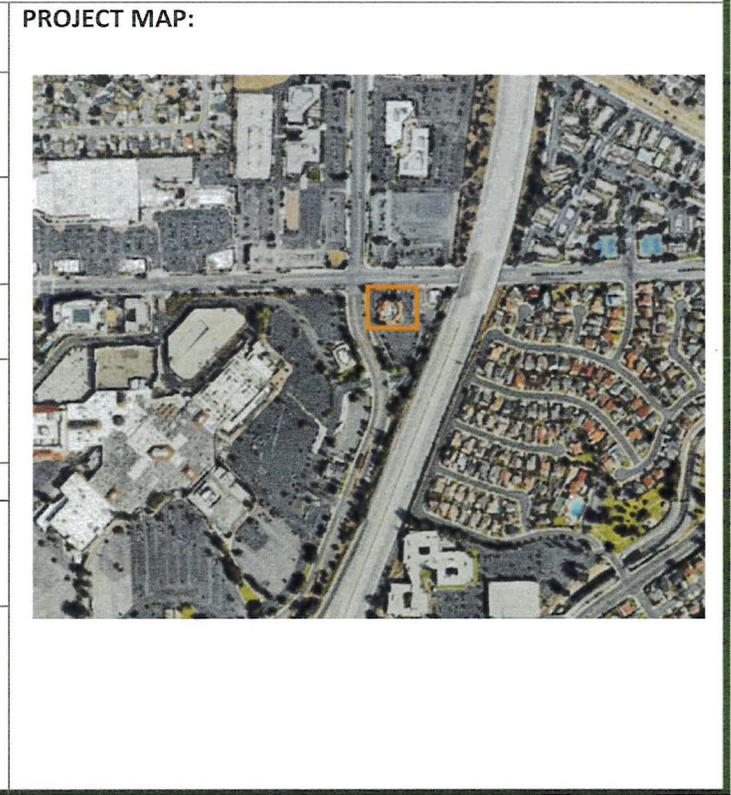
A 2nd STORY ADU MODIFICATION OF STANDARDS (MAP ID: 25)

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:	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



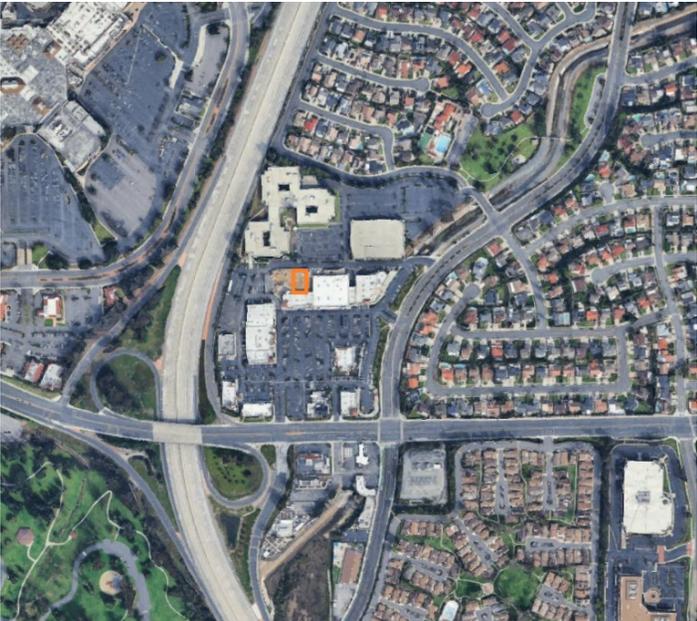
RAISING CANES DRIVE-THROUGH (MAP ID: 26)

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:	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



<i>KOY RESTAURANT AND BAR ON-SITE ALCOHOL (MAP ID: 27)</i>	
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"> Under construction

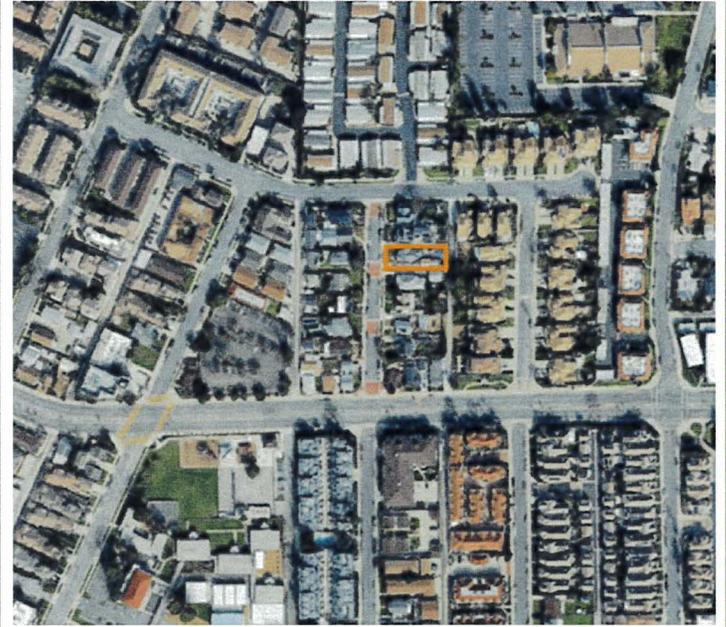
PROJECT MAP:

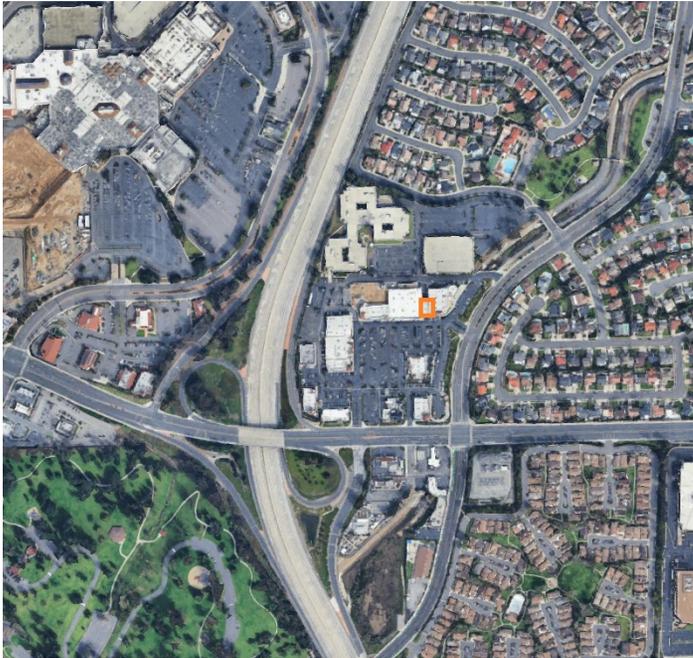


REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 28)

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:	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

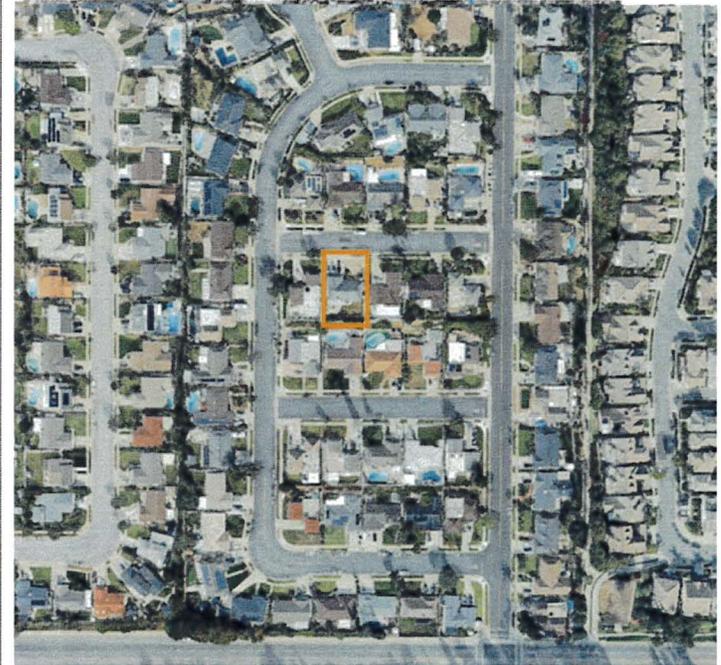
PROJECT MAP:



CHEF'S CUT ON-SITE ALCOHOL (MAP ID: 29)		PROJECT MAP: 
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 	

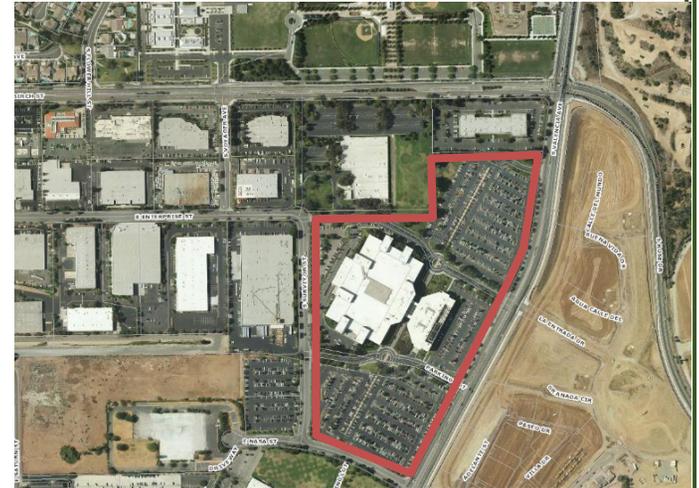
<i>DEANNA DRIVE LOT COVERAGE INCREASE (MAP ID: 30)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-056; ACCELA No: PLN-2025-00039
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 304-124-04 920 Deanna Drive
Project Description:	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

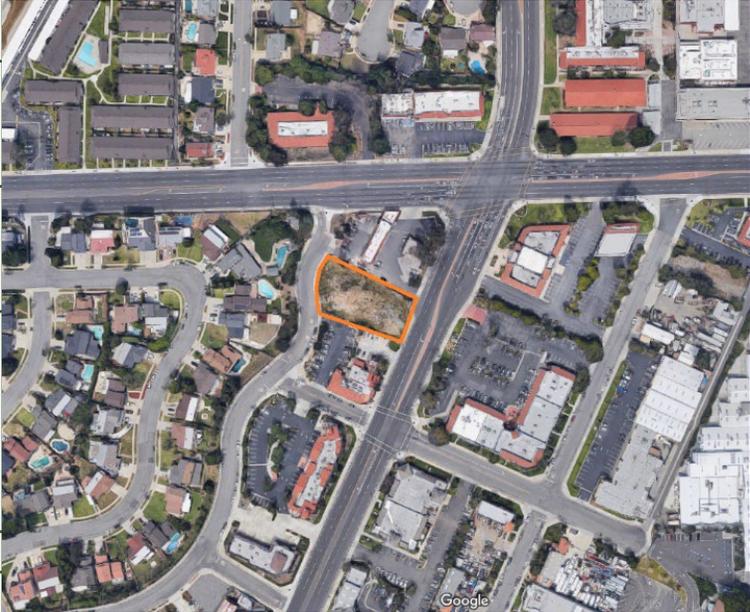
PROJECT MAP:

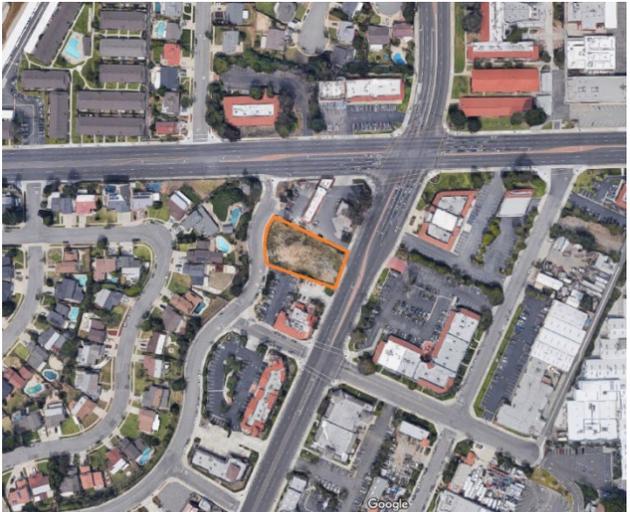


AMAZON FACILITY (MAP ID: 31)	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-09; ACCELA No. PLN 2022-00042
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-233-17 275 W. Valencia
Project Description:	<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: 32)		PROJECT MAP: 
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 	

JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 33)		PROJECT MAP: 
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 Construction 	

C&C AFFORDABLE HOUSING PROJECT (MAP ID: 34)

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 Preliminary Plan Review letter: November 27, 2024
Approval Date	<ul style="list-style-type: none"> 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



<i>CARBON CANYON COFFEE ON-SITE ALCOHOL (MAP ID: 35)</i>		PROJECT MAP:
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	October 14, 2025	
Current Status:	<ul style="list-style-type: none"> N/A 	

<i>SERVICE CHAMPIONS PARKING LOT (MAP ID: 36)</i>	
Case Type:	<ul style="list-style-type: none"> Plan Review PR No. 2025-02; ACCELA No: PLN-
Project No.:	<ul style="list-style-type: none"> 2025-00012
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 6296012201 2596012201 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

PROJECT MAP:



<i>BENIHANA EXTERIOR FAÇADE IMPROVEMENTS (MAP ID: 37)</i>		PROJECT MAP: 
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:	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"> Approved, Awaiting Construction Submittal 	

<i>LIVING HOPE CHURCH FAÇADE IMPROVEMENTS (MAP ID: 38)</i>		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2025-09; ACELA 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"> Approved, Awaiting Construction Submittal 	

REPEALED/DENIED

(Within one year)

N/A