



Planning Commission Agenda

Tuesday, May 12, 2026, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

Also via teleconference:

350 W Central Ave #455, Brea, CA 92821

Blake Perez, Chair

Ted Gribble, Vice Chair

Tom Donini, Commissioner **Bill Madden**, Commissioner **Melanie Schlotterbeck**, Commissioner

This agenda contains a brief general description of each item the Commission will consider. The Planning Division has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Division at (714) 990-7674 or view the Agenda and related materials on the City's website at www.cityofbrea.gov Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Planning Division at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Commission

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

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

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

Special Accommodations

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

Important Notice

The City of Brea shows a live broadcast of the Planning Commission meeting over the internet at <https://cityofbrea-net.zoom.us/j/83350146111>. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

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

1. GENERAL SESSION

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

2. CONSENT CALENDAR

- 2.A. April 28, 2026 Planning Commission Draft Meeting Minutes
 - 1. Approve

3. PUBLIC HEARINGS

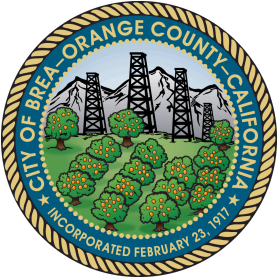
- 3.A. Zoning Ordinance Text Amendment (ZOTA) No. 2026-02 - Omnibus Code Update
 - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and,
 - 2. Adopt an ordinance approving ZOTA No. 2026-02, amending Title 20, Chapters 20.00, 20.08, 20.11, 20.28, 20.52, 20.68, 20.208, 20.212, 20.216, and 20.220 of the BCC, as outlined in Exhibit A of the Resolution.

4. ADMINISTRATIVE ITEMS

- 4.A. Fiscal Year 2026-27 Capital Improvement Program Finding of Conformance with the General Plan
 - 1. Adopt a resolution finding that the FY 2026-27 CIP projects, as identified within the General Plan Conformance Matrix, are in conformance with the General Plan.
- 4.B. Committee Reports
- 4.C. Informational/Project Updates

5. ADJOURNMENT

Date Posted: May 7, 2026



CITY *of* BREA

Planning Commission Communication

May 12, 2026

Item No. 2A.

April 28, 2026 Planning Commission Draft Meeting Minutes

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

EXECUTIVE SUMMARY

RECOMMENDATION

BACKGROUND

PROJECT DESCRIPTION

DISCUSSION

PUBLIC NOTICE AND COMMENTS

ENVIRONMENTAL ASSESSMENT

CONCLUSION

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by:

Attachments

[DRAFT 4-28-2026 PC Meeting to approve.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

April 28, 2026

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

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

1. GENERAL SESSION

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

Chair Perez called the meeting to order at 6:10 p.m.

1.B. Pledge of Allegiance

Commissioner Madden led the Pledge of Allegiance.

1.C. Invocation

Pastor Douglas Green from North Hills Church provided the invocation.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

2.A. April 14, 2026 Planning Commission Draft Meeting Minutes

Motion was made by Commissioner Schlotterbeck and seconded by Commissioner Gribble. The motion carried 5-0.

3. PUBLIC HEARINGS

3.A. Brea 2050: Focused General Plan Update and Brea Core Specific Plan - General Plan Amendment (GPA) No. 2026-01, Specific Plan (SP) No. 2026-01, Zoning Ordinance Text Amendment (ZOTA) No. 2026-01, Zone Change (ZC) No. 2026-01, and Environmental Impact Report (EIR) No. 2026-01 - Continued

Senior Planner Jessica Newton presented an overview of the Brea 2050 Focused General Plan Update and Brea Core Specific Plan, as continued from the April 14, 2026 Planning Commission meeting. Staff revised updates to the General Plan, the Zoning Code, and mitigation measures.

Chair Perez re-opened the Public Hearing for public comments.

The following member of the public commented on the General Plan update:

- Mark Strom

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

Members of the Planning Commission asked questions and clarifications on the following topics:

- Clarification on alcohol use as an ancillary land use to a primary retail warehouse use
- The status of the Costco project application
- Future updates to the Hillside Residential ordinance should incorporate language that includes the City proper and sphere of influence
- Questions on the Fire Safe Design, Standards for new Development and Public Safety
- Upzoning of properties throughout the City
- Connections and mobility in the Brea Core area
- The specifics on the focus on growth in the City of Brea targeting the Brea Core Area
- Traffic impact fees and park "in lieu" fees

Assistant City Manager/Community Development Manager Jason Killebrew, City Planner Maribeth Tinio, and Senior Planner Newton responded to the commissioner's questions.

Motion was made by Chair Perez and seconded by Commissioner Madden. The motion carried 4-0-1 (Commissioner Donini abstained), the Planning Commission approved the resolution recommending that the City Council approve the Project and certify the Final PEIR.

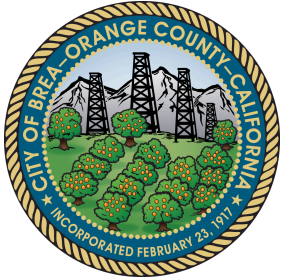
4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

4.B. Informational/Project Updates

5. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.



CITY *of* BREA

Planning Commission Communication

May 12, 2026

Item No. 3A.

Zoning Ordinance Text Amendment (ZOTA) No. 2026-02 - Omnibus Code Update

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

EXECUTIVE SUMMARY

As an effort to continuously improve the Brea Zoning Code (Code), which is codified in Title 20 of the Brea City Code (BCC), the City has initiated a Zoning Code Text Amendment (ZOTA) No. 2026-02 amending various chapters of the Code. The proposed amendment is an omnibus code update that would provide the following: 1) comply with housing laws for replacement housing requirements; 2) provide clarity and consistency with updated ADU and JADU state laws; 3) reorganize residential development standards; 4) update drive aisle widths and driveway standards; 5) clarify and reorganize standards for free-standing signs; 6) update land use regulations for Personal Services; and 7) clarify certain zoning ordinance provisions and address existing grammatical errors, unclear definitions, incorrect references, and internal inconsistency.

The proposed amendment herein is referred to as the "Project".

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution (Attachment A), recommending the City Council take the following actions:

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and,
2. Adopt an ordinance approving ZOTA No. 2026-02, amending Title 20, Chapters 20.00, 20.08, 20.11, 20.28, 20.52, 20.68, 20.208, 20.212, 20.216, and 20.220 of the BCC, as outlined in Exhibit A of the Resolution.

BACKGROUND

Municipal codes, like the BCC, require periodic updates to ensure consistency between the City policies and state law, to improve clarity, and to better serve the public. As an effort to improve the readability and relevancy of the Code, staff implemented an on-going work program in 2016 to continually update the Code on a regular basis. The last omnibus code update was adopted in December 2025 by the City Council. Staff continuously evaluates the Code and monitors for inconsistency and clarity and has identified a number of provisions requiring updates due to new laws and standards. As part of this review process, staff worked with other departments and divisions, and the City Attorney to review and consider the proposed changes. Additionally, staff researched and analyzed codes and policies from other agencies as appropriate and applicable.

The main goals for this omnibus amendment are to provide internal consistency within the Code, modernize to reflect good planning practices, and ensure alignment with recent state laws. If approved, the proposed amendments will be adopted as part of an “omnibus” ordinance, which includes updates to 10 chapters of the BCC.

DISCUSSION

The proposed amendments can be categorized into seven topic areas, which include:

1. Complying with housing laws for replacement housing requirements;
2. Clarifying ADU and JADU regulations;
3. Reorganizing residential development standards;
4. Updating drive aisle width and driveway standards;
5. Clarifying and reorganizing standards for free-standing signs;
6. Updating land use regulations for Personal Services; and
7. Addressing existing errors, unclear definitions, and incorrect references.

Exhibit A of the Resolution (Attachment B) includes redlines for the proposed amendments which show deletions in strike-through and additions in underlines. Attachment C provides a table summarizing the proposed amendments. The following provides an overview of the proposed amendments, divided into different topic areas.

Amendment #1: Housing Element Program #8b - Replacement Housing Requirements

The Housing Element is a state-mandated chapter of the Brea General Plan that describes, identifies, and analyzes the City’s housing needs and addresses the maintenance and expansion of the housing supply to accommodate households that currently live and/or may live in Brea in an eight-year planning period. The City’s 6th Cycle Housing Element was adopted by the City Council in August 2022 and was certified by the State Department of Housing and Community Development (HCD) in September 2022.

The 6th Cycle Housing Element is implemented through a series of housing programs. Housing Element Program #8b of the 6th Cycle Housing Element specifies the need to update the BCC, consistent with state law, to include requirements for the replacement of lost protected dwelling units of any development on a site identified in the Housing Element or on a site that contained protected dwelling units that have been vacated or demolished within the past five years, consistent with Government Code § 65583.2(g)(3). A protected dwelling unit is a unit that is or was within the past five years; subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, subject to any other form of rent or price control through a public entity’s valid exercise of its police power or occupied by low or very low-income households. The intent of state law is to prevent the loss of housing units and the displacement of protected dwelling units. If protected dwelling units are proposed to be demolished, these units must be replaced by the same number of units of equivalent size and income level, consistent with Government Code § 65915(c)(3)).

Proposed Amendments

The proposed amendments would create a new section with regulations for the replacement of lost dwelling units, consistent with the provisions of state law. This section would define protected dwelling units and would specify that the City shall not approve a development project which would result in the elimination of protected dwelling units on a housing element site or on a site that contained protected dwelling units that have been vacated or demolished within the past five years unless those units are replaced consistent with state law.

The actual redlines associated with these amendments, which show deletions in **strikethrough** and additions in **underlines** (Redlines), can be found in Section # 11 of Attachment B.

Amendment #2: Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs)

ADUs are complete independent housing units that can be either detached or attached from an existing single-family residence. JADUs are housing units that are contained entirely within a single-family residence. The State passed legislation in 2016 (AB 494, AB 2406 and SB 1069), in 2019 (AB 68, AB 881, AB 587, SB 13, AB 671 and AB 3182), in 2022 (SB 897, AB 2221 and AB 916), in 2023 (AB 976 and AB 345), and in 2024 (SB 1211, SB 477 and SB 450) to further assist and support the development of ADUs, including the requirement for local jurisdictions to approve qualifying ADUs ministerially in single-family residential zones. As such, in 2018, 2021, 2023, 2024, and 2025, in response to updates in state legislation regarding ADUs, the City Council adopted Ordinance Nos. 1203, 1220, 1242, 1247, and 1254 implementing ADU and JADU provisions from state law.

The proposed amendments are to clarify existing ADU standards and ensure consistency with recent state legislation for ADUs and JADUs. This includes compliance with AB 1154, which specifies that owner occupancy shall not be required for JADUs that are proposed with separate restroom or sanitation facilities. Owner occupancy would continue to be required for JADUs that are proposed to share restroom or sanitation facilities with the primary dwelling unit. Additional clarifying amendments address unit size and maximum height standards.

Proposed Amendments

The proposed amendments would clarify ADU standards for unit size and height, consistent with existing state laws and to comply with new state laws adopted for ADUs and JADUs as follows:

- Clarify minimum ADU unit sizes and specify that at a minimum, an 850 square foot one-bedroom ADU and a 1,000 square foot ADU with more than one bedroom shall be allowed, consistent with Government Code § 66321(b)(2).
- Simplify height regulations for detached ADUs and specify that additional height shall be allowed as provided in Government Code § 66321(b)(4).
- Update owner-occupancy requirements for JADUs to specify that owner occupancy shall not be required if the JADU has separate sanitation facilities from the primary dwelling unit, consistent with AB 1154.

The actual redlines associated with these amendments, which show deletions in **strikethrough** and additions in **underlines** (Redlines), can be found in Sections # 14 and 15 of Attachment B.

Amendment #3: Residential Development Standards

Properties in the City are required to comply with various development standards based on the zoning of the property, including standards such as minimum building setbacks (yards) as well as maximum fence and wall heights. Certain residential development standards are the same for each residential zone and specified within the development standards for each residential zone. These standards are proposed to be reorganized to be relocated to BCC Chapter 20.08 – Development Standards and standards within the residential chapters would include references to this chapter. The purpose of these amendments is to remove redundant standards in residential chapters and relocate identical standards to be in one location. No changes to the regulations are proposed other than reorganization of standards.

Proposed Amendments

The proposed amendments would reorganize the following residential development standards to be relocated from their respective residential chapters to BCC Chapter 20.08 as follows:

- Location of accessory buildings in required yards,
- Setback and screening requirements for garages and carports in residential zones,
- Fences, walls, and landscaping regulations for residential zones.

The actual redlines associated with these amendments, which show deletions in ~~strikethrough~~ and additions in underlines (Redlines), can be found in Sections # 3, 4, 17, 18, 19, 21, 22, and 23 of Attachment B.

Amendment #4: Drive Aisle Width and Driveway Standards

The City's driveway and parking aisle standards are specified in BCC Section 20.08.040.C.3. These standards provide minimum and maximum width dimensions for driveway approaches from the public right-of-way onto the private property as well as widths for drive aisles for traffic circulation within the private property. The proposed amendments are to clarify existing standards as well as to update standards to be consistent with Public Works Department standards.

Proposed Amendments

The proposed amendments would update standards for drive aisles and driveways to include the following: updating residential and non-residential driveway standards to be consistent with public works standards, revising private access drive aisle standards to have separate standards for residential and non-residential projects, revising Parking Standards Appendix, Diagrams A and B to remove references to old parking stall width standards, and providing minor edits to incorrect references.

The actual redlines associated with these amendments, which show deletions in ~~strikethrough~~ and additions in underlines (Redlines), can be found in Sections # 5, 6, 7, 8, and 9 of Attachment B.

Amendment #5: Development Standards for Free-Standing Signs

The City's Sign Code is specified in BCC Chapter 20.28 and the purpose of the Sign Code is to regulate the location, size, type, content and number of signs on properties in the community. The two main types of signs for commercial developments in non-residential zones are wall-affixed signs and free-standing signs. The purpose of these amendments is to simplify existing standards for free-standing signs to be reorganized into a table for easier understanding. No changes to regulations are proposed.

Proposed Amendments

The proposed amendments would clarify existing standards for free-standing signs and reorganize free-standing sign standards into a table for easier use. The following sign standards would be specified in a table: project size, maximum sign area, maximum sign height, maximum number of signs, maximum letter height, and maximum sign length.

The actual redlines associated with these amendments, which show deletions in ~~strikethrough~~ and additions in underlines (Redlines), can be found in Sections # 12 and 13 of Attachment B.

Amendment #6: Land Use Regulations for Personal Services, Limited

Personal services businesses are commercial establishments that provide various services of a personal nature as a primary use, ranging from cosmetic businesses to cleaning or repair businesses. There are two categories of personal services businesses defined within the BCC; Personal Services, General which are common personal businesses that are allowed in all commercial and mixed-use zones, and Personal Services, Limited, which includes businesses of a more limited or restricted nature such as check cashing and fortune telling which are only conditionally allowed in industrial zones.

Proposed Amendments

The proposed amendments would revise these definitions in order to modernize them to reflect current economic and cultural conditions as follow:

- Remove tattoo and body piercing services from the Personal Services, Limited land use and include within the Personal Services, General land use.
- Include spas offering non-surgical treatments and minimally invasive treatments within the Personal Services, General land use.
- Include pawn shops within the Personal Services, Limited land use.

The actual redlines associated with these amendments, which show deletions in ~~striketrough~~ and additions in underlines (Redlines), can be found in Section # 2 of Attachment B.

Amendment #7: Other Minor Updates

Staff have identified a number of sections in the Code with errors and incorrect/incomplete references, necessitating updates to improve internal consistency and provide additional clarification on certain provisions.

Proposed Amendments

The following items have been addressed throughout the code in various chapters and sections:

- Update residential density regulations for the R-2 and R-3 Zones to be consistent with the density regulations in the General Plan update.
- Revise the definition for Dwelling Units to provide more clarity.
- Revise incorrect reference prominent ridge lines definition in the wireless communication facilities regulations.
- Correct title of Community Development Director.
- Correct grammatical errors and update general inconsistencies.

The actual redlines associated with these amendments, which show deletions in ~~striketrough~~ and additions in underlines (Redlines), can be found in Sections # 1, 10, 16, 20, and 23 of Attachment B.

PUBLIC NOTICE AND COMMENTS

The Project was noticed in accordance with the City's public noticing requirements, which involved publication in the Brea Star-Progress. The public hearing notice for the Project is provided as Attachment D. As of the writing of this report, staff have received no public comments.

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the CEQA Guidelines and the environmental regulations of the City. The proposed amendment to the Code is exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15061(b)(3) because the proposed amendments are intended to comply with housing laws for replacement housing requirements, provide clarity and consistency with updated ADU and JADU state laws, reorganize residential development standards, update drive aisle widths and driveway standards, clarify and reorganize standards for free-standing signs, update land use regulations for Personal Services, and clarify certain zoning ordinance provisions and address existing grammatical errors, unclear definitions, incorrect references, and internal inconsistency.

As such, the proposed amendments will not have a significant effect on the environment. Any future developments would be subject to CEQA review.

CONCLUSION

Staff recommends approval of this request, for the reasons set forth in the draft resolution, which in summary are to provide internal consistency within the Code, modernize it to reflect good planning practices, and ensure alignment with recent state laws.

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Prepared by: Graham Bultema, Assistant Planner

Attachments

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

[Attachment B - Exhibit A to Draft PC Resolution.pdf](#)

[Attachment C - Summary of Amendments Table.pdf](#)

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

RESOLUTION NO. PC 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONING ORDINANCE AMENDMENT NO. ZOTA 2026-02, OMNIBUS CODE UPDATES AMENDING CHAPTERS 20.00, 20.08, 20.11, 20.28, 20.52, 20.68, 20.208, 20.212, 20.216, AND 20.220 OF TITLE 20 OF THE BREA CITY CODE.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Zoning Ordinance Text Amendment (ZOTA) No. 2026-02 to update various chapters of the Zoning Code, specifically amending 20.00, 20.08, 20.11, 20.28, 20.52, 20.68, 20.208, 20.212, 20.216, and 20.220 of Title 20 of the Brea City Code.

(ii) The project Applicant is City of Brea; 1 Civic Center Circle, Brea, CA 92821.

(iii) On May 12, 2026, the Planning Commission held a duly noticed public hearing on the proposed ZOTA No. 2026-02, during which it received and considered all evidence and testimony presented prior to adoption of this resolution.

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

B. RESOLUTION:

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

1. In all respects as set forth in Recitals, Part A, of this Resolution.
2. The proposed project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The proposed amendment to the City’s Zoning Code is exempt from the

requirements to prepare additional environmental documentation per CEQA Guidelines Section 15061(b)(3) because the proposed amendments are intended to comply with housing laws for replacement housing requirements, provide clarity and consistency with updated ADU and JADU state laws, reorganize residential development standards and update to be consistent with the General Plan, update drive aisle widths and driveway standards, clarify and reorganize standards for free-standing signs, update land use regulations for Personal Services, and clarify certain zoning ordinance provisions and address existing grammatical errors, unclear definitions, incorrect references, and internal inconsistency.

3. The Planning Commission further finds in consideration of the ZOTA No. 2026-02 as follows:

a. The proposed amendments proposed by ZOTA No. 2026-02 are consistent with the General Plan as it implements the General Plan by complying with housing laws for replacement housing requirements, providing clarity and consistency with updated ADU and JADU state laws, reorganizing residential development standards and updating to be consistent with the General Plan, updating drive aisle widths and driveway standards, clarifying and reorganize standards for free-standing signs, updating land use regulations for Personal Services, and clarifying certain zoning ordinance provisions and addressing existing grammatical errors, unclear definitions, incorrect references, and internal inconsistency.

b. This ordinance is a matter of City-wide importance and necessary for the preservation and protection of the public peace, health, safety and/or welfare of the

community and is a valid exercise of the local police power and in accord with the public purposes and provisions of applicable State and local laws and requirements.

4. This Commission hereby recommends that the City Council adopt an ordinance approving the proposed amendments to Title 20 of the Brea City Code (BCC) as proposed by ZOTA No. 2026-02, and as shown in Exhibit A attached hereto.

5. The Community Development Director is authorized to make minor updates to the proposed amendment prior to the City Council consideration of the proposed amendments, as long as the City Attorney determines that such changes are not substantial.

6. The Secretary of this Commission shall certify to the adoption of this Resolution; and forthwith transmit a copy of said Resolution to the City Clerk of the City of Brea.

ADOPTED AND APPROVED this 12th day of May, 2026.

Chair, Planning Commission

I, Maribeth Tinio, 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 12th day of May, 2026, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 12th day of May, 2026, by the following votes:

EXHIBIT A to PC RESOLUTION NO. 2026-XX
ZOTA No. 2026-02 Code Amendment Summary Redlines

The proposed language modifications are shown below as **strikethrough** deletions and **underline** font additions.

1. Subsection 20.00.070.B.4 (“D” words, terms and land uses) of Section 20.00.070 (Definitions) of Chapter 20.00 (General Provisions) is amended to include the following additions, deletions, and modifications (terms currently listed in the subject subsection but not listed below will remain as is):

~~“Dwelling unit. A mobile home or structure or portion thereof, including a manufactured home or portion thereof, One or more habitable rooms which contains areas for eating and sleeping areas, sanitation facilities as required by the Municipal Code, and one (1) kitchen area, and which is designed or used for the shelter or housing of one (1) or more persons. This includes structures, manufactured homes, and mobile homes.”~~

2. Subsection 20.00.070.B.16 (“P” words, terms and land uses) of Section 20.00.070 (Definitions) of Chapter 20.00 (General Provisions) is amended to include the following additions, deletions, and modifications (terms currently listed in the subject subsection but not listed below will remain as is):

~~“Personal services, general. Commercial establishments providing non-medical services as a primary use and may include incidental sales of products of personal nature. Typical uses include, but not limited to, beauty salons, barber shops, nail salons, dry cleaners, laundromats, tailor shops, spas (including spas that offer non-surgical and minimally invasive treatments), permanent makeup, tanning salons, tattoo and body piercing, photocopying, and other similar uses.”~~

~~“Personal services, limited. Establishments providing non-medical services of a very limited and restricted nature as a primary use. Typical uses include, but are not limited to, body piercing/tattoo parlors, pawn shops, check cashing, and fortune telling.”~~

3. New Section 20.08.015 (Fences, walls, and landscaping in residential zones) is added to Chapter 20.08 (Development Standards) as follows:

“20.08.015. Fences, walls, and landscaping in residential zones.

A. Fences and walls and hedges shall not exceed seven (7) feet above the finished grade immediately adjacent to the base of the fence with the following exceptions:

1. Solid fences, walls and hedges in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of thirty-six (36) inches.

2. Open work fences (not less than ninety percent (90%) open) in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of four and one-half (4½) feet.

3. Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way that abuts the property. All landscaped areas shall be kept free from weeds and debris, and maintained.

4. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.

5. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.

6. For the purposes of this subsection, finished grade is defined as the elevation of the ground that would exist at the time of wall/fence construction. If the existing grade is modified to create a new finished grade, the finished grade shall be determined by calculating the midpoint of the highest existing grade and the highest finished grade.

7. Notwithstanding other requirements herein, retaining walls and fencing and privacy walls in the HR Hillside Residential Zone shall be subject to the provisions of § 20.206.120 and § 20.206.150.G of this title.”

4. Subsections 20.08.020.C, 20.08.020.D, and 20.08.020.E of Section 20.08.020 (Yards) of Chapter 20.08 (Development Standards) are amended to include the following additions, deletions, and modifications:

“20.08.020. Yards.

C. Location of accessory buildings in required yards in residential zones. Detached accessory buildings may be located in the required side or rear yard areas provided that said structures are not less than five (5) feet from any common property line to the wall of said structure; and provided an eave shall not project into a required side yard more than eighteen (18) inches nor into the required rear yard more than three (3) feet.

D. Garages and carports in residential zones.

1. A garage with a vehicle entrance facing a street shall set back not less than twenty-three (23) feet from the property line. A carport with a vehicle entrance facing a street and not screened from public view from any point on the public right-of-way line which abuts the property upon which said carport is located shall be prohibited.

2. Where access to a garage or carport is provided from an alley, the garage or carport shall be located not less than twenty-three (23) feet from the opposite property line or five (5) feet from the alley right-of-way line, whichever is more restrictive. If the vehicle entrance faces the alley, a garage only shall be permitted, and the vehicle entrance door shall not project beyond the property line when open or being opened. A carport with a vehicle entrance facing an alley and not screened from public view from any point on the public right-of-way line which abuts the property upon which said carport is located shall be prohibited.

EG. Yard requirements - special conditions. Churches, schools, institutions or other similar uses when permitted in any R Zone shall be located not less than twenty (20) feet from all common property lines not less than fifty (50) feet from the front property line and not less than twenty-five (25) feet from any side property line on a street.”

5. Subsections 20.08.040.B.4 and 20.08.040.B.5 of Section 20.08.040 (Off-Street Parking and Loading) of Chapter 20.08 (Development Standards) are amended to include the following additions, deletions, and modifications:

“20.08.040 Off-street parking and loading.

B. General requirements.

4. Surfacing. All parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with asphaltic concrete or cement concrete, with a structural section to be approved by the Building Official~~City Engineer~~.

5. Striping. All parking stalls and directional arrows and instructions shall be delineated with paint.~~as required by the Traffic Engineer.”~~

6. Subsection 20.08.040.C.2.b.(4) of Section 20.08.040 (Off-Street Parking and Loading) of Chapter 20.08 (Development Standards) is amended to include the following deletions:

“20.08.040 Off-street parking and loading.

C. Design.

2. Parking spaces.

b. Sizes.

(4) Compact stalls shall be a minimum of eight feet wide by 16 feet long.

(a) Compact stalls may be permitted in multiple family residential projects of five or more units in accordance with the provisions of this subsection C.

(b) Compact stalls may be permitted in commercial and industrial projects requiring a minimum of 40 parking spaces in accordance with the following conditions:

(i) A maximum of 15% of the required number of parking spaces may be compact stalls.

(ii) The maximum number of compact parking stalls may be increased upon approval of a conditional use permit, but in no event shall the number of compact stalls exceed 30%.

(iii) Each compact stall approved hereunder shall be individually designated as a compact stall. ~~per the City of Brea Public Works Standards.~~

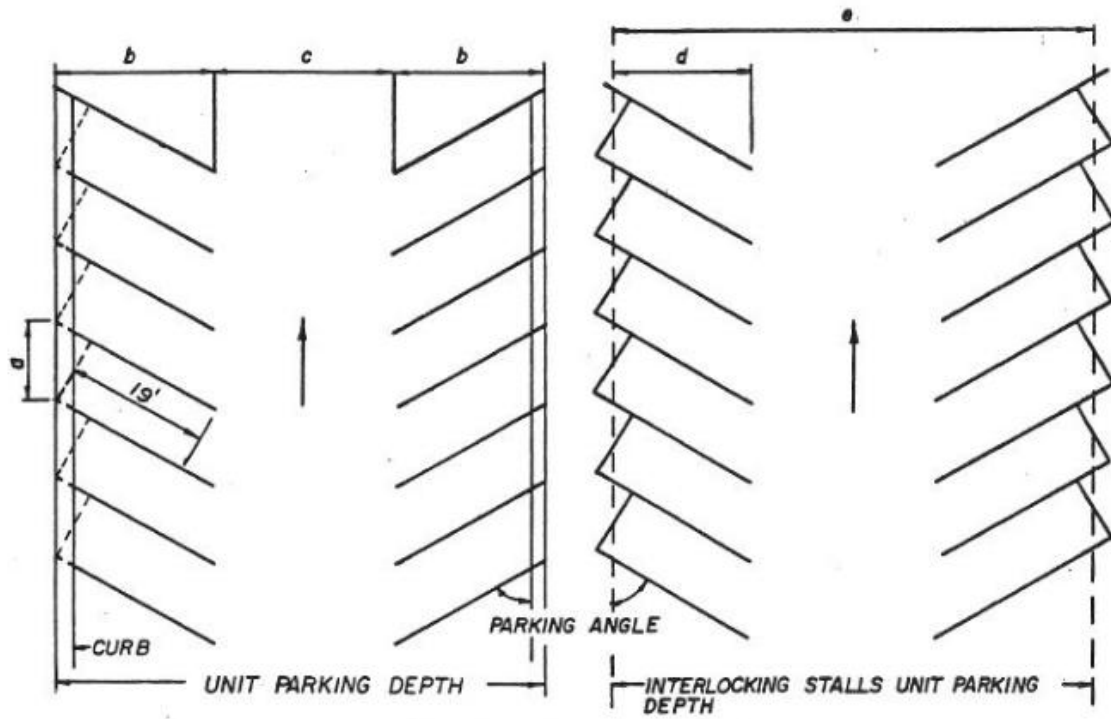
(c) All parking areas containing compact stalls shall be approved by the Community Development Director. ~~and the City Traffic Engineer.”~~

7. Parking Standards, Diagram A is amended as follows:

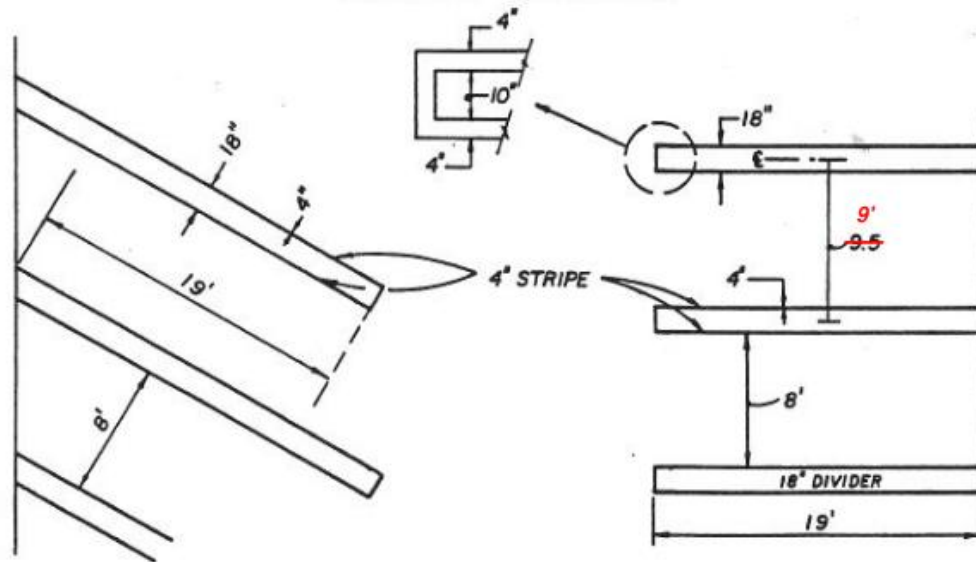
City of Brea

Appendix: Parking Standards; Diagrams A through G

Diagram A



MARKING STANDARDS



8. Parking Standards, Diagram B is amended as follows:

Diagram B

<i>For 9 Foot Wide Stalls</i>						
		<i>Angle</i>				
<i>Dimension</i>	<i>On Diagram</i>	<i>30°</i>	<i>45°</i>	<i>60°</i>	<i>75°</i>	<i>90°</i>
<i>For 9 Foot Wide Stalls</i>						
		<i>Angle</i>				
<i>Dimension</i>	<i>On Diagram</i>	<i>30°</i>	<i>45°</i>	<i>60°</i>	<i>75°</i>	<i>90°</i>
Stall width, parallel to aisle	a	18'	12.7'	10.4'	9.3'	9.0'
Stall depth to wall or abutment	b	17.3'	19.8'	21'	20.7'	19'
Aisle width between stall lines	c	11' [*]	13' [*]	18' [*]	23' [*]	24' 26'
Stall depth interlock	d	13.4'	16.6'	18.7'	19.5'	—
Module, interlocking	e	37.8'	46.2'	55.4'	62'	—

<i>For 9.5 Foot Wide Stalls</i>						
		<i>Angle</i>				
<i>Dimension</i>	<i>On Diagram</i>	<i>30°</i>	<i>45°</i>	<i>60°</i>	<i>75°</i>	<i>90°</i>
<i>For 9.5 Foot Wide Stalls</i>						
		<i>Angle</i>				
<i>Dimension</i>	<i>On Diagram</i>	<i>30°</i>	<i>45°</i>	<i>60°</i>	<i>75°</i>	<i>90°</i>
Stall width, parallel to aisle	a	19'	13.4'	11'	9.8'	9.5'
Stall depth to wall or abutment	b	17.7'	20.1'	21.2'	20.8'	19'
Aisle width between stall lines	c	11' [*]	13' [*]	18' [*]	20' [*]	25'
Stall depth interlock	d	13.6'	16.8'	18.8'	19.6'	—
Module, interlocking	e	38.2'	46.6'	55.7'	59.2'	—

~~* THE MINIMUM AISLE WIDTH FOR TWO-WAY TRAFFIC IS TWENTY FOUR (24) FEET.~~

9. Subsection 20.08.040.C.3 of Section 20.08.040 (Off-Street Parking and Loading) of Chapter 20.08 (Development Standards) is amended to include the following additions, deletions, and modifications:

“20.08.040 Off-street parking and loading.

C. Design.

3. Driveways and parking aisles.

a. Driveway approaches (curb cuts). Driveway approach curb cuts are defined as a structural modification to a street curb for the purpose of creating a sloped ramp for vehicle access from the public right-of-way into a private property.

(1) Residential.

(a) One way - sixteen (16) feet minimum, ~~twenty-four~~ (2024) feet maximum.

(b) ~~Two way – twenty-four (24) feet minimum, forty (40) feet maximum or~~ Common driveways serving five (5) or more dwelling units shall have a driveway approach width of twenty-five (25). Any deviations are subject to the approval of the City Engineer.

(2) Commercial/Office/Industrial. ~~Refer to City of Brea Public Works Standards 210-A.~~

~~_____~~ (a) ~~One way – fourteen (14) feet minimum, eighteen (18) feet maximum.~~

~~_____~~ (b) ~~Two way – twenty-five (25) feet minimum, forty (40) feet maximum.~~

b. Access drive aislesways. ~~Access driveways shall have a minimum width of twenty-eight (28) feet. Access drive aislesways are defined as those that provide access into and through a parking area from a street access point providing access to the parking aisles, and those driveways providing interior circulation between parking areas. (Please see Diagram “C” in the Appendix following this title.)~~

~~_____~~ (1) ~~Residential access drive aisles shall have a minimum width of twenty-four (24) feet.~~

~~_____~~ (2) ~~Non-Residential access drive aisles shall have a minimum width of twenty-eight (28) feet.~~

~~c.b.~~ Parking aisles. Parking aisles are defined as driveways which have parking spaces taking access from either or both sides and which are intended primarily to provide direct access to parking spaces. Parking aisles shall be designed in accordance with Diagrams “A” and “B” in the Appendix following this title. The minimum aisle width for two-way traffic is twenty-four (24) feet.”

10. Subsection 20.08.050.C.1 of Section 20.08.050 (Transportation Demand Management Requirements) is amended to include the following additions, deletions, and modifications:

“§ 20.08.050 Transportation demand management requirements.

C. Facility standards.

1. All applicable developments shall be reviewed to determine whether application of each of the facility standards specified in this section is appropriate. This determination, and any revisions to requirements within each standard, shall be made by the Community Development Director~~Development Services Director~~, or his or her designee, based upon review of the design characteristics and other features of the project as proposed in the site development plan. Improvements needed to meet those standards shall be incorporated into the site development plan.”

11. New Section 20.08.080 (Replacement of Lost Dwelling Units) is added to Chapter 20.08 (Development Standards) as follows:

“20.08.080 Replacement of lost dwelling units.

A. Purpose. The purpose of this section is to implement Cal. Gov't Code § 65583.2(g)(3) to ensure that the city does not approve a development project which would result in the elimination of protected dwelling units on a site identified in City's Housing Element unless those dwelling units are replaced consistent with Cal. Gov't Code § 65915(c)(3).

B. Applicability. The provisions of this section apply to any new development (residential, nonresidential, or mixed-use) on a housing element site that contains protected dwelling units as defined in subsection C or that contained protected dwelling units that have been vacated or demolished within the past five years.

C. Protected dwelling units. For the purposes of this section, a protected dwelling unit is a dwelling unit that is or was within the past five years:

1. Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons or families of low or very low income;

2. Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or

3. Occupied by low or very low income households.

D. Replacement requirement. Replacement of protected units shall be required as a condition of any development on the site. Replacement requirements shall be consistent with Cal. Gov't Code § 65915(c)(3)."

12. Section 20.28.020 (Classification of Signs and Definitions) of Chapter 20.28 (Signs) is amended to include the following additions, deletions, and modifications:

"20.28.020 Classification of signs and definitions.

"Free-standing sign." Any self-supporting sign standing on the ground and in no way attached to any building or building extension. The base structure-to-sign area proportion shall be a minimum of one-half (½) the length of the sign area.

Freestanding signs include, but are not limited to:

1. Directory signs. Multi-tenant directory signs advertising two or more businesses or tenants within small and midsize development projects. On large projects, a maximum of one (1) directory sign shall be permitted. No more than six (6) businesses or tenants shall be advertised on a multi-tenant directory sign.

2. Monument signs. Monument signs are low-profile freestanding signs not exceeding six (6) feet in height. Such signs may include, but are not limited to:

a. Major tenant identification signs are street-oriented monument signs identifying a single major tenant in a development on a midsize lot, such as a supermarket, bank, or department store.

b. Commercial and industrial center identification signs are street orientated monument signs identifying the project (development) name only.

c. Marquee signs are characterized by changeable copy.

3. Ground signs. Ground signs are freestanding signs from six (6) to twelve (12) feet in height. ~~The base structure-to-sign area proportion shall be a minimum of one-half (½) the length of the sign area.~~ These signs may advertise a combination of major tenant(s) and center identification.

4. Directional signs. Directional signs are signs which inform the viewer of the approximate route, direction or location of a given activity."

13. Subsection 20.28.340.C.2 of Section 20.28.340 (Non-residential zones) of Chapter 20.28 (Signs) is amended to include new Table 20.28.340.A (Free-Standing Sign Development Standards) as well as the following additions, deletions, and modifications:

“20.28.340 Non-residential zones.

C. Sign development standards.

2. Free-standing signs.

a. Development standards. The following development standards contained in Table 20.28.340.A (Free-Standing Sign Development Standards) shall apply.

<u>Table 20.28.340.A: Free-Standing Sign Development Standards</u>			
	<u>Small Project</u>	<u>Midsized Project</u>	<u>Large Project</u>
<u>Project Street Frontage (f)²</u>	<u>< 100 feet</u>	<u>100 – 250 feet</u>	<u>> 250 feet</u>
<u>Maximum Sign Area</u>	<u>24 square feet</u>	<u>0.2 x f when f > 120 feet, 24 square feet when f < 120 feet</u>	<u>0.2 x f no sign area larger than 80 square feet</u>
<u>Maximum Sign Height</u>	<u>4 feet</u>	<u>6 feet</u>	<u>0.03 x f 12 feet maximum</u>
<u>Maximum Number</u>	<u>1 per street frontage</u>	<u>1 per street frontage</u>	<u>3 per street frontage, min. of 300 feet apart</u>
<u>Maximum Letter Height</u>	<u>24 inches, except for major tenants, where letter height shall not exceed 5 feet</u>		
<u>Maximum Sign Length</u>	<u>No maximum length, except as determined by other requirements</u>		
<u>Base Proportion</u>	<u>The base structure-to-sign area proportion shall be a minimum of one-half (½) the length of the sign area.</u>		
¹ BCC Section 20.28.020 defines project sizes (small, midsized, large)			
² f equals the lineal feet of street frontage			

~~———— (1) Maximum sign area.~~

~~———— Small project— Twenty-four (24) square feet.~~

~~———— Midsized project— 0.2 x f, where f equals the lineal feet of street frontage.~~

~~———— Midsized project with less than 120 lineal feet of street frontage— Twenty-four (24) square feet.~~

~~———— Large project — $0.2 \times f$, where f equals the lineal feet of street frontage, provided no one (1) sign copy per face shall exceed eighty (80) square feet.~~

~~———— (2) Maximum sign height.~~

~~———— Small project — Four (4) feet.~~

~~———— Midsize project — Six (6) feet.~~

~~———— Large project — $.03 \times f$, where f equals the lineal feet along the street frontage in the aggregate, with no one (1) sign to exceed twelve (12) feet in height.~~

~~———— (3) Maximum letter height. Twenty-four (24) inches, except for major tenant which letter height shall not exceed five (5) feet.~~

~~———— (4) Maximum number.~~

~~———— Small project — One (1) freestanding sign per street frontage.~~

~~———— Midsize project — One (1) freestanding sign per street frontage.~~

~~———— Large project — Three (3) freestanding signs per street frontage. Signs shall be placed a minimum of three hundred (300) feet apart.~~

~~———— (5) Maximum sign length. No maximum except as determined by other requirements.~~

b. Design standards. Free-standing signs shall be compatible with the architectural style, design, color, and material of the building(s) within the development.”

14. Table 20.52.040.A (Accessory Dwelling Unit Development Standards) of Section 20.52.040 (Development Standards) of Chapter 20.52 (Accessory Dwelling Units) is amended to include the following additions, deletions, and modifications (terms currently listed in the subject table but not listed below will remain as is):

“20.52.040 Development standards.

TABLE 20.52.040.A: ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS			
	Accessory Dwelling Unit, Junior	Accessory Dwelling Unit Attached	Accessory Dwelling Unit Detached
Minimum Unit Size	150 square feet	150 square feet	
Maximum Unit Size	500 square feet Note: Up to 150 square feet may be added to an existing primary dwelling unit to accommodate ingress or egress, but the unit size for the junior accessory dwelling unit shall not exceed 500 square feet.	No more than 50% of the existing primary dwelling unit square footage, or 1,200 square feet, whichever is less. Notes: If an Accessory Dwelling Unit is created by converting an existing space, there is no maximum unit size requirement. Such conversion may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing structure if the expansion is for the sole purpose of accommodating ingress and egress to the converted area. <u>At a minimum, the following ADU unit sizes are allowed:</u> <u>- 850 square feet for ADUs with at least one bedroom.</u> <u>- 1,000 square feet for ADUs with more than one bedroom.</u>	1,200 square feet
Maximum Structural Height	The standards of the underlying zone shall apply.	25 feet or the standards of the underlying zone, whichever is lower Note: If an accessory dwelling unit is attached to the second floor of the primary dwelling unit, the maximum height shall be the height of the existing primary dwelling unit.	16 feet maximum Note: <u>Additional height shall be allowed as provided in Cal. Gov't Code § 66321(b)(4).</u> If the accessory dwelling unit is located on a lot with an existing or proposed multi-family dwelling that is multi-story, or located within mile walking distance of a major transit stop or a high-quality transit corridor, the maximum height shall be 18 feet

“

15. Subsection 20.52.050.C of Section 20.52.050 (Owner Occupancy Requirements) of Chapter 20.52 (Accessory Dwelling Units) is amended to include the following additions:

“20.52.050. Owner occupancy requirements.

C. Junior accessory dwelling units. If the property contains a junior accessory dwelling unit, which has shared sanitation facilities with the existing structure, the legal owner of such property must occupy one of the residential dwellings on the property as that person's legal domicile and permanent residence as long as the junior accessory dwelling unit exists on the property. Owner occupancy shall not be required if the junior accessory dwelling unit has separate sanitation facilities, or if the owner is another governmental agency, land trust, or housing organization.”

16. Subsection 20.68.040.A of Section 20.68.040 (Prohibited Uses) of Chapter 20.68 (Wireless Communication Facilities) is amended to include the following additions, deletions, and modifications:

“20.68.040. Prohibited uses.

The following uses are prohibited within the City of Brea:

A. Ground-mounted antenna structures on prominent ridge lines as defined in § 20.00.070~~20.56.020~~ of the Brea Zoning Code.”

17. Subsection 20.208.040.E of Section 20.208.040 (Property Development Standards) of Chapter 20.208 (R-1 Single Family Residential Zone) is amended to include the following additions, deletions, and modifications:

“20.208.040 Property development standards.

E. Yards.

1. Front yard.

a. A minimum twenty-five (25) foot front yard shall be required.

b. Notwithstanding other provisions contained herein, the entire front yard area, including the minimum required front yard, shall be kept and maintained free and clear of all attached or detached accessory structures, building and automotive materials, trash, debris, trash storage receptacles, inoperable motor vehicles,

camper shells not mounted on motor vehicles, boats, or boats and trailers, including utility trailers. Parking and driveway areas within the entire front yard area shall not exceed fifty-five percent (55%) of such yard area; for lots at the end of cul-de-sac with a lot frontage of less than forty (40) feet, the parking and driveway areas within the entire front yard may be paved up to a maximum of eighty percent (80%), all subject to the Director's review and approval. The parking of operable motor vehicles shall be permitted only on an all weather surface, subject to the review and approval of the Director.

c. Recreational vehicle parking may occur as follows:

(1) Parking within a garage or three (3) sided carport.

(2) Outdoor parking in the side or rear yards beyond the required twenty-five (25) foot front setback, except in a street side yard of a corner lot or reverse corner lot.

(3) Outdoor parking in a driveway or improved pad, provided that:

(a) Parking of such vehicle within a garage or three (3) sided carport is not possible.

(b) Space is not available in the side or rear yards or no access exists to such yards.

(c) No part of such unit extends over public sidewalks or rights-of-way.

(d) The vehicle or unit at no time creates a sight obstruction that poses a safety hazard.

(e) Such vehicles shall be determined to be in an operable condition.

(f) The vehicle is not used for dwelling purposes; cooking is not permitted in the recreational vehicle at any time and accordingly, butane and propane shall not be used.

(g) The vehicle is not permanently connected to electricity, sewer lines or water lines. The recreational vehicle may be connected to electricity temporarily for charging batteries and cleaning purposes only.

(h) The vehicle shall not be used for storage of goods, materials, or equipment other than those items considered to be part of the unit or essential for its immediate use.

(i) The vehicle shall not block required emergency access to the rear yard area. A five (5) foot clear area shall be maintained to provide such access.

d. Where the entire block frontage is designed and developed as a neighborhood unit, the front yard setback may vary, provided that an average

building setback of not less than twenty-five (25) feet is maintained. The minimum front yard shall not be less than twenty (20) feet.

~~—e. Notwithstanding other requirements herein, all garages with vehicle entrances facing a street shall set back not less than twenty five (25) feet from the property line. A carport with a vehicle entrance facing a street and not screened from public view from any point on the public right-of-way line which abuts the property upon which such carport is located shall be prohibited.~~

ef. Front yards on the turn-around end of cul-de-sac street may be reduced to not less than twenty (20) feet.

~~—g. All unimproved and/or unpaved portions of the entire front yard shall be improved and maintained with appropriate landscaping in a healthy and vigorous condition and/or synthetic turf.~~

2. Side yards.

a. Lots shall have a side yard on each side of not less than five (5) feet. An additional two and one-half (2½) feet shall be required for side yards adjacent to a main building twenty (20) feet or more in height.

b. A side yard on the street side of a corner lot shall not be less than twenty (20) feet.

~~—c. Any storage of materials including but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within side yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys).~~

cd. All side yard setbacks shall be measured from the property line to the building wall.

3. Rear yards.

a. Each yard shall have a rear yard of not less than twenty-five (25) feet except that the main building may project to within ten (10) feet of the rear property line. The combined coverage by the main building and any accessory buildings shall not exceed twenty-five percent (25%) of the required rear yard area.

~~—b. Any storage of materials including, but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within rear yards, shall be substantially~~

~~screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys). Stored materials shall not cover an area greater than fifty percent (50%) of the total square footage of the rear yard.~~

4. Storage of materials in side and rear yards in residential zones.

a. Any storage of materials including, but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within rear yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys).

b. Stored materials shall not cover an area greater than fifty percent (50%) of the total square footage of the rear yard.

54. Location of accessory buildings in required yards. The provisions of § 20.08.020 of this title shall apply.

~~— a. Detached accessory buildings may be located in the required side or rear yard areas provided that said structure or structures are not less than five (5) feet from any common property line to the eave line and provided that all run-off water from the roof is disposed on the lot.~~

~~— b. Where access to a garage or carport is provided from any alley, the garage or carport shall be located not less than twenty five (25) feet from the opposite property line or five (5) feet from the alley right-of-way line, whichever is more restrictive. If the vehicle entrance faces the alley, garage only shall be permitted and the vehicle entrance door shall not project beyond the property line when open or being opened. A carport with a vehicle entrance facing an alley and not screened from public view from any point on the public right-of-way which abuts the property upon which the carport is located shall be prohibited.~~

65. Projections into required yards. Except as provided herein, the provisions of § 20.08.020 of this title shall apply.

76. Garage and carport side-street setback. Except as provided herein, the provisions of § 20.08.020 of this title shall apply. Notwithstanding other requirements herein, 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. A carport with a vehicle entrance facing a side street and not screened from public view from any point on the public right-of-way line which abuts the property upon which said carport is located shall be prohibited.”

18. Subsection 20.208.040.G of Section 20.208.040 (Property Development Standards) of Chapter 20.208 (R-1 Single Family Residential Zone) is amended to include the following additions, deletions, and modifications:

"20.208.040 Property development standards.

G. Fences, wWalls, fences, and landscaping. The provisions of § 20.08.015 of this title shall apply.

~~—1. Fences and walls and hedges shall not exceed seven (7) feet above the finished grade immediately adjacent to the base of the fence with the following exceptions:~~

~~— a. Solid fences, walls and hedges in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of thirty six (36) inches.~~

~~— b. Open work fences (not less than ninety percent (90%) open) in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of four and one half (4½) feet.~~

~~— c. Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, and maintained.~~

~~— d. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.~~

~~— e. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.~~

~~—2. For the purposes of this subsection, finished grade is defined as the elevation of the ground that would exist at the time of wall/fence construction. If the existing grade is modified to create a new finished grade, the finished grade shall be determined by calculating the midpoint of the highest existing grade and the highest finished grade."~~

19. Subsections 20.212.040.E, 20.212.040.F, and 20.212.040.G of Section 20.212.040 (Property Development Standards) of Chapter 20.212 (R-1 (5,000) Single Family Residential Zone) are amended to include the following additions, deletions, and modifications:

“20.212.040 Property development standards.

E. Yards.

1. Front yard.

a. A minimum fifteen (15) foot front yard shall be required.

b. The entire front yard shall be maintained as required in § 20.208.040.E.1.b. and c. of this title.

c. Where the entire block frontage is designed and developed as a neighborhood unit, the front yard setback may vary, provided, however, the average minimum front yard shall be not less than fifteen (15) feet and no front yard shall be reduced to less than ten (10) feet.

~~—— d. Notwithstanding other requirements herein, all garages with vehicle entrances facing a street shall set back not less than twenty three (23) feet from the front property line. A carport with a vehicle entrance facing a street and not screened from any point on the public right-of-way line which abuts the property upon which such carport is located shall be prohibited.~~

de. Front yards on the turn-around end of a cul-de-sac street may be reduced to not less than ten (10) feet.

~~—— f. All unimproved and/or unpaved portions of the entire front yard shall be improved and maintained with appropriate landscaping in a healthy and vigorous condition and/or synthetic turf.~~

2. Side yards.

a. Interior lots shall have a side yard on each side of not less than five (5) feet. The side yard may be reduced to zero (0) feet on one (1) side of the interior lot lines. When a zero (0) foot side yard is utilized, the following shall apply:

(1) The total width of the two (2) side yards shall not be less than ten (10) feet.

(2) No eave shall project over a lot line.

(3) The minimum distance between eaves shall not be less than seven (7) feet.

(4) The minimum distance between walls of buildings shall be not less than ten (10) feet.

(5) The maximum eave projection shall not be more than three (3) feet.

(6) A masonry or concrete block wall seven (7) feet in height shall be erected and maintained on the rear and side property lines, except within the required front yard.

(7) An additional two and one-half (2½) feet shall be required for side yards adjacent to a main building twenty (20) feet or more in height.

b. A side yard on the street side of a corner lot, may have a minimum street side yard of ten (10) feet and a zero (0) foot side yard on the interior lot line.

c. A side yard on the street side of a reversed corner lot may have a minimum side yard of fifteen (15) and a zero (0) foot side yard on the interior lot line.

d. An opening of a minimum width of not less than four (4) feet shall be provided for access to the rear yard on one of the side yards of a lot. The opening may be provided with a gate but shall not be fenced or walled.

~~e. Any storage of materials including but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within side yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public rights-of-way (excluding alleys).~~

ef. All side yard setbacks shall be measured from the property line to the building wall.

3. Rear yards.

a. Each lot shall have a rear yard of not less than ten (10) feet.

~~b. Any storage of materials including but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within rear yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys). Stored materials shall not cover an area greater than fifty percent (50%) of the total square footage of the rear yard.~~

4. Storage of materials in side and rear yards in residential zones.

a. Any storage of materials including, but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on

motor vehicles, or boats and trailers, within rear yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys).

b. Stored materials shall not cover an area greater than fifty percent (50%) of the total square footage of the rear yard.

54. Location of accessory buildings in required yards. The provisions of § 20.08.020 of this title shall apply.

~~— a. Detached accessory buildings may be located in the required side or rear yard areas provided that said structures are not less than five (5) feet from any common property line to the wall of said structure; and provided an eave shall not project into a required side yard more than eighteen (18) inches nor into the required rear yard more than three (3) feet.~~

~~— b. Where access to a garage or carport is provided from an alley, the garage or carport shall be located not less than twenty-five (25) feet from the opposite property line or five (5) feet from the alley right-of-way line, whichever is more restrictive. If the vehicle entrance faces the alley, a garage only shall be permitted and the vehicle entrance door shall not project beyond the property line when open or being opened. A carport with a vehicle entrance facing an alley and not screened from public view from any point on the public right-of-way line which abuts the property upon which said carport is located shall be prohibited.~~

65. Projections into required yards. Except as provided herein, the provisions of § 20.08.020 of this title shall apply.

76. Garage and carport side-street setback. Except as provided herein, the provisions of § 20.08.020 of this title shall apply. Notwithstanding other requirements herein, 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. A carport with a vehicle entrance facing a side street and not screened from public view from any point on the public right-of-way line which abuts the property upon which said carport is located shall be prohibited.

~~F. Outdoor living space. Each lot shall contain outdoor living space of not less than five hundred (500) square feet.~~

1. Each lot shall contain outdoor living space of not less than five hundred (500) square feet.

2. The provisions of § 20.08.030 of this title shall apply.

G. Fences, walls, fences, and landscaping. The provisions of § 20.08.015 of this title shall apply.

~~—1. Fences and walls and hedges shall not exceed seven (7) feet above the finished grade immediately adjacent to the base of the fence with the following exceptions:~~

~~—a. Solid fences, walls and hedges in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of thirty six (36) inches.~~

~~—b. Open work fences (not less than ninety percent (90%) open) in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of four and one-half (4½) feet.~~

~~—c. Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, and maintained.~~

~~—d. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.~~

~~—e. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.~~

~~—2. For the purposes of this subsection, finished grade is defined as the elevation of the ground that would exist at the time of wall/fence construction. If the existing grade is modified to create a new finished grade, the finished grade shall be determined by calculating the midpoint of the highest existing grade and the highest finished grade.”~~

20. Subsection 20.216.040.C of Section 20.216.040 (Property Development Standards) of Chapter 20.216 (R-2 Multiple Family Residential Zone) is amended to include the following additions, deletions, and modifications:

“20.216.040 Property development standards.

C. Dwelling unit density. Maximum dwelling unit density shall not exceed ~~twelve (12)~~ eighteen (18) dwelling units per acre (one (1) unit per ~~three thousand six hundred thirty (3,630)~~ two thousand four hundred twenty (2,420) square feet).”

21. Subsection 20.216.040.E of Section 20.216.040 (Property Development Standards) of Chapter 20.216 (R-2 Multiple Family Residential Zone) is amended to include the following additions, deletions, and modifications:

“20.216.040 Property development standards.

E. Yards.

1. Front yard.

a. A minimum twenty-three (23) foot front yard shall be required; except that a lot approved for single family residential use, only, either by subdivision or lot split, with a minimum area of less than nine thousand (9,000) square feet, may have a minimum front yard of fifteen (15) feet.

b. The entire front yard area shall be maintained as required in § 20.208.040.E.1.b. of this title.

c. Recreational vehicles, as defined in § 20.00.070.B. of this title, may be located within front yard setback areas twice per calendar month for a continuous period of time not to exceed forty-eight (48) hours for housekeeping and loading purposes only.

~~— d. All unimproved and/or unpaved portions of the entire front yard shall be improved and maintained with appropriate landscaping in a healthy and vigorous condition and/or synthetic turf.~~

2. Side yards.

a. Interior lots shall have a side yard on each side of not less than five (5) feet. The side yard may be reduced to zero (0) feet on one of the interior lot lines on a lot approved for single-family residential use, only, by lot split or subdivision, with a minimum area of less than nine thousand (9,000) square feet. When a zero (0) foot side yard is utilized, the following shall apply:

(1) The total width of the two (2) side yards shall be not less than ten (10) feet.

(2) No eave shall project over a lot line.

(3) The minimum distance between eaves shall not be less than seven (7) feet.

(4) The minimum distance between walls of buildings shall be not less than ten (10) feet.

(5) The maximum eave projection shall be not more than three (3) feet.

(6) A masonry or concrete block wall seven (7) feet in height shall be erected and maintained on the rear and side property lines; except within the required front yard.

(7) An additional two and one-half (2½) feet shall be required for side yards adjacent to a main building twenty (20) feet or more in height.

b. A side yard on the street side of a corner lot shall be not less than fifteen (15) feet; except that a corner lot approved for single-family residential use, only, either by subdivision or lot split, with a minimum area of less than nine thousand (9,000) square feet, may have a minimum street side yard of ten (10) feet and a zero (0) foot side yard on the interior lot line.

c. A side yard on the street side of a reversed corner lot shall be not less than twenty (20) feet, except that a reversed corner lot approved for single-family residential use, only, either by subdivision or lot split, with a minimum area of less than nine thousand (9,000) square feet, may have a minimum side yard of fifteen (15) feet and a zero (0) foot side yard on the interior lot line.

d. An opening of a minimum width of not less than four (4) feet shall be provided for access to the rear yard on one of the side yards of a lot. The opening may be provided with a gate, but shall not be fenced or walled.

~~e. Any storage of materials including but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within side yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys).~~

3. Rear yards.

a. Each lot shall have a rear yard of not less than ten (10) feet; except that a lot approved for single-family residential use, only, either by lot split or subdivision, with a minimum area of less than nine thousand (9,000) square feet, shall have a minimum rear yard of not less than fifteen (15) feet.

~~b. Any storage of materials including but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within rear yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-~~

~~way (excluding alleys). Stored materials shall not cover an area greater than fifty percent (50%) of the total square footage of the rear yard.~~

4. Storage of materials in side and rear yards in residential zones.

a. Any storage of materials including, but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within rear yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys).

b. Stored materials shall not cover an area greater than fifty percent (50%) of the total square footage of the rear yard.

54. Location of accessory buildings in required yards. The provisions of § 20.08.020 of this title shall apply.

~~— a. Detached accessory buildings may be located in the required side or rear yard areas provided that said structures are not less than five (5) feet from any common property line to the wall of said structure; and provided an eave shall not project into a required side yard more than eighteen (18) inches nor into the required rear yard more than three (3) feet.~~

~~— b. Where access to a garage or carport is provided from an alley, the garage or carport shall be located not less than twenty five (25) feet from the opposite property line or five (5) feet from the alley right-of-way line, whichever is more restrictive. If the vehicle entrance faces the alley, a garage only shall be permitted and the vehicle entrance door shall not project beyond the property line when open or being opened. A carport with a vehicle entrance facing an alley and not screened from public view from any point on the public right-of-way line which abuts the property upon which said carport is located shall be prohibited.~~

65. Projections into required yards. Except as provided herein, the provisions of § 20.08.020 of this title shall apply.

76. Garage and carport side street setback. Except as provided herein, the provisions of § 20.08.020 of this title shall apply. Notwithstanding other requirements herein, 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. A carport with a vehicle entrance facing a side street and not screened from public view from any point on the public right-of-way line which abuts the property upon which said carport is located shall be prohibited.”

22. Subsection 20.216.040.G of Section 20.216.040 (Property Development Standards) of Chapter 20.216 (R-2 Multiple Family Residential Zone) is amended to include the following additions, deletions, and modifications:

“20.216.040 Property development standards.

G. ~~Fences, w~~Walls, fences, and landscaping. The provisions of § 20.08.015 of this title shall apply. ~~Fences and walls and solid hedges shall not exceed seven (7) feet above the finished grade immediately adjacent to the base of the fence with the following exceptions:~~

~~—1. Solid fences, walls, and hedges in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of thirty-six (36) inches.~~

~~—2. Open work fences (not less than ninety percent (90%) open) in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of four and one-half (4½) feet.~~

~~—3. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.~~

~~—4. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.~~

~~—5. Property owners are responsible for the continual maintenance of all landscaped areas on-site, as well as contiguous planted areas within the public right-of-way. All landscaped areas shall be kept free from weeds and debris, and maintained.~~

~~—6. For the purposes of this subsection, finished grade is defined as the elevation of the ground that would exist at the time of wall/fence construction. If the existing grade is modified to create a new finished grade, the finished grade shall be determined by calculating the midpoint of the highest existing grade and the highest finished grade.”~~

23. Section 20.220.040 (Property Development Standards) of Chapter 20.220 (R-3 Multiple Family Residential Zone) is amended to include the following additions, deletions, and modifications:

“20.220.040 Property development standards.

The following property development standards shall apply to all land and buildings in the R-3 Zone:

A. Lot area, ~~width and depth.~~

1. ~~Area.~~ The minimum lot area shall be ten thousand (10,000) square feet in an R-3 Zone.

~~2. Width.~~ The minimum average lot width shall be ~~seventy-five (75) feet on an interior lot and eighty-five (85) feet on a corner lot in an R-3 Zone.~~

~~3. Depth.~~ The minimum average lot depth shall be ~~one hundred twenty (120) feet in an R-3 Zone.~~

B. Lot dimensions.

1. Width. The minimum average lot width shall be seventy-five (75) feet on an interior lot and eighty-five (85) feet on a corner lot in an R-3 Zone.

2. Depth. The minimum average lot depth shall be one hundred twenty (120) feet in an R-3 Zone.

CB. Dwelling unit density. Maximum dwelling unit density shall not exceed forty (40) dwelling units per acre (one (1) unit per one thousand eighty-nine (1,089) square feet). ~~The minimum land area for each dwelling unit on a lot in the R-3 Zone shall be one thousand seven hundred fifty (1,750) square feet.~~

DC. Building height.

1. Except as provided herein, buildings and structures in the R-3 Zone shall have maximum heights as follows:

a. Thirty-five (35) feet when located on a lot that is within one hundred (100) feet from any land zoned R-1, R1-H, R-1 (5,000), R-2 or HR.

b. Fifty (50) feet when located on a lot that is more than one hundred (100) feet but less than two hundred (200) feet, from any land zoned R-1, R1-H, R-1 (5,000), R-2, or HR.

c. Seventy-five (75) feet when located on a lot that is more than two hundred (200) feet from any land zoned R-1, R1-H, R-1 (5,000), R-2 or HR.

2. Structures permitted above height limit. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the buildings and fire or parapet walls, skylights, flagpoles, chimneys, domestic radio and television masts, or similar structures may be erected above the maximum height permitted in each zone. No structure shall be allowed for purposes of providing additional floor space.

~~2. The following structures may be permitted above the maximum height limits required herein:~~

~~a. Chimneys.~~

- ~~—— b. Domestic radio and television masts.~~
- ~~—— c. Fire and parapet walls.~~
- ~~—— d. Roof structures for the housing of air conditioners, elevators, stairways, tanks, ventilating fans, and similar equipment.~~
- ~~—— e. Skylights.~~
- ~~—— 3. No structure shall be permitted above the height limits for the purpose of providing additional living area or floor space.~~

ED. Yards.

1. Front yard.

a. Except as provided herein, there shall be a minimum front yard of not less than fifteen (15) feet on lots in the R-3 Zone.

b. The entire front yard shall be maintained as required in § 20.208.040.E.1.b. of this title.

c. Recreational vehicles, as defined in § 20.00.070.B. of this title, may be located within front yard setback areas twice per calendar month for a continuous period of time not to exceed forty-eight (48) hours for housekeeping and loading purposes only.

d. Where an entire block frontage is designed and developed as a neighborhood unit, the front yards may vary, provided that an average of not less than fifteen (15) feet is maintained. However, no front yard shall be less than ten (10) feet.

e. Front yards on the turn around end of a cul-de-sac street may be reduced to not less than ten (10) feet.

~~—— f. Notwithstanding other requirements herein, all garages with vehicle entrances facing a street shall set back not less than twenty-three (23) feet from the front property line. A carport with a vehicle entrance facing a street and not screened from public view from any point on the public right-of-way line which abuts the property upon which such carport is located shall be prohibited.~~

~~—— g. All unimproved and/or unpaved portions of the entire front yard shall be improved and maintained with appropriate landscaping in a healthy and vigorous condition and/or synthetic turf.~~

2. Side yards.

a. Except as provided herein, there shall be minimum side yard of not less than five (5) feet from the side property line on interior lots and from the interior side lot lines on corner lots in the R-3 Zone.

b. The minimum side yard from the street side property line shall be not less than ten (10) feet on a corner lot.

c. Except as provided herein, side yards adjacent to buildings or structures more than twenty (20) feet in height shall be increased two and one-half (2½) feet for each additional fifteen (15) feet in height; provided however, the total side yard need not be more than ten (10) feet in width.

d. Where any dwelling or group of dwellings face a common property line, the side yard shall be not less than ten (10) feet plus a distance of one-half (½) the height of the dwelling or fifteen (15) feet, whichever is greater.

e. All side yard widths shall be measured from the eave line.

~~f. Notwithstanding other requirements herein, 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. A carport with a vehicle entrance facing a side street and not screened from public view from any point on the public right-of-way line which abuts the property upon which such carport is located shall be prohibited.~~

~~g. Any storage of materials including but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within side yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys).~~

3. Rear yards.

a. Except as provided herein, there shall be a minimum rear yard for main building of not less than fifteen (15) feet on lots in the R-3 Zone.

b. Except as provided herein, a rear yard adjacent to a building more than thirty-five (35) feet in height shall be increased five (5) feet in width for each additional fifteen (15) feet in height.

~~c. Detached accessory buildings not more than fifteen (15) feet in height may be permitted in the required rear yard, provided they are located not less than five (5) feet from the eave line to a property line.~~

~~d. Where access to a garage or carport is provided from an alley, the garage or carport shall be located not less than twenty-five (25) feet from the opposite property line or five (5) feet from the alley right-of-way line, whichever is more restrictive. If the vehicle entrance faces the alley, a garage only shall be permitted and the vehicle entrance door shall not project beyond the property line when open or being opened. A carport with a vehicle entrance facing an alley and not screened~~

~~from public view from any point on the public right-of-way line which abuts the property upon which such carport is located shall be prohibited.~~

~~g. Any storage of materials including but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within rear yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys). Stored materials shall not cover an area greater than fifty percent (50%) of the total square footage of the rear yard.~~

4. Storage of materials in side and rear yards in residential zones.

a. Any storage of materials including, but not limited to, trash and trash receptacles, newspapers, building and automotive materials, landscape maintenance tools, debris, inoperable motor vehicles, camper shells not mounted on motor vehicles, or boats and trailers, within rear yards, shall be substantially screened with a combination of open or solid fencing, and landscaping, or enclosed within an openwork structure such as wood or metal lattice, so as to substantially minimize views as seen from adjacent private and public streets, and public right-of-way (excluding alleys).

b. Stored materials shall not cover an area greater than fifty percent (50%) of the total square footage of the rear yard.

5. Location of accessory buildings in required yards. The provisions of § 20.08.020 of this title shall apply.

6. Projections into required yards. Except as provided herein, the provisions of § 20.08.020 of this title shall apply. ~~to projections into the required front, side, and rear yards.~~

7. Garage and carport street setback. Except as provided herein, the provisions of § 20.08.020 of this title shall apply.

FE. Outdoor living space.

1. Each in the R-3 Zone shall contain not less than two hundred (200) square feet of outdoor living area for each dwelling unit located thereon.

~~2. Outdoor living area shall be subject to~~ The provisions of § 20.08.030 of this title shall apply.

GF. Fences, walls, and landscaping. The provisions of § 20.08.015 of this title shall apply. ~~Fences and walls and solid hedges shall not exceed seven (7) feet~~

~~above the finished grade immediately adjacent to the base of the fence with the following exceptions:~~

~~— 1. Solid fences, walls, and hedges in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of thirty-six (36) inches.~~

~~— 2. Open work fences (not less than ninety percent (90%) open) in a required front yard or within ten (10) feet of the property line along the street side of a reversed corner lot shall not exceed a height of four and one-half (4½) feet.~~

~~— 3. Fences and walls shall be located a minimum of six (6) inches from any property line which is adjacent to a public right-of-way.~~

~~— 4. The provisions of § 20.08.060 of this title pertaining to corner cut-off areas shall apply.~~

~~— 5. For the purposes of this subsection, finished grade is defined as the elevation of the ground that would exist at the time of wall/fence construction. If the existing grade is modified to create a new finished grade, the finished grade shall be determined by calculating the midpoint of the highest existing grade and the highest finished grade.~~

HG. ~~Distance between buildings.~~ The following minimum distances between exterior walls of buildings and structures on a lot in the R-3 Zone shall apply:

1. One-half (½) the combined height of the walls of buildings or structures which do not form a court, or fifteen (15) feet, whichever is greater.

2. One-half (½) the combined height of the walls of buildings or structures which form a court plus fifteen (15) feet.

3. In no instance shall the eaves between buildings be closer than ten (10) feet.

IH. ~~Minimum dwelling area~~Building area. The minimum living area for a dwelling unit on a lot in the R-3 Zone, which shall not include garage area, shall have a gross floor area of not less than the following:

1. Studio Unit: Four hundred fifty (450) square feet.

2. One (1) Bedroom Unit: Six hundred fifty (650) square feet.

3. Two (2) or more - Bedroom Unit: Eight hundred (800) square feet.

JH. ~~Coverage by structures~~Lot coverage. Not more than sixty percent (60%) of a lot in the R-3 Zone shall be covered by buildings and structures. A minimum of twenty-five percent (25%) of the required uncovered lot area shall be provided in one (1) contiguous location and shall be kept free and clear of any building and structural intrusions or any other intrusions that would inhibit the development of such area of uninterrupted usable, open green space.

KJ. Off-street parking. The provisions of § 20.08.040 of this title shall apply.

L. Access.

1. All lots shall have vehicular access from a dedicated street or alley.

2. Driveway access to garages or carports shall be of permanent construction material, concrete or asphalt or other material approved by the City Engineer.

MK. Signs. The provisions of Chapter 20.28 of this title shall apply. ~~Signs permitted in the R-3 Zone shall be subject to the provisions of Chapter 20.28 of this title.~~

NL. Lighting. All lighting, interior and exterior, shall be designed and located so as to confine all direct rays to the premises.”

**Draft Ordinance ZOTA No. 2026-02
Summary of Amendments**

Redline Section #s (Exhibit A of the Resolution)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
11	20.08 (Development Standards)	<p>Housing Element Program #8b - Replacement Housing Requirements: The proposed amendment would create a new section with regulations for replacement of lost protected dwelling units on sites identified in the Housing Element, consistent with Cal. Gov't Code § 65583.2(g)(3). No new residential development that proposes demolition of protected dwelling units would be allowed on a housing element site or on a site that contained protected dwelling units that have been vacated or demolished within the past five years, unless those units are replaced, consistent with state law (Cal. Gov't Code § 65915(c)(3)).</p> <p>A protected dwelling unit is a unit that is or was within the past five years:</p> <ul style="list-style-type: none"> • subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or • subject to any other form of rent or price control through a public entity's valid exercise of its police power, or • occupied by low or very low-income households.
14, 15	20.52 (Accessory Dwelling Units)	<p>Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs): The proposed amendments would clarify ADU standards for unit size and height, consistent with existing state laws and to comply with new state laws adopted for ADUs and JADUs, such as AB 1154 (Carillo).</p> <ul style="list-style-type: none"> • Clarify minimum ADU unit sizes and specify that at a minimum, an 850 square foot one-bedroom ADU and a 1,000 square foot ADU with more than one bedroom shall be allowed, consistent with Cal. Gov't Code § 66321(b)(2). • Simplify height regulations for detached ADUs and specify that additional height shall be allowed as provided in Government Code § 66321(b)(4). • Update owner-occupancy requirements for JADUs to specify that owner occupancy shall not be required if the JADU has separate sanitation facilities from the primary dwelling unit, consistent with AB 1154 (Carillo).

Redline Section #s <i>(Exhibit A of the Resolution)</i>	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
3, 4, 17, 18, 19, 21, 22, 23	20.08 (Development Standards) 20.208 (R-1 Single Family Residential Zone) 20.212 (R-1 (5,000) Single Family Residential Zone) 20.216 (R-2 Multiple Family Residential Zone) 20.220 (R-3 Multiple Family Residential Zone)	<p>Residential Development Standards: The proposed amendments would include minor organizational and consistency updates to the residential chapters and would reorganize the following residential development standards to be relocated from their respective residential chapters to Chapter 20.08 as follows:</p> <ul style="list-style-type: none"> • Location of accessory buildings in required yards, • Setback and screening requirements for garages and carports in residential zones, • Fences, walls, and landscaping regulations for residential zones.
5, 6, 7, 8, 9	20.08 (Development Standards) Parking Standards Appendix, Diagrams A and B	<p>Drive Aisle Width and Driveway Standards: The proposed amendments would clarify existing standards as well as update standards for dimensions for driveway approaches from the public right-of-way onto the private property as well as widths for drive aisles and parking aisles for traffic circulation within the private property.</p> <p>The proposed amendments would revise these standards as follows:</p> <ul style="list-style-type: none"> • Update residential and non-residential driveway standards to be consistent with public works standards. • Revise private access drive aisle standards to have separate standards for residential and non-residential projects. • Revise Parking Standards Appendix, Diagrams A and B to remove references to outdated parking stall width standards. • Provide minor edits to incorrect references.
12, 13	20.28 (Signs)	<p>Development Standards for Free-Standing Signs: The proposed amendments would clarify and reorganize existing standards for free-standing signs and reorganize the following existing standards into a table to improve clarity and usability: project size, maximum sign area, maximum sign height, maximum number of signs, maximum letter height, and maximum sign length.</p>

Redline Section #s (Exhibit A of the Resolution)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
2	20.00 (General Provisions)	<p>Land Use Regulations for Personal Services: The proposed amendments would update land use definitions for Personal Services, General, and Personal Services, Limited.</p> <p>The proposed amendments would revise these definitions in order to modernize them to reflect current economic and cultural conditions as follow:</p> <ul style="list-style-type: none"> • Remove tattoo and body piercing services from the Personal Services, Limited land use and include within the Personal Services, General land use. • Include spas offering non-surgical treatments and minimally invasive treatments within the Personal Services, General land use. • Include pawn shops within the Personal Services, Limited land use.
1, 10, 16, 20, 23	20.00 (General Provisions) 20.08 (Development Standards) 20.68 (Wireless Communication Facilities) 20.216 (R-2 Multiple Family Residential Zone) 20.220 (R-3 Multiple Family Residential Zone)	<p>Other Updates: The following items have been addressed throughout the code in various chapters and sections:</p> <ul style="list-style-type: none"> • Update residential density regulations for the R-2 and R-3 Zones to be consistent with the density regulations in the General Plan update. • Revise the definition for Dwelling Units to provide more clarity. • Revise incorrect reference prominent ridge lines definition in the wireless communication facilities regulations. • Correct title of Community Development Director. • Correct grammatical errors and update general inconsistencies.

CITY OF BREA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR ZONING ORDINANCE TEXT AMENDMENT NO. 2026-02

NOTICE IS HEREBY GIVEN by the City of Brea that a public hearing will be held at a Planning Commission Meeting on **Tuesday, May 12, 2026 at 6:00 P.M.**, or as soon thereafter as the matter can be heard, in the Council Chambers of the City of Brea Civic & Cultural Center, 1 Civic Center Circle, Brea, California 92821, in accordance with State Law and the Brea City Code, to consider the following application:

REQUEST: The City of Brea requests approval of the following entitlements: Zoning Ordinance Text Amendment (ZOTA) No. 2026-02 to amend Chapters 20.00, 20.08, 20.11, 20.28, 20.52, 20.68, 20.208, 20.212, 20.216, 20.220, and 20.408. The purpose of this zoning ordinance text amendment is to: 1) comply with housing laws for replacement housing requirements; 2) provide clarity and consistency with updated ADU and JADU state laws; 3) reorganize residential development standards and update to be consistent with the General Plan; 4) update residential drive aisle widths and driveway standards; 5) clarify standards for free-standing signs; 6) update land use regulations for personal services, limited; and 7) clarify certain zoning ordinance provisions and address existing grammatical errors, unclear definitions, incorrect references, and internal inconsistency.

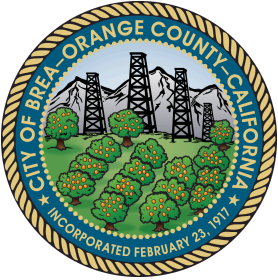
LOCATION: Citywide

ENVIRONMENTAL: The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The proposed zoning code text amendments are exempt from the requirements of the CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND SAID HEARING AND EXPRESS OPINIONS ON THE MATTERS OUTLINED ABOVE. FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAIL AT PLANNER@CITYOFBREA.GOV.

IF YOU CHALLENGE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

Maribeth Tinio
City Planner
Date: 4/21/2026 Publish: 4/30/2026



CITY *of* BREA

Planning Commission Communication

May 12, 2026

Item No. 4A.

Fiscal Year 2026-27 Capital Improvement Program Finding of Conformance with the General Plan

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

EXECUTIVE SUMMARY

The City's Public Works Department requests the review of the proposed Public Works Department Capital Improvement Program (CIP) projects list recommended for planning, design, or construction during the upcoming Fiscal Year 2026-27.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution (Attachment A) finding that the FY 2026-27 CIP projects, as identified within the General Plan Conformance Matrix (Attachment B), are in conformance with the General Plan.

BACKGROUND

Government Code Section 65401 requires that the Planning Commission annually review the list of proposed projects in City's CIP and verify their conformance with the General Plan. Subsequent to the Planning Commission's adoption of the resolution for the CIP's General Plan Conformance, the City Council typically would adopt the proposed CIP budget. However, since the City Council adopted the biennial CIP budget on June 17, 2025, as part of the City's biennial budget that programmed the funds for the CIP projects for FY 2025-26 and FY 2026-27, no additional action by the City Council is required once the Planning Commission adopts the proposed resolution for CIP's General Plan conformity.

DISCUSSION

The goals of the CIP are to enhance the quality of life in the community, to maintain the City's infrastructure, and to improve traffic systems within the City. For FY 2025-27, there were fifteen (15) new projects proposed as part of the FY 2025-27 CIP, in addition to the number of existing/carryover CIP projects that were determined to be in conformance with the General Plan in previous years. There is one (1) new project that has been added to the CIP for FY 2026-27. The projects for the biennial FY 2025-27 CIP, including the 1 new project for FY 2026-27, are as follows:

TABLE 1. NEW CIP Projects for FY 2025-27

CIP No.	CIP Name
Street Improvements	
7333	Flower Avenue Street Improvements
7334	Palm Street Paving Improvements
7335	Birch Street Improvements Brea Blvd. to S. Associated Rd.
7336	Randolph Avenue Street Improvements
7337	Tanglewood Street Paving Improvements
Traffic Safety Improvements	
7720	Kraemer Blvd. Regional Traffic Signal Synchronization
7721	State College Blvd. Regional Traffic Signal Synchronization
Water Improvements	
7494	Thompson Oil Site Hydrant Improvements
7495	Berry Street Reservoir Booster Pump No. 7
7496	790 Zone Reservoir Improvements
7498	Carbon Canyon Helicopter Dip Tank
Facility Improvements	

7719	Brea PD Integrated Crime Center (ICC) Citywide Camera Network
7995	Senior Center Paving Improvements
7996	Brea Downtown Paint Improvements
7997	Wildcatters Park Storage Building Improvements
7998	Public Works Standard Plans Update

*Shaded Project = New FY 26 - 27 Project

Attachment B, which is the General Plan Conformance Matrix for the listing of the biennial FY 2025-27 CIP projects, details the list of the General Plan goals and policies that would be achieved by each CIP project. As such, the biennial FY 2025-27 CIP projects are in conformance with the General Plan.

ENVIRONMENTAL ASSESSMENT

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The requested action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the requested action, which is to determine whether the FY 2026-27 CIP is consistent with the General Plan goals and policies, may have a significant effect on the environment.

In addition, the environmental documentation and/or clearance has been completed for a number of projects. Environmental documentation and/or clearance for the other projects will be completed prior to the start of construction. Attachment C lists the projects for the biennial FY 2025-27 CIP and provides a summary of the status of their environmental clearance.

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Prepared by:

Ryan Chapman, City Engineer

Angelica Flores, Assistant Engineer

Concurrence: Michael Ho, P.E., Public Works Director

Attachments

[Attachment A - Resolution FY25-27 CIP.pdf](#)

[Attachment B - General Plan Conformance Matrix FY2025-27.pdf](#)

[Attachment C - Project Environmental Clearance Status FY2025-27 \(1\).pdf](#)

RESOLUTION NO. PC 2026-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA FINDING THE FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM IN CONFORMANCE WITH THE GENERAL PLAN PURSUANT TO SECTION 65401 OF THE GOVERNMENT CODE.

A. RECITALS.

(i) The Planning Commission of the City of Brea has reviewed for conformity with the General Plan, as required by Section 65401 of the Government Code, a list of projects being planned, designed, or constructed in Fiscal Year (FY) 2026 - 27, as identified in the City's FY 2025-27 biennial budget and the Capital Improvement Program (CIP).

(ii) All projects, as listed in Exhibit A (General Plan Conformance Matrix), are located in the City of Brea and are consistent with policies of the City.

(iii) 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 FY 2026 - 27 CIP projects, identified within the FY 2025-27 General Plan Conformance Matrix, have been reviewed with regard to their conformance with the General Plan.
3. Said FY 2026 - 27 CIP projects, identified within the FY 2025-27 General Plan Conformance Matrix, are in conformity with the General Plan, pursuant to Section 65401 of the Government Code.

4. The FY 2026 - 27 CIP projects, have been found to serve the implementation of various goals and policies of the General Plan as specifically outlined within the FY 2025-27 General Plan Conformance Matrix.

5. This Resolution shall constitute this Commission's report and recommendation to the City Council as required by the Government Code.

6. The Planning Commission also finds and determines the requested action to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the requested action, which is to determine whether the FY 2026-27 CIP is consistent with the General Plan goals and policies, may have a significant effect on the environment.

7. The Secretary of this Commission shall certify to the adoption of this Resolution and forthwith transmit a certified copy to the City Council, as the report required to meet California Government Code 65401.

ADOPTED AND APPROVED this 12th day of May 2026.

Chair, Planning Commission

I, Maribeth Tanio, 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 12th day of May 2026, and was finally passed at a regular meeting of the Planning Commission of the City of Brea held on the 12th day of May 2026, by the following votes:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

**EXHIBIT A
GENERAL PLAN CONFORMANCE MATRIX
FISCAL YEAR 2025-27 CAPITAL IMPROVEMENT PROGRAM**

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
<u>STREET IMPROVEMENTS</u>				
7219	Traffic Calming Improvements	CD 2.3, 4.3, 6.4, 11.5		PS 3.1
7251	SR-57 Freeway/Lambert Road Interchange	CD 10.1, 11.1, 11.6, 27.1, 28.1	CR 13.1	PS 3.1
7278	Imperial Hwy. and Berry St. Intersection Improvements	CD 11.1, 11.6, 27.1, 27.2, 28.1	CR 13.1	PS 3.1
7299	Brea Boulevard Street Improvements	CD 1.12, 11.1, 27.2		PS 3.1
7306	Imperial Hwy/SR-57 Interchange Improvements	CD 10.3, 10.4, 10.5, 27.2		PS 3.1
7312	Citywide Slurry Seal Program	CD 1.12, 27.2		
7313	Citywide Sidewalk Replacement	CD 2.4, 13.2		PS 3.1
7322	Country Hills Subdivision Pavement/Water Rehabilitation	CD 1.12, 11.1, 27.2		
7326	Walnut Way Street Improvements	CD 1.12, 11.1, 27.2		PS 3.1
7327	Central Avenue & State College Street Improvements	CD 1.12, 11.1, 27.2		PS 3.1
7328	Brea Downtown Parklets Project	CD 1.6, 4.5, 12.6	CR 1.1, 1.5, 3.4	
7329	Birch Street Improvements S. Associated to Valencia	CD 1.12, 11.1, 27.2		PS 3.1
7332	Citywide Street LED Upgrades	CD 1.7, 1.12, 13.2, 27.2		PS 3.1
7333	Flower Avenue Street Improvements	CD 1.12, 11.1, 27.2		
7334	Palm Street Paving Improvements	CD 1.12, 11.1, 27.2		
7335	Birch Street Improvements Brea Blvd. to S. Associated Rd.	CD 1.12, 11.1, 27.2		
7336	Randolph Avenue Street Improvements	CD 1.12, 11.1, 27.2		
7337	Tanglewood Street Paving Improvements	CD 1.12, 11.1, 27.2		
<u>STORM DRAIN IMPROVEMENTS</u>				
7330	Storm Drain Master Plan	CD 14.1	CR 12.2	PS 7.1, 7.2, 7.6
7952	Tracks Segment 3 Drainage Repairs	CD 1.7, 13.1, 13.2		
<u>TRAFFIC SAFETY ENHANCEMENTS</u>				
7218	Traffic Signal Controller Upgrade	CD 2.3, 4.3, 11.1	CR 13.1	
7704	Emergency Changeable Message Signs		CR 13.1, 13.7	PS 1.4, 3.1

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
<u>TRAFFIC SAFETY ENHANCEMENTS (CONTINUED)</u>				
7716	Lambert Road Traffic Signal Synchronization	CD 2.3, 10.3, 11.1, 11.6	CR 13.1	PS 1.2, 1.5
7717	Cliffwood Neighborhood Traffic Calming Improvements	CD 2.3, 11.5		PS 3.1
7718	Transportation Improvement Nexus Program Update	CD 11.1, 11.2, 11.6, 27.2	CR 13.1	PS 3.1
7720	Kraemer Blvd. Regional Traffic Signal Synchronization	CD 2.3, 10.3, 11.1, 11.6	CR 13.1	PS 1.2, 1.5
7721	State College Blvd. Regional Traffic Signal Synchronization	CD 2.3, 10.3, 11.1, 11.6	CR 13.1	PS 1.2, 1.5
<u>WATER IMPROVEMENTS</u>				
7442	Miscellaneous Water Improvement Program	CD 1.12, 14.2		
7462	Enterprise Tract Water Improvements	CD 1.12, 14.2		
7465	Candlewood Tract Water Main Replacement	CD 1.12, 14.2		
7470	Carbon Canyon Booster No. 2 Improvements	CD 1.12, 14.2		
7471	Carbon Canyon Booster No. 3 Improvements	CD 1.12, 14.2		
7473	Valencia Reservoir Repainting	CD 27.2		
7476	N. Associated Rd. New High Pressure Water Line	CD 1.12, 14.2		
7479	Lotus Place Water Line Improvements	CD 1.12, 14.2		
7481	Brea Corsican Villas Water Line Improvements	CD 1.12, 14.2		
7482	Olinda Village Water Line Improvements	CD 1.12, 14.2		
7483	Replace Generator at Berry Street Booster Pump Station	CD 1.12, 14.2		
7494	Thompson Oil Site Hydrant Improvements	CD 1.12, 14.2		
7495	Berry Street Reservoir Booster Pump No. 7	CD 1.12, 14.2		
7496	790 Zone Reservoir Improvements	CD 1.12, 14.2		
7498	Carbon Canyon Helicopter Dip Tank			PS 6.3
<u>SEWER IMPROVEMENTS</u>				
7617	Sewer Mainline Relining	CD 1.12, 14.2		
7629	Randolph Ave & Imperial Hwy Sewer Capacity Improvements	CD 14.2		
7631	Briarwood Lift Station Replacement	CD 1.12, 14.2		
7632	Carbon Canyon Access Road Phase 1-3	CD 14.2		
7633	Brea Creek Siphon S-2 Analysis	CD 14.2		
<u>FACILITY IMPROVEMENTS</u>				
7923	Fire Station No. 1 Seismic Upgrades	CD 1.12		

PROJECT NUMBER	DESCRIPTION	COMMUNITY DEVELOPMENT	COMMUNITY RESOURCES	PUBLIC SAFETY
<u>FACILITY IMPROVEMENTS (CONTINUED)</u>				
7936	City Facility & Median Landscape Improvements	CD 14.2	CR 11.4, 11.5, 12.2	
7946	Western Extension to the Tracks at Brea	CD 1.7, 11.3, 12.5, 13	CR 1.6, 3.5, 6.3, 7.1, 7.3, 13.5	
7956	Tamarack Parking Lot Asphalt Rehabilitation	CD 1.12		
7970	Citywide HVAC Improvements	CD 27.2		
7974	Citywide Elevator Improvements	CD 27.2		
7975	Senior Center & Pioneer Hall Roofs	CD 27.2		
7978	Arovista Park Modernization Project	CD 1.12, 27.2		
7979	Mechanical Upgrades to City Facilities	CD 27.2		
7982	Police Department Dispatch & Comm Dev Renovation Project	CD 27.2		PS 1.1
7983	GIS Record Document Conversion	CD 1.12, 14.1, 23.6		PS 1.12
7984	Brea Gallery Lighting Upgrades	CD 27.2		PS 2.2, 2.3
7985	Brea Senior Center Improvement Project	CD 1.12, 3.2	CR 1.1, 1.2	
7986	Western Park Amenity Improvements	CD 1.12, 27.2	CR 1.1, 1.2	
7987	Western Park Restroom Upgrades	CD 1.12, 27.2	CR 1.1, 1.2	
7988	Tracks Amenity Improvements	CD 13.1, 13.2	CR 1.1	PS 1.8, 1.9
7989	Veterans Memorial Hardscape Improvements		CR 14.8, 15.3	
7991	Fire Station No. 2 Dispatch Center Upgrade	CD 27.2		PS 1.2, 1.4
7992	Police Department Space Plan Improvements			PS 1.1, 1.2
7719	Brea PD Integrated Crime Center (ICC) Citywide Camera Network			PS 1.1, 1.2, 1.8
7995	Senior Center Paving Improvements	CD 1.12, 27.2		
7996	Brea Downtown Paint Improvements	CD 1.12, 27.2		
7997	Wildcatters Park Storage Building Improvements	CD 1.12, 27.2		
7998	Public Works Standard Plans Update	CD 11.3, 13.2, 14.2, 15.3		
<u>GOLF COURSE IMPROVEMENTS</u>				
7968	Facility Improvements at Birch Hills Golf Course	CD 27.2	CR 2.1	
7969	Facility Improvements at Brea Creek Golf Course	CD 27.2	CR 2.1	

Project Environmental Clearance Status FY 2025-27

Section I – Environmental Findings Completed/Recorded**Categorical Exempt Projects**

	Section 15301
7218 Traffic Signal Controller Upgrade	Class 1
7219 Traffic Calming Improvements	Class 1
7299 Brea Boulevard Street Improvements	Class 1
7312 Citywide Slurry Seal Program	Class 1 (c)
7313 Citywide Sidewalk Replacement	Class 1 (c)
7322 Country Hills Subdivision Pavement/Water Rehabilitation	Class 1
7326 Walnut Way Street Improvements	Class 1 (b)(c)
7327 Central Avenue & State College Street Improvements	Class 1 (c)
7329 Birch Street Improvements S. Associated to Valencia	Class 1 (c)
7330 Storm Drain Master Plan	Class 1 (c)
7334 Palm Street Paving Improvements	Class 1 (c)
7335 Birch Street Improvements Brea Blvd. to S. Associated Rd.	Class 1 (c)
7336 Randolph Avenue Street Improvements	Class 1 (c)
7337 Tanglewood Street Paving Improvements	Class 1 (c)
7442 Miscellaneous Water Improvement Program	Class 1
7462 Enterprise Tract Water Improvements	Class 1
7465 Candlewood Tract Water Main Replacement	Class 1
7470 Carbon Canyon Booster No. 2 Improvements	Class 1 (c)
7473 Valencia Reservoir Repainting	Class 1 (d)
7483 Replace Generator at Berry Street Booster Pump Station	Class 1 (b)
7494 Thompson Oil Site Hydrant Improvements	Class 1 (c)
7495 Berry Street Reservoir Booster Pump No. 7	Class 1 (c)
7617 Sewer Mainline Relining	Class 1 (b)
7629 Randolph Ave & Imperial Hwy Sewer Capacity Improvements	Class 1 (b)
7704 Emergency Changeable Message Signs	Class 1 (d)
7716 Lambert Road Traffic Signal Synchronization	Class 1 (d)
7717 Cliffwood Neighborhood Traffic Calming Improvements	Class 1 (c)(d)
7719 Brea PD Integrated Crime Center (ICC) Citywide Camera Network	Class 1
7720 Kraemer Blvd. Regional Traffic Signal Synchronization	Class 1 (c)
7721 State College Blvd. Regional Traffic Signal Synchronization	Class 1 (c)
7923 Fire Station No. 1 Seismic Upgrades	Class 1 (d)
7956 Tamarack Parking Lot Asphalt Rehabilitation	Class 1 (c)
7968 Facility Improvements at Birch Hills Golf Course	Class 1 (d)
7969 Facility Improvements at Brea Creek Golf Course	Class 1 (a)(d)
7970 Citywide HVAC Improvements	Class 1 (a)(d)
7974 Citywide Elevator Improvements	Class 1 (a)(d)
7975 Senior Center & Pioneer Hall Roofs	Class 1 (a)
7982 Police Department Dispatch & Comm Dev Renovation Project	Class 1 (a)

Categorical Exempt Projects

	Section 15302
7476 N. Associated Rd. New High Pressure Water Line	Class 2 (c)
7479 Lotus Place Water Line Improvements	Class 2 (c)
7481 Brea Corsican Villas Water Line Improvements	Class 2 (c)
7482 Olinda Village Water Line Improvements	Class 2 (c)
7631 Briarwood Lift Station Replacement	Class 2 (c)

Project Environmental Clearance Status FY 2025-27

7979	Mechanical Upgrades to City Facilities	Class 2 (c)
7984	Brea Gallery Lighting Upgrades	Class 2 (c)
7987	Western Park Restroom Upgrades	Class 2 (c)

Categorical Exempt Projects**Section 15303**

7278	Imperial Hwy. and Berry St. Intersection Improvements	Class 1 (d)
7328	Brea Downtown Parklets Project	
7471	Carbon Canyon Booster No. 3 Improvements	Class 3 (d)
7494	Thompson Oil Site Hydrant Improvements	Class 3 (d)
7978	Arovista Park Modernization Project	Class 1 (e)
7986	Western Park Amenity Improvements	Class 1 (e)

Categorical Exempt Projects**Section 15304**

7936	City Facility & Median Landscape Improvements	Class 4 (b)
7946	Western Extension to the Tracks at Brea	Class 4 (h)
7952	Tracks Segment 3 Drainage Repairs	Class 4 (b)
7989	Veterans Memorial Hardscape Improvements	Class 4 (a)

Categorical Exempt Projects**Section 15306**

7983	GIS Record Document Conversion	Class 6
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Categorical Exempt Projects**Section 15306**

7997	Wildcatters Park Storage Building Improvements	Class 11 (c)
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Statutory Exemption**Section 15262**

7633	Brea Creek Siphon S-2 Analysis	
7718	Transportation Improvement Nexus Program Update	

Statutory Exemption**Section 15268**

7998	Public Works Standard Plans Update	
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Mitigated Negative Declaration

7251	SR-57 Freeway / Lambert Road Interchange	
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Section II – Environmental Findings To Be Completed/Recorded

7306	Imperial Hwy/SR-57 Interchange Improvements	
7332	Citywide Street Light LED Upgrades	
7333	Flower Avenue Street Improvements	
7496	790 Zone Reservoir Improvements	
7498	Carbon Canyon Helicopter Dip Tank	
7632	Carbon Canyon Access Road Phase 1-3	
7985	Brea Senior Center Improvement Project	
7988	Tracks Amenity Improvements	
7991	Fire Station No. 2 Dispatch Center Upgrade	
7992	Police Department Space Plan Improvements	
7995	Senior Center Paving Improvements	
7996	Brea Downtown Paint Improvements	

City of Brea

Project Updates

May 5, 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	The Hive Fitness Studio (CUP Amendment)	650 N. Berry Street
8	Beckman South Residential Development (PPR)	250 S. Kraemer Boulevard
9	New Residential Development (CUP, TPM, PR, & DB)	112 Bracken Street
10	Mills Act Contract	210 W. Elm Street
11	Imperial/Mariner – BISP Amendment (PPR)	915-975 W Imperial Highway
12	Wireless Communication Facility	340 W. Central Avenue
13	Birchflower Residential (PPR)	217 & 303 E. Birch Street
14	Brea 265 Planning Area 3A	Northeast area of Rose Drive/Vesuvius Drive
15	Amazon Master Sign Program	275 Valencia Avenue
16	Brea 265 Planning Area 3B	Northeast area of Rose Drive/Vesuvius Drive
17	Costco	200 S. Kraemer Boulevard
18	Downtown Brea Valet Program Update	Downtown Brea

APPROVED/ENTITLED

Story Map ID	Project Name	Address
1	Gaslight Square Redevelopment	255 E. Imperial Highway
2	Brea Mall Mixed Use Project	100 Brea Mall Road
3	Boiling Crab – Outdoor Patio and On-site Alcohol	120 S. Brea Boulevard #106
4	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
5	Industrial Building	3200 Nasa Street
6	South Brea Townhomes	685 S. Brea Boulevard
7	AT&T Wireless Rooftop Facility	380 W. Central Avenue
8	Pet Aquamation	580 W. Lambert Road
9	Brea Plaza Apartments	1639 E. Imperial Highway
10	Greenbriar residential development	1698-1700 Greenbriar Lane
11	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
12	Main Event	245 W. Birch Street
13	Addition to single family home with a single car garage	226 E. Alder Street
14	New industrial building	424 Berry Way
15	Raising Canes Drive-through	200 S. State College Boulevard
16	Koy Restaurant and Bar on-site alcohol	441 S. Associated Road
17	Redwood Avenue administrative remedy	110 S. Redwood Avenue
18	Chef's Cut on-site alcohol	415 S. Associated Road
19	Deanna Drive lot coverage increase	920 Deanna Drive
20	Amazon Facility	275 Valencia Avenue
21	Jamboree affordable housing development	323 N. Brea Boulevard
22	Mercury Lane Apartments	SEC Mercury Lane & Berry Street
23	C&C Affordable Housing Project	SEC Mercury Lane & Berry Street
24	Karma Lounge on-site alcohol	215 S. Brea Boulevard
25	Service Champions parking lot	625 Columbia Street
26	Benihana Exterior Façade Improvement	260 S. Brea Boulevard

APPROVED/ENTITLED, UNDER CONSTRUCTION, COMPLETED

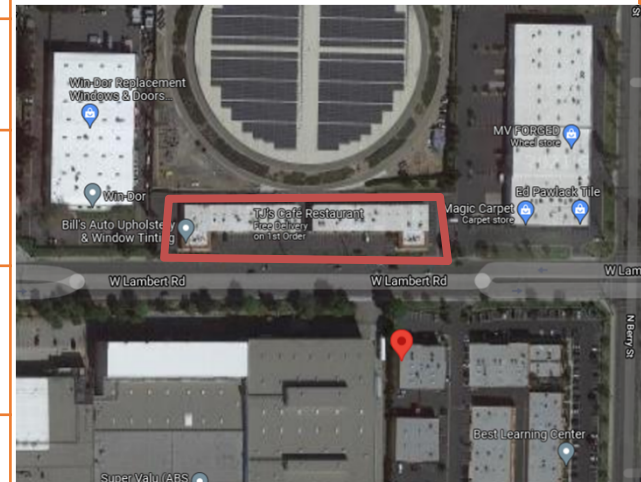
27	Living Hope Church Façade Improvements	1215 W. Lambert Road
28	Target Sign Program Revision	855 E. Birch Street
29	Chick-Fil-A Drive Thru Updates	1647 E. Imperial Highway
30	Prologis – New Industrial Building	
31	Prologis – New Industrial Building (Substantial Conformance)	2727 E Imperial Highway

• **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 	
Approval Body:	<ul style="list-style-type: none"> Planning Commission 	
Project No.:	<ul style="list-style-type: none"> TPM 2021-189; Accela No.: PLN-2021-00061 	
Project Location:	<ul style="list-style-type: none"> 700-800 W. Lambert Road Accessor's Parcel Number (APN): 296-223-13 	
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. 	



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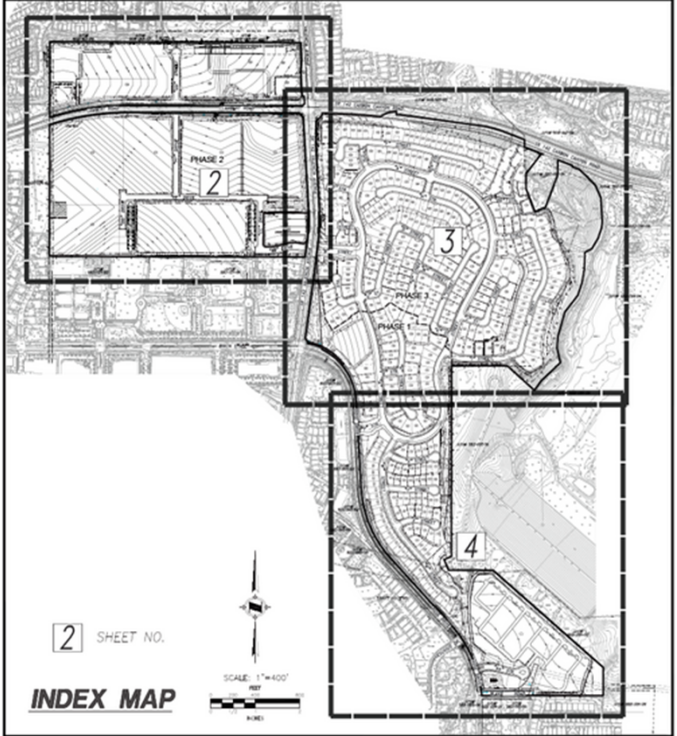
ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 2)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	
Approval Body:	<ul style="list-style-type: none"> Planning Commission 	
Project No.:	<ul style="list-style-type: 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"> 200 N. Puente Street Assessor's Parcel Number (APN): 296-231-12 	
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 	

MILLS ACT CONTRACT (MAP ID: 3)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Mills Act Contract 	
Approval Body	<ul style="list-style-type: none"> City Council 	
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"> 420 S. Madrona Avenue Assessor's Parcel Number (APN): 284-241-06 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jeff Jordan 	
Application submittal Date:	<ul style="list-style-type: none"> January 28, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	


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


Case Type:	<ul style="list-style-type: none"> Tentative Tract Map
Approval Body	<ul style="list-style-type: none"> Planning Commission
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): 322-031-01, -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:



The project map is an index map showing the layout of the Brea 265 site. It features three numbered sheets: Sheet 2 in the upper left, Sheet 3 in the upper right, and Sheet 4 in the lower right. A north arrow and a graphic scale of 1 inch = 400 feet are provided. The text 'INDEX MAP' is located at the bottom left of the map area.

BREA 265 PLANNING AREA 1 (MAP ID: 5)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Approval Body	<ul style="list-style-type: none"> Administrative (Specific Plan) 	
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): 322-031-14, -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) April 15, 2025 	
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 	

NEW AUTOMOBILE SERVICE STATION AND DRIVE-THROUGH FACILITY (MAP ID: 6)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development 	
Approval Body:	<ul style="list-style-type: none"> Planning Commission 	
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"> Address: 300-305 W. Imperial Highway Assessor's Parcel Number (APN): 296-376-03 and 12 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to develop a new automobile service station and a new drive-through facility at Brea Gateway Shopping Center 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Brixmor Property Group (Thomas Rubio) 	
Application submittal Date:	<ul style="list-style-type: none"> August 12, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

THE HIVE FITNESS STUDIO (MAP ID: 7)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit Amendment 	
Approval Body:	<ul style="list-style-type: none"> Planning Commission 	
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"> Address: 650 N. Berry Street Assessor's Parcel Number (APN): 296-132-01 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to expand the existing fitness studio use and seeking a reduction in minimum parking requirements for the project site 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Benjamin Lin 	
Application submittal Date:	<ul style="list-style-type: none"> September 9, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

BECKMAN SOUTH RESIDENTIAL (MAP ID: 8)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Approval Body:	<ul style="list-style-type: none"> N/A 	
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"> Address: 250 S. Kraemer Boulevard Assessor's Parcel Number (APN): 320-221-25 	
Project Description:	<ul style="list-style-type: none"> Preliminary review 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: 9)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Tentative Tract Map, Plan Review, Density Bonus
Approval Body:	<ul style="list-style-type: none"> Planning Commission
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"> 112 Bracken Street Assessor's Parcel Number (APN): 296-332-17
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 Applicant originally submitted a Preliminary Plan Review in 2024.
Current Status:	<ul style="list-style-type: none"> Applicant has submitted a formal application, comments issued and pending applicant resubmittal.

PROJECT MAP:



MILLS ACT CONTRACT (MAP ID: 10)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Mills Act Contract 	
Approval Body	<ul style="list-style-type: none"> City Council 	
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"> 210 W Elm St. Assessor's Parcel Number (APN): 284-262-04 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> BreeAnn & Riley Stallsmith 	
Application submittal Date:	<ul style="list-style-type: none"> January 7, 2026 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	



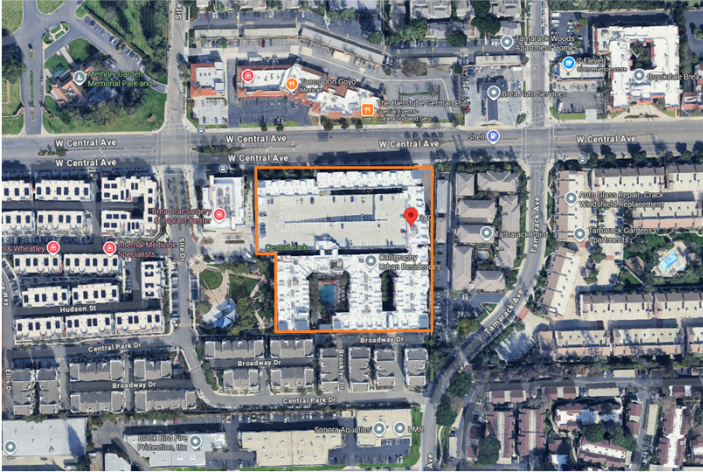
BREA INDUSTRIAL SPECIFIC PLAN AMENDMENT (MAP ID: 11)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Approval Body:	<ul style="list-style-type: none"> N/A
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"> 915-975 W. Imperial Highway Assessor's Parcel Number (APN): 296-342-06
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"> Comments provided, pending formal submittal

PROJECT MAP:



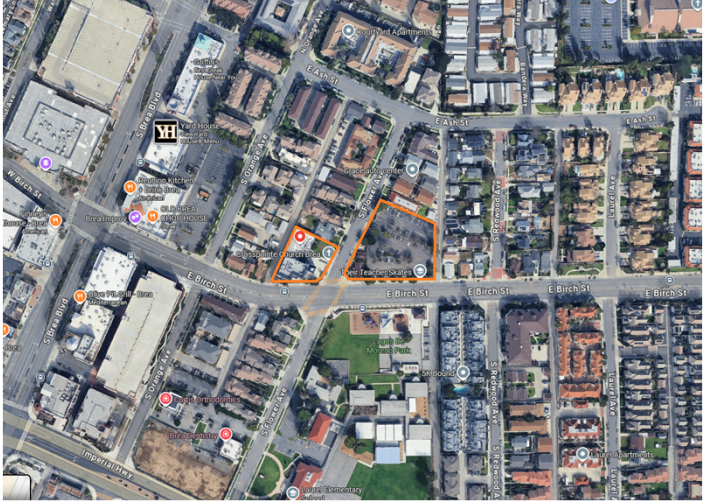
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WIRELESS COMMUNICATION FACILITY (MAP ID: 12)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Approval Body:	<ul style="list-style-type: none"> Administrative 	
Project No.:	<ul style="list-style-type: none"> PR No: 2026-02; ACCELA No: PLN-2026-00010 	
Project Location:	<ul style="list-style-type: none"> 340 W. Central Avenue Assessor's Parcel Number (APN): 296-241-12 	
Project Description:	<ul style="list-style-type: none"> The Applicant requests review of a new minor roof-mounted wireless telecommunications facility on an existing building. 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Leticia Smith with Smartlink on behalf of Verizon 	
Application submittal Date:	<ul style="list-style-type: none"> February 9, 2026 	
Current Status:	<ul style="list-style-type: none"> Under staff review 	

BIRCHFLOWER RESIDENTIAL (CROSSPOINTE CHURCH) (MAP ID: 13)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Approval body:	<ul style="list-style-type: none"> N/A
Project No.:	<ul style="list-style-type: none"> PPR No: 2026-02; ACCELA No: PLN-2026-00008
Project Location:	<ul style="list-style-type: none"> 217 & 303 E. Birch Street (Crosspointe Church and Parking Lot) Assessor's Parcel Number (APN): 319-283-27, 319-282-14
Project Description:	<ul style="list-style-type: none"> The preliminary plan review requests review of a potential new residential development to be constructed in two phases. Phase 1 (303 E. Birch) includes 31 townhomes and Phase 2 includes 12 townhome units for a total of 43 townhomes (Birchflower Residential).
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Curtis Cummins
Application submittal Date:	<ul style="list-style-type: none"> February 26, 2026
Current Status:	<ul style="list-style-type: none"> Pending Formal Submittal

PROJECT MAP:



BREA 265 PLANNING AREA 3A (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> Plan Review
Approval body:	<ul style="list-style-type: none"> Administrative (Specific Plan)
Project No.:	<ul style="list-style-type: none"> PR No: 2026-04; ACCELA No: PLN-2026-00011
Project Location:	<ul style="list-style-type: none"> Northeast area of Rose Drive/Vesuvius Drive Assessor’s Parcel Number (APN): 3322-031-014, 322-031-19, 322-031-21
Project Description:	<ul style="list-style-type: none"> The Applicant requests review of Planning Area 3A, which is comprised of a 11.02 gross acre site located at the south end of Tentative Tract Map 16423, East of Rose Drive, North of Vesuvius Road, and South of Birch Street. Planning Area 3A proposes 78 single-family residential lots and associated site improvements and enhanced entry.
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brian George)
Application submittal Date:	<ul style="list-style-type: none"> February 10, 2026
Current Status:	<ul style="list-style-type: none"> Pending Applicant Resubmittal

PROJECT MAP:




AMAZON MASTER SIGN PROGRAM (MAP ID: 15)


Case Type:	<ul style="list-style-type: none"> Plan Review
Approval body:	<ul style="list-style-type: none"> Administrative
Project No.:	<ul style="list-style-type: none"> PR 2026-05; ACCELA No: PLN-2026-00015
Project Location:	<ul style="list-style-type: none"> 275 Valencia Avenue Assessor's Parcel Number (APN): 320-233-17
Project Description:	<ul style="list-style-type: none"> Comprehensive sign program for the new Amazon Warehouse
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (graham@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Ware Malcom
Application submittal Date:	<ul style="list-style-type: none"> February 10, 2026
Current Status:	<ul style="list-style-type: none"> Waiting for resubmittal

PROJECT MAP:



BREA 265 PLANNING AREA 3B (MAP ID: 16)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Approval body:	<ul style="list-style-type: none"> Administrative (Specific Plan) 	
Project No.:	<ul style="list-style-type: none"> PR No: 2026-03; ACCELA No: PLN-2026-00011 	
Project Location:	<ul style="list-style-type: none"> Northeast area of Rose Drive/Vesuvius Drive Assessor's Parcel Number (APN): 322-031-14, 322-031-19, 322-031-21 	
Project Description:	<ul style="list-style-type: none"> The Applicant request for review of Planning Area 3B of Brea 265, which is comprised of a 18.2 gross acre site located on the east of Rose Drive, North of Vesuvius Road, and South of Birch Street within the Tentative Tract Map 16423. Planning Area 3B proposes 46 single-family residential lots and associated site improvements and enhanced entry. 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brian George) 	
Application submittal Date:	<ul style="list-style-type: none"> February 10, 2026 	
Current Status:	<ul style="list-style-type: none"> Under Review 	

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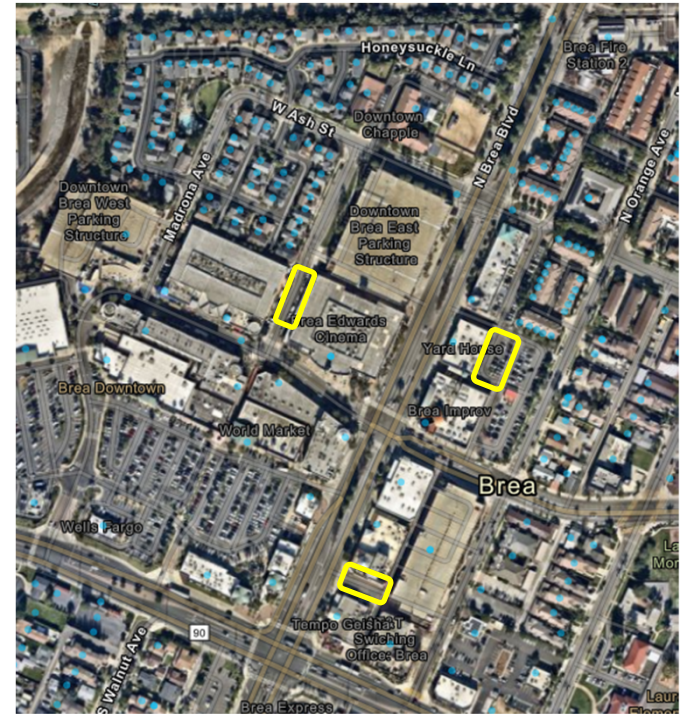
COSTCO (MAP ID: 17)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review, Conditional Use Permit, Conditional Use Permit 	
Approval body:	<ul style="list-style-type: none"> Planning Commission 	
Project No.:	<ul style="list-style-type: none"> PR No: 2026-03; Conditional Use Permit Nos. CUP 2026-01, 02; ACCELA No: PLN-2026-00017 	
Project Location:	<ul style="list-style-type: none"> Southeast corner of Birch Street and Kraemer Blvd. Assessor's Parcel Number (APN): 320-221-24 	
Project Description:	<ul style="list-style-type: none"> The Applicant request to develop in the M-1 zone within 300-feet of residential properties to facilitate construction of a 159,889 square foot retail warehouse (Costco), fueling station, parking lot and landscape improvements. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Ware Malcomb – Eric Namisniak 	
Application submittal Date:	<ul style="list-style-type: none"> March 18, 2026 	
Current Status:	<ul style="list-style-type: none"> Waiting for applicant resubmittal 	

05/05/26

DOWNTOWN BREA VALET PARKING PLAN UPDATE (MAP ID: 18)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Approval body:	<ul style="list-style-type: none"> Administrative
Project No.:	<ul style="list-style-type: none"> Minor Conditional Use Permit No. 2026-010; ACELA No: PLN-2026-00021
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-35, 319-292-06, 296-363-27 Key areas Downtown Brea
Project Description:	<ul style="list-style-type: none"> Request to update the Downtown Brea Valet Parking Plan
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> PMC Event Parking, LLC
Application submittal Date:	<ul style="list-style-type: none"> April 1, 2026
Current Status:	<ul style="list-style-type: none"> Awaiting applicant resubmittal

PROJECT MAP:



Approved/Entitled

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



BREA MALL MIXED USE PROJECT (MAP ID: 2)

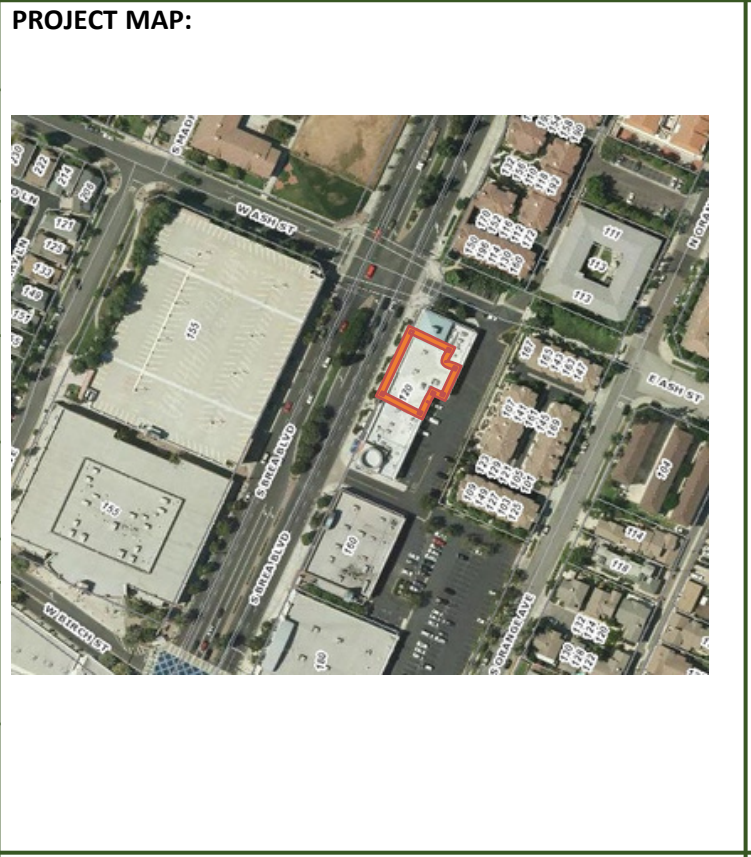
Case Type:	<ul style="list-style-type: none"> EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits
Project No.:	<ul style="list-style-type: none"> EIR 20-01, GPA No. 20-01; ZC No. 20-01, DA No. 20-01, TPM 22-113, PD No. 20-02, and CUP Nos. 20-06, 22-17, 22-18 and 22-19 ACCELA No. PLN 2021-00008
Project Location:	<ul style="list-style-type: none"> 100 Brea Mall Assessor's Parcel Number (APN): 319-101-37 19-100-26, -62, -63, -64, -71, -73, -75 -76, -79, -89 and 319-103-22 (Note: GPA No. 2020-01 and ZC No. 2020-01 apply to the entire Brea Mall site)
Project Description:	<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
Approvals:	<ul style="list-style-type: none"> Planning Commission Study Session (Project Preview) -September 27, 2022 Planning Commission Public Hearing (Project Introduction) - October 25, 2022. Planning Commission recommended approval of the project to the City Council on December 13, 2022 City Council Public Hearing (1st reading) - May 2, 2023. City Council approved the project during the 2nd reading - May 16, 2023
Current Status:	<ul style="list-style-type: none"> Under Construction

PROJECT MAP:



BOILING CRAB OUTDOOR PATIO AND ON-SITE ALCOHOL (MAP ID: 3)


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 includes a new outdoor patio and on-sale beer and wine alcohol service for 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
Approvals:	<ul style="list-style-type: none"> Administratively approved the PR application on June 6, 2023 Planning Commission approved the CUP application on September 12, 2023
Current Status:	<ul style="list-style-type: none"> Under construction




BREa PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 4)	
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"> 1639 E. Imperial Highway Assessor’s Parcel Number (APN): 319-391-01
Project Description:	<p>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.</p>
Project Planner:	Jessica Newtown, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Waad J. Nadhir
Approvals:	<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:

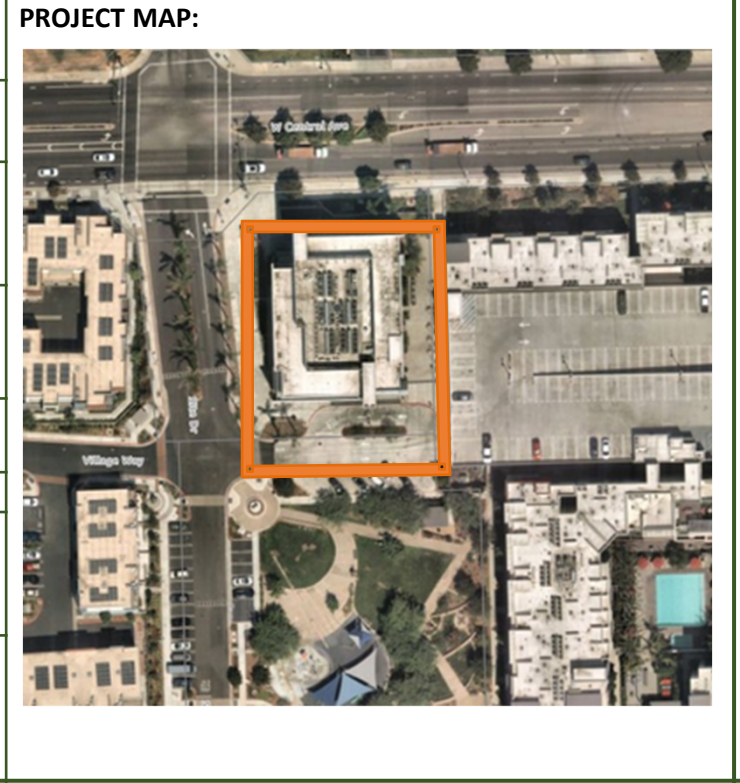


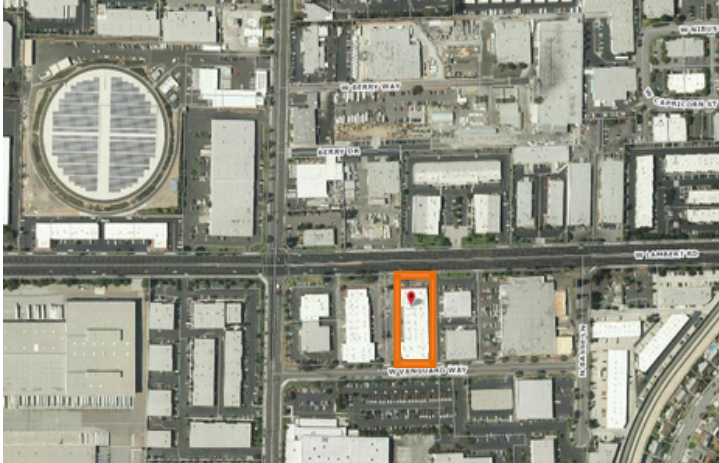
INDUSTRIAL BUILDING (MAP ID: 5)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-08; ACCELA No: PLN-2023-00049 	
Project Location:	<ul style="list-style-type: none"> 3200 Nasa Street Assessor's Parcel Number (APN): 320-303-11 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to construct a new 56,000 square-foot industrial building. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Dennis Roy 	
Application submittal Date:	<ul style="list-style-type: none"> Administratively approved July 1, 2024 	
Current Status:	<ul style="list-style-type: none"> In Construction 	

SOUTH BREA TOWNHOMES (MAP ID: 6)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit 	
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; ACCELA No: PLN-2023-00081 	
Project Location:	<ul style="list-style-type: none"> 685 S. Brea Boulevard Assessor's Parcel Number (APN): 284-282-06 	
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 townhome development. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityobrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Patrick Chien, City Ventures 	
Approvals	<ul style="list-style-type: none"> The Planning Commission approved the project on July 23, 2024. 	
Current Status:	<ul style="list-style-type: none"> Under Construction 	

AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 7)

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"> 380 W. Central Avenue Assessor's Parcel Number (APN): 296-241-10
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 (graham@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> New Cingular Wireless, PCS, LLC dba AT&T
Application submittal Date:	<ul style="list-style-type: none"> Administratively approved on August 22, 2024
Current Status:	<ul style="list-style-type: none"> Under Construction




PET AQUAMATION BUSINESS (MAP ID: 8)		PROJECT MAP: 
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"> 580 W. Lambert Road, Unit E Assessor's Parcel Number (APN): 296-081-07 	
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"> Pet Euthanasia of Southern California 	
Approvals:	<ul style="list-style-type: none"> Planning Commission approved on September 24, 2024 	
Current Status:	<ul style="list-style-type: none"> Under Construction 	

BREA PLAZA APARTMENTS (MAP ID: 9)	
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"> 1639 E. Imperial Highway Assessor's Parcel Number (APN): 319-102-25
Project Description:	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, Assistant Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Jahn Ngyuyen, Architects Orange
Approvals:	<ul style="list-style-type: none"> Planning Commission recommended approval to City Council on April 1, 2025 City Council approved the project on April 15, 2025
Current Status:	<ul style="list-style-type: none"> Awaiting building permit submittal

PROJECT MAP:




GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 10)		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"> Planning Commission recommended approval to City Council on April 1, 2025 City Council approved the project on April 15, 2025 	
Subsequent Approvals:	<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 and 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 permit review 	

SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 11)	
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"> 411 Sievers Avenue Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041
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
Approvals:	<ul style="list-style-type: none"> Planning Commission approved the project on April 22, 2025
Current Status:	<ul style="list-style-type: none"> Pending final map process

PROJECT MAP:



MAIN EVENT (MAP ID: 12)		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"> 245 W. Birch Street Assessor's Parcel Number: 296-362-25 	
Project Description:	<ul style="list-style-type: none"> The project allows an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Main Event Entertainment 	
Approvals:	<ul style="list-style-type: none"> Planning Commission approved the project on May 13, 2025 	
Current Status:	<ul style="list-style-type: none"> Under Construction 	

226 E ALDER – ADDITION WITH A SINGLE CAR GARAGE (MAP ID: 13)

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"> 226 E. Alder Street Assessor’s Parcel Number: 284-321-06
Project Description:	<ul style="list-style-type: none"> The project allows for an expansion of an existing single family home with a single car garage
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Peter Bacarro
Approvals:	<ul style="list-style-type: none"> Planning Commission approved the project on July 22, 2025
Current Status:	<ul style="list-style-type: none"> Under Construction


PROJECT MAP:



424 BERRY WAY – NEW INDUSTRIAL BUILDING (MAP ID: 14)	
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"> 424 Berry Way Assessor’s Parcel Number: 296-251-04
Project Description:	<ul style="list-style-type: none"> The Project includes demolition of the existing industrial buildings located at the eastern portion of the parcel and the construction a new 147,500 sq. ft. warehouse.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (graham@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Rexford Industrial, Berry LLC
Approvals:	<ul style="list-style-type: none"> Administratively approved on July 14, 2025
Current Status:	<ul style="list-style-type: none"> Under building permit review

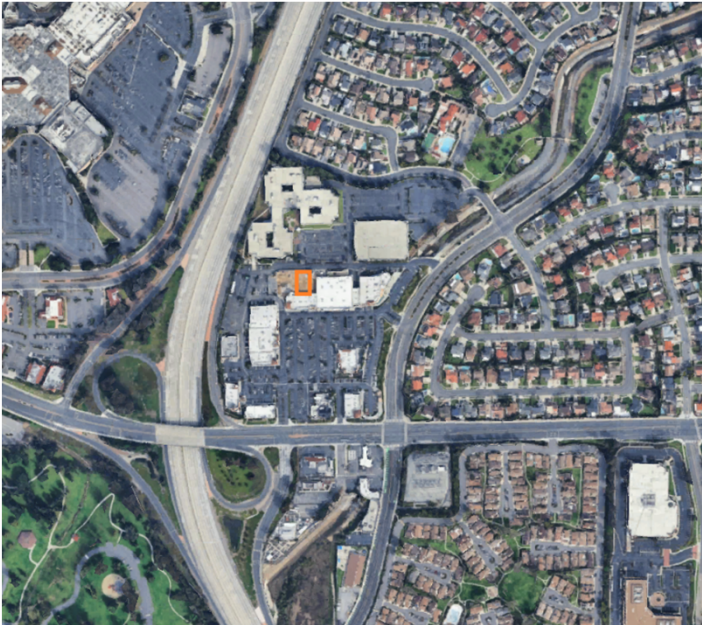
PROJECT MAP:




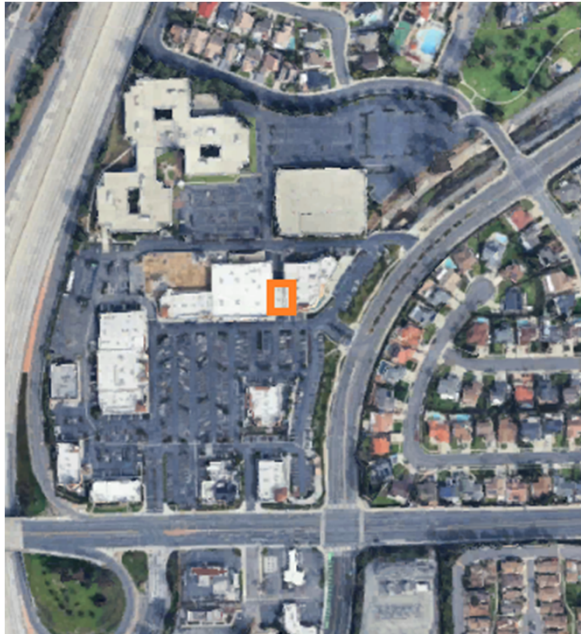
RAISING CANE'S (MAP ID: 15)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Plan Review 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-08, PR No. 2024-06, PD No. 2024-04; ACCELA No: PLN-2024-00067 	
Project Location:	<ul style="list-style-type: none"> 200 S. State College Boulevard Assessor's Parcel Number: 319-103-26 	
Project Description:	<ul style="list-style-type: none"> New drive-through restaurant (Raising Cane's) 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (graham@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Raising Cane's 	
Approvals:	<ul style="list-style-type: none"> Planning Commission approved the project on August 26, 2026 	
Current Status:	<ul style="list-style-type: none"> Under building permit review 	

<i>KOY RESTAURANT AND BAR ON-SITE ALCOHOL (MAP ID: 16)</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"> Complete

PROJECT MAP:

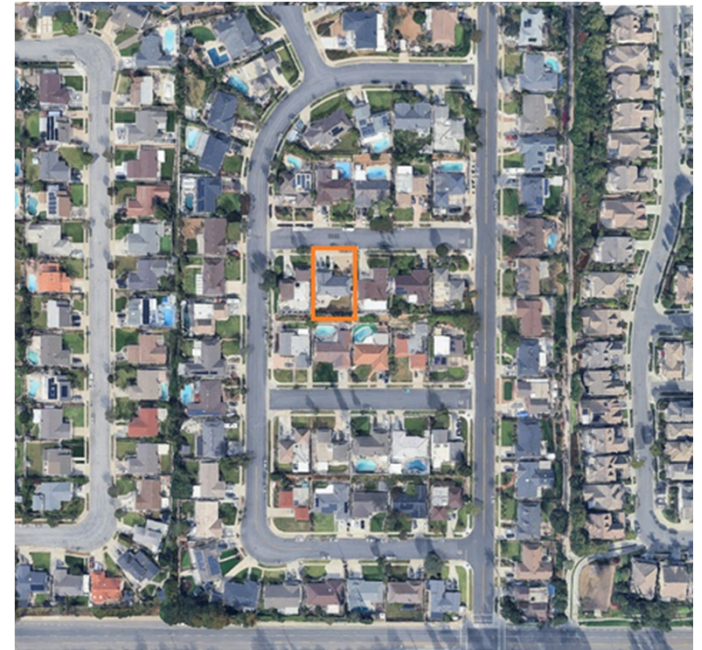


REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 17)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> AR No. 2025-04; ACCELA No: PLN-202-00032 	
Project Location:	<ul style="list-style-type: none"> 110 S. Redwood Avenue Assessor's Parcel Number: 319-273-17 	
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 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Raul Luna 	
Approvals:	<ul style="list-style-type: none"> Administratively approved on August 28, 2025 	
Current Status:	<ul style="list-style-type: none"> Under Construction 	

CHEF'S CUT ON-SITE ALCOHOL (MAP ID: 18)		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"> 415 S. Associated Road Assessor's Parcel Number (APN): 319-102-25 	
Project Description:	<ul style="list-style-type: none"> 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"> Administratively approved on September 2, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

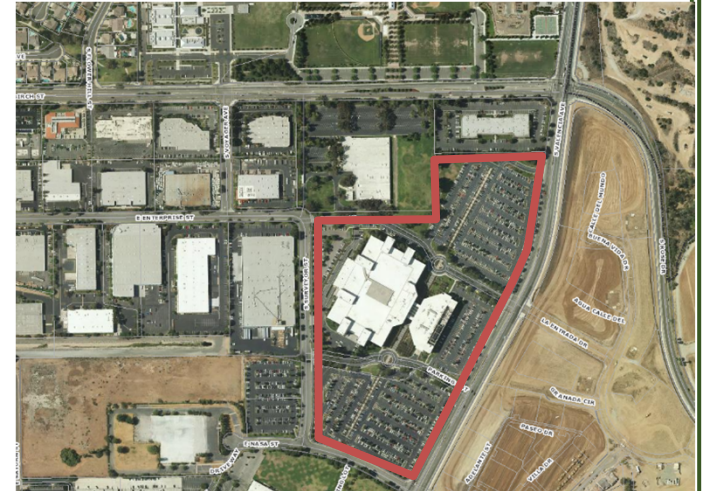
DEANNA DRIVE ADMINISTRATIVE REMEDY – LOT COVERAGE (MAP ID: 19)	
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-056; ACCELA No: PLN-2025-00039
Project Location:	<ul style="list-style-type: none"> 920 Deanna Drive Assessor's Parcel Number 304-124-04
Project Description:	<ul style="list-style-type: none"> Request to increase maximum allowable lot coverage
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Assistant Planner (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Hoel Park
Approvals:	<ul style="list-style-type: none"> Administratively approved on August 25, 2025
Current Status:	<ul style="list-style-type: none"> Under construction


PROJECT MAP:



AMAZON FACILITY (MAP ID: 20)	
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 review

PROJECT MAP:

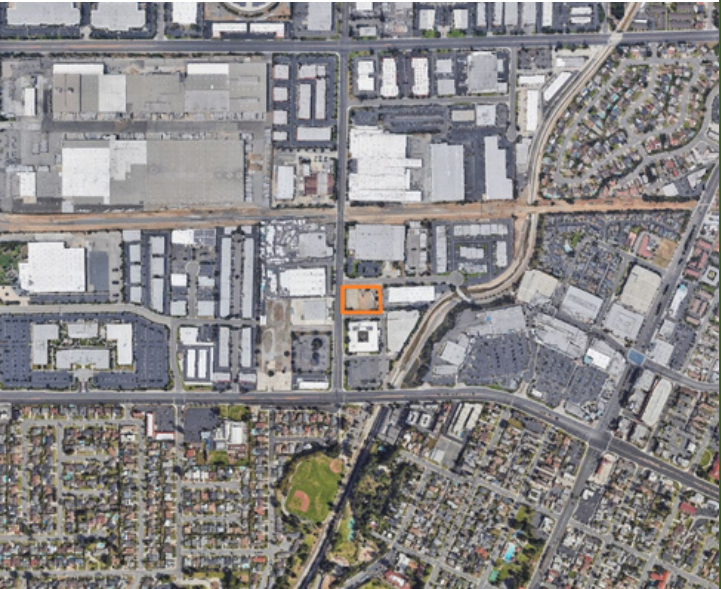



JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 21)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-02 & 02A; ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046 	
Project 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. 	
Approvals:	<ul style="list-style-type: none"> Preliminary Plan Review letter: April 10, 2024 City Council Density Bonus: February 25, 2025 	
Current Status:	<ul style="list-style-type: none"> Under Construction 	

MERCURY LANE APARTMENTS (MAP ID: 22)

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"> Southeast corner of Mercury Lane and Berry Street Assessor's Parcel Number (APN): 296-141-05
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
Approvals:	<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)

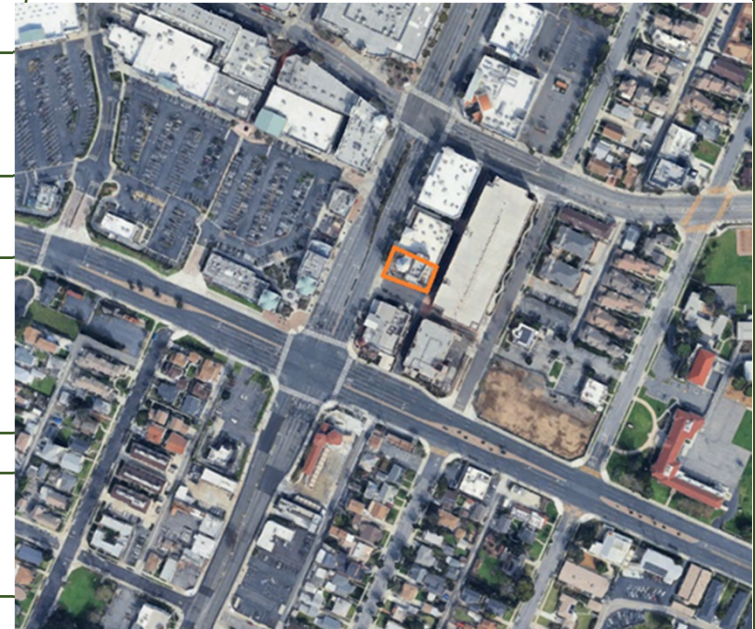


C&C AFFORDABLE HOUSING PROJECT (MAP ID: 23)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038 	
Project Location:	<ul style="list-style-type: none"> SEC of Mercury Lane and Berry Street Assessor's Parcel Number (APN): 296-143-01 	
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 	
Approvals:	<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 permit submittal 	

KARMA LOUNGE ON-SITE ALCOHOL (MAP ID: 24)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 315-052-02 215 S. Brea Boulevard, Suite 101 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Karma Lounge) 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Karma Lounge 	
Approvals:	<ul style="list-style-type: none"> Administrative - October 14, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

<i>SERVICE CHAMPIONS PARKING LOT (MAP ID: 25)</i>		
Case Type:	<ul style="list-style-type: none"> Plan Review 	<p>PROJECT MAP:</p> 
Project No.:	<ul style="list-style-type: none"> PR No. 2025-02 ACCELA No. PLN-2025-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-222-01 625 Columbia Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to construct a new parking lot and a driveway entrance for the project site 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Service Champions 	
Approvals:	<ul style="list-style-type: none"> Administrative - September 22, 2025 	
Current Status:	<ul style="list-style-type: none"> Under Construction 	


BENIHANA FAÇADE IMPROVEMENTS (MAP ID: 26)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2025-05; ACCELA No: PLN-2025-00045 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-37 260 S. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing a façade improvement for a new restaurant, Benihana. 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Benihana (Nikki Weaver) 	
Approvals:	<ul style="list-style-type: none"> Administrative: August 13, 2025 	
Current Status:	<ul style="list-style-type: none"> Approved, Under building plan check review 	



<i>LIVING HOPE CHURCH FAÇADE IMPROVEMENTS (MAP ID: 27)</i>	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2025-09; ACCELA No: PLN-2025-00066
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-391-32 1215 W. Lambert Road
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing exterior façade improvements.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Peter Park; Living Hope Church
Approvals	<ul style="list-style-type: none"> Administrative – January 27, 2026
Current Status:	<ul style="list-style-type: none"> Awaiting Construction Submittal

PROJECT MAP:



<i>TARGET SIGN PROGRAM REVISION (MAP ID: 28)</i>		PROJECT MAP: 
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 the Master Sign Program. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Mia Berg 	
Approvals	<ul style="list-style-type: none"> Administrative - October 20, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending building permit submittal 	

<i>CHICK-FIL-A DRIVE THRU IMPROVEMENTS (MAP ID: 29)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative
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 Address: 1647 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing drive thru and façade improvements.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Broneil Bet Govargez
Approvals	<ul style="list-style-type: none"> Administrative – March 31, 2026
Current Status:	<ul style="list-style-type: none"> Pending building permit submittal

PROJECT MAP:



PROLOGIS WAREHOUSE – PLAN REVIEW (MAP ID: 30)

Case Type:	<ul style="list-style-type: none"> Plan Review, Addendum to Environmental Impact Report
Project No.:	<ul style="list-style-type: none"> PR No. 2022-04; EIR No. 5-81 Addendum No. 1; ACCELA No. PLN 2022-00012 2727 E. Imperial Highway Assessor’s Parcel Number (APN): 320-091-66
Project Location:	<ul style="list-style-type: none"> 2727 E. Imperial Highway Assessor’s Parcel Number: 320-091-66
Project Description:	<ul style="list-style-type: none"> Demolition of an existing office building and development of a new warehouse (113,700 square feet) with related site improvements.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Nicole Torstvet
Approvals:	<ul style="list-style-type: none"> Administrative – May 4, 2026 Reference Map ID: XX for updated approval
Current Status:	<ul style="list-style-type: none"> Pending building permit submittal

PROJECT MAP:



PROLOGIS WAREHOUSE – PLAN REVIEW (SUBSTANTIAL CONFORMANCE) (MAP ID: 31)

Case Type:	<ul style="list-style-type: none"> Plan Review (Substantial Conformance)
Project No.:	<ul style="list-style-type: none"> PPR No: 2026-01; ACCELA No: PLN-2026-00007 Reference Previously Approved: PR No. 2022-04; EIR No. 5-81 Addendum No. 1
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 320-091-66 2727 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The applicant requests a substantial conformance review of a previously approved 113,716 square foot warehouse including office and mezzanine. This project requests to slightly reduce square footage and minor modifications to entrance facade and a new building exterior color palette.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Nicole Torstvet
Approvals:	<ul style="list-style-type: none"> Administrative – May 4, 2026 See Map ID: 30
Current Status:	<ul style="list-style-type: none"> Pending building permit submittal



REPEALED/DENIED

(Within one year)

N/A

05/05/26