



Planning Commission Agenda

Tuesday, June 23, 2026, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 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/89166452644>. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

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

1. GENERAL SESSION

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

2. CONSENT CALENDAR

- 2.A. May 12, 2026 Planning Commission Draft Meeting Minutes
 - 1. Approve

3. PUBLIC HEARINGS

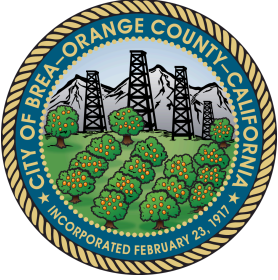
- 3.A. Review of Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05: The Hive Health and Fitness Center
 - 1. Open the public hearing and continue the item to the July 14, 2026 Regular Planning Commission Meeting.

4. ADMINISTRATIVE ITEMS

- 4.A. Committee Reports
- 4.B. Informational/Project Updates
 - 1. Receive and file

5. ADJOURNMENT

Date Posted: June 18, 2026



CITY *of* BREA

Planning Commission Communication

June 23, 2026

Item No. 2A.

May 12, 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

RECOMMENDATION

Staff recommends that the Planning Commission approve the May 12, 2026 Planning Commission Meeting Minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Attachments

[DRAFT PC Meeting Minutes 5-12-2026 to approve at June 23 2026 PC meeting.pdf](#)

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

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

May 12, 2026

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

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

Absent:

- **Ted Gribble**, Planning Commissioner Vice Chair

1. GENERAL SESSION

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

Chair Perez called the meeting to order at 6:02 p.m.

1.B. Pledge of Allegiance

Commissioner Donini led the Pledge of Allegiance.

1.C. Invocation

Pastor Jeff Hyun provided the invocation from Living Hope Church.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

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

Motion was made by Commissioner Schlotterbeck and seconded by Commissioner Madden. Motion passed 4-0-1, with Commissioner Gribble absent.

3. PUBLIC HEARINGS

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

Assistant Planner Graham Bultema presented an overview of the Zoning Ordinance Text Amendment (ZOTA) No. 2026-02 - Omnibus Code Update.

The Planning Commission asked questions and clarifications regarding the following topics:

- Whether protected dwelling units are pre-identified before a project comes forward
- The updated zoning of mixed-use zones through the General Plan update process
- The difference between the "Personal Services, General" and "Personal Services, Limited" land uses, regarding Amendment #6: Land Use Regulations for Personal Services
- Who makes the decision as to what is a protected dwelling unit
- The time frame during which an individual house is protected as a dwelling unit
- The property line requirement of detached "decks" adjacent to the property

City Planner Maribeth Tinio and Assistant Planner Bultema responded to commissioner questions and requests.

Chair Perez opened the public hearing and invited public comments.

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

A motion was made by Commissioner Madden and seconded by Commissioner Schlotterbeck. The motion carried with a vote of 4-0-1, with Commissioner Gribble absent.

4. ADMINISTRATIVE ITEMS

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

Assistant Engineer Angelica Flores presented the Capital Improvement Program (CIP) General Plan Conformance.

The Planning Commission asked questions related to timing of CIP projects, current projects (e.g. Arovista Modernization), and project descriptions and how to determine if mobility improvements are included.

Assistant Engineer Angelica Flores and Assistant City Engineer Bryan Hong responded to the Commissioner's questions.

A motion was made by Chair Perez and seconded by Commissioner Schlotterbeck. The motion carried with a vote of 4-0-1, with Commissioner Gribble absent.

4.B. Committee Reports

None.

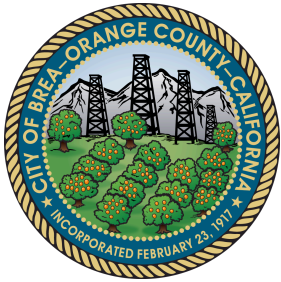
4.C. Informational/Project Updates

Commissioner Donini asked about the status of the damaged "Welcome to Brea" sign.

Staff indicated they will check with Public Works and report back to the Commission with the status.

5. ADJOURNMENT

The meeting was adjourned at 6:40 p.m.



CITY *of* BREA

Planning Commission Communication

June 23, 2026

Item No. 4B.

Informational/Project Updates

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

RECOMMENDATION

Staff recommends that the Planning Commission receive and file.

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Attachments

[Projects in Process - Updated 06.09.26.pdf](#)

City of Brea

Project Updates

June 9, 2026

06/09/26

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-Thru Food Use	300-305 W. Imperial Highway (Gateway Shopping Center)
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
19	Historic Resource Designation	119 S. Redwood
20	Brea Town Center – PD Amendment	1000 E. Imperial Highway
21	Addition to Historic Designated Residence	321 S. Madrona Avenue
22	Brea Place Sign Program Amendment	100-145 S. State College Boulevard
23	Brea 265 Planning Area 1 - Staging Area Park	Northeast area of Rose Drive/Blake Road
24	Brea 265 Planning Area 3 – Private Recreation Center	Northeast area of Rose Drive/Vesuvius Drive
25	Brea 265 Planning Area 3C	Southeast of Rose Drive/Vesuvius Drive
26	Certificate of Compatibility – 2-story ADU	432 S. Orange Avenue

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

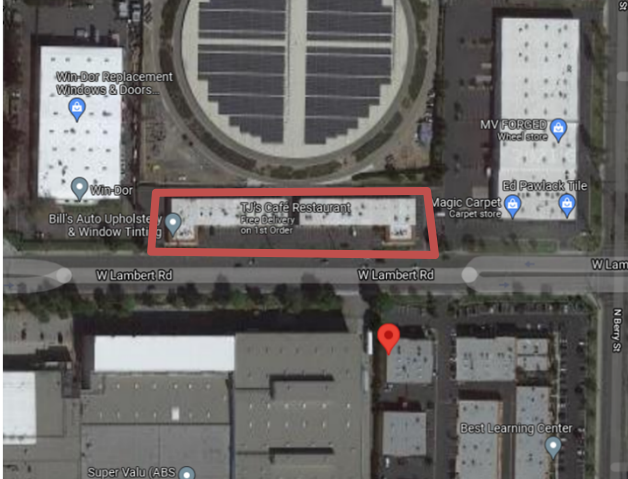
APPROVED/ENTITLED, UNDER CONSTRUCTION, COMPLETED

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	2727 E. Imperial Highway
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)		
Case Type	Tentative Parcel Map	PROJECT MAP: 
Approval Body:	Planning Commission	
Project No.:	TPM 2021-189; Accela No.: PLN-2021-00061	
Project Location:	700-800 W. Lambert Road - Accessor's Parcel Number (APN): 296-223-13	
Project Description:	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:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)	
Application submittal Date:	October 25, 2021	
Current Status:	- 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)		
Case Type:	Conditional Use Permit, Precise Development, Administrative Remedy	PROJECT MAP: 
Approval Body:	Planning Commission	
Project No.:	CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027	
Project Location:	200 N. Puente Street - Assessor's Parcel Number (APN): 296-231-12	
Project Description:	The applicant is proposing a new two-story office building for an Albertson's distribution center.	
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	John Doan	
Application submittal Date:	April 25, 2025	
Current Status:	Pending Applicant resubmittal	

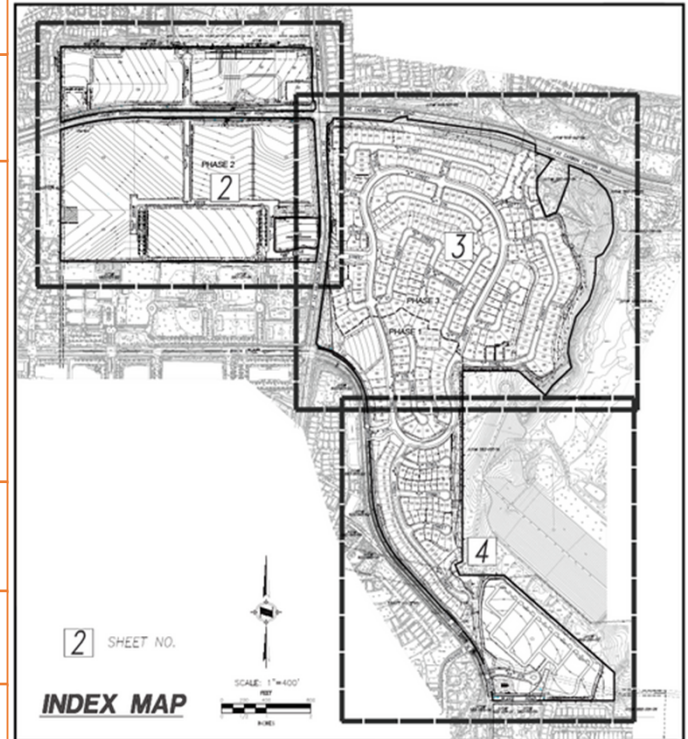
06/09/26

MILLS ACT CONTRACT (MAP ID: 3)		
Case Type:	Mills Act Contract	PROJECT MAP: 
Approval Body	City Council	
Project No.:	MA No. 2025-01; ACCELA No: PLN-2025-00004	
Project Location:	420 S. Madrona Avenue - Assessor's Parcel Number (APN): 284-241-06	
Project Description:	The Applicant is requesting to enter into a Mills Act Contract with the City	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Jeff Jordan	
Application submittal Date:	January 28, 2025	
Current Status:	Pending Applicant resubmittal	

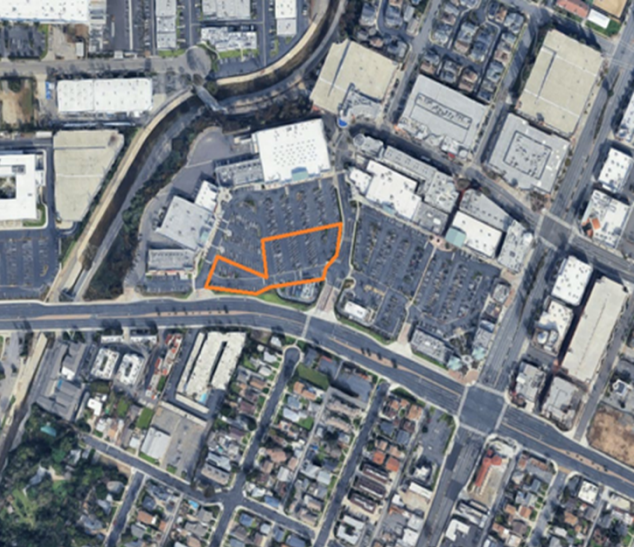
TENTATIVE TRACT MAP AMENDMENT – BREA 265 (MAP ID: 4)

Case Type:	Tentative Tract Map
Approval Body	Planning Commission
Project No.:	PR No. 2025-03, Condominium map; ACCELA No: PLN-2025-00020
Project Location:	- 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:	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:	Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	Lennar Homes of California, LLC (Brett Hamara)
Application submittal Date:	April 15, 2025
Current Status:	Pending Applicant resubmittal

PROJECT MAP:



BREA 265 PLANNING AREA 1 (MAP ID: 5)		
Case Type:	Plan Review	PROJECT MAP: 
Approval Body	Administrative (Specific Plan)	
Project No.:	TTM 16423 Amendment No. 1; ACCELA No: PLN-2025-00019	
Project Location:	- 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:	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:	Jessica Newton, Senior Planner (jessican@cityofbrea.gov)	
Applicant:	Lennar Homes of California, LLC (Brett Hamara) April 15, 2025	
Application submittal Date:	April 15, 2025	
Current Status:	Pending Applicant resubmittal	

NEW AUTOMOBILE SERVICE STATION AND DRIVE-THROUGH FACILITY (MAP ID: 6)		
Case Type:	Conditional Use Permit, Precise Development	PROJECT MAP: 
Approval Body:	Planning Commission	
Project No.:	CUP Nos. 2025-07 through 09; PD No. 2025-01; ACCELA No: PLN-2025-00015	
Project Location:	- Address: 300-305 W. Imperial Highway - Assessor's Parcel Number (APN): 296-376-03 and 12	
Project Description:	The Applicant is proposing to develop a new automobile service station and a new drive-through facility at Brea Gateway Shopping Center	
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	Brixmor Property Group (Thomas Rubio)	
Application submittal Date:	August 12, 2025	
Current Status:	Pending Applicant resubmittal	

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<i>THE HIVE FITNESS STUDIO (MAP ID: 7)</i>		
Case Type:	Conditional Use Permits	PROJECT MAP: 
Approval Body:	Planning Commission	
Project No.:	CUP No. 2025-14 & CUP No. 2026-05; ACCELA No: PLN-2025-00052	
Project Location:	- Address: 650 N. Berry Street - Assessor's Parcel Number (APN): 296-132-01	
Project Description:	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:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)	
Applicant:	Benjamin Lin	
Application submittal Date:	September 9, 2025	
Current Status:	Scheduled for June 23, 2026 Planning Commission Meeting	

BECKMAN SOUTH RESIDENTIAL (MAP ID: 8)		
Case Type:	Preliminary Plan Review	PROJECT MAP: 
Approval Body:	N/A	
Project No.:	PPR No. 2025-01; ACCELA No: PLN-2025-00057	
Project Location:	- Address: 250 S. Kraemer Boulevard - Assessor's Parcel Number (APN): 320-221-25	
Project Description:	Preliminary review of a new residential project proposing 278 attached dwelling units on a 15.33 acre site	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Brett Hamara, Lennar Homes	
Application submittal Date:	October 1, 2025	
Current Status:	Pending applicant formal submittal	

06/09/26

NEW RESIDENTIAL DEVELOPMENT (MAP ID: 9)

Case Type:	Conditional Use Permit, Tentative Tract Map, Plan Review, Density Bonus
Approval Body:	Planning Commission
Project No.:	CUP 2025-16, PR 2025-06, DB 2025-02, TPM 2025-01; ACCELA No: PLN-2025-00060
Project Location:	112 Bracken Street - Assessor's Parcel Number (APN): 296-332-17
Project Description:	The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	Eric Gonsalves of The Cirrus Company, LLC
Application submittal Date:	- October 5, 2025 - Applicant originally submitted a Preliminary Plan Review in 2024.
Current Status:	Pending Applicant resubmittal

PROJECT MAP:



MILLS ACT CONTRACT (MAP ID: 10)		
Case Type:	Mills Act Contract	PROJECT MAP: 
Approval Body	City Council	
Project No.:	MA No. 2025-01; ACCELA No: PLN-2025-00004	
Project Location:	210 W Elm St. - Assessor's Parcel Number (APN): 284-262-04	
Project Description:	The Applicant is requesting to enter into a Mills Act Contract with the City	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	BreeAnn & Riley Stallsmith	
Application submittal Date:	January 7, 2026	
Current Status:	Pending resubmittal from the applicant	

BREA INDUSTRIAL SPECIFIC PLAN AMENDMENT (MAP ID: 11)

Case Type:	Preliminary Plan Review
Approval Body:	N/A
Project No.:	PPR No: 2026-01; ACCELA No: PLN-2026-00005
Project Location:	915-975 W. Imperial Highway - Assessor's Parcel Number (APN): 296-342-06
Project Description:	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:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	James McGrade
Application submittal Date:	January 20, 2026
Current Status:	Comments provided, pending formal submittal

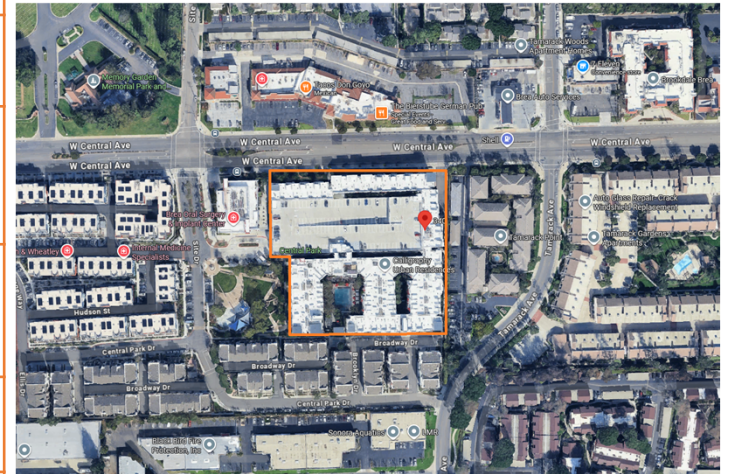
PROJECT MAP:



WIRELESS COMMUNICATION FACILITY (MAP ID: 12)

Case Type:	Plan Review
Approval Body:	Administrative
Project No.:	PR No: 2026-02; ACCELA No: PLN-2026-00010
Project Location:	340 W. Central Avenue - Assessor's Parcel Number (APN): 296-241-12
Project Description:	The Applicant requests review of a new minor roof-mounted wireless telecommunications facility on an existing building.
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Leticia Smith with Smartlink on behalf of Verizon
Application submittal Date:	February 9, 2026
Current Status:	Pending Applicant resubmittal

PROJECT MAP:



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

Case Type:	Preliminary Plan Review
Approval body:	N/A
Project No.:	PPR No: 2026-02; ACCELA No: PLN-2026-00008
Project Location:	217 & 303 E. Birch Street (Crosspointe Church and Parking Lot) - Assessor's Parcel Number (APN): 319-283-27, 319-282-14
Project Description:	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:	Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	Curtis Cummins
Application submittal Date:	February 26, 2026
Current Status:	Pending Formal Submittal

PROJECT MAP:



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

Case Type:	Plan Review
Approval body:	Administrative (Specific Plan)
Project No.:	PR No: 2026-04; ACCELA No: PLN-2026-00011
Project Location:	- Northeast area of Rose Drive/Vesuvius Drive - Assessor's Parcel Number (APN): 3322-031-014, 322-031-19, 322-031-21
Project Description:	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:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Lennar Homes of California, LLC (Brian George)
Application submittal Date:	February 10, 2026
Current Status:	Pending Applicant Resubmittal

PROJECT MAP:



AMAZON MASTER SIGN PROGRAM (MAP ID: 15)

Case Type:	Plan Review
Approval body:	Administrative
Project No.:	PR 2026-05; ACCELA No: PLN-2026-00015
Project Location:	275 Valencia Avenue - Assessor's Parcel Number (APN): 320-233-17
Project Description:	Comprehensive sign program for the new Amazon Warehouse
Project Planner:	Graham Bultema, Assistant Planner (graham@cityofbrea.gov)
Applicant:	Ware Malcom
Application submittal Date:	February 10, 2026
Current Status:	Pending Applicant Resubmittal

PROJECT MAP:



BREA 265 PLANNING AREA 3B (MAP ID: 16)

Case Type:	Plan Review
Approval body:	Administrative (Specific Plan)
Project No.:	PR No: 2026-03; ACCELA No: PLN-2026-00011
Project Location:	- Northeast area of Rose Drive/Vesuvius Drive - Assessor's Parcel Number (APN): 322-031-14, 322-031-19, 322-031-21
Project Description:	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:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Lennar Homes of California, LLC (Brian George)
Application submittal Date:	February 10, 2026
Current Status:	Under Review

PROJECT MAP:



06/09/26

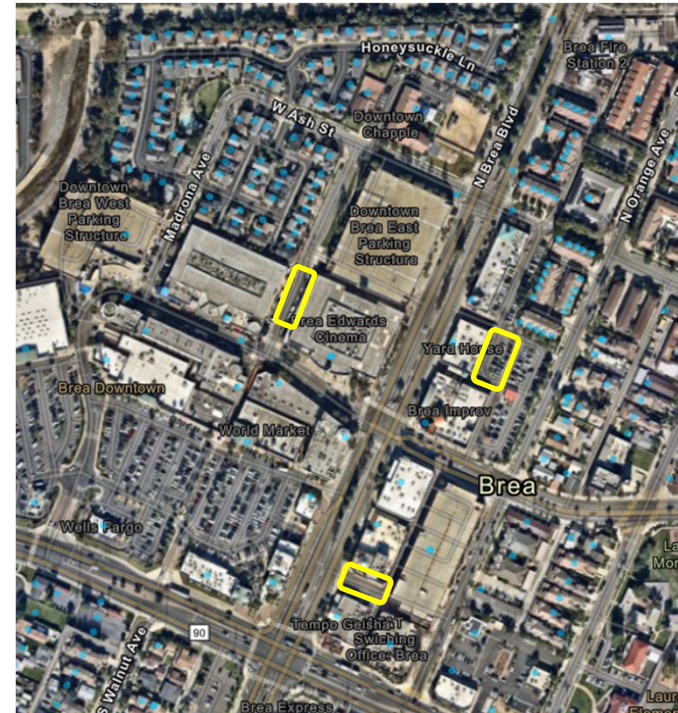
COSTCO (MAP ID: 17)		
Case Type:	Plan Review, Conditional Use Permit, Conditional Use Permit	PROJECT MAP: 
Approval body:	Planning Commission	
Project No.:	PR No: 2026-03; Conditional Use Permit Nos. CUP 2026-01, 02; ACCELA No: PLN-2026-00017	
Project Location:	- Southeast corner of Birch Street and Kraemer Blvd. - Assessor's Parcel Number (APN): 320-221-24	
Project Description:	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:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Ware Malcomb – Eric Namisniak	
Application submittal Date:	March 18, 2026	
Current Status:	Under Review	

06/09/26

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

Case Type:	Minor Conditional Use Permit
Approval body:	Administrative
Project No.:	Minor Conditional Use Permit No. 2026-010; ACCELA No: PLN-2026-00021
Project Location:	- Assessor's Parcel Number (APN): 319-291-35, 319-292-06, 296-363-27 - Key areas Downtown Brea
Project Description:	Request to update the Downtown Brea Valet Parking Plan
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	PMC Event Parking, LLC
Application submittal Date:	April 1, 2026
Current Status:	Awaiting applicant resubmittal

PROJECT MAP:



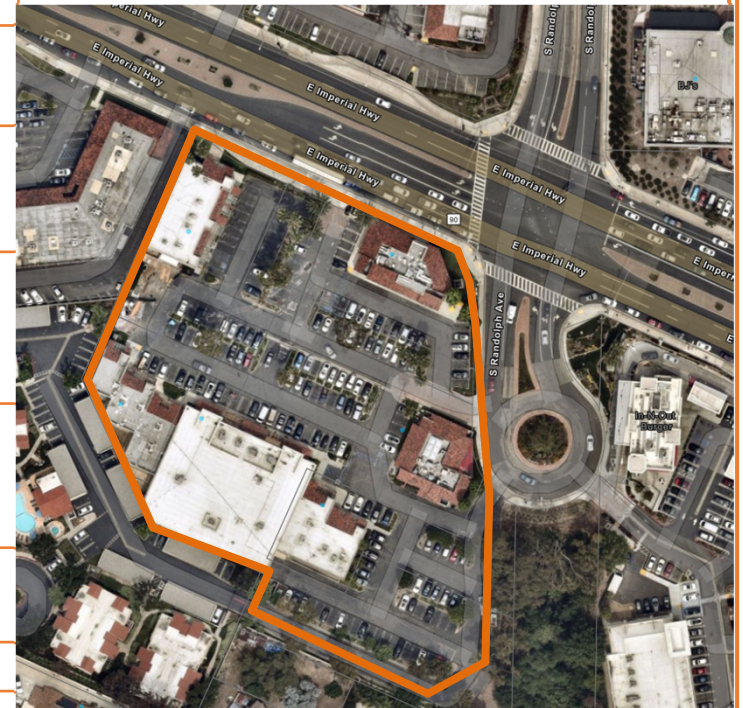
06/09/26

119 S. Redwood Avenue (MAP ID: 19)		
Case Type:	Historic Resource Designation	PROJECT MAP: 
Approval body:	Planning Commission	
Project No.:	Historic Resource Designation No. 2026-01; ACCELA No: PLN-2026-00033	
Project Location:	- Assessor's Parcel Number (APN): 319-274-05 119 S. Redwood Avenue	
Project Description:	Request add residential structure to the Brea Historic Resources Register	
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	David and Maria Galarze	
Application submittal Date:	May 19, 2026	
Current Status:	Under Review	

BREA TOWN CENTER – PD AMENDMENT (MAP ID: 20)

Case Type:	Precise Development Amendment
Approval body:	Planning Commission
Project No.:	Precise Development No. 2026-02; ACCELA No: PLN-2026-00025
Project Location:	- Assessor's Parcel Number (APN): 284-181-01, 02, 03, 04, 05, 06 1000 E. Imperial Highway
Project Description:	Amend Precise Development approval to allow for increased restaurant square footage at Brea Town Center
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Jon Adams
Application submittal Date:	April 14, 2026
Current Status:	Awaiting applicant resubmittal

PROJECT MAP:



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ADDITION TO HISTORIC RESOURCE NO. (MAP ID: 21)

Case Type:	Plan Review
Approval body:	Administrative
Project No.:	Plan Review No. PR 2026-07; ACCELA No: PLN-2026-00026
Project Location:	- Assessor's Parcel Number (APN): 284-251-06 321 S. Madrona Avenue
Project Description:	Proposed addition of approximately 300 square feet to the rear of the historically designated residence
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	Einav Yanay
Application submittal Date:	April 15, 2026
Current Status:	Under Review

PROJECT MAP:



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BREA PLACE SIGN PROGRAM AMENDMENT (MAP ID: 22)

Case Type:	Plan Review
Approval body:	Administrative
Project No.:	Plan Review No. PR 2026-10; ACCELA No: PLN-2026-00036
Project Location:	- Assessor's Parcel Number (APN): 319-332-07 100-145 S. State College Boulevard
Project Description:	Amend Master Sign Program for Brea Place to allow for an additional sign on the west elevation of
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	Kylan Soni
Application submittal Date:	June 1, 2026
Current Status:	Under review

PROJECT MAP:

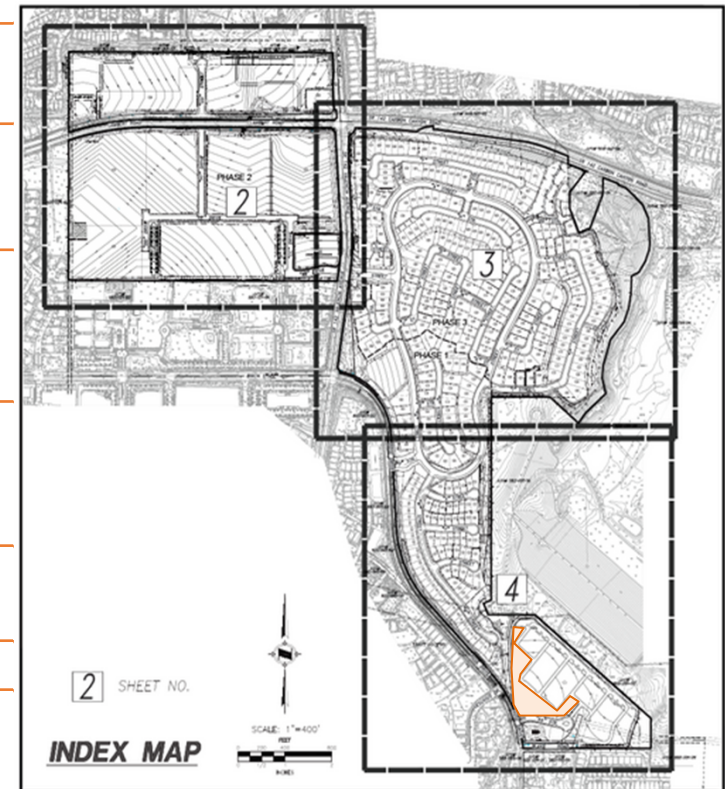


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BREA 265 PLANNING AREA 2 – STAGING AREA PARK. (MAP ID: 23)

Case Type:	Plan Review (Specific Plan)
Approval body:	Administrative
Project No.:	Plan Review No. PR 2026-08; ACCELA No: PLN-2026-00034
Project Location:	- Assessor's Parcel Number (APN): 322-031-10 - Northeast area of
Project Description:	2.21 Acre Trailhead Park (Staging Area Park) Planning Area 2
Project Planner:	Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	Shaun Bowen
Application submittal Date:	June 1, 2026
Current Status:	Under Review

PROJECT MAP:

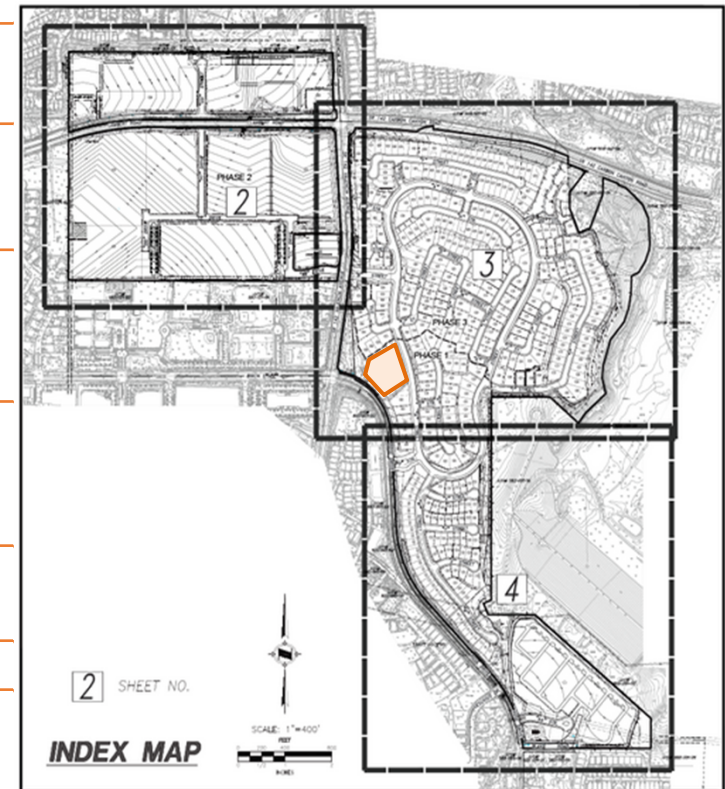


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BREA 265 PLANNING AREA 3 – PRIVATE RECREATION CENTER (MAP ID: 24)

Case Type:	Plan Review (Specific Plan)
Approval body:	Administrative
Project No.:	Plan Review No. PR 2026-09; ACCELA No: PLN-2026-00035
Project Location:	- Assessor's Parcel Number (APN): 322-031-10 - East of Valencia Avenue and Rose Drive
Project Description:	Private recreation center for Planning Area 3
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Shaun Bowen
Application submittal Date:	June 1, 2026
Current Status:	Under Review

PROJECT MAP:

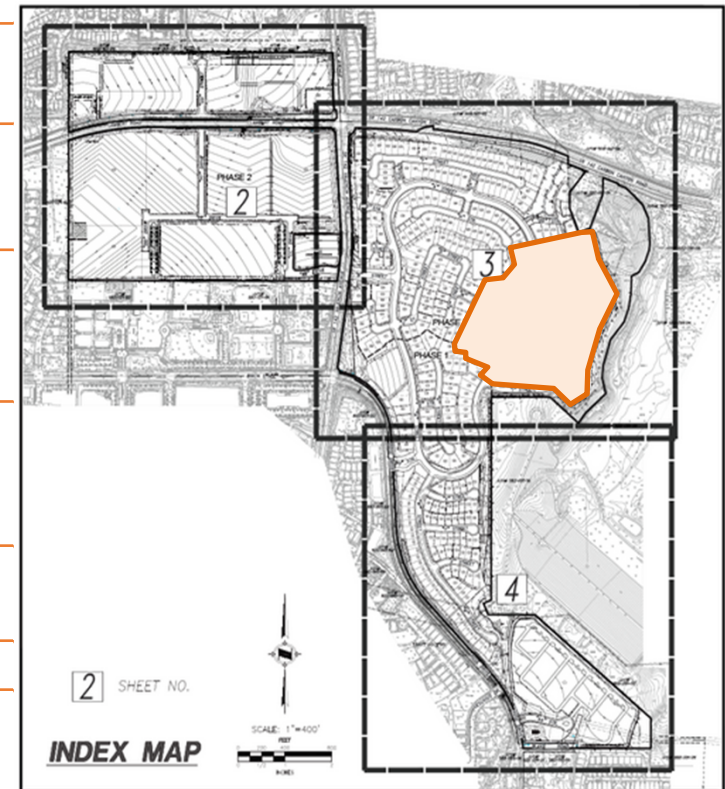


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BREA 265 PLANNING AREA 3C (MAP ID: 25)

Case Type:	Plan Review (Specific Plan)
Approval body:	Administrative
Project No.:	Plan Review No. PR 2026-11; ACCELA No: PLN-2026-00038
Project Location:	- Assessor's Parcel Number (APN): 322-031-10 - East of Valencia Avenue and Rose Drive
Project Description:	The Applicant is proposing to develop Planning Area 3c of Brea 265 Specific Plan, which includes 90 detached single-family homes ranging in size from 4,257 square feet to 4,765 square feet.
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Lennar c/o Brett Hamara
Application submittal Date:	June 4, 2026
Current Status:	Under Review

PROJECT MAP:



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CERTIFICATE OF COMPATIBILITY (MAP ID: 26)

Case Type:	Certificate of Compatibility
Approval body:	Planning Commission
Project No.:	Certificate of Compatibility No. CC 02026-01; ACCELA No: PLN-2026-00040
Project Location:	- Assessor's Parcel Number (APN): 284-244-07 432 S. Orange Avenue
Project Description:	The Applicant requests to allow a second story, 800 square foot detached ADU above a 2-car garage and storage area for an overall building height of 24-feet, 6 inches.
Project Planner:	Graham Bultema, Assistant Planner (graham@cityofbrea.gov)
Applicant:	James Bobbett
Application submittal Date:	June 9, 2026
Current Status:	Under Review

PROJECT MAP:



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Approved/Entitled

GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 1)			
Case Type:	Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit	PROJECT MAP: 	
Project No.:	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:	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:	Cristal Nava, Assistant Planner cristaln@cityofbrea.gov		
Applicant:	Dwight Manley		
Approvals:	- 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:	Under Construction		

BREA MALL MIXED USE PROJECT (MAP ID: 2)

Case Type:	EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits
Project No.:	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:	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:	The project includes: (1) General Plan Amendment to change the General Plan Land Use designation of the Project site and the Brea Mall from Regional Commercial to Mixed Use I; (2) Zone Change to change the zoning designation of the site from Major Shopping Center (C-C) with a Precise Development (P-D) overlay to Mixed Use I (MU-I); (3) Development Agreement to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan to demolish the former Sears building and surface parking lot and allow a new mixed-use development that includes retail, restaurants, for-rent residential apartments, a resort-type fitness center and an outdoor gathering space; (5) Tentative Parcel Map for subdivision; and (6) Conditional Use Permits for shared parking, to establish the Brea Mall sign program, to allow on-site alcohol consumption of beer, wine and distilled spirits within dining establishments and to allow a fitness center
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	Simon Properties
Approvals:	- 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:	Under Construction

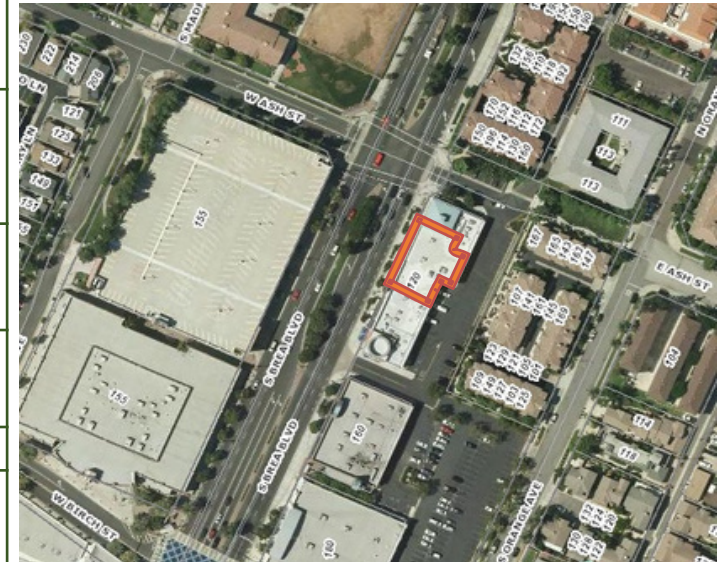
PROJECT MAP:



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

Case Type:	Plan Review; Conditional Use Permit
Project No.:	PR 2023-03; ACCELA No. PLN 2023-00017 CUP No. 2023-07; ACCELA No: PLN-2023-00039
Project Location:	120 S. Brea Boulevard, Suite 106 - Assessor's Parcel Number (APN): 296-364-25
Project Description:	The Project includes a new outdoor patio and on-sale beer and wine alcohol service for a sit-down restaurant (Boiling Crab).
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	Alejandra Zoquipa
Approvals:	- Administratively approved the PR application on June 6, 2023 - Planning Commission approved the CUP application on September 12, 2023
Current Status:	Complete

PROJECT MAP:



BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 4)			
Case Type:	Conditional Use Permit, Precise Development	PROJECT MAP: 	
Project No.:	CUP No. 2022-23; PD No. 2022-12; ACCELA No: PLN-2022-00078		
Project Location:	1639 E. Imperial Highway - Assessor’s Parcel Number (APN): 319-391-01		
Project Description:	The project includes demolition of a 18,425 square foot theater (Building F) and remodeling Buildings E & G for retail ground floor use and a new second floor for office use. Building E would add 7,787 square feet to the ground floor and a new 6,500 square foot second floor with a 3,028 square foot outdoor patio, and a new loading area to the rear of the building. Building G would add a new 8,480 square foot second floor with a 1,048 square foot outdoor patio.		
Project Planner:	Jessica Newton, Senior Planner (jessican@cityofbrea.gov)		
Applicant:	Waad J. Nadhir		
Approvals:	The Planning Commission approved the application on August 8, 2023.		
Current Status:	Complete		

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INDUSTRIAL BUILDING (MAP ID: 5)		
Case Type:	Plan Review	PROJECT MAP: 
Project No.:	PR 2023-08; ACCELA No: PLN-2023-00049	
Project Location:	3200 Nasa Street - Assessor's Parcel Number (APN): 320-303-11	
Project Description:	The applicant is proposing to construct a new 56,000 square-foot industrial building.	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Dennis Roy	
Application submittal Date:	Administrative - July 1, 2024	
Current Status:	Under Construction	

SOUTH BREA TOWNHOMES (MAP ID: 6)

Case Type:	Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit
Project No.:	PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; ACCELA No: PLN-2023-00081
Project Location:	685 S. Brea Boulevard - Assessor's Parcel Number (APN): 284-282-06
Project Description:	The project includes demolition of the existing retail building and construction of a new 32-unit, 3 story residential townhome development.
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	Patrick Chien, City Ventures
Approvals	Planning Commission - July 23, 2024
Current Status:	Under Construction

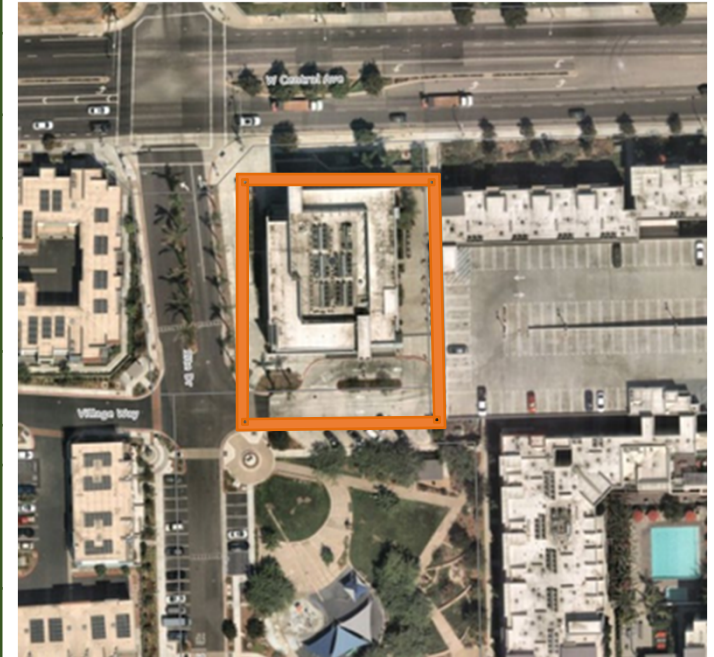
PROJECT MAP:

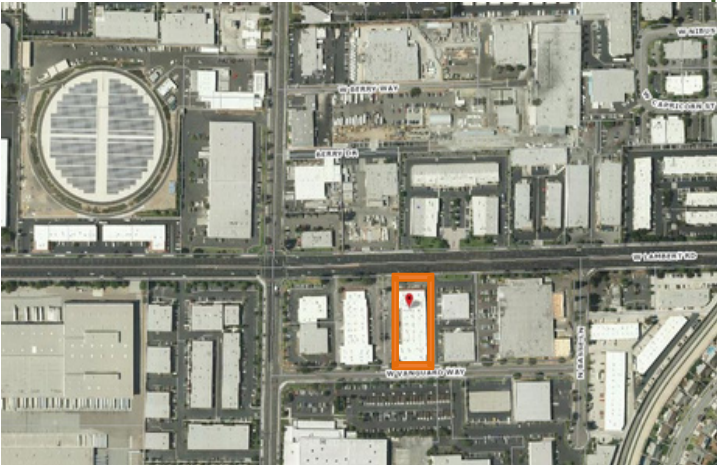


AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 7)

Case Type:	Plan Review
Project No.:	PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074
Project Location:	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:	Graham Bultema, Assistant Planner (graham@cityofbrea.gov)
Applicant:	New Cingular Wireless, PCS, LLC dba AT&T
Application submittal Date:	Administratively approved on August 22, 2024
Current Status:	Under Construction

PROJECT MAP:



PET AQUAMATION BUSINESS (MAP ID: 8)		PROJECT MAP: 
Case Type:	Conditional Use Permit	
Project No.:	CUP No. 2022-15; ACCELA No. PLN 2022-00053	
Project Location:	580 W. Lambert Road, Unit E - Assessor's Parcel Number (APN): 296-081-07	
Project Description:	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:	Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)	
Applicant:	Pet Euthanasia of Southern California	
Approvals:	Planning Commission - September 24, 2024	
Current Status:	Complete	

BREA PLAZA APARTMENTS (MAP ID: 9)		
Case Type:	General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum	PROJECT MAP: 
Project No.:	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:	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:	Jessica Newton, Senior Planner (jessican@cityofbrea.gov)	
Applicant:	Jahn Ngyuyen, Architects Orange	
Approvals:	- Planning Commission recommended approval to City Council - April 1, 2025 - City Council - April 15, 2025	
Current Status:	Awaiting building permit submittal	

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GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 10)		
Case Type:	General Plan Amendment, Zone Change, Plan Review, Development Agreement, Precise Development, Tentative Tract Map, Environmental Impact Report	PROJECT MAP: 
Project No.:	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:	- Assessor's Parcel Number (APN): 319-102-34 1698-1700 Greenbriar Lane	
Project Description:	The project allows for a new 179 single-family attached dwelling unit development.	
Project Planner:	Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov)	
Applicant:	Gary Jones of Lennar Homes of California, Inc.	
Approval Date:	- Planning Commission recommended approval to City Council - April 1, 2025 - City Council - April 15, 2025	
Subsequent Approvals:	TR No. 2025-01; ACCELA No: PLN-2025-00035: This allows removal of five Sycamore trees at the Greenbriar Residential Development project site (approved June 19, 2025); ACCELA No: PLN-2025-00062: This allows modify required setbacks along Greenbriar lane an modify the number of required guest spaces (approved November 13, 2025).	
Current Status:	Site clearance and demolition has begun; Under building permit review	

SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 11)		
Case Type:	Tentative Parcel Map	PROJECT MAP: 
Project No.:	Tentative Parcel Map No. 2024-135; ACCELA No: PLN-2024-00036	
Project Location:	411 Sievers Avenue - Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041	
Project Description:	The project allows for a subdivision/reorganization of 7 existing lots into 4 new lots.	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Michael Jelensky	
Approvals:	Planning Commission approved the project on April 22, 2025	
Current Status:	Pending final map process	

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MAIN EVENT (MAP ID: 12)		
Case Type:	Conditional Use Permit	PROJECT MAP: 
Project No.:	CUP No. 2025-02 and CUP No. 2025-03; ACCELA No: PLN-2025-00005	
Project Location:	245 W. Birch Street - Assessor's Parcel Number: 296-362-25	
Project Description:	The project allows an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event	
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	Main Event Entertainment	
Approvals:	Planning Commission - May 13, 2025	
Current Status:	Under Construction	

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

Case Type:	Variance
Project No.:	ZV No. 2025-01; ACCELA No: PLN-2025-00026
Project Location:	226 E. Alder Street - Assessor's Parcel Number: 284-321-06
Project Description:	The project allows for an expansion of an existing single family home with a single car garage
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Peter Bacarro
Approvals:	Planning Commission approved the project on July 22, 2025
Current Status:	Under Construction

PROJECT MAP:



424 BERRY WAY – NEW INDUSTRIAL BUILDING (MAP ID: 14)

Case Type:	Plan Review
Project No.:	PR No. 2024-01; ACCELA No: PLN-2024-00009
Project Location:	424 Berry Way - Assessor's Parcel Number: 296-251-04
Project Description:	The Project includes demolition of the existing industrial buildings located at the eastern portion of the parcel and the construction a new 147,500 sq. ft. warehouse.
Project Planner:	Graham Bultema, Assistant Planner (graham@cityofbrea.net)
Applicant:	Rexford Industrial, Berry LLC
Approvals:	Administrative - July 14, 2025
Current Status:	Under building permit review

PROJECT MAP:



RAISING CANE'S (MAP ID: 15)		
Case Type:	Conditional Use Permit, Precise Development, Plan Review	PROJECT MAP: 
Project No.:	CUP No. 2024-08, PR No. 2024-06, PD No. 2024-04; ACCELA No: PLN-2024-00067	
Project Location:	200 S. State College Boulevard - Assessor's Parcel Number: 319-103-26	
Project Description:	New drive-through restaurant (Raising Canes)	
Project Planner:	Graham Bultema, Assistant Planner (graham@cityofbrea.gov)	
Applicant:	Raising Cane's	
Approvals:	Planning Commission - August 26, 2026	
Current Status:	Under building permit review	

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KOY RESTAURANT AND BAR ON-SITE ALCOHOL (MAP ID: 16)		
Case Type:	Conditional Use Permit	PROJECT MAP: 
Project No.:	CUP No. 2025-10; ACCELA No: PLN-2025-00025	
Project Location:	- Assessor's Parcel Number (APN): 319-391-01 - Address: 441 S. Associated Road	
Project Description:	The project includes on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Koy Restaurant and Bar)	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Grand Salon & Spa, Inc.	
Approval Date:	Planning Commission - August 26, 2025	
Current Status:	Complete	

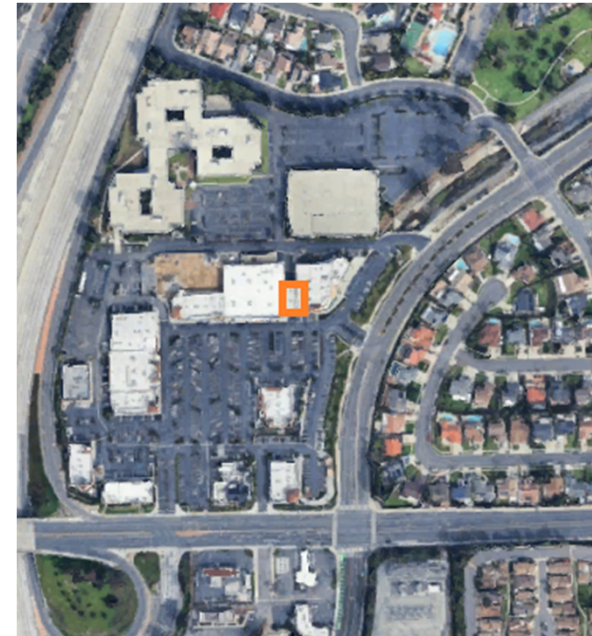
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REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 17)		
Case Type:	Administrative Remedy	PROJECT MAP: 
Project No.:	AR No. 2025-04; ACCELA No: PLN-202-00032	
Project Location:	110 S. Redwood Avenue - Assessor's Parcel Number: 319-273-17	
Project Description:	The project allows for modification of wall and fence height to increase by 12 inches along south property line	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Raul Luna	
Approvals:	Administrative - August 28, 2025	
Current Status:	Under Construction	

CHEF'S CUT ON-SITE ALCOHOL (MAP ID: 18)

Case Type:	Minor Conditional Use Permit
Project No.:	MCUP No. 2025-05; ACCELA No: PLN-2025-00037
Project Location:	415 S. Associated Road - Assessor's Parcel Number (APN): 319-102-25
Project Description:	On-site beer and wine service at a new restaurant (Chef's Cut)
Project Planner:	Brianna Co, Planning Technician (Briannac@cityofbrea.gov)
Applicant:	Chef's Cut
Approval Date:	Administratively approved on September 2, 2025
Current Status:	Under construction

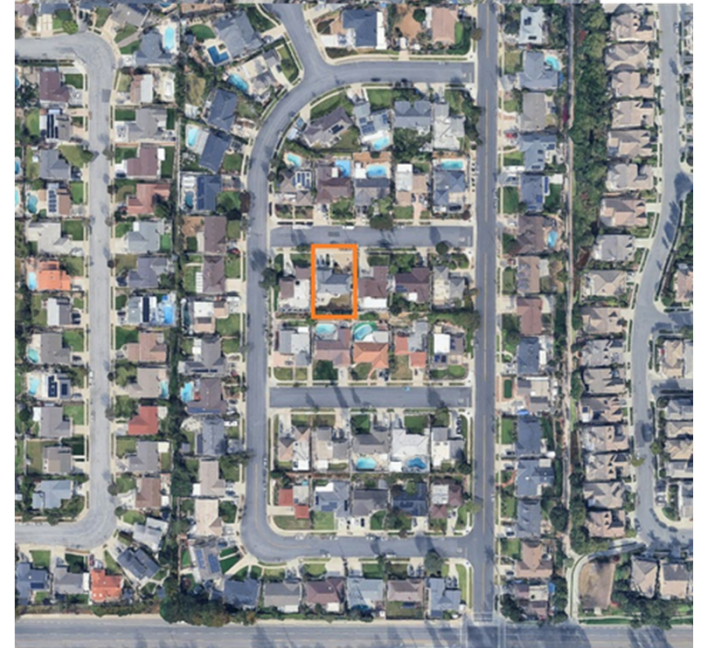
PROJECT MAP:



DEANNA DRIVE ADMINISTRATIVE REMEDY – LOT COVERAGE (MAP ID: 19)

Case Type:	Administrative Remedy
Project No.:	AR No. 2025-056; ACCELA No: PLN-2025-00039
Project Location:	920 Deanna Drive - Assessor's Parcel Number 304-124-04
Project Description:	Request to increase maximum allowable lot coverage
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Hoel Park
Approvals:	Administrative - August 25, 2025
Current Status:	Under construction

PROJECT MAP:



AMAZON FACILITY (MAP ID: 20)		PROJECT MAP:
Case Type:	Plan Review	
Project No.:	PR No. 2022-09; ACCELA No. PLN 2022-00042	
Project Location:	- Assessor's Parcel Number (APN): 320-233-17 275 W. Valencia	
Project Description:	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:	Jessica Newton, Senior Planner (jessican@cityofbrea.gov)	
Applicant:	Tim Reed of Ware Malcomb	
Approval Date:	- Planning Commission - May 13, 2025 - City Council (Appeal) - August 19, 2025	
Current Status:	Under building permit review	



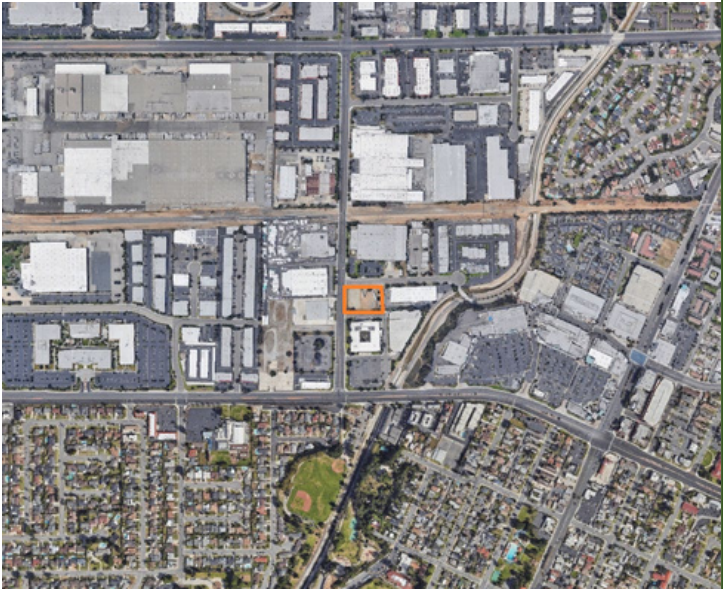
JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 21)		
Case Type:	Preliminary Plan Review; Density Bonus	PROJECT MAP: 
Project No.:	PPR No. 2024-01, DB No. 2024-02 & 02A; ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046	
Project Location:	- Assessor's Parcel Number (APN): 296-301-02 323 N. Brea Blvd.	
Project Description:	The project includes a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units.	
Project Planner:	- Marie Dao, Senior Management Analyst (maried@cityofbrea.gov) - Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Tish Kelly of Jamboree Housing Corp.	
Approvals:	- Preliminary Plan Review letter: April 10, 2024 - City Council Density Bonus: February 25, 2025	
Current Status:	Under Construction	

MERCURY LANE APARTMENTS (MAP ID: 22)

Case Type:	Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report
Project No.:	PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01
Project Location:	- Southeast corner of Mercury Lane and Berry Street - Assessor's Parcel Number (APN): 296-141-05
Project Description:	The project is a new 5-story building with 114 workforce residential units.
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant	Dwight Manley
Approvals:	- 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:	Refer to C&C Affordable Housing Project (Map ID: 23)

RENDERING:



C&C AFFORDABLE HOUSING PROJECT (MAP ID: 23)		
Case Type:	Density Bonus	PROJECT MAP: 
Project No.:	- PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038	
Project Location:	- SEC of Mercury Lane and Berry Street - Assessor's Parcel Number (APN): 296-143-01	
Project Description:	The project includes a new 85-unit, 5-story affordable senior housing project	
Project Planner:	- Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov) - Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) - Marie Dao, Senior Management Analyst (maried@cityofbrea.gov)	
Applicant:	Todd Cottle	
Approvals:	- Density Bonus: Finance Committee – August 12, 2025 - City Council – August 19, 2025 - Reference Map ID for original approval - Map ID: 22	
Current Status:	Pending building permit submittal	

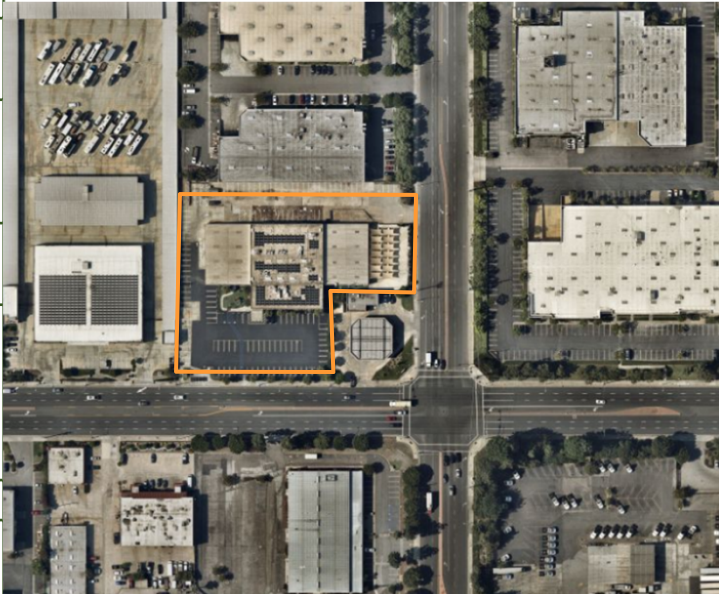
KARMA LOUNGE ON-SITE ALCOHOL (MAP ID: 24)		
Case Type:	Minor Conditional Use Permit	PROJECT MAP: 
Project No.:	PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038	
Project Location:	- Assessor's Parcel Number (APN): 315-052-02 215 S. Brea Boulevard, Suite 101	
Project Description:	The Applicant is proposing on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Karma Lounge)	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Karma Lounge	
Approvals:	Administrative - October 14, 2025	
Current Status:	Under construction	

<i>SERVICE CHAMPIONS PARKING LOT (MAP ID: 25)</i>		
Case Type:	Plan Review	PROJECT MAP: 
Project No.:	PR No. 2025-02 ACCELA No. PLN-2025-00012	
Project Location:	- Assessor's Parcel Number (APN): 296-222-01 625 Columbia Street	
Project Description:	The Applicant is requesting to construct a new parking lot and a driveway entrance for the project site	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Service Champions	
Approvals:	Administrative - September 22, 2025	
Current Status:	Under Construction	

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BENIHANA FAÇADE IMPROVEMENTS (MAP ID: 26)		
Case Type:	Plan Review	PROJECT MAP: 
Project No.:	PR No. 2025-05; ACCELA No: PLN-2025-00045	
Project Location:	- Assessor's Parcel Number (APN): 319-291-37 260 S. Brea Boulevard	
Project Description:	The Applicant is proposing a façade improvement for a new restaurant, Benihana.	
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)	
Applicant:	Benihana (Nikki Weaver)	
Approvals:	Administrative: January 12, 2026	
Current Status:	Building Permit under review	

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<i>LIVING HOPE CHURCH FAÇADE IMPROVEMENTS (MAP ID: 27)</i>		
Case Type:	Plan Review	PROJECT MAP: 
Project No.:	PR 2025-09; ACCELA No: PLN-2025-00066	
Project Location:	- Assessor's Parcel Number (APN): 296-391-32 1215 W. Lambert Road	
Project Description:	The Applicant is proposing exterior façade improvements.	
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	Peter Park; Living Hope Church	
Approvals	Administrative – January 27, 2026	
Current Status:	Building Permit under review	

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TARGET SIGN PROGRAM REVISION (MAP ID: 28)		
Case Type:	Plan Review	PROJECT MAP: 
Project No.:	PR 2025-08; ACCELA No: PLN-2025-00065	
Project Location:	- Assessor's Parcel Number (APN): 319-104-11 855 E. Birch Street	
Project Description:	The Applicant is proposing revisions to the Master Sign Program.	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Mia Berg	
Approvals	Administrative - October 20, 2025	
Current Status:	In Construction	

<i>CHICK-FIL-A DRIVE THRU IMPROVEMENTS (MAP ID: 29)</i>		
Case Type:	Administrative	PROJECT MAP: 
Project No.:	PR 2025-07; ACCELA No: PLN-2025-00061	
Project Location:	- Assessor's Parcel Number (APN): 319-391-04 - Address: 1647 E. Imperial Highway	
Project Description:	The Applicant is proposing drive thru and façade improvements.	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Broneil Bet Govargez	
Approvals	Administrative – March 31, 2026	
Current Status:	Pending building permit submittal	

PROLOGIS WAREHOUSE – PLAN REVIEW (MAP ID: 30)		
Case Type:	Plan Review, Addendum to Environmental Impact Report	PROJECT MAP: 
Project No.:	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:	2727 E. Imperial Highway - Assessor's Parcel Number: 320-091-66	
Project Description:	Demolition of an existing office building and development of a new warehouse (113,700 square feet) with related site improvements.	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Nicole Torstvet	
Approvals:	Administrative – May 4, 2026	
Current Status:	Building Permit under review	

PROLOGIS WAREHOUSE – PLAN REVIEW (SUBSTANTIAL CONFORMANCE) (MAP ID: 31)		
Case Type:	Plan Review (Substantial Conformance)	PROJECT MAP: 
Project No.:	- 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:	- Assessor's Parcel Number (APN): 320-091-66 2727 E. Imperial Highway	
Project Description:	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:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Nicole Torstvet	
Approvals:	- Administrative – May 4, 2026 - See Map ID: 30	
Current Status:	Building permit under review	

REPEALED/DENIED

(Within one year)

N/A

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