



Planning Commission Agenda

Tuesday, July 14, 2026, 6:00 PM

COUNCIL CHAMBERS

1 Civic Center Circle

Brea, California 92821

Also via teleconference:

350 W Central Ave #455, Brea, CA 92821

625 E. Dogwood Drive, Kuttawa, KY 42055

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. May 12, 2026 Planning Commission Draft Meeting Minutes
 - Receive and file
- 2.B. June 23, 2026 Planning Commission Draft Meeting Minutes
 - Receive and file

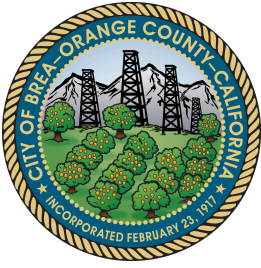
3. PUBLIC HEARINGS

- 3.A. Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05: The Hive Gym Health and Fitness Center - Continued
 - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and,
 - 2. Approve CUP Nos. 2025-14 and 2026-05 to allow for the establishment of a health and fitness center (The Hive Gym) with a modification of off-street parking requirements based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval.

4. ADMINISTRATIVE ITEMS

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

5. ADJOURNMENT



May 12, 2026 Planning Commission Draft Meeting Minutes

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

RECOMMENDATION

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

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Attachments

[A. Draft May 12 2026 PC Meeting Minutes](#)

**** 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 Commissioner

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.

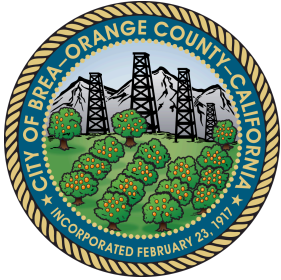
4.C. Informational/Project Updates

Commissioner Madden 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

July 14, 2026

Item No. 2B.

June 23, 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
Maribeth Tinio, City Planner	Kristin Griffith, City Manager

RECOMMENDATION

Staff recommends that the Planning Commission approve the June 23, 2026 Planning Commission Meeting Minutes (Attachment B).

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Attachments

[B. DRAFT PC meeting minutes June 23, 2026 to be approved at upcoming PC meeting on July 14, 2026.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

June 23, 2026, 5:43 PM - June 23, 2026, 6:14 PM

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

- **Tom Donini**, Planning Commissioner
- **Ted Gribble**, Planning Commission Vice Chair

Absent:

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

1. GENERAL SESSION

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

Vice Chair Gribble called the meeting to order at 6:01 p.m.

1.B. Pledge of Allegiance

Vice Chair Gribble led the Pledge of Allegiance.

1.C. Invocation

Pastor Rick Crockett provided the invocation from Crosspointe Church.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

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

Continued to the next regular Planning Commission meeting due to the lack of a quorum. No vote was taken.

3. PUBLIC HEARINGS

3.A. Review of Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05: The Hive Health and Fitness Center

Opened Public Hearing and continued to the next regular Planning Commission meeting due to the lack of a quorum. No vote was taken.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

None.

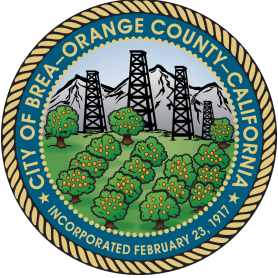
4.B. Informational/Project Updates

Commissioner Donini asked about the permit approval process for a project.

City Planner Tinio confirmed that entitlements run with the land, not the property owner.

5. ADJOURNMENT

The meeting was adjourned at 6:20 p.m.



CITY *of* BREA

Planning Commission Communication

July 14, 2026

Item No. 3A.

Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05: The Hive Gym Health and Fitness Center - Continued

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

EXECUTIVE SUMMARY

The Applicant, Benjamin Lin on behalf of The Hive Gym, is requesting Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05 to allow for the establishment of a health and fitness center (The Hive Gym) with a modification of off-street parking requirements, located at 650 North Berry Street, Suite A, in the Light Industrial (M-1) Zone.

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

On June 23, 2026, the Planning Commission held a duly noticed public hearing on the Project, during which the Project was opened for public comments and recommended to be continued to the next Planning Commission meeting on July 14, 2026.

RECOMMENDATION

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

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities) and,
2. Approve CUP Nos. 2025-14 and 2026-05 to allow for the establishment of a health and fitness center (The Hive Gym) with a modification of off-street parking requirements, based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site is located within an industrial business complex at 650 North Berry in existing Suites A and B1, situated at the southeast corner of Berry and Explorer Street. The Project area primarily consists of light industrial businesses within three buildings with shared parking provided through surface parking stalls throughout the complex. The Project site has a General Plan Land Use designation of Light Industrial and a zoning designation of Light Industrial (M-1).

The surrounding land uses and zoning designations are shown in Tables 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	Manufacturing, warehouse and office (<i>across Explorer Street</i>)
East	Manufacturing, warehouse and office
South	Manufacturing, warehouse and office (<i>across Apollo Street</i>)
West	Manufacturing, warehouse and office, Brea Olinda School District Transportation Office, and Brea Fire Dept. Station No. 1 (<i>across Berry Street</i>)

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	M-1 and Mixed Use-II (MU-II) (<i>across Explorer Street</i>)
East	M-1
South	M-1 and General Industrial (M-2) (<i>across Apollo Street</i>)
West	M-1 (<i>across Berry Street</i>)

The Project site is in a portion of an existing 9,106-square-foot multi-tenant industrial office on the southwest portion of the complex, fronting Berry Street (650 North Berry Street, Suites A & B1). Suite A is a two-story 5,946-square-foot tenant space currently being occupied by the existing The Hive Gym, approved to utilize a 945-square-foot fitness studio space on the first floor and the remaining space, including the second floor, as office and storage. Suite B1 is an adjacent, vacant 3,160-square-foot tenant space, previously occupied by an industrial/manufacturing business. The remaining portion of the building is occupied by Suite B2, occupied by Gem Coatings. The street view of 650 North Berry Street is Figure 1 below.

FIGURE 1 – STREET VIEW OF THE PROJECT BUILDING



Vehicular ingress and egress to the complex are provided through two driveways on Explorer Street, and parking is provided on-site via shared surface parking. The Project site also includes a street entrance fronting Berry Street for pedestrian access. The aerial view Project site is Figure 2 below.

FIGURE 2 – AERIAL VIEW OF THE PROJECT SITE



Entitlement History

- In 2022, the Planning Commission (PC) adopted Resolution No. 2022-28 approving Conditional Use Permit Nos. 2021-15 and 2022-21 to allow for the establishment of a health and fitness studio with modification of off-street parking requirements. The approval allowed a maximum of 945 square feet of fitness instructional area. (Attachment C)

The Technical Background Summary and the Vicinity Map are provided as Attachments D and E, respectively.

Code Enforcement History

Over the last year, the City's Code Enforcement Division has received reports regarding the unpermitted expansion of the existing fitness studio floor plan and operation of an appointment-based, open-gym facility. The business was found in violation of multiple conditions of the CUP approval to operate a studio for one-on-one fitness training (Attachment C), specifically Conditions of Approval #4 and #6, which limit occupancy to a maximum of 16 trainers and/or clients not to exceed 16 and restrict the fitness instructional area to 945 square feet within Suite A only.

The violations were documented under Code Enforcement Division Case No. CODE-2026-00095. (Attachment F) A site inspection confirmed that the gym operations were occurring within an unpermitted space (Suite B1), and that the facility was offering equipment and operations similar to a full-service gym, by appointment, rather than one-on-one training, as was approved. Since notification, the applicant has been working with Staff on the subject entitlement.

PROJECT DESCRIPTION

The Project proposes to establish a health and fitness center (The Hive Gym) by expanding the existing 945-square-foot fitness studio (Suite A), and ancillary office/storage space, to combine with the adjacent, vacant industrial tenant space (Suite B1) 2,195 square feet in size. The Project proposes tenant improvements to reconfigure the two existing tenant spaces - Suite A & B1) - into one tenant space (Suite A) by providing a connection entry between the spaces for a total of 9,106 square feet., The floor plan includes 4,226 square feet of workout area, 1,652 square feet of office r ,(Figure 3), and 3,228 square feet of storage T(Figure 4). The project proposes a total of 69 parking stalls, with four new compact stalls on site and shared parking among three buildings: 591 and 593 Explorer Street, and 650 North Berry Street Units A, B1 and B2.

The proposed hours of operation are Monday through Friday from 4:00 a.m. to 6:00 a.m. and from 4:00 p.m. to 11:00 p.m., along with Saturdays and Sundays between 6:00 a.m. to 11:00 p.m. The business operations are appointment-based group workout sessions, with a maximum of eight trainers and a ratio of one trainer to three clients at any given time.

FIGURE 4 – PROPOSED FIRST FLOOR PLAN

Address	Floor Area	BCC Parking Standard	Required Off-Street Parking
650 North Berry Street, Suite A	Health & Fitness – 945 S.F. Office -1,652 S.F. Storage -3,228 S.F.	Health Center - 1/150 Office – 1/250 Storage – 1/1,000	17
650 North Berry Street, Suite B1	Health & Fitness - 3,160 S.F.	1/150	21
650 North Berry Street, Suite B2	Manufacturing – 3,240 S.F.	1/500	6
591 Explorer Street	Warehouse – 6,305 S.F. Office – 3,655 S.F.	Warehouse- 1/1000 Office – 1/250	21
593 Explorer Street	Manufacturing – 9,880 S.F.	1/500	20
Total Demand			85
Total On-Site Parking Provided			69
Deficit Stalls			-16

FIGURE 5 – EXISTING/PROPOSED SECOND FLOOR PLAN

Address	Floor Area	BCC Parking Standard	Required Off-Street Parking
650 North Berry Street, Suite A	Health & Fitness – 945 S.F. Office -1,652 S.F. Storage -3,228 S.F.	Health Center - 1/150 Office – 1/250 Storage – 1/1,000	17
650 North Berry Street, Suite B1	Health & Fitness - 3,160 S.F.	1/150	21
650 North Berry Street, Suite B2	Manufacturing – 3,240 S.F.	1/500	6
591 Explorer Street	Warehouse – 6,305 S.F. Office – 3,655 S.F.	Warehouse- 1/1000 Office – 1/250	21
593 Explorer Street	Manufacturing – 9,880 S.F.	1/500	20
Total Demand			85
Total On-Site Parking Provided			69
Deficit Stalls			-16

The Operational Breakdown, Project Plans and Project Application are Attachments G, H and I, respectively.

DISCUSSION

Conditional Use Permit No. 2025-14: Request for the establishment of a Health and Fitness Center

Pursuant to the permitted uses in the M-1 Zone listed in Brea City Code (BCC) Land Use Table 20.11.020.A., health and fitness centers are permitted subject to Planning Commission approval of a CUP. BCC Section 20.00.070 defines health and fitness centers as fitness facilities, gymnasiums, and similar establishments. The Project's floor plan includes the expansion of the existing fitness area from a 945-square-foot fitness studio and expanding into a 3,160-square-foot tenant space, resulting in a 4,105-square-foot health and fitness space. The BCC Section 20.00.070 defines a studio as a small-scale facility that typically accommodates one group of patrons at any given time and does not have a variety of fitness facilities or equipment. With the increase in square footage of the fitness area, the overall capacity and occupancy rating (A-Assembly) expands the use from a small fitness studio to a full health and fitness center. Additionally, the proposed fitness spaces include a variety of workout equipment (i.e. weight racks, treadmills, chest press, etc.) that are typically found in a gym space and will be utilized by trainers and their clients. Based on the floor plan, operations, and occupancy capacity, the proposed use is found to be consistent with the definition of a Health and Fitness Center.

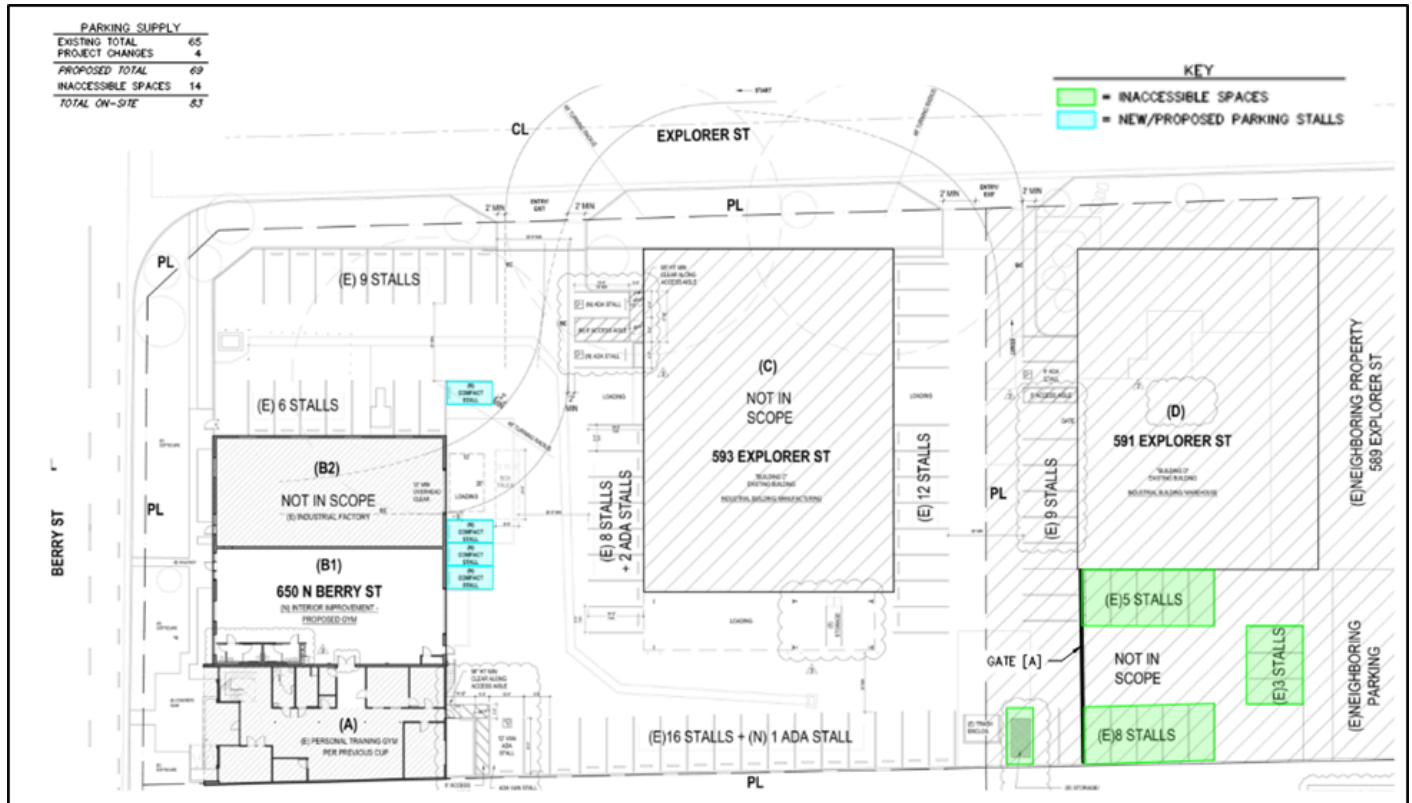
The proposed use is compatible with existing businesses in the industrial complex, as the operating hours generally do not overlap with or adversely affect neighboring businesses. Additionally, outdoor storage and activities are prohibited within this zone, further reducing the potential for conflicts between uses.

Conditional Use Permit No. 2026-05: Modification of the Off-Street Parking Requirements

Pursuant to the BCC Section 20.08.040G., a modification of the off-street parking requirements may be granted to avoid circumstances where they might be excessive due to the use involved or other relevant circumstances. Such modification is permitted upon approval of a CUP, subject to the review and approval of the Planning Commission.

There are 65 existing parking stalls shared among the three buildings. As part of this Project, the Applicant is proposing to add four (4) new compact stalls for a total of 69 stalls shared by the industrial complex (Figure 4).

FIGURE 6 – SHARED PARKING PLAN (69 STALLS)



Pursuant to BCC Section 20.08.040, the Project requires one parking stall for every 150 square feet for the health and fitness center area, one stall for every 250 square feet of office area, and one stall for every 1,000 square feet of storage area. Based on the strict application of the BCC off-street parking requirements, the total 4,105-square-foot fitness area, 1,652-square-foot office area, and 3,228-square-foot storage floor area require a total of 38 parking stalls. As indicated in Table 3, through strict application of the BCC, the required parking for the existing uses and the Project totals 85 parking stalls, resulting in a deficit of 16 parking stalls.

Table 3. BCC Parking Demand

Address	Floor Area	BCC Parking Standard	Required Off-Street Parking
650 North Berry Street, Suite A	Health & Fitness – 945 S.F. Office – 1,652 S.F. Storage – 3,228 S.F.	Health Center – 1/150 Office – 1/250 Storage – 1/1,000	17
650 North Berry Street, Suite B1	Health & Fitness – 3,160 S.F.	1/150	21
650 North Berry Street, Suite B2	Manufacturing – 3,240 S.F.	1/500	6
591 Explorer Street	Warehouse – 6,305 S.F. Office – 3,655 S.F.	Warehouse – 1/1000 Office – 1/250	21
593 Explorer Street	Manufacturing – 9,880 S.F.	1/500	20
Total Demand			85
Total On-Site Parking Provided			69
Deficit Stalls			-16

The Applicant submitted a parking study (Attachment J) evaluating the required off-street parking pursuant to BCC and the anticipated parking demand associated with the proposed health and fitness center and existing tenants within the industrial complex. The study utilizes a shared parking methodology, which evaluates the cumulative parking demand of multiple uses based on their actual operating hours and peak activity periods rather than applying strict parking requirements independently to each tenant. This approach recognizes that parking demand fluctuates throughout the day and that different uses often experience peak demand at different times. The analysis identifies the peak parking period as occurring weekdays between 4:00 p.m. to 6:00 p.m., when the Project's operational hours overlap with the greatest number of existing businesses, resulting in a projected demand of 63 occupied parking stalls. Based on projected parking demand, the study concludes that the on-site parking supply, including the proposed addition of four parking stalls, would maintain a surplus of approximately six parking spaces during peak weekday conditions. The study projects a weekend parking demand of 37 total stalls, as the health and fitness center would be the only business in operation, providing more than sufficient on-site parking.

Furthermore, the projected parking demand for the Project is based on the proposed operations of the business, including appointment-based training groups with no more than 34 people, consisting of clients, trainers, and staff, on-site at any given time. This operational assumption establishes a more conservative parking demand estimate than the BCC off-street parking requirements.

Staff has reviewed the parking study and supports the methodology and findings. The analysis demonstrates that the shared parking arrangement and available on-site parking supply are sufficient to accommodate the projected parking demand generated by all businesses in the industrial complex. Therefore, the Project as proposed and conditioned is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

The Project was reviewed by various departments, including the Fire Department, Police Department and the Building & Safety Division. The project is required to meet all Building and Fire codes and standards, thereby assuring the public health, safety, and welfare. In addition, to further ensure the Project would be compatible with surrounding uses and not adversely affect the public, health or general welfare, staff has prepared draft Conditions of Approval. Notable conditions include requirements to provide all necessary remedies to mitigate noise or nuisance concerns, to maintain on-site parking agreement (Attachment K) to ensure continued compliance with the minimum parking requirement, and to adhere to the proposed operations, as follows:

- Conditions 3 & 4: On-site parking shall be kept clear and provide an executed parking agreement prior to the issuance of the Certificate of Occupancy.
- Condition 6: Should noise nuisance or parking issues arise, the Applicant must provide necessary remedies, and all gym operations must comply with the City's Noise Ordinance.
- Condition 7: The Project shall be subject to a 6-month and 1-year review by the Community Development Director from the date of the issuance of the Certificate of Occupancy to determine if the health and fitness center is operating in accordance with the conditions of approval.

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public noticing requirements, which involved mailed notices sent to property owners within 500-feet of the Project site, along with on-site noticing at the front of the Project site, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment L. As of the writing of this report and from the June 23, 2026 Planning Commission public hearing meeting, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301, which applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project as it includes interior renovation of an existing building for the proposed health and fitness center and does not include any exterior expansion of the existing building and only proposed minor improvements (i.e., restriping) to the existing on-site parking lot. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment M.

CONCLUSION

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

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Prepared by:

Brianna Co, Assistant Planner

Attachments

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

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

[Attachment C - PCR 2022-28.pdf](#)

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

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

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

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

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

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

[Attachment J - Parking Study.pdf](#)

[Attachment K - Draft Parking Agreement.pdf](#)

[Attachment L - Public Noticing.pdf](#)

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

DRAFT RESOLUTION NO. PC 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NOS. 2025-14 AND 2026-05 TO ALLOW THE ESTABLISHMENT OF A HEALTH AND FITNESS CENTER (THE HIVE GYM) WITH A MODIFICATION OF OFF-STREET PARKING REQUIREMENTS LOCATED AT 650 NORTH BERRY STREET, SUITE A.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05 to allow for the establishment of a health and fitness center (The Hive Gym) with a modification of off-street parking requirements (referred to herein as the “Project”) for that certain real property located at 650 North Berry Street, Suite A, in the City of Brea, and further legally described as Assessor Parcel Number 296-132-01, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project applicant is Benjamin Liu (on behalf of The Hive Gym), 151 North Kraemer Boulevard, Placentia, CA 92870.

(iii) The Project site is zoned Light Industrial (M-1) and has a General Plan land use designation of Light Industrial.

(iv) On July 14, 2026, the Planning Commission held a duly noticed public hearing on the Project, during which the Project was opened for public comments and recommended to continue to the next Planning Commission meeting on July 14, 2026.

(v) On July 14, 2026, the Planning Commission held a public hearing on the Project, during which the Project was received and considered all evidence and testimony presented prior to adoption of this resolution.

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

B. RESOLUTION:

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

1. In all respects as set forth in Recitals, Part A, of this Resolution.
2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The proposed Project as it includes interior renovation of an existing building for the proposed health and fitness center and does not include any exterior expansion of the existing building and only proposed minor improvements (i.e. restriping) to the existing on-site parking lot.
3. The Commission further finds in consideration of CUP Nos. 2025-14 and 2026-05 as follows:

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

Fact: The Project site is zoned M-1 (Light Industrial) Zone and has a general plan land use designation of Light Industrial. Pursuant to Brea City Code Table 20.11.020.A., a health and fitness center is a permitted use in the M-1 zone, subject to approval of a CUP. The health and fitness center will provide group training session within 4,108 square foot portion of the facility. Pursuant to

BCC Section 20.08.040, an exception to or modification of the off-street parking requirement may be granted through a CUP, to avoid circumstance where they might be excessive due to the use involved or other relevant circumstances. Therefore, the uses applied for at the site is one of which a CUP is authorized.

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

Fact: The Project site as designed and conditioned, is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity. The Project is located in a light industrial complex that consist of light industrial uses, warehouse, and offices, therefore, supports General Plan Policy CD-1.11 by maintaining a mixture of businesses within the community. Furthermore, based on the approved parking study, the site is shown to be sufficient in parking for all existing and proposed uses, with the proposed on-site parking improvements.

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

Fact: The Project site is located within an existing industrial building and does not include any exterior expansion. The project site is approximately 1.3 acres in size, provides two access points on Explorer Street,

and 69 off-street parking spaces onsite shared among three buildings. The Project establishes a new health and fitness center within an existing tenant space at the Project site. The parking study prepared for the Project determined that during peak parking demand period and with the addition of four (4) new parking stalls, there is a parking surplus of six (6) parking stalls. No exterior expansion of the existing building is proposed and the existing in conjunction with the additional parking stalls, will be able to accommodate the proposed operation of the training facility use and existing uses. As such, the Project site is adequate in size and shape to accommodate the proposed use.

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

Fact: Vehicular access to the Project site will continue to be provided off of Explorer Street, and the Project is not anticipated to result in any traffic impacts to the adjacent uses. The approved parking study indicates that the existing on-site parking with the proposed additional parking stalls, will provide sufficient parking spaces for both the proposed use and other existing uses within the light industrial complex. The street system has been designed to carry the quantity of traffic to the designated parking area.

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

Fact: The Project will allow for the health and fitness center within an existing building and will not negatively impact existing light industrial and

office uses within the area. All personal fitness training instruction will occur indoors, and on-site parking is found to be sufficient based on the approved parking study and proposed on-site parking improvements. Any construction, occupancy and use will be required to follow all building and fire life safety requirements. With conditions, the proposed operations will not be harmful to the public health, safety, and welfare of the City.

4. CUP No. 2025-14 and CUP No. 2026-05 are hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 14th day of July 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 14th day of July 2026 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 14th day of July 2026, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

DRAFT

**EXHIBIT A OF RESOLUTION NO. 2026-XX
CONDITIONAL USE PERMIT NOS. 2025-14 & 2026-05**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05 are hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on July 14, 2026, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans. Significant modifications to the operations and/or floorplan (i.e. further expansion of fitness space) may require a CUP amendment with the Planning Commission.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. All required on-site parking shall remain clear and unobstructed from outdoor storage materials and large commercial vehicles.
4. Prior to Certificate of Occupancy, the Applicant shall provide an executed parking agreement with the adjacent properties located at 591 and 593 Explorer Street. The agreement shall establish the terms and conditions governing on-site parking use during the gym's hours of operation. The recorded parking agreement shall remain in effect and be maintained for the duration of the gym's business operations on site.

Should noise, nuisance, or parking issues arise due to the health and fitness center, the business shall provide the necessary remedies including, but not limited to, sound attenuation, change in business operations, updated parking study, parking management strategies, etc. Any remedies needed shall be reviewed and approved by the Community Development Director or designee prior to installation or implementation.

5. The Project shall be subject to a 6-month and 1-year review by the Community Development Director from the date of the issuance of the Certificate of Occupancy to determine if the use is operating in accordance with the conditions of approval.
6. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance

of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

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

Building and Safety Division – Community Development Department

9. The Project's design & construction shall comply with the Codes adopted at the time of permit submittal. Currently, the 2025 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, and CA state ordinances.
10. Upon formal permit submittal to the Building & Safety Division, all permit plans shall include the planning entitlement conditions of approval within the plan set.
11. The Applicant shall apply and obtain all required Building permits prior to any construction activity (i.e. tenant improvements, permanent building signage, etc.)
12. All permanent signage shall require a separate sign permit, as required by the Building & Safety Division of the City of Brea, prior to installation, and shall be in compliance with the sign regulations of the Brea Zoning Code.
13. A two-hour fire separation required from to change occupancy from factory to assembly use, CBC table 508.4
14. Transition corridor from B occupancy (Suite A) to A occupancy (Suite B1) shall remain unobstructed at all times.

15. EV capable infrastructure shall be compliant with CalGreen 2025 section 5.106.5.4
16. No tenant improvement shall be constructed in Suite A (B occupancy area) except for the new corridor and enlarged CMU wall opening.
17. Upon formal submittal to the Building & Safety Division, provide structural design and calculations for the existing CMU enlarged wall opening.
18. Full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division for the proposed tenant improvements, change of occupancy, and restriping of the proposed parking stalls.
19. Prior to occupancy all parking stalls shall be stripped as per approved construction documents and planning entitlement plans.
20. Prior to issuance of the Certificate of Occupancy, all outstanding fees on the project shall be paid and all entitlement Conditions of Approval completed & signed off by all divisions involved in the project.
21. Prior to operations, the applicant shall obtain a City of Brea Certificate of Occupancy and demonstrate compliance with all applicable Building (CEBC 2025 section 301.2), Fire, Accessibility, Zoning, and related code requirements associated with the proposed change of occupancy. Any code-required improvements shall be completed and approved by the City prior to occupancy.

RESOLUTION NO. PC 2022-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NOS. 2021-15 AND 2022-21 TO ALLOW THE ESTABLISHMENT OF A HEALTH AND FITNESS STUDIO WITH MODIFICATION OF OFF-STREET PARKING REQUIREMENTS AT 650 NORTH BERRY STREET, UNIT A.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the "Planning Commission") did receive a verified petition for the approval of Conditional Use Permit Nos. 2021-15 and 2022-21 to establish a health and fitness studio with modification of off-street parking requirements (referred to herein as the "Project") for that certain real property located at 650 North Berry Street, Unit A, in the City of Brea, and further legally described as Assessor Parcel Number 296-132-01, as shown in the latest records of the County of Orange Assessor's Office.

(ii) The Project applicant is Adela Miller, 591 Explorer Street, Brea, CA 92821.

(iii) The Project site is located within an existing two-story office building that is situated within a light industrial complex, zoned M-1 (Light Industrial), and designated as Light Industrial by the General Plan.

(iv) On December 13, 2022, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to adoption of this resolution.

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

B. RESOLUTION:

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

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

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1). Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project involves establishing a health and fitness studio within an existing office building without any expansion of the existing building, which is considered a minor alteration of an existing private facility under a Class 1, Categorical Exemption.

3. The Commission further finds in consideration of CUP 2021-15 and CUP 2022-21 as follows:

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

Fact: The Project site is located within the M-1 (Light Industrial) Zone and has a general plan land use designation of Light Industrial. Pursuant to Brea City Code (BCC) Section 20.252.020, a health and fitness studio is a permitted use subject to the review and approval of a CUP. The gym will provide training within a 945 square foot portion of the facility. Pursuant to BCC Section 20.08.040, an exception to or modification of the off-street parking requirements may be granted through a CUP, to avoid circumstances where they might be excessive due to the use involved or other relevant circumstances. Therefore, the uses applied for at the site is one for which a CUP is authorized.

b. Finding: The proposed project, with conditions as imposed, is desirable for the development of the community, in harmony with the various elements or objectives of the General Plan, and not detrimental to existing uses or uses permitted in the zone.

Fact: The Project as designed and conditioned is not expected to be detrimental to the existing uses or uses permitted in the zone or vicinity. The Project is located within an existing building located in a light industrial complex that consists of light industrial uses, warehouses and offices. Furthermore, the use of the site is supported by General Plan Policy CD-1.11 in that it maintains a mixture of business within the community.

c. Finding: The site is adequate in size and shape to accommodate the proposed development and to accommodate the proposed use.

Fact: The Project will be located inside an existing building. The Project site is approximately 1.3 acres in size, provides two access points on Explorer Street, and 55 off-street parking spaces onsite shared among three buildings. The Project establishes a new health and fitness studio within the existing tenant space at the Project site. A parking study prepared for the Project determined that during peak parking demand period, there is a parking surplus of six parking spaces. No expansion of the existing building is proposed and the existing parking lot will be able to accommodate the proposed operation of the training facility use and existing uses. Therefore, the site is adequate in shape and size for the facility's operation.

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

Fact: Vehicular access to the site will continue to be provided from Explorer Street. The Project is not anticipated to result in any traffic impacts to the adjacent uses as a result of the new health and fitness studio as the Project will occupy an existing office building and proposes no building expansion. The street system has been designed to carry the quantity of traffic to the designated parking areas.

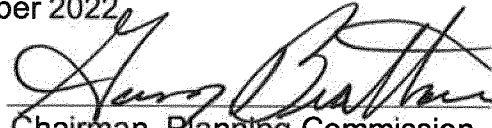
e. Finding: That with the conditions stated in the permit, the use will not adversely affect the public, health, safety, or general welfare.

Fact: The Project will allow for the health and fitness studio within an existing building, and will not negatively impact existing light industrial and office uses within the area. All personal fitness training instruction will occur indoors. With conditions, the proposed operation will not be harmful to the public health, safety, and welfare of the City.

4. CUP 2021-15 and CUP 2022-21 are hereby approved, subject to the conditions of approval found in Attachment A of this resolution.

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

ADOPTED AND APPROVED this 13th day of December 2022.


Chairman, Planning Commission

I, Joanne Hwang, 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 13th day of December 2022 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 13th day of December 2022, by the following votes:

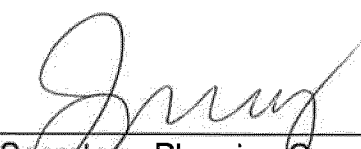
AYES: COMMISSIONERS: Brattain, Madden, Chandel, Phu, Schlotterbeck

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:


Secretary, Planning Commission

**ATTACHMENT A OF RESOLUTION NO. 2022-28
CONDITIONAL USE PERMIT NOS. 2021-15 & 2022-21**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) Nos. 2021-15 and 2022-21 are hereby approved, subject to the conditions as set forth herein:

Planning Division

1. Development and operations shall occur in substantial compliance with the plans reviewed and approved by the Planning Commission on December 13, 2022, which include operational plan, site and floor plans and parking study, on file in the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the approved project plans.
2. The Project shall comply with the conditions contained herein and all applicable Federal, State, County, and local regulations.
3. External lighting sources shall be shielded so that the sources are not visible to pedestrians. Signs shall not be visually obtrusive or dominate the street frontage.
4. There shall be a maximum of 16 trainers and/or clients within the health and fitness facility during hours of operation.
5. The business operations shall comply with the following hours of operation:
 - a. Monday through Friday: 4 a.m. to 6 a.m. and 4 p.m. to 11 p.m.
 - b. Saturday and Sunday: 6 a.m. to 11 p.m.
6. Fitness instructional area shall not exceed 945 square feet of the total leasable floor area.
7. The business operation shall be restricted within the existing building. No outside use of the premises shall be permitted.
8. Should noise or nuisance issues arise due to the health and fitness studio, the business shall provide the necessary remedies including, but not limited to, sound attenuation, change in business operations, etc. Any remedies needed shall be reviewed and approved by the Community Development Director or his/her designee prior to installation or implementation.

9. Any future tenant improvement and/or construction plans for a change in land use shall demonstrate compliance with the minimum parking requirements, pursuant to Brea City Code Section 20.08.040 (Off-Street Parking and Loading), to the satisfaction of the City Planner.
10. All proposed signage shall conform with the Brea City Code (BCC).
11. Any permit is subject to expiration and revocation as provided in BCC Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
12. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Conditional Use Permit Nos. 2021-15 and 2022-21 and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

Police Department

13. The applicant shall supply the Police Department and Dispatch a point of contact with contact information for any after hour issues.

Fire Department

14. Any interior tenant improvement that impacts the spacing or coverage of the existing automatic fire sprinkler system requires submitting plans for review and approval by the Brea Fire Department.
15. Additional requirements may be imposed when the project is submitted for fire department plan check review/ approval.

Building and Safety Division

16. All designs shall comply with the Codes adopted at the time of permit submittal. Currently, the 2019 California Building and Fire Codes have been adopted by City of Brea. Beginning January 1, 2023, all design shall comply with the 2022 California Building and Fire Codes.
17. Proposed tenant improvement will require complete plan submittal to the Building & Safety Division for structural, energy, plumbing, mechanical, and electrical analysis of the proposed improvements.
18. The ADA path of travel from the public right-of-way to the main building entrance shall comply with California Building Code (CBC).
19. Stairs and handrails shall comply with CBC.
20. Restrooms shall be upgraded to CBC Chapter 11B.
21. Means of egress must comply with CBC Chapter 10 & Chapter 11B.
22. Occupancy is not permitted until a Certificate of Occupancy permit is issued.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05
Property Location:	650 North Berry Street, Suite A (Suites A & B1)
Project Area:	1.286 acres (industrial business complex)
Tenant Space Size:	5,946 SF – Existing Suite A 9,106 SF – Proposed Suites A & B1 (additional 3,160 SF)
Applicant:	Benjamin Liu 151 North Kraemer Boulevard Placentia, CA 92870
General Plan Designation:	Light Industrial
Zoning Designation:	Light Industrial (M-1)
Adjacent Zoning	
North:	M-1 and Mixed Use-II (MU-II) (<i>across Explorer Street</i>)
East:	M-1
South:	M-1 and General Industrial (M-2) (<i>across Apollo Street</i>)
West:	M-1 (<i>across Berry Street</i>)
Site and Neighborhood Characteristics:	The Project site is located at the southeast corner of Berry and Explorer Street. The site is located within existing tenant spaces (Suites A & B1), in an existing industrial building.
Public Hearing Notices and Outreach:	<i>Legal Notice was published in the Brea Star Progress on June 11, 2026, and 36 notices were sent to all property owners within a 500-foot radius of the subject property. On-site noticing was posted at the front of Project site on June 12, 2026.</i>



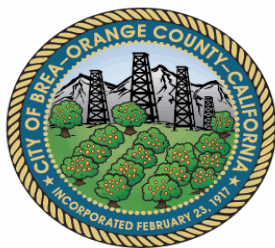
SUBJECT PROPERTY AND VICINITY MAP

DATE: July 14, 2026

CASE NO:

ACCELA RECORD NO. PLN-2025-00052

CONDITIONAL USE PERMIT NOS. 2025-14 & 2026-05



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

June 09, 2026

NOTICE OF VIOLATION

Case No. CODE-2026-00095

650 BERRY LLC
 591 W EXPLORER ST
 BREA, CA 92821

Subject: Code Enforcement Violation of City Code

Address: 650 N BERRY ST UNITS A & B

APN: 296-132-01

The purpose of this letter is to inform you of the inspection made by the City, which took place on Jun 08, 2026, regarding the existence of the violations of City Code at the above location. Our investigation of the premises revealed the following:

City Code

Chapter 20.28 Signs

Section

Permits required 20.28.040

The Hive Fitness Center is occupying unit A, unit B, and the parking lot, and the outdoor patio area for a gym/fitness center. The outdoor area (patio and parking lot) shall not be used as an extension of the gym. Working out and storing equipment outside is prohibited. The use of the outdoor area for storage purposes violates the conditional use permit approved by the Planning Division. The sign used for Hive Fitness Center located on Berry St is not made of permanent material and shall be removed. Installing a new, permanent, sign will require a building permit.

§ 20.28.040 PERMITS REQUIRED.

A. Except as otherwise specifically provided in this chapter, no sign shall hereafter be erected, re-erected, constructed or altered until a sign permit for the same has been issued by the person or body having final authority to do so or until a conditional use permit with respect to such sign has been finally granted by either the Planning Commission or the City Council in instances in which a conditional use permit is required.

§ 20.28.220 SIGN MATERIAL.

All signs and sign structures requiring a permit shall be constructed of wood, metal, or comparable weatherproof material, shall be so enclosed as to provide against their infestation by birds and vermin, and shall be structurally safe. No material more combustible than wood shall be used in the construction of any permanent exterior sign.

**ATTACHMENT A OF RESOLUTION NO.2022-28: CONDITIONAL USE PERMIT NOS. 2021-15 & 2022-21
 CONDITIONS OF APPROVAL**

1) Development and operations shall occur in substantial compliance with the plans reviewed and approved by the Planning Commission on December 13, 2022, which include operational plan, site and floor plans and parking study, on file in the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the approved project plans.

6) Fitness instructional area shall not exceed 945 square feet of the total leasable floor area.

7) The business operation shall be restricted within the existing building. No outside use of the premises shall be permitted.

NOTICE OF VIOLATION

9) Any future tenant improvement and/ or construction plans for a change in land use shall demonstrate compliance with the minimum parking requirements, pursuant to Brea City Code Section 20. 08. 040 (Off -Street Parking and Loading), to the satisfaction of the City Planner.

10) All proposed signage shall conform with the Brea City Code (BCC).

21) Means of egress must comply with CBC Chapter 10 & Chapter 11B

We understand that prior to this letter you may not have known that the situation constituted a violation of the City Code. However, now that the violation has been made known to you, we ask for your cooperation in taking whatever action is necessary to correct the problem(photos attached if applicable).

In approximately 10 days from today, there will be another review of the situation to ascertain if the necessary corrections have been completed. We would hope that by this date, everything is corrected and that a spirit of cooperation is established between yourself and the City.

If you have any questions regarding this matter, please contact my office at (714) 990-7764.

COMMUNITY DEVELOPMENT DEPARTMENT

Noah Mcgranahan

Noah Mcgranahan
Code Enforcement Officer

THE HIVE GYM

650 N. BERRY STREET, BREA, CA 92821

May 22, 2026

Brianna Co
Planning Technician
City of Brea
Planning Department
1 Civic Center Circle
Brea, CA 92821

**Re: The HIVE Conditional Amendment
650 N Berry
CUP 2021-15 and CUP 2022-21**

The HIVE GYM was issued Conditional Use Permits 2021-15 and 2022-21 as a private gym and has since completed all requirements and a Certificate of Occupancy issued. The HIVE has been successful in its first few months and has realized, due to its size, the maximum number of trainers/clients to comfortably use the existing gym space is 8-10. We are requesting to amend the existing CUP to expand the gym - Suite A to the adjacent suite – Suite B1 and increase the number of trainers/clients from 16 max occupants **per the original entitlement (CUP 2021-15 & 2022-21)** to 34 max occupants with the expansion gym space as supported by the parking demand study included in the submittal package. The maximum number of occupants including both trainers and clients for the future expanded gym will be no more than 34 people– This is the site parking capacity limit for the gym spaces. There would be a maximum of 8 trainers at any given time with a max ratio of 1 trainer to 3 clients. Therefore, from an operational standpoint, we anticipate the realistic occupancy of closer to 28 to 32 people/appointments on the most populated day, which includes 8 to 10 people in the existing gym space and 20 to 22 people in the new expansion.

Pursuant to the current land use classification in BCC Section 20.08.40: Off-Street Parking and Loading, the proposed gym use is categorized as a health/fitness center, which requires a minimum parking ratio of one space per 150 square feet for the health and fitness facility in Suite A and Suite B1. In combination with Suite B2, C, and D on the shared parking industrial complex, the total parking required per code is 85 parking stalls. The project site proposes 69 parking stalls resulting in a code shortfall of -16 spaces.

Within Suite A, a portion of the first floor is dedicated to the health and fitness center. The second level will be used only for office and storage purposes; no gym operations will take place there. Gym activities will occur only on the lower floor and within the newly proposed gym area, as illustrated and allocated in the plans and parking study.

A shared parking analysis was conducted to evaluate code-required parking demand for the proposed use, demonstrating that the 69 parking stalls within the industrial complex will be sufficient to accommodate the projected peak demand of the proposed project.

Below is additional information to assist in reviewing the project through the approval process.

591, 593 Explorer and 650 Berry are all owned by business owners at 591 Explorer, two siblings. Tri Span has been operating daily at 591 W Explorer since March of 2000 as an asbestos and demolition company.

THE HIVE is not a 24 hour fitness, Crunch or a facility that anyone can walk in and use, creating traffic in the parking lot and in the work out areas. The program will be mirror the current CUP, with trainers and clients by appointment only. No classes, but a group of people with a desire to be happy and healthy in a relaxing workout atmosphere. The hours at the HIVE will remain as per the existing CUP, Monday through Friday mornings and evenings, 4:00am to 6:00am and 4:00pm to 11:00pm, respectively. Saturday and Sunday, 6:00am to 11pm.

This is the first and only HIVE location.

There are no classes, only private training by appointment during the hours shown in the parking study, basically morning and evenings.

Best Regards,

Benjamin Lin

BLD INC

151 N Kraemer Blvd, Suite 200

Placentia, CA 92870

(585) 490-6941

Ben@bld-info.com

THE HIVE GYM - NARRATIVE

Attachment G

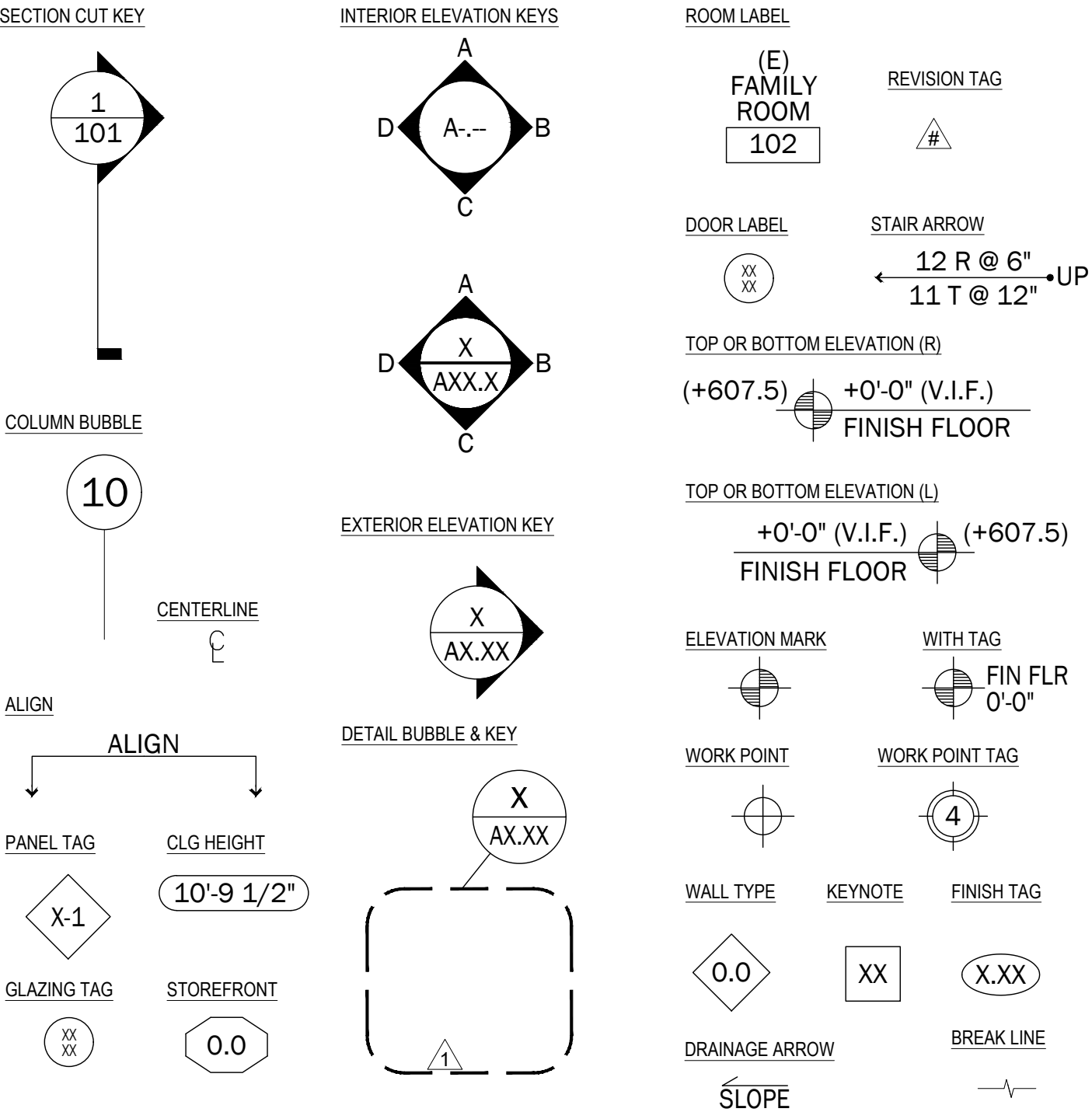


- 1 Existing Suite A open main training area with equipment
- 2 Existing break area with existing couch, fridge, and countertops. No training in this space
- 3 Existing IT room housing audiovisual, security equipment and server. No Training in this space
- 4 Existing storage room for equipment and training props not used by trainers on a daily basis but easy to access if required for educational purposes. No training in this space
- 5 Existing Suite A electrical room and janitor's closet
- 6 Existing men and women's restrooms
- 7 Existing equipment storage room. No training in this space
- 8 Existing conference room. No training in this space
- 9 Existing Lobby and secondary entrance from Berry Street. The open stairway leads up to the 2nd floor, which is used only for storage purposes. No Training on the 2nd floor in Suite A per previous CUP
- 10 Existing Suite A primary entrance from parking lot
- 11 Connective Corridor from Suite A to Suite B1. No training in this space
- 12 New automatic closure double fire door at connective corridor. The door is equipped with a mechanism to shut it tightly (self-latching) automatically when the alarm sounds in the event of fire.
- 13 Existing Suite B1 open main training space with equipment
- 14 Reception/ check-in area at primary entry to Suite B1
- 15 1 on 1 (1:3 max) trainer to trainee consultation tables. No training in this area
- 16 New Regular & ADA Accessible Drinking fountain and mop sink closet Existing Electrical room and storage room to remain
- 17 Existing Suite B1 electrical room and janitor's closet
- 18 Existing Suite B1 primary entrance from parking lot
- 19 New modified bathrooms at Suite B1
- 20 Existing Suite B1 secondary entrance from Berry Street

ABBREVIATIONS

& @ Ø # A/C A ADJ. A.F.F. ALT. ALUM. APPROX. ARCH. AV BM. BLKG. BLDG. B.O. BTW BW CAB. CEM. C.I.P. C.J. C.L. CLG. CLO. CLR. CMU COL. CONC. COND. CONST. CONT. CTR DBL. D.G. DIVS. DIM. DN. DRWR DTL. DW. DWG. E (EX)	AND AT DIAMETER NUMBER AIR CONDITIONING ACOUSTIC(AL) ADJUSTABLE or ADJACENT ABOVE FINISH FLOOR ALTERNATE ALUMINUM APPROXIMATE(LY) ARCHITECT(URAL) AUDIO/VISUAL BEAM BLOCKING BUILDING BOTTOM OF BETWEEN BOTTOM OF WALL CABINET CEMENT CAST IN PLACE COLD JOINT CENTER LINE CEILING CLOSET CLEAR(ANCE) CONCRETE MASONRY UNIT COLUMN CONCRETE CONDITION CONSTRUCTION CONTINUOUS CENTER DOUBLE DECOMPOSED GRANITE DIAMETER DIMENSION DOWN DRAWER DETAIL DISHWASHER DRAWING EAST EXISTING	EA. E.J. EL. ELEC. ELEV. EQ. EQUIP. EXH. EXG. FDN. F.F. F.G. FIN. FLR. F.O.U. F.O.W. FR. F.R. F.S. FT. FTG. GA. GAL. GALV. GL. GYP. BD. H.B. HDR. HDWR. HORIZ. HR. HT. HVAC ID. INT. INSUL.	EACH EXPANSION JOINT ELEVATION ELECTRIC(AL) ELEVATION EQUAL EQUIPMENT EXTERIOR EXISTING FOUNDATION FINISH FLOOR FINISH GRADE FINISH FLOOR FACE OF STUD FACE OF WALL FRAME FIRE RATED FINISH SURFACE FEET or FOOT FOOTING GAUGE GALLON GALVANIZED GLASS GYPSUM WALLBOARD HOSE BIBB HEADER HARDWARE HORIZONTAL HOUR HEIGHT HEATING VENTILATING & AIR CONDITIONING INSIDE DIAMETER INTERIOR INSULATION LAV. LAM. MATL. MAX. MECH. METAL MANUFACTURER	MIN. MISC. MULL. N (N) N/A N.I.C. N.T.S. NO. O/ OBS. O.C. O.D. O.H. OPER. OPP. P.A. PERF. P.L. P-LAM PLAS. PLYWD. P.O.P. PROJ. P.S.I. PVC PT(D) RAD RCP REF. REQ(D)REQUIRED REFRIG. RM. R.O. RWD. S SCHED. SECT. S.F. SGL. SH.T. SIM. S.L. SPEC.	MINIMUM MISCELLANEOUS MULLION NORTH NEW NOT APPLICABLE NOT IN CONTRACT NOT TO SCALE NUMBER OVER OBSOURED ON CENTER OUTSIDE DIAMETER OVERHANG OPERATION(ION) (BLE) OPPOSITE PLANTING AREA PERFORATED PROPERTY LINE P-LAM PLASTIC LAMINATE PLASTER PLYWOOD POINT OF CONNECTION PROJECTION POUNDS PER SQUARE INCH POLYVINYL CHLORIDE PAINT(ED) RADIUS REFLECTED CEILING PLAN REFERENCE REFRIGERATOR ROOM ROUGH OPENING REDWOOD SOUTH SCHEDULE SECTION SQUARE FEET or FOOT SINGLE SHEET SIMILAR SCORE LINE SPECIFICATION	SQ. S.S. STL. STN. STOR. STRUCT. SUSP. SYM. T & G T.B.D. T.C. TEMP. THK THRES. T.O. TYP. T.W. U.B.C. U.N.O. VCT VERT. VEN. V.I.F. W W/ W.C. WD. W.H. WIN W/O W.P.	SQUARE STAINLESS STEEL STEEL STAINED) STORAGE STRUCTURE(E) (AL) SUSPENDED SYMMETRICAL TONGUE & GROOVE TO BE DETERMINED TOP OF CURB TEMPERED THICK THRESHOLD TOP OF TYPICAL TOP OF WALL UNIFORM BUILDING CODE UNLESS NOTED OTHERWISE VINYL COMPOSITION TILE VERTICAL VENEER VERIFY IN FIELD WEST or WIDTH WITH WATER CLOSET WOOD WATER HEATER WINDOW WITHOUT WATERPROOFING
--	---	--	--	---	--	---	---

SYMBOL KEY



VICINITY MAP



BERRY GYM - CUP AMENDMENT

BREA, CA

PROJECT TEAM

OWNER
650 BERRY LLC
591 W EXPLORER ST, BREA, CA 92821
(714) 257-9680
AMILLER@TRISPANINC.COM

ARCHITECT
BENJAMIN LIN
BLD INC
151 N KRAEMER BLVD, SUITE 200
PLACENTIA, CA 92870
(585) 490-6941
BEN@BLD-INFO.COM

PARKING CONSULTANT
RICHARD E BARRETTO
LINSCOTT, LAW & GREENSPAN, ENGINEERS
2 EXECUTIVE CIRCLE, SUITE 250,
IRVINE, CA 92614
(949) 825-6175
BARRETTO@LLGENGINEERS.COM

PROJECT DATA

PROJECT DESCRIPTION

- CONVERT (E) VACANT WAREHOUSE AT BLDG B1 TO A PRIVATE 1 ON 1 TRAINING GYM
- MODIFY ADA UNISEX BATHROOMS
- NO WORK IN (E) CUP PERMITTED PRIVATE TRAINING GYM AT BLDG A

APPLICABLE CODES
2025 CALIFORNIA BUILDING CODE (CBC),
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC),
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CA GREEN BUILDINGS STANDARDS CODE
2025 CALIFORNIA ENERGY CODE
2026 CITY OF BREA MUNICIPAL CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT ADDRESS
650 N BERRY ST, SUITE B1, BREA, CA. 92821

ZONING / LEGAL DESCRIPTION

APN /PARCEL #:
LOT AREA:
YEAR BUILT
ZONING:

296-132-01
56,061.72 SF (PER PARCEL MAP)
-
M-1 (LIGHT INDUSTRIAL)

COASTAL ZONE:
FLOOD ZONE:

NOT IN COASTAL ZONE
NOT IN FLOOD HAZARD ZONES

FIRE ZONE:

NOT IN FIRE HAZARD SEVERITY ZONES

MAX HEIGHT LIMITS:
BUILDING HEIGHTS:
BUILDING AREAS:

NA
NA
A = 5,946 SF
B1 = 3,160 SF
B2 = 3,240 SF

SETBACKS

WORK LIMITED TO INTERIOR IMPROVEMENT

OCCUPANCY
OCC. LOAD
CONSTRUCTION TYPE

A-3
150
TYPE IIIB

STORIES
LOT COVERAGE
GRADING
PARKING

1 STORY
39.64%, NO ADDITIONAL FOOTPRINT PROPOSED
NONE
REQUIRED 60 SPACES | PROVIDED 60 SPACES

SPRINKLERS:

NONE REQUIRED. FIRE AREA IS LESS THAN
12,000 SF WITH (N) FIRE WALL

SHEET INDEX

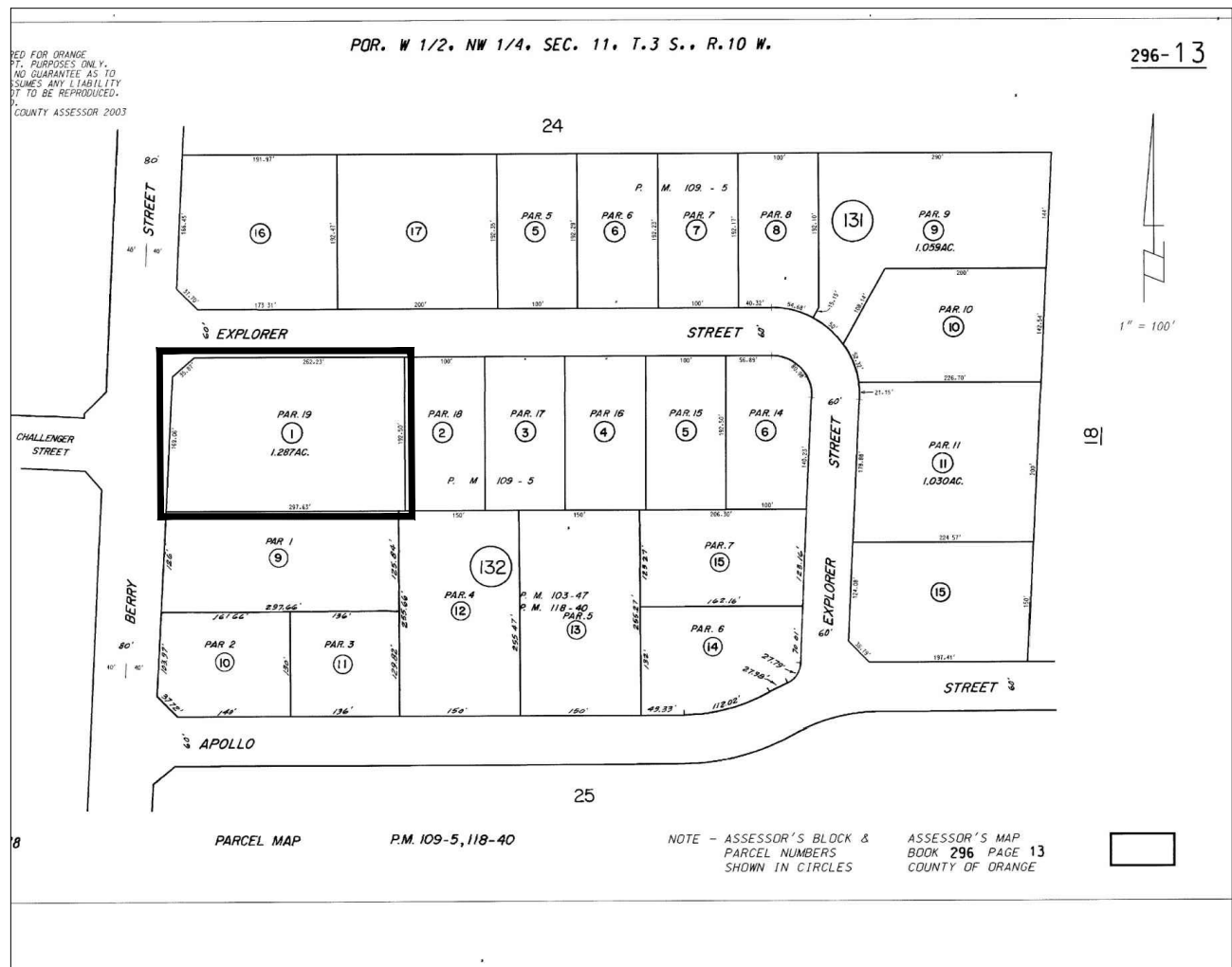
GENERAL

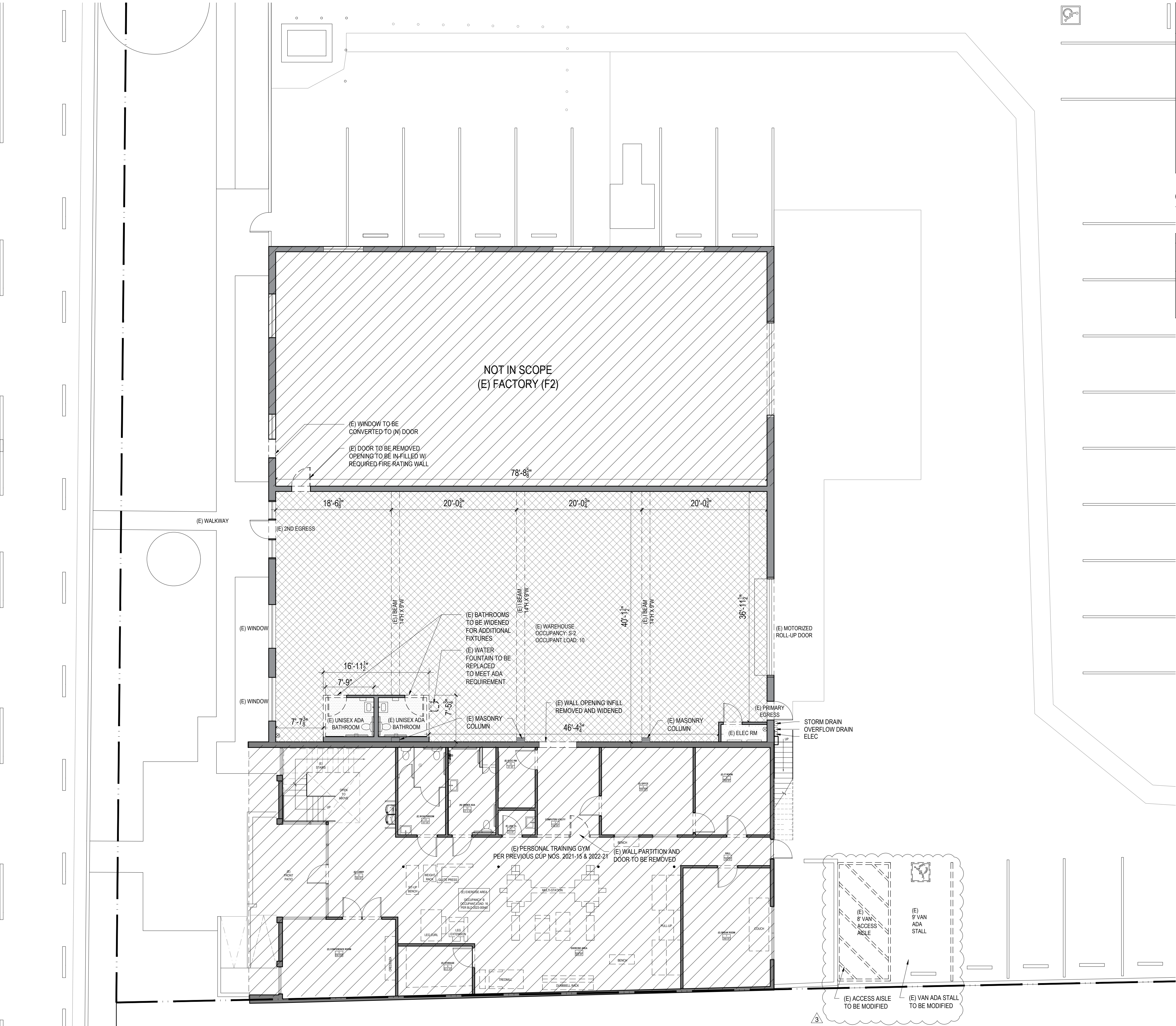
C-0.00	COVER SHEET	•	•	•	•
G-1.00	AERIAL, STREET & INTERIOR VIEWS	•	•	•	•
G-2.00	PREVIOUS CUP APPROVAL LETTER	•	•	•	•
G-3.00	PREVIOUS CUP DWG SHEETS	•	•	•	•
G-3.10	PREVIOUS CUP DWG SHEETS CONT	•	•	•	•
G-3.20	PREVIOUS CUP DWG SHEETS CONT	•	•	•	•
G-4.00	TRUCK TURNING DIAGRAMS	•	•	•	•

ARCHITECTURAL

E-1.00	EXISTING FLOOR PLAN	•	•	•	•
E-1.10	EXISTING 2ND FLOOR PLAN	•	•	•	•
A-1.00	SITE PLAN	•	•	•	•
A-2.00	PROPOSED FLOOR PLAN	•	•	•	•
A-2.10	ENLARGED FLOOR PLAN	•	•	•	•

PARCEL MAP





FLOOR PLAN KEYS

WAREHOUSE AREA

UTILITY & UNISEX BATHROOMS

(E) WALL

(N) WALL

NO WORK/NOT IN SCOPE

OCCUPANT LOAD

EXISTING GYM OCCUPANT LOAD (TABLE 1004.5)				
OCCUPANCY	AREA (SF)	NET/ GROSS	OLF	TOTAL OCC. LOAD
EXERCISE AREA	1066	GROSS	50	22
BUSINESS AREAS	1085	GROSS	150	8
1F ASSEMBLY - UNCON.	227	NET	15	16
ACC. STORAGE/ MECH RM	386	GROSS	300	2
SUBTOTAL	2764	.	.	48

BLD.

ARCHITECTURE • DESIGN

REGISTERED ARCHITECT

BENJAMIN LIN

C-39179

Architect

STATE OF CALIFORNIA

DIGITAL STAMP

BENJAMIN LIN

RA, NCIDQ, LEED AP ID+C

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565-490-6941

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CONSULTANTS

PROJECT NAME

BERRY GYM

650 N BERRY ST
BREA, CA 92821

PROJECT ADDRESS	650 N BERRY ST, SUITE B1 BREA, CA 92821 APN: 296-132-01
REVISION	ISSUED FOR CUP REVIEW REVISION 1 10/28/2025
REVISION	ISSUED FOR CUP REVIEW REVISION 2 01/30/2026
REVISION	ISSUED FOR CUP REVIEW REVISION 3 05/21/2026
ISSUE	ISSUED FOR CUP REVIEW 08/21/2025

DRAWN BY	JA	CHECKED BY	BL
DATE	03/23/2026		

EXISTING FLOOR PLAN

E-1.00

1 EXISTING FLOOR PLAN
1/8" = 1'-0"

OCC LOAD REQUIREMENT

2F	BUSINESS AREAS	1983	GROSS	150	14
	ASSEMBLY - UNCON.	227	NET	15	16
	ACC. STORAGE/ MECH RM	693	GROSS	300	3
	SUBTOTAL	2903	-	-	33

BLD.

ARCHITECTURE • DESIGN

REGISTERED ARCHITECT

BENJAMIN LIN

C-39179

Architect

STATE OF CALIFORNIA

DIGITAL STAMP

BENJAMIN LIN

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	REVISION 3	
ISSUE	ISSUED FOR CUP REVIEW	08/21/2025

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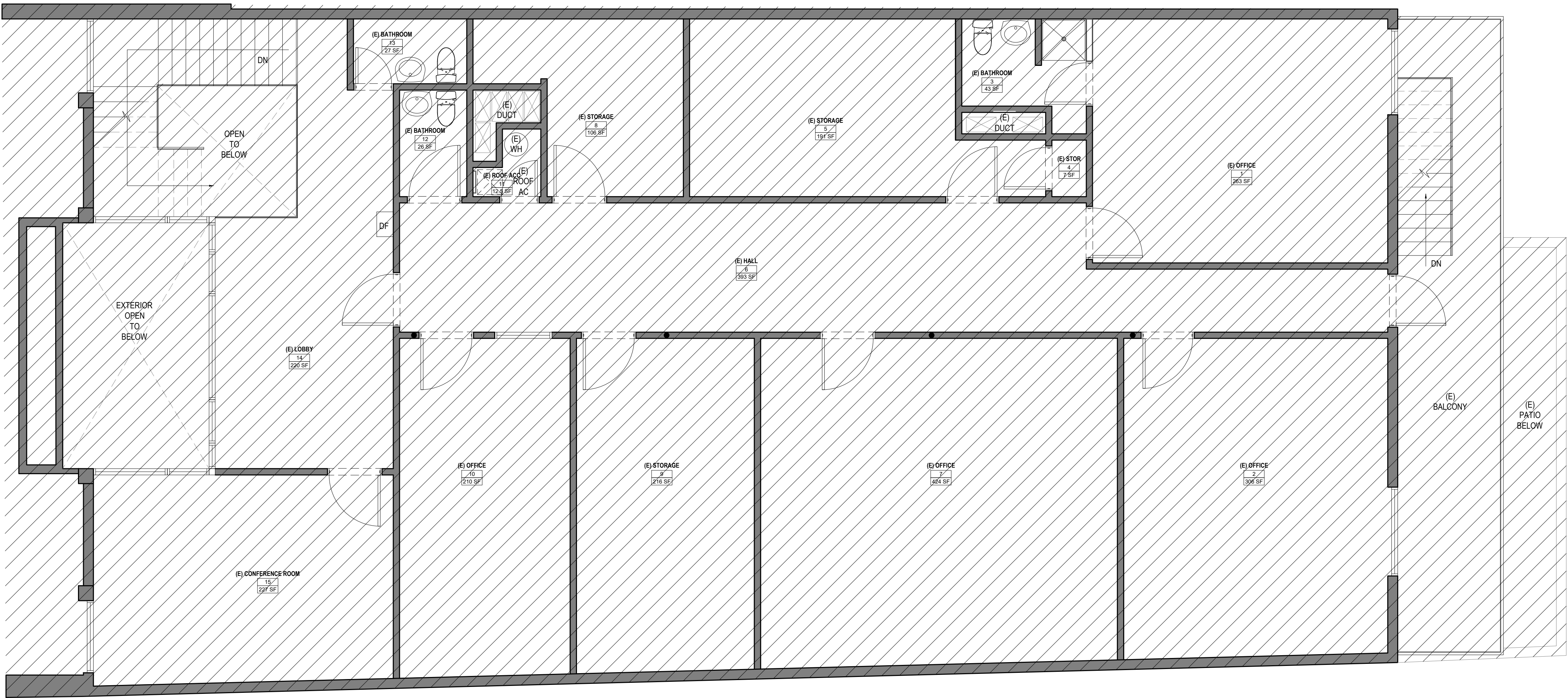
DATE

03/23/2026

EXISTING

2ND FLOOR PLAN

E-1.10





AERIAL VIEW



ARCHITECTURE + DESIGN



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CONSULTANTS

PROJECT NAME



INTERIOR (EAST)



STREET VIEW (EXPLORER ST DRIVEWAY ENTRY)



FRONT



INTERIOR (WEST)



STREET VIEW (EXPLORER ST)



BACK

BERRY GYM
650 N BERRY ST
BREA, CA 92821

OBJECT ADDRESS

100 N BERRY ST, SUITE B1
BREA, CA 92821
APN: 296-132-01

7513

ISSUED FOR CUP REVIEW
REVISION 1 10/28/2025

ISSUED FOR CUP REVIEW
REVISION 2 01/30/2026

ISSUED FOR CUP REVIEW
REVISION 3 05/21/2026

ISSUE

ISSUED FOR
CLIP REVIEW 08/21/2025

OWN BY

CHECKED BY

BL

DATE _____

03/23/2026

AERIAL, STREET & INTERIOR VIEWS

G-1.00

ATTACHMENT A OF RESOLUTION NO. 2022-28
CONDITIONAL USE PERMIT NOS. 2021-15 & 2022-21

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) Nos. 2021-15 and 2022-21 are hereby approved, subject to the conditions as set forth herein:

Planning Division

1. Development and operations shall occur in substantial compliance with the plans reviewed and approved by the Planning Commission on December 13, 2022, which include operational plan, site and floor plans and parking study, on file in the Planning Division, the conditions contained herein and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the approved project plans.
2. The Project shall comply with the conditions contained herein and all applicable Federal, State, County, and local regulations.
3. External lighting sources shall be shielded so that the sources are not visible to pedestrians. Signs shall not be visually obtrusive or dominate the street frontage.
4. There shall be a maximum of 16 trainers and/or clients within the health and fitness facility during hours of operation.
5. The business operations shall comply with the following hours of operation:
 - a. Monday through Friday: 4 a.m. to 6 a.m. and 4 p.m. to 11 p.m.
 - b. Saturday and Sunday: 6 a.m. to 11 p.m.
6. Fitness instructional area shall not exceed 945 square feet of the total leasable floor area.
7. The business operation shall be restricted within the existing building. No outside use of the premises shall be permitted.
8. Should noise or nuisance issues arise due to the health and fitness studio, the business shall provide the necessary remedies including, but not limited to, sound attenuation, change in business operations, etc. Any remedies needed shall be reviewed and approved by the Community Development Director or his/her designee prior to installation or implementation.

9. Any future tenant improvement and/or construction plans for a change in land use shall demonstrate compliance with the minimum parking requirements, pursuant to Brea City Code Section 20.08.040 (Off-Street Parking and Loading), to the satisfaction of the City Planner.

10. All proposed signage shall conform with the Brea City Code (BCC).

11. Any permit is subject to expiration and revocation as provided in BCC Chapter 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.

12. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Conditional Use Permit Nos. 2021-15 and 2022-21 and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

Police Department

13. The applicant shall supply the Police Department and Dispatch a point of contact with contact information for any after hour issues.

Fire Department

14. Any interior tenant improvement that impacts the spacing or coverage of the existing automatic fire sprinkler system requires submitting plans for review and approval by the Brea Fire Department.

15. Additional requirements may be imposed when the project is submitted for fire department plan check review/ approval.

Building and Safety Division

16. All designs shall comply with the Codes adopted at the time of permit submittal. Currently, the 2019 California Building and Fire Codes have been adopted by City of Brea. Beginning January 1, 2023, all design shall comply with the 2022 California Building and Fire Codes.

17. Proposed tenant improvement will require complete plan submittal to the Building & Safety Division for structural, energy, plumbing, mechanical, and electrical analysis of the proposed improvements.

18. The ADA path of travel from the public right-of-way to the main building entrance shall comply with California Building Code (CBC).

19. Stairs and handrails shall comply with CBC.

20. Restrooms shall be upgraded to CBC Chapter 11B.

21. Means of egress must comply with CBC Chapter 10 & Chapter 11B.

22. Occupancy is not permitted until a Certificate of Occupancy permit is issued.

BLD.

ARCHITECTURE • DESIGN



DIGITAL STAMP

BENJAMIN LIN
RA, NCIDQ, LEED AP ID+C

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CONSULTANTS

PROJECT NAME

BERRY GYM

650 N BERRY ST

BREA, CA 92821

PROJECT ADDRESS

650 N BERRY ST, SUITE B1
BREA, CA 92821
APN: 296-132-01

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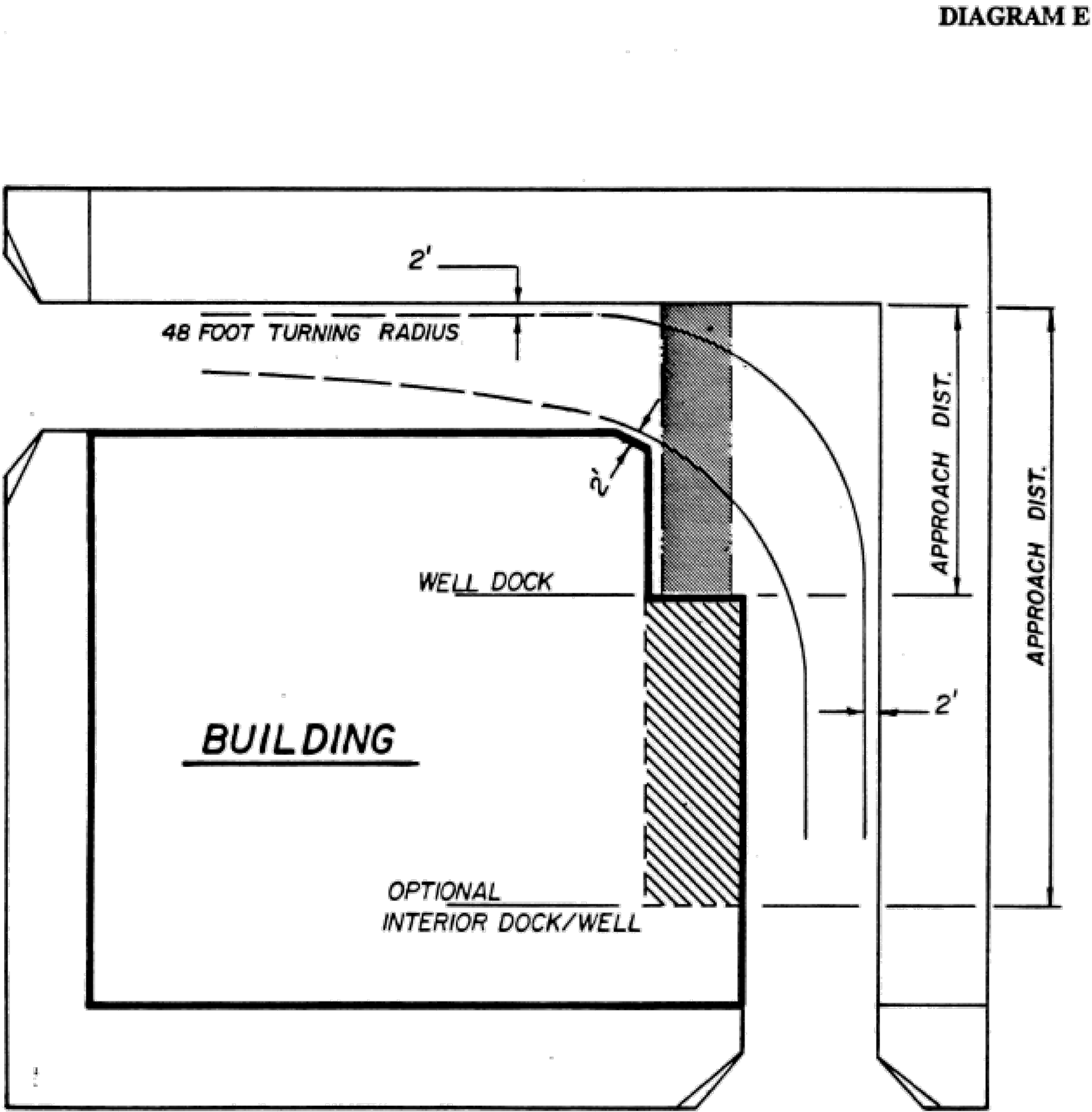
DATE

03/23/2026

EXISTING CUP
CONDITIONS OF
APPROVAL LETTER

G-2.00

DIAGRAM E



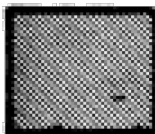
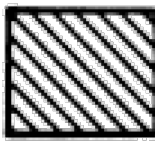
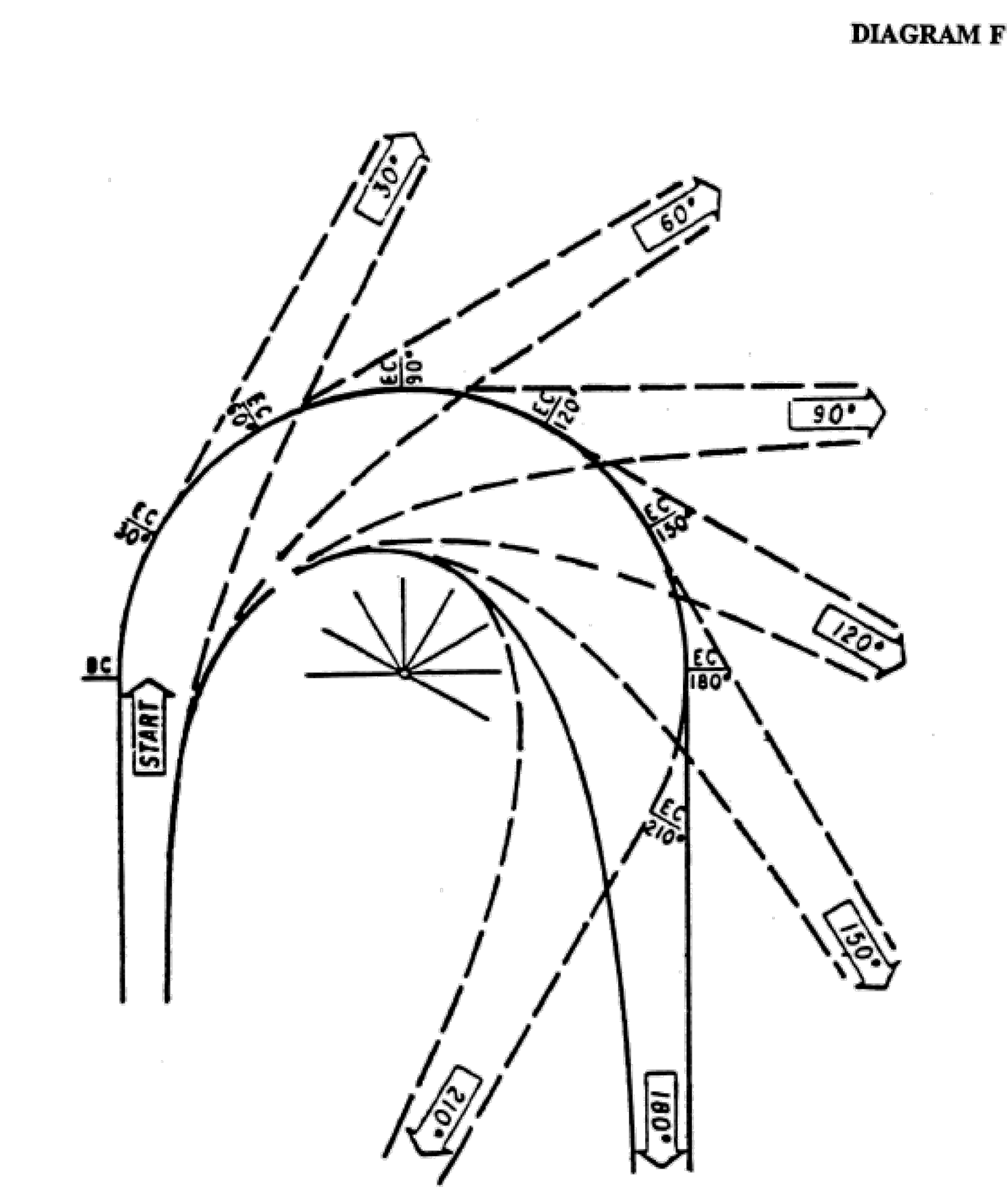
-  **SEMI-TRAILER DOCK APPROACH - FOR WIDTH AND LENGTH SEE SECTION 304.050**
-  **OPTIONAL INTERIOR TRUCK WELL**

DIAGRAM F



SEMITRAILER WHEEL TRACK

48' TURNING RADIUS (30 SCALE)

BLD.
ARCHITECTURE • DESIGN



DIGITAL STAMP

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CONSULTANTS

PROJECT NAME

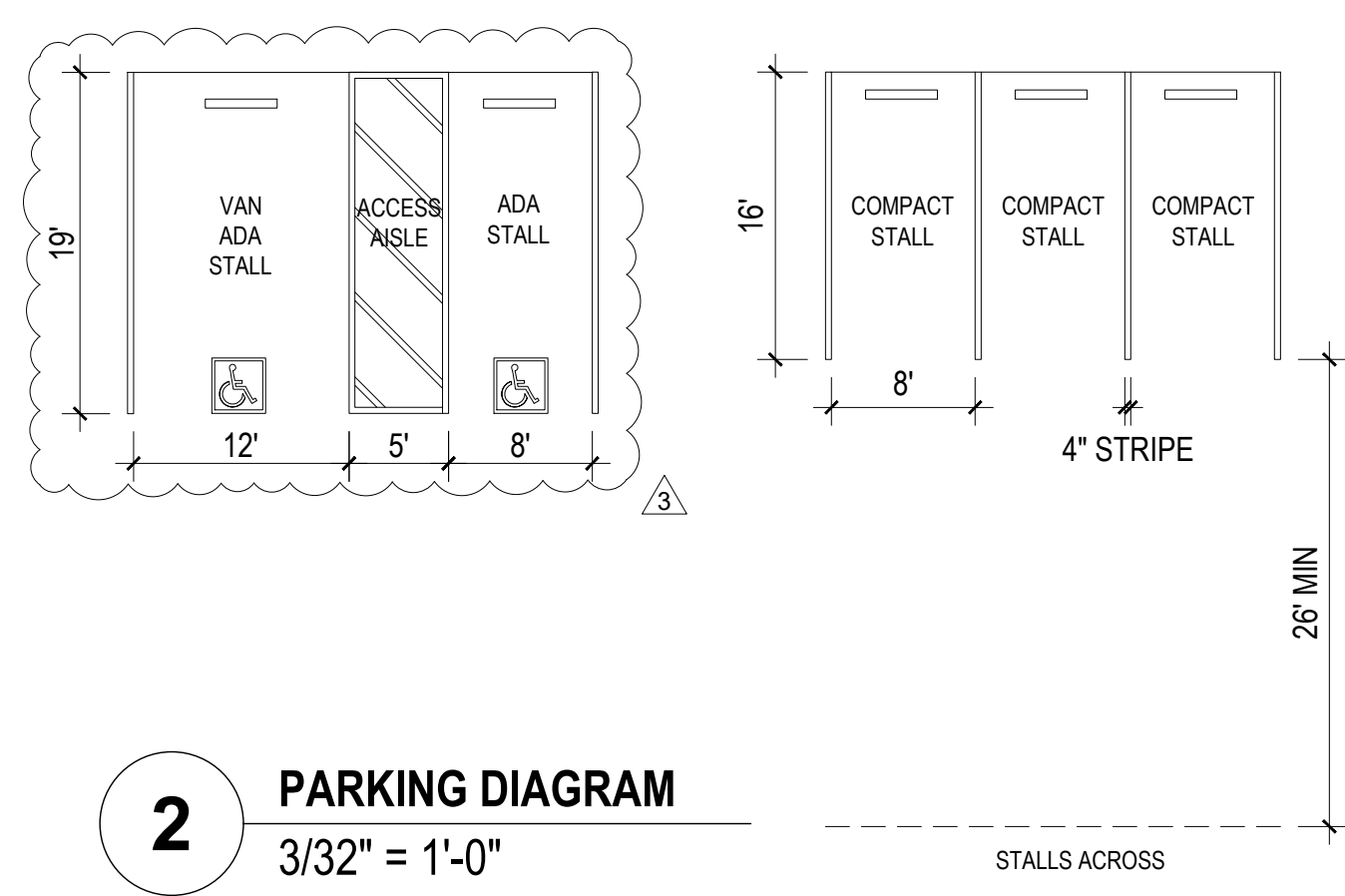
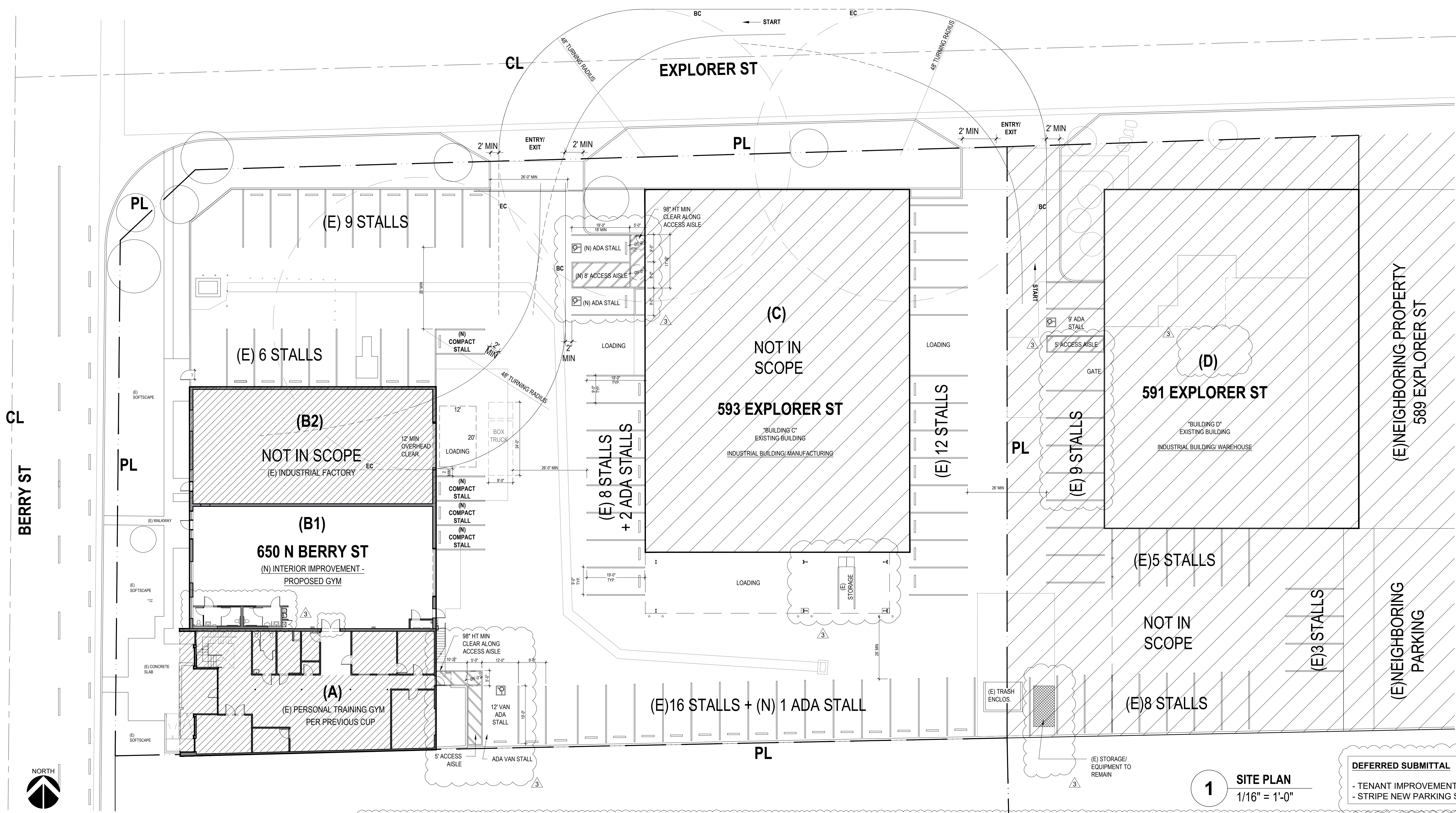
BERRY GYM
650 N BERRY ST
BREA, CA 92821

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DRAWN BY	JA	CHECKED BY	BL
DATE	03/23/2026		

TRUCK TURNING
DIAGRAMS

G-4.00



*SUITE A AREA BREAKDOWN		PARKING DEMAND CALCULATION							
(E) GYM SPACE:	1,066 SF	USE	SUITE(S)	PARKING REQUIREMENT	TOTAL FLOOR AREA	PARKING REQUIRED	ADJUSTED PARKING REQUIRED	PARKING PROVIDED	PARKING DEVIATION
(E) OFFICE SPACE:	1,652 SF	HEALTH CLUB	A	1 SPACE/ 150 SF	1,066 SF*	CODE: 7 STALLS	ACTUAL: 16 STALLS	SEE PARKING STUDY	-
(E) STORAGE (2ND FLR):	3,228 SF	HEALTH CLUB EXPANSION	B1	1 SPACE/ 150 SF	3,160 SF	CODE: 21 STALLS	ACTUAL: 18 STALLS		-
TOTAL: 5,946 SF		OFFICE	A, D	1 SPACE/ 250 SF	5,307 SF	21 STALLS	-		-
SUITE A HAS A GROSS GYM FLOOR AREA (GFA) OF 1,066 SF. THE ACTUAL GYM ASSEMBLY AREA IS 966 SF; HOWEVER, 1,066 SF IS USED TO PROVIDE A CONSERVATIVE ASSESSMENT.		MANUFACTURING	B2, C	1 SPACE/ 500 SF	13,120 SF	26 STALLS	-		-
		WAREHOUSE/ STORAGE	A, D	1 SPACE/ 1000 SF	9,533 SF	10 STALLS	-		-
SITE PLAN LEGEND		TOTAL PARKING DEMAND / REQUIRED				85 STALLS			
(E) BUILDING OUTLINE		EXISTING REGULAR TOTAL STALLS ON SITE						79 STALLS	
(E) AREA/ BUILDING NOT IN SCOPE		EXISTING REGULAR STALL DEDUCTED FOR (1) SITE STORAGE AND (13) INACCESSIBLE SPACES						-14	
		NEW COMPACT STALLS PROVIDED						+4 STALLS	
		TOTAL PARKING PROVIDED						69 STALLS	-16 STALLS
		TOTAL PARKING DEMAND / REQUIRED							
		15% MAX COMPACT STALLS OF REQUIRED # OF STALLS (91 X 15% =14 MAX)							

NOTE:

1. A MAXIMUM OF FIFTEEN PERCENT (15%) OF THE REQUIRED NUMBER OF PARKING SPACES MAY BE COMPACT STALLS

2. 10% OF OFFICE SPACE WITHIN WAREHOUSE COUNTED AS WAREHOUSE PARKING RATIO

ADA STALLS

76 TO 100 TOTAL STALLS: MIN 4 ACCESSIBLE PARKING STALLS REQUIRED

(3) ADA STALLS WITH 8' WIDE ACCESS AISLES PROVIDED & (1) ADA VAN STALL W/ 5' WIDE ACCESS AISLE PROVIDED

BLD.

ARCHITECTURE • DESIGN

REGISTERED ARCHITECT

BENJAMIN LIN

C-39179

STATE OF CALIFORNIA

DIGITAL STAMP

BENJAMIN LIN

RA, NCIDQ, LEED AP ID+C

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CONSULTANTS

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BREA, CA 92821

PROJECT ADDRESS

650 N BERRY ST, SUITE B1

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REVISION 2

01/30/2026

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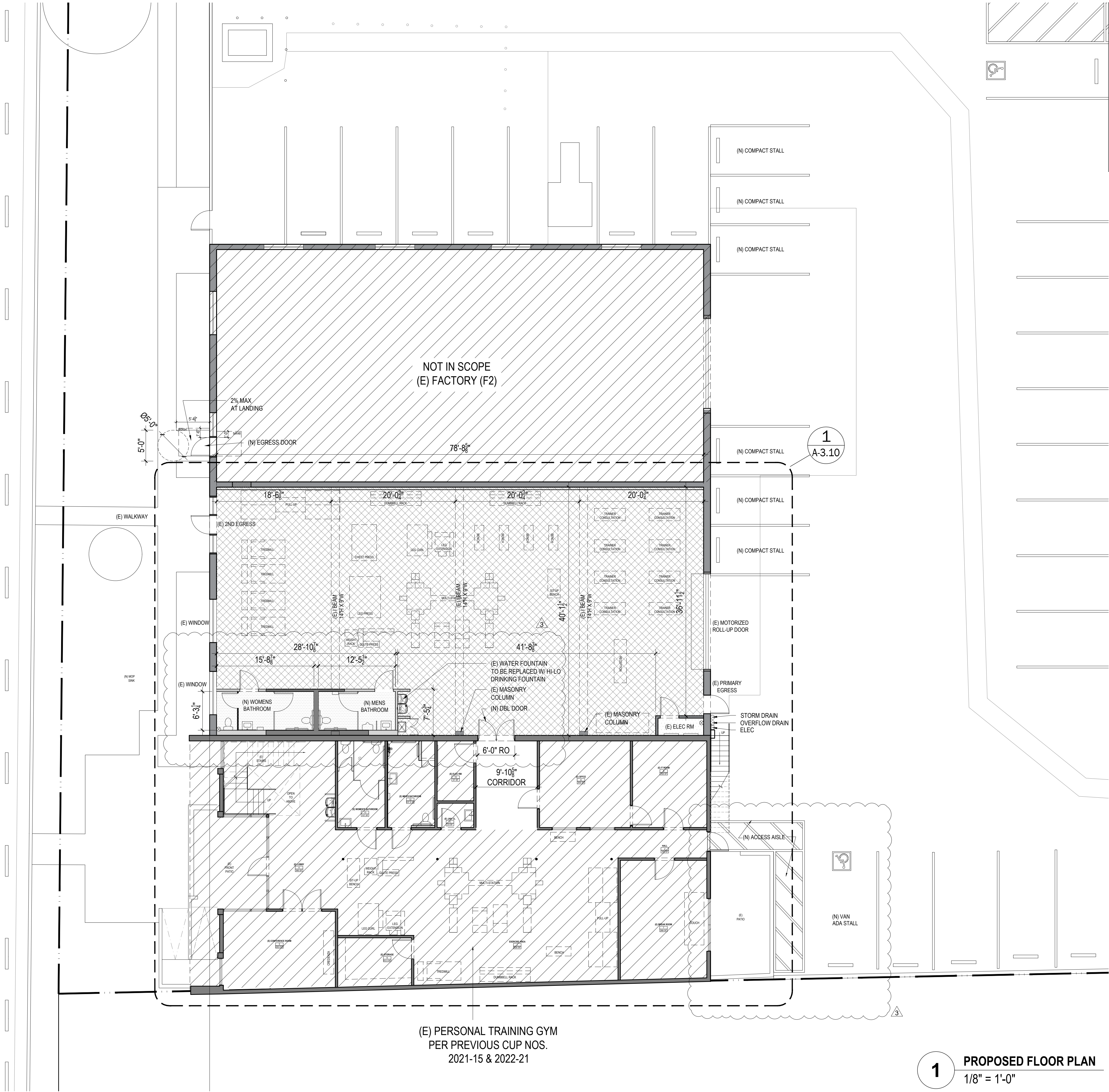
BL

DATE

03/23/2026

SITE PLAN

A-1.00



FLOOR PLAN KEYS

WAREHOUSE AREA

UTILITY & UNISEX BATHROOMS

DEFERRED SUBMITTAL

- TENANT IMPROVEMENTS
- STRIPE NEW PARKING STALLS

BLD.

ARCHITECTURE • DESIGN

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ARCHITECT

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CONSULTANTS

PROJECT NAME

ALL DIMENSIONS AND ALTERNATIVE SPECIFICATIONS ON THIS SHEET ARE THE INTELLECTUAL PROPERTY OF BLD INC. ANY REPRODUCTION, WHETHER IN FULL OR PART, WITHOUT THE WRITTEN CONSENT OF THE OWNERS OF BLD INC. IS STRICTLY FORBIDDEN. UNAUTHORIZED USE OF THESE PLANS, ESPECIALLY FOR THE INTENDED PROJECT AND DESIGNATED LOCATION, IS NOT ALLOWED.

BERRY GYM

650 N BERRY ST

BREA, CA 92821

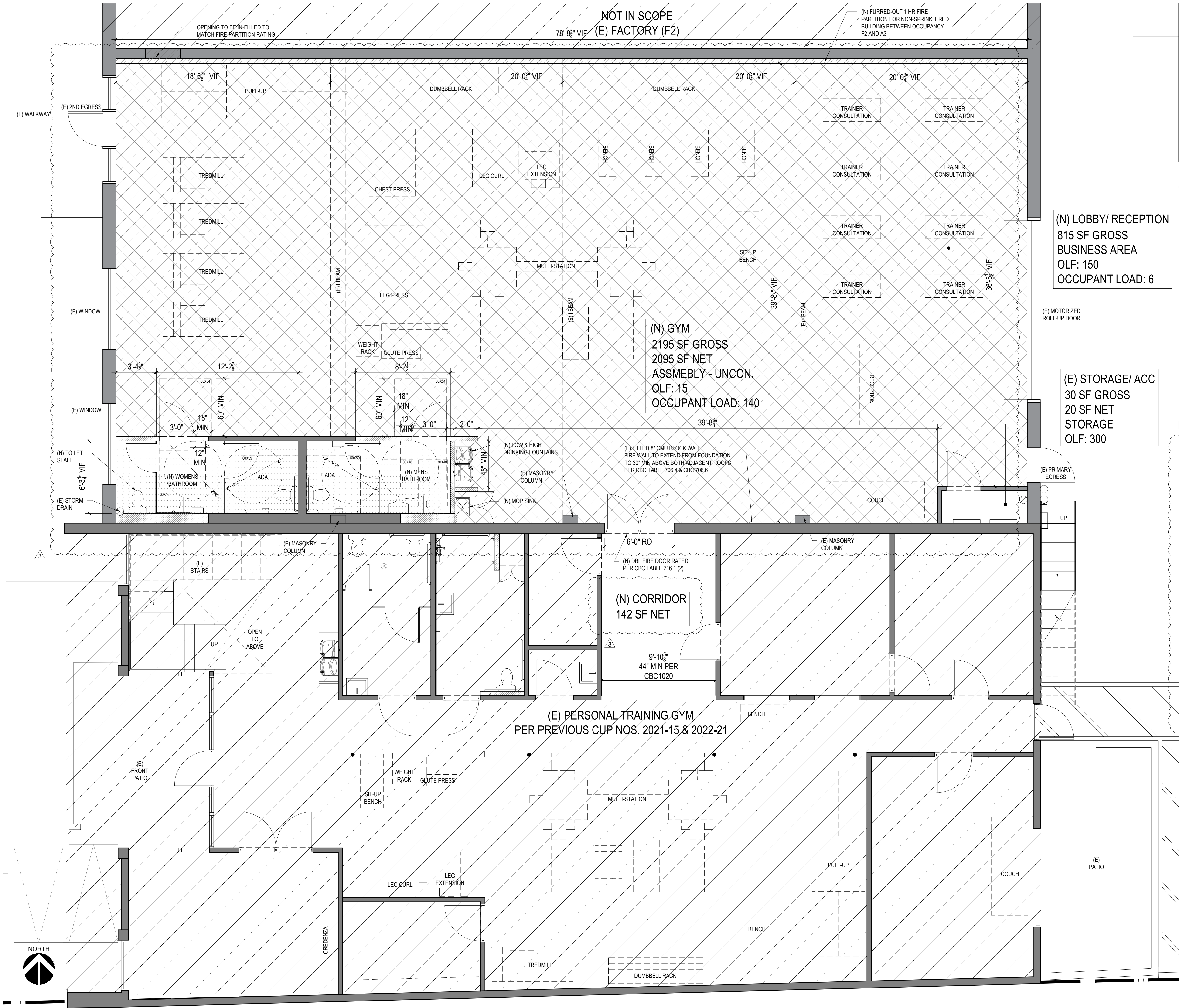
PROJECT ADDRESS	650 N BERRY ST, SUITE B1 BREA, CA 92821 APN: 296-132-01
REVISION	ISSUED FOR CUP REVIEW REVISION 1 10/28/2025
REVISION	ISSUED FOR CUP REVIEW REVISION 2 01/30/2026
REVISION	ISSUED FOR CUP REVIEW REVISION 3 05/21/2026
ISSUE	ISSUED FOR CUP REVIEW 08/21/2025

DRAWN BY	JA	CHECKED BY	BL
DATE	03/23/2026		

PROPOSED FLOOR PLAN

A-2.00

1 PROPOSED FLOOR PLAN
1/8" = 1'-0"



FLOOR PLAN KEYS

EXERCISE AREA

UTILITY & UNISEX BATHROOMS

(E) WALL

(N) WALL

NO WORK/NOT IN SCOPE

BLD.

ARCHITECTURE • DESIGN

REGISTERED ARCHITECT

BENJAMIN LIN

C-39179

STATE OF CALIFORNIA

DIGITAL STAMP

BENJAMIN LIN
RA, NCIDQ, LEED AP ID+C

WWW.BLD-INFO.COM
BEN@BLD-INFO.COM
565-490-6941

ALL DIMENSIONS AND ALTERNATIVE SPECIFICATIONS ON THIS SHEET ARE THE INTELLECTUAL PROPERTY OF BLD INC. ANY REPRODUCTION, WHETHER IN FULL OR PART, WITHOUT THE WRITTEN CONSENT OF THE OWNER(S) OF BLD INC. IS STRICTLY FORBIDDEN. UNAUTHORIZED USE OF THESE PLANS, SPECIFICATIONS FOR THE INTENDED PROJECT AND DESIGNATED LOCATION, IS NOT ALLOWED.

OCCUPANT LOAD

(N) LOBBY/ RECEPTION
815 SF GROSS
BUSINESS AREA
OLF: 150
OCCUPANT LOAD: 6

(E) STORAGE/ ACC
30 SF GROSS
20 SF NET
STORAGE
OLF: 300

PROPOSED GYM OCCUPANT LOAD (TABLE 1004.5)				
OCCUPANCY	AREA (SF)	NET/ GROSS	OLF	TOTAL OCC. LOAD
ASSEMBLY - UNCON.	2095	NET	15	140
BUSINESS AREAS	815	GROSS	150	6
ACC. STORAGE/ MECH RM	30	GROSS	300	1
TOTAL	2940	-	-	147

PLUMBING REQUIREMENT

MINIMUM NUMBER OF REQUIRED PLUMBING FACILITIES (TABLE 7.21.1)						
			CLASSIFICATION			
			BUSINESS (B)	ASSEMBLY (A-3)	STORAGE (S-1)	TOTAL
(E) GYM UNIT A	OCC LOAD		24	22	2	48
	URINAL	FACTOR	1/100	1/100	-	-
		M	12 OCC/100 = 0.12	11 OCC/100 = 0.11	-	0.23
	WATER CLOSET	M	1/50 M, 1/15 F	1/100 M, 1/25 F	1/100 M, 1/100 F	-
		F	12 OCC/50 = 0.24	11 OCC/100 = 0.11	1 OCC/100 = 0.01	0.36
		M	12 OCC/15 = 0.8	11 OCC/25 = 0.44	1 OCC/100 = 0.01	1.25
		F	1/75 M, 1/50 F	1/200 M, 1/100 F	1/200 M, 1/200 F	-
	LAVATORY	M	12 OCC/75 = 0.16	11 OCC/200 = 0.055	1 OCC/200 = 0.005	0.22
		F	12 OCC/50 = 0.24	11 OCC/100 = 0.11	1 OCC/200 = 0.005	0.355
	SERVICE SINK		1 SERVICE SINK			
(N) GYM UNIT B1	OCC LOAD		6	140	1	147
	URINAL	FACTOR	1/100	1/100	-	-
		M	3 OCC/100 = 0.03	70 OCC/100 = 0.70	-	0.73
	WATER CLOSET	M	1/50 M, 1/15 F	1/100 M, 3/100 F	1/100	-
		F	3 OCC/50 = 0.06	70 OCC/100 = 0.70	0 OCC/100 = 0	0.76
		M	3 OCC/15 = 0.2	3 (70 OCC/100) = 2.10	1 OCC/100 = 0.01	2.31
		F	1/75 M, 1/50 F	1/200 M, 1/100 F	1/200	-
	LAVATORY	M	3 OCC/75 = 0.04	70 OCC/200 = 0.35	0 OCC/200 = 0	0.39
		F	3 OCC/50 = 0.06	70 OCC/100 = 0.70	1 OCC/200 = 0.005	0.76
	SERVICE SINK		1 SERVICE SINK			
TOTAL			TOTAL	REQUIRED	PROVIDED	
	URINAL		0.96	1	1	
		M	1.12	2	2	
	WATER CLOSET		3.56	4	4	
		M	0.61	1	2	
	LAVATORY		1.115	2	2	
		F				
SERVICE SINK		2	2	2		

DEFERRED SUBMITTAL

- TENANT IMPROVEMENTS
- STRIPE NEW PARKING STALLS

CONSULTANTS

PROJECT NAME

REVISION - PROJECT ADDRESS

ISSUE

DRAWN BY

DATE

ENLARGED FLOOR PLAN

A-2.10

BERRY GYM
650 N BERRY ST
BREA, CA 92821

650 N BERRY ST, SUITE B1
BREA, CA 92821
APN: 296-132-01

ISSUED FOR CUP REVIEW
REVISION 1 10/28/2025

ISSUED FOR CUP REVIEW
REVISION 2 01/30/2026

ISSUED FOR CUP REVIEW
REVISION 3 05/21/2026

ISSUED FOR CUP REVIEW
08/21/2025

JA BL

03/23/2026

1

PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



BUILDING & SAFETY
ECONOMIC DEVELOPMENT
HOUSING
PLANNING

Brea Civic & Cultural Center | 1 Civic Center Circle | Brea, California 92821 | www.cityofbrea.net

SUBMITTAL INSTRUCTIONS FOR PROJECT APPLICATIONS

Project applications shall be submitted directly to the Planning Division through electronic email. Since August 15, 2022, the Planning Division no longer accepts in-person submittal. Please see instructions below for the electronic project application submission.

SUBMITTAL INSTRUCTIONS:

By email: Project applications shall be submitted to planner@cityofbrea.gov. To confirm your application has been received, contact a Planner at 714-990-7674.

NOTE: No application will be considered submitted for Plan Review until the following is satisfied:

1. The required application deposit has been paid, as outlined in the Development Processing Fees. Credit card (Visa or Mastercard) is accepted over the phone at 714-990-7674. Checks can be dropped off at the 3rd floor front counter of 1 Civic Center Circle, Brea, CA, 92821 or mailed. If a check is mailed, please address to ATTN: Planning Division.
2. Completed Application, pages 2-6.
3. Accompanying plans and documents outlined on pages 7-9.

****It is HIGHLY RECOMMENDED to speak with a Planner prior to formal submittal. To speak with a Planner regarding your project, please contact the Planning Division at planner@cityofbrea.gov or 714-990-7674.**

Application Completeness:

Once the uniform application has been submitted, no later than thirty (30) days as determined in the [application processing schedule](#), the Director shall determine, in writing, if such application is complete, and immediately transmit such determination to the applicant. If an application is determined not to be complete, the Director determination shall specify the deficiencies and the manner in which the application can be made complete. Upon determination that an application is complete and meets the requirements for acceptance, or expiration of the thirty (30) day period if no determination regarding completeness is made, the application shall be deemed accepted.

IMPORTANT UPDATE:

Since August 1, 2022, all planning development applications are accepted and reviewed based on the established application processing schedule, which includes a weekly submittal deadline. View the latest processing schedule on this page: www.cityofbrea.gov/177/Planning

**SHOULD YOU HAVE ANY QUESTIONS, PLEASE CONTACT
THE PLANNING DIVISION AT 714-990-7674 OR
PLANNER@CITYOFBREA.GOV**

PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Berry Gym - CUP Amendment

Location of Project *(Address Required)*:
650 N BERRY ST BREA, CA 92821

Legal Description of Project Location *(Assessor's Parcel No.)*:
296-132-01

APPLICANT INFORMATION:

Applicant Name: Benjamin Lin

Phone: (585)490-6941

Email: Ben@bld-info.com

Address: 151 N Kraemer Blvd, Ste 200

City: Placentia

State: CA

Zip Code: 92870

PROJECT CONTACT PERSON: *(If Different)*

Contact Person:

Phone:

Email:

PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: M-1

General Plan Designation:

Existing Use: S-2 - Warehouse

Proposed Use: A-3 - Personal Training Gym

Type of Development:

☐ Residential ☒ Commercial

☐ Industrial

☐ Mixed-Use

Lot Size *(square feet)*: 56061.72 SF PER PARCEL

Lot Width: 297.63'

Lot Depth: 169.06'~192.50'

Existing Floor Area *(sq. ft.)*: 22226

Existing FAR: 0.3964

Existing Lot Coverage: 39.64%

Proposed Floor Area *(sq. ft.)*: NO CHANGE

Proposed FAR: NO CHANGE

Proposed Lot Coverage: NO CHANGE

STAFF USE ONLY

Accela Record Number: PLN-2025-0052

Project Manager:

Entitlement File Number(s):

CUP NO. 2025-14 & 2026-05

Related Files:

SUBMITTAL INFO:

Date & Time Received: 9/9/2025

Received by: B.CO

Deposit Received:

PROJECT INFORMATION: *(Continued)*

Proposed No. of Stories: 1, no change Proposed Building Height: no change

Existing Parking Stalls: 79 Proposed Parking Stalls: +4 ADDITIONAL
(-14 INACCESSIBLE)

Project Description: The project description should include a detailed description of demolition, on-site improvements, proposed use & operations, ect. In addition, please describe all building material and color as well as description of signage and their location. Please provide a separate PDF attachment labeled "Project Description" if more space is needed.

☐ **Check if project description is attached.**

- CONVERT (E) VACANT WAREHOUSE AT BLDG B1 TO A PRIVATE 1 ON 1 TRAINING GYM
- MODIFY ADA UNISEX BATHROOMS
- NO WORK IN (E) CUP PERMITTED PRIVATE TRAINING GYM AT BLDG A

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

Planning Commission / City Council

- | | | |
|---|---|--|
| ☐ Certificate of Compatibility | ☐ Planned Community | ☐ Zone Change |
| ☐ Conditional Use Permit | ☐ Precise Development Plan | ☐ Zone Variance |
| ☐ Development Agreement | ☐ Temporary Trailer | ☐ Other _____ |
| ☐ General Plan Amendment | ☐ Tentative Parcel Map | |
| ☐ Historic Designation | ☐ Tentative Tract Map | |

Administrative/Community Development Director

- | | | |
|--|--|--|
| ☐ Administrative Remedy | ☐ Plan Review | ☐ Tree Removal <i>(see pg. 9)</i> |
| ☒ Minor Conditional Use Permit | ☐ Public Convenience or Necessity | Other _____ |

PROPERTY OWNER INFORMATION & AUTHORIZATION

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

Legal Owner Name: 650 Berry, LLC

Company Name: 650 Berry LLC

Email: joea@trispaninc.com

Phone: 714-257-9680

Address: 591 W Explorer St

City: Brea

State: CA

Zip Code: 92821

I hereby certify under penalty of perjury under the laws of the State of California that I am the owner(s) of the subject property, or have been authorized to sign on behalf of the property owner, and consent to the filing of this application on the above referenced property. **If the owner did not sign below, a letter of authorization is required.**

By: _____



(Signature)

Date: 09/08/2025

By: _____

Joseph Araiza

(Printed Name)

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

Name(s): Benjamin Lin

Email: Ben@bld-info.com

Phone: 5854906941

Address: 151 N Kraemer Blvd, Ste 200

City: Placentia

State: CA

Zip Code: 92870

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

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

By: _____

Benjamin Lin

(Signature)

Date: 08/18/2025

Digitally signed by Benjamin Lin
DN: C=US, E=ben@bld-info.com,
CN=Benjamin Lin
Date: 2025.08.18 12:44:49-07'00'

By: _____

Benjamin Lin

(Printed Name)

TRUST ACCOUNT OWNER INFORMATION

All project applications require the specified minimum deposit to a Trust Account. Additional funds and/or subsequent deposits may be required depending on the specified project and level of staff time necessary. All unused funds will be reimbursed following the completion of project and/or review. Staff time devoted to your project will be billed according to our [Development Processing Fees](#). The necessary staff time will vary according to the complexity of the project and may include, initial review and ongoing project processing by City staff and consultant time, if necessary.

TRUST ACCOUNT OWNER:

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

Address: 591 W Explorer St

State: CA

City: Brea

Zip Code: 92821

Email: amiller@trispaninc.com

Phone: 714-257-9680

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

STATEMENT OF UNDERSTANDING AND AGREEMENT

I understand that my initial deposit is a retainer and not a fee. This deposit will be used to set up an account, against which fees shall be charged based on the hourly rate listed in the City fee schedule in effect at the time the work is performed. I understand that should the costs exceed the deposit, I will be billed monthly for any additional deposit amount intended to cover future charges. If I fail to pay the fees when due, I understand that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be issued to the contact information in the above section and returned to the organization and/or individual above after the conclusion of the process or final inspection of the completed project, whichever occurs later.

As the trust account owner, I assume full financial responsibility for all costs incurred by the City in processing this application(s).

BY SIGNING BELOW, I HEREBY CONSENT THAT I UNDERSTAND THE MATTERS AS DESCRIBED ABOVE AND AGREE TO THE TERMS. I HEREBY FURTHER REPRESENT THAT I HAVE THE AUTHORITY TO BIND MY BUSINESS BY SIGNING ON ITS BEHALF.



Trust Account Owner Signature

09/08/2025

Date

Joseph Araiza

Trust Account Owner Printed Name

INDEMNIFICATION AGREEMENT

PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

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

Furthermore, Benjamin Lin, on behalf of 650 Berry LLC hereby agrees to defend, indemnify, and hold free and harmless the City of Brea, its elected officials, officers, employees, and agents, with respect to any and all liabilities, claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including the payment of actual attorney's fees, court costs, and any and all other costs of defense.

Benjamin Lin

Digitally signed by Benjamin Lin
DN: C=US, E=ben@bid-info.com, CN=Benjamin Lin
Date: 2025.08.18 14:04:01-07'00'

Applicant Signature

08/18/2025

Date

Staff Use Only

ACCELA RECORD NUMBER:

TRUST ACCOUNT NUMBER:

SUBMITTAL CHECKLIST

If you obtained this application through our website, please contact a Planner at 714-990-7674 to confirm applicability of the submittal items. The items listed below are considered *minimum*. Additional information may be necessary for clarification during the review process.

APPLIES TO ALL APPLICATIONS

- ☒ **1. COMPLETED PROJECT APPLICATION** - Property owner information & authorization must be included
- ☒ **2. PHOTOGRAPHS** - Photographs should include the project site's existing exterior and interior.
- ☒ **3. LETTER OF REQUEST** - Describe the project/proposal and reason for the request. For businesses, include operations, number of employees, hours of operation, property tenant list, alcohol requests and any other pertinent information. For residential projects, include number of units, phasing/ timing plan and any other pertinent information. *For tree removal permits, a statement indicating the reason for the removal or relocation of tree(s).*
- ☒ **4. PLANS TITLE PAGE**
 - ☐ Date (Resubmitted plans shall reflect new date of submittal)
 - ☐ Project Address
 - ☐ Legal Description
 - ☐ Scope of work
 - ☐ List of Required Entitlements
 - ☐ Owner Information Architect/Designer Information
 - ☐ Zoning Conformance Development Standards (existing/allowed/proposed)
- ☒ **5. SITE PLAN**
 - ☐ Show entire Parcel with property lines and dimensions
 - ☐ Development Summary Table – noting information such as proposed square footage, floor area
 - ☐ Provide separate existing and proposed site plans Provide plan drawn to scale with dimensions
 - ☐ Show all setbacks (front, rear and side)
 - ☐ Truck turning radius (industrial and commercial) Show location of:
 - ☐ Carpool/van spaces
 - ☐ Bicycle parking area
 - ☐ Rideshare vehicle loading area
 - ☐ Distance between buildings
 - ☐ Location of utility poles and fire hydrants
 - ☐ Indicate locations of trash enclosures and SCE transformer
 - ☐ Location of proposed monument signs
 - ☐ Proposed outdoor storage area, if any, and required screening Label proposed uses for all building sites on site
 - ☐ Location of bus stop improvements, if applicable to project
 - ☐ Show locations of street and sidewalks, with all improvements (trees, light poles, curbs, etc.)
 - ☐ Show all existing and proposed driveways and driveways immediately adjacent to the site
 - ☐ Show all curb, gutter and driveway within the full right-of-way adjacent to the project site
 - ☐ Photometric plan
 - ☐ Circulation plan

☒ **6. FLOOR PLAN**

- ☐ Provide separate existing and proposed floor plans
- ☐ Provide plans drawn to scale with dimensions
- ☐ Label room and/or areas
- ☐ Provide a window and door schedule (when part of scope)

☒ **7. DEPOSIT** - The application will **NOT** be considered submitted until payment is received. Please visit our [Development Processing Fees](#) to verify the deposit amount.

☒ **8. ELECTRONIC PLAN COPIES** - PDF format digital copies of all submitted plans, photographs and photographs of the colors and materials board in minimum 300 D.P.I. (dots per square inch) format for presentation purposes. A clean site plan and colored landscape plan with no construction information or dimensions is required for presentation purposes. Include one 750KB or less jpeg image of the proposed rendering to be displayed on the City's development map. If you are submitting in person, all submitted material shall be saved in a USB Drive or CD.

APPLIES TO NEW CONSTRUCTION, BUILDING ADDITIONS, AND BUILDING REMODELS:

☐ **9. PRELIMINARY TITLE REPORT** - Must be dated within six (6) months.

☐ **10. ELEVATIONS**

- ☐ Show all sides of proposed
- ☐ Elevations Provide plans drawn to scale with dimensions
- ☐ Provide the height of all structures
- ☐ Label proposed colors, materials (with level of quality and longevity)
- ☐ Location and size of signs
- ☐ Provide details of architectural elements, walls, and fences, as needed Line of sight drawings

☐ **11. RENDERING(S) – COLOR**

☐ **12. SECTION PLAN**

☐ **13. SIGN PLANS**

- ☐ Show location of all signs and on building and site plan
- ☐ Label size of signs

☐ **14. ROOF PLAN**

- ☐ Provide plans drawn to scale with dimensions Show roof pitches and slope
- ☐ Show all-roof mounted equipment
- ☐ Cross-section demonstrating the roof-mounted equipment will be fully screened from view by the architectural design of the building

☐ **15. CONCEPTUAL LANDSCAPE PLAN**

- ☐ Proposed and existing improvements as shown on the site plan Dimensions such as setbacks and street widths shall be excluded. Identify plan materials by botanical and common names. Identify size and spacing of plants
- ☐ Identify mounted areas, turf, ground covered areas, shrub locations, accent trees, street trees, sloping planting materials. Private yard areas.
- ☐ Location of community amenities including common or public recreation areas (open play areas, barbecue area, pool, spa, recreation building)
- ☐ Location of primary and secondary entry point areas and their treatment (textured paving, security gates, accent or special planting, entry walls, monument signs)
- ☐ Location of emergency vehicle access, trail locations, public walkways, hardscape amenities (paving, benches etc.)

☐ **16. WATER QUALITY MANAGEMENT PLAN (WQMP) CHECKLIST**

☐ **17. ENVIRONMENTAL INFORMATION FORM**

☐ **18. COLOR & MATERIAL BOARD**

☐ **19. PRELIMINARY GRADING PLANS**

- ☐ Proposed items should be designated with solid lines, existing with small dashes, and future with long dashes if a phased project.
- ☐ Cross sections at all site boundaries (maximum & minimum conditions)
- ☐ Drainage and flood control facilities-size, type, etc.
- ☐ Easements, property lines, right-of-way
- ☐ Earthwork quantities-borrow and disposal areas
- ☐ Erosion control measures
- ☐ Existing features within and 50 feet beyond the site boundaries (label to remain or to be removed)-natural ground, trees, structures, drainage courses, streets, trails, slopes, etc.
- ☐ Grading (Proposed)-structures, curbs, walls (height), gutters, pavement, walks, swales, mounding, slopes, open space, trails
- ☐ Natural areas to be preserved
- ☐ Parkway culverts where drainage is directed to streets, except for single family residences
- ☐ Retaining walls-top and footing elevations
- ☐ Separate cut and fill areas with a line. In addition, one copy of the plan shall be submitted with fill areas colored in green and cut areas in red
- ☐ Shade pavement areas and slopes 3:1 or steeper
- ☐ Location, elevation, and size of proposed buildings pads
- ☐ Streets-cross sections, improvements, right-of-way, etc.

☐ **20. FIRE MASTER PLAN** (applies to new commercial, multifamily residential, and subdivisions).
Contact the Fire Department for more information.

- ☐ Fire access road on property and streets
- ☐ Fire hydrant locations(s) new and existing
- ☐ Fire department connection location and control valve location

APPLIES TO TREE REMOVAL PERMIT:

☐ **20. TREE REMOVAL SITE PLAN**

- ☐ Property Boundary with Property Line Dimensions
- ☐ Tree(s) Locations(s)
- ☐ Lot and Easements Lines
- ☐ Scale
- ☐ Pavement Areas
- ☐ Structures
- ☐ Fences, Gates, and Walls
- ☐ Grading

☐ **21. ARBORIST REPORT** (A written technical report and photographs from a certified arborist regarding the size, information, health and value of the tree(s) proposed for removal.

- ☐ Tree Protection Plan

OTHER DOCUMENTS OR STUDIES

- ☐ **21. PARKING JUSTIFICATION** *(for shared parking agreements or parking variance)*
- ☒ **22. PARKING STUDY** *(if applicable)*
- ☐ **23. ENVIRONMENTAL STUDIES** *(if applicable)*
- ☐ Traffic Impact Analysis/Traffic Assessment
 - ☐ Air Quality Study
 - ☐ Habitat Assessment/Jurisdiction Delineation
 - ☐ Noise Study
 - ☐ Phase 1 and/or 2 Assessment
- ☐ **24. ART IN PUBLIC PLACES**
- ☒ **25. PUBLIC NOTIFICATION PACKET** *(if applicable)*



2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.5939 F
www.llgengineers.com

May 21, 2026

Joe Araiza
650 Berry, LLC
591 W. Explorer Street
Brea, CA 92821
e-mail: joea@trispaninc.com

LLG Reference No. 2.26.5082.1

Subject: **Parking Demand Analysis for
The Hive Gym Expansion Project**
Brea, California

Dear Mr. Araiza:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis associated with The Hive Gym Expansion Project (herein referred to as Project) in the City of Brea, California. The Hive Gym is generally located on the southeast corner of Explorer Street and Berry Street and is addressed at 650 N. Berry Street, Suite A. The Hive Gym was previously approved under Conditional Use Permits (CUP) 2021-15 and 2022-21 for operation as a private gym. Pursuant to our discussions and understanding of the City of Brea requirements, the preparation of a parking study is required as part of the review and approval process to convert existing storage floor area within into a gym/fitness use and amend the original CUP to include the proposed Project.

The Project proposes to expand the existing 1,066 square-foot (SF) gym (Suite A) into the adjacent 3,160 SF suite (Suite B1), resulting in a total gym area of 4,226 SF within Suites A and B1. Although Suite A has a gross floor area (GFA) of 1,066 SF, the actual gym assembly area is 966 SF; however, for the purpose of this study, 1,066 SF is used to provide a conservative assessment.

This parking analysis evaluates the industrial complex's parking requirements based on the City of Brea Municipal Code, as well as the current shared parking methodology outlined in Urban Land Institute's (ULI) *Shared Parking, 3rd Edition*. The Project's parking demand is also forecast based on anticipated operations.

John A. Boorman, PE
Richard E. Barretto, PE
Keil D. Maberry, PE
KC Yellapu, PE
Dave Roseman, PE
Shankar Ramakrishnan, PE
Daniel A. Kloos, PE
Zawwar Saiyed, MS, PE, RSP



The study focuses on the following:

- Calculates the Code-based parking requirements for the industrial complex based on the application of City Code parking ratios with the proposed Project.
- Estimates parking demand through the application of the Shared Parking concept.
- Compares the estimated shared parking demand against the proposed parking supply, in order to identify any potential, operational surplus or deficiency in parking spaces.

Our method of analysis, findings, and recommendations are detailed in the following sections of this report.

PROJECT LOCATION AND DESCRIPTION

The proposed Project is generally located on the southeast corner of Explorer Street and Berry Street in the City of Brea, California. **Figure 1**, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the Project site in the context of the surrounding street system. **Figure 2** presents the existing aerial photograph of the site that illustrates the existing buildings and parking areas.

Existing Development

The existing gym is located within Suite A of an existing two-story building addressed at 650 N. Berry Street. The building has a total floor area of 12,346 square feet and consists of three (3) suites. Suite A is occupied by The Hive Gym and includes 1,066 SF of gym space, 1,652 SF of office space, and 3,228 SF of storage. Suite B1 is currently occupied by 3,160 SF of storage space for Gemtech Coatings, while Suite B2 is occupied by 3,240 SF of manufacturing space for Gemtech Coatings.

The building where the proposed Project operates is located within an existing industrial complex and shares parking facilities with two other buildings (593 Explorer Street and 591 Explorer Street). The entire industrial complex has a total combined floor area of 32,186 SF between the three buildings.

Table 1, located at the end of this letter report, following the figures, summarizes the existing land uses/tenants, associated floor area, and hours of operations. A review of **Table 1** indicates that the current tenant mix consists of the following uses:



- ❑ 1,066 SF Health Club
- ❑ 5,307 SF Office
- ❑ 13,120 SF Manufacturing
- ❑ 12,693 SF Warehouse/Storage

Proposed Project

The proposed Project includes the expansion of The Hive Gym in the adjacent 3,160 SF Suite B1, which will result in a total floor area of 4,226 SF when added to 1,066 SF Suite A. The proposed Project also includes the on-site striping modifications to add four (4) on-site parking stalls. **Figure 3** presents the site plan for the proposed Project, prepared by the Architect, BLD Inc. on March 23, 2026.

Table 2 summarizes the proposed land uses/tenants, associated floor area, and hours of operations. A review of **Table 2** indicates that the proposed tenant mix consists of the following uses:

- ❑ 4,226 SF Health Club
- ❑ 5,307 SF Office
- ❑ 13,120 SF Manufacturing
- ❑ 9,533 SF Warehouse/Storage

The Hive Gym is a private, appointment-only facility serving trainers and clients. The existing gym (Suite A) operates between 4:00 AM to 6:00 AM and 4:00 PM to 11:00 PM Monday through Friday, and 6:00 AM to 11:00 PM on weekends. General operations for the site consists of 16 people on-site including both trainers and clients.

The proposed Project expansion (Suite B1) is anticipated to increase the operations by an additional 18 people, including both trainers and clients. Accordingly, the anticipated operational demand on-site related to The Hive Gym plus the expansion (Suites A and B1) would be 34 people. The hours of operation for the Project would remain consistent with the current hours as noted above.

The Project has conservatively assumed that 34 people would be on-site based on anticipated operational demands. It is our understanding that the Project will likely have fewer people on-site during peak periods based on anticipated usage, which may range between 28 to 32 people. Regardless, this parking study has assumed the maximum of 34 people combined within Suites A and B1 during the Project's hours of operation.

Parking Supply

Based on a recent site visit and inventory of parking conducted by LLG in March 2026, and follow up observations in April 2026 and May 2026, the existing on-site parking supply totals 65 spaces. For detailed study purposes, the parking areas were divided into five (5) zones as illustrated in *Figure 4*.

Table 3 provides a breakdown of the parking supply provided within each zone, which are identified as Zones A through E. As shown in *Figure 3* and noted above, the proposed Project would increase the parking supply by 4 spaces 4 in Zone A for a total of 69 spaces.

It should be noted that Zone E provides a total of 16 parking spaces, and recent inventory in May 2026 indicate that 2 out of the 16 spaces are available for public parking use. Of the 14 unavailable spaces in Zone E, 1 space is currently being used for equipment storage, while the other 13 spaces are located behind a gate and are therefore inaccessible to the public.

PARKING SUPPLY-DEMAND ANALYSIS

This parking analysis involves determining the expected parking needs, based on the size and type of proposed development components, versus the parking supply. Typically, there are two methods that can be used to estimate the site's peak parking needs. These methods have been used in this analysis and include:

- 1) Application of City code requirements (which typically treats each tenancy type as a “stand alone” use at maximum demand).
- 2) Application of shared parking usage patterns by time-of-day (which recognizes that the parking demand for each tenancy type varies by time of day and day of week). The shared parking analysis starts with a code calculation for each tenancy type. The most current shared parking methodology is outlined in Urban Land Institute's (ULI) *Shared Parking, 3rd Edition*.

The shared parking methodology is concluded to be applicable to a development such as the proposed Project because the individual land use types (i.e., health club, manufacturing, warehousing/storage, office, etc.) experience peak demands at different times of the day. In addition, the project has unique hours of operation.

CODE PARKING REQUIREMENTS

The code parking calculation for the industrial complex is based on the City's requirements as outlined in *Chapter 20.80.040 – Off-Street Parking and Loading* of the City of Brea Municipal Code. The City's Municipal Code specifies the following parking requirements:

- Health Club: 1 space per 150 SF of GFA
- Industrial (Minor) Warehouse/Storage: 1 space per 1,000 SF of GFA
- Industrial (Minor) Other: 1 space per 500 SF of GFA
- Office: 1 space per 250 SF of GFA

As shown in **Table 4**, the industrial complex would require 85 spaces with the proposed Project, which would translate to a parking shortfall of 16 spaces when compared to the proposed accessible parking supply of 69 spaces.

However, the specific tenancy mix of the industrial complex provides an opportunity to share parking spaces based on the utilization profile of each included land use component. To assess the parking needs of the industrial complex with the proposed Project, the following sections calculates the parking requirements based on the shared parking methodology approach.

It should be noted that operational data from the existing Hive Gym indicates a parking ratio of 1 space per person, which is more conservative compared to the City's code requirement. As such, the shared parking analysis provided in the following sections utilizes this anticipated parking ratio.

SHARED PARKING ANALYSIS

Shared Parking Methodology

Accumulated experience in parking demand characteristics indicates that a mixing of land uses results in an overall parking need that is less than the sum of the individual peak requirements for each land use. Due to the existing and proposed mixed-use characteristics of the industrial complex, opportunities to share parking now occur and can be expected to continue with full occupancy. The objective of this shared parking analysis is to forecast the peak parking requirements for the project based on the combined demand patterns of different tenancy types at the site.

Shared parking calculations recognize that different uses often experience individual peak parking demands at different times of day, or days of the week. When uses share common parking footprints, the total number of spaces needed to support the collective whole is determined by adding parking profiles (by time of day for weekdays versus weekend days), rather than individual peak ratios as represented in the City of Brea Zoning Code. In that way, the shared parking approach starts from the City's own code ratios and results in the "design level" parking supply needs of a site.

It should be noted that the "demand" results of the shared parking calculation are intended to be used directly for comparison to site supply. No further adjustments or contingency additions are needed because such contingencies are already built into the peak parking ratios and time-of-day profiles used in the calculation.

There is an important common element between the traditional "code" and the shared parking calculation methodologies; the peak parking ratios or "highpoint" for each land use's parking profile typically equals the "code" parking ratio for that use. The analytical procedures for shared parking analyses are well documented in the *Shared Parking, 3rd Edition* publication by the Urban Land Institute (ULI).

Shared parking calculations for the analysis utilize hourly parking accumulations developed from field studies of single developments in free-standing settings, where travel by private auto is maximized. These characteristics permit the means for calculating peak parking needs when land use types are combined. Further, the shared parking approach illustrates how, at other than peak parking demand times, an increasing surplus of spaces will service the overall needs of the center.

Key inputs in the shared parking analysis for each land use include:

- Peak parking demand by land use for visitors and employees.
- Adjustments for alternative modes of transportation, if applicable.
- Adjustment for internal capture (captive versus non-captive parking demand), if applicable.
- Hourly variations of parking demand.
- Weekday versus weekend adjustment factors.
- Monthly adjustment factors to account for variations of parking demand over the year.
- City of Brea Parking Ratios outlined in *Chapter 20.08.040 - Off-Street Parking and Loading* of the City of Brea Municipal Code.



Please note that for this analysis, no monthly adjustment factors to account for variations of parking demand over the year and no alternative modes of transportation or internal capture adjustment factors were applied to provide a conservative parking demand forecast.

Shared Parking Ratios and Profiles

The hourly parking demand profiles for the existing gym (Suite A) and the proposed gym expansion (Suite B1) are based on the parking ratio of 1 space per employee/customer applied to the anticipated peak operational demand of 34 people. For the remaining tenants within the industrial complex, the hourly parking demand profiles (expressed in percent of peak demand) used in this analysis are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 3rd Edition*.

For office uses, the parking profile in the ULI publication was used and directly applied to the City's Code ratio of 4 spaces per 1,000 SF. Based on the ULI profiles, an office use peak demand occurs at 10:00 AM–11:00 AM on weekdays and 11:00 AM–12:00 PM on weekends.

The ULI *Shared Parking* publication does not have a category for warehouse/storage or manufacturing. It has been assumed that office land use exhibits similar hourly demand patterns and therefore was used as the warehouse/storage and manufacturing profiles. These profiles were applied directly to the City's Code ratio of 1 space per 1,000 SF for warehouse/storage, and 2 spaces per 1,000 SF for manufacturing. As previously noted, an office use peak demand occurs at 10:00 AM–11:00 AM on weekdays and 11:00 AM–12:00 PM on weekends. It should also be noted that the manufacturing component has hours of operation that end at 4:00 PM and is not open on Saturdays. As such, the manufacturing profiles were adjusted to match the hours of operation.

Application of Shared Parking Methodology

Tables 5 and **6** present the weekday and weekend parking demand profiles for the industrial complex based on the shared parking methodology with the proposed Project. Note that the sizing (floor area) of each land use, and recommended parking rates are included in the tabular headings of each type.

Columns (1) through (4) of **Tables 5** and **6** present the parking accumulation characteristics and parking demand for the proposed tenant mix for the hours of 6:00 AM to midnight. Column (5) presents the expected joint-use parking demand for the

entire site on an hourly basis, while Column (6) summarizes the hourly parking surplus/deficiency for the industrial complex compared to the proposed shared parking supply of 69 spaces. *Appendix A* contains the weekday and weekend day shared parking analysis calculation worksheets.

Based on our experience, the shared parking approach summarized in these tables are believed to be the most appropriate in evaluating the parking supply-demand relationships for the industrial complex with the proposed Project. The results in these tables are the focus of this parking investigation and recommendations.

Shared Parking Analysis Results and Conclusions

Review of *Table 5* indicates that the future full occupancy weekday peak parking demands will occur at 4:00 PM, with a peak demand of 63 spaces. Based on the proposed weekday parking supply of 69 spaces during that time of day, the peak demand hour on a weekday will have a surplus of 6 spaces.

Review of *Table 6* indicates that the future full occupancy weekend peak parking demand will occur between 9:00 AM to 1:00 PM, with a peak demand of 37 spaces. Based on the proposed weekend parking supply of 69 spaces, the peak demand hours on a weekend will have a surplus of 32 spaces.

Figures 5 and *6* graphically illustrate the weekday and weekend hourly parking demand forecast for the Project, respectively. Each land use component and its corresponding hourly Shared Parking demand for various mixes of uses, which were presented in *Tables 5* and *6*, are depicted in these two figures relative to a shared parking supply of 69 spaces. Review of these figures indicate that the industrial complex's proposed parking supply of 69 spaces will adequately accommodate the weekday and weekend hourly shared parking demand with the proposed Project during all morning, midday, afternoon and evening hours.

Given these results, we conclude that the proposed parking supply of 69 spaces is sufficient and can accommodate the proposed expansion of the existing 1,066 SF gym in Suite A into the adjacent 3,160 SF Suite B1.

Supplemental Parking Assessment

Per the City's direction, the shared parking analysis has been supplemented by actual field data for the existing tenancies. Existing parking counts were collected on Thursday, May 14, 2026 at 4:00 PM, which represents the peak time period during the weekdays. The parking counts indicate an existing parking demand of 13 spaces.

With the addition of the proposed Project, the future parking demand will increase by 18 spaces, resulting in a total peak demand of 31 spaces.

As such, the proposed parking supply of 69 spaces is sufficient and can accommodate the proposed expansion of the existing 1,066 SF gym in Suite A into the adjacent 3,160 SF Suite B1. It should also be noted that this supplemental analysis conservatively does not account for a reduction in parking demand associated with the existing land use designation of Suite B1, which currently consists of 3,160 SF of storage space.

SUMMARY OF FINDINGS AND CONCLUSIONS

1. The proposed Project is located within Suite A of an existing two-story building addressed at 650 N. Berry Street. The Project is proposing to expand the existing 1,066 SF gym in Suite A into the adjacent 3,160 SF Suite B1, resulting in a total gym area of 4,226 SF across Suites A and B1. The building where the proposed project operates is situated within an existing industrial complex and shares parking facilities with two other buildings (593 Explorer Street and 591 Explorer Street).

Based on a recent site visit and inventory of parking conducted by LLG in March 2026, April 2026, and May 2026 the existing on-site parking supply totals 65 spaces. The proposed Project would increase the parking supply by 4 spaces for a total of 69 spaces.

It should be noted that Zone E provides a total of 16 parking spaces, and recent inventory in May 2026 indicate that 2 out of the 16 spaces are available for public parking use. Of the 14 unavailable spaces in Zone E, 1 space is currently being used for equipment storage, while the other 13 spaces are located behind a gate and are therefore inaccessible to the public..

2. This parking demand analysis evaluates the existing tenancy conditions with the proposed Project.
3. Direct application of City parking codes to the industrial complex with the proposed Project results in a total parking requirement of 85 parking spaces. With a proposed parking supply of 69 spaces, a code shortfall of 16 spaces is calculated.
4. Given the mix of center tenancies, a shared parking analysis has been prepared and indicates that the proposed parking supply for the industrial complex will be sufficient to meet the projected peak parking demands with the proposed Project.



The weekday and weekend scenario results in a minimum surplus of 6 spaces and 32 spaces, respectively, when compared to a proposed shared parking supply of 69 spaces.

5. The shared parking analysis has been supplemented by actual field data for the existing tenancies. Existing parking counts were collected on Thursday, May 14, 2026 at 4:00 PM, which represents the peak time period during the weekdays. The parking counts indicate an existing parking demand of 13 spaces. With the addition of the proposed Project, the future parking demand will increase by 18 spaces, resulting in a total peak demand of 31 spaces. As such, the proposed parking supply of 69 spaces is sufficient and can accommodate the proposed expansion of the existing 1,066 SF gym in Suite A into the adjacent 3,160 SF Suite B1.

* * * * *

We appreciate the opportunity to prepare this analysis for The Hive Gym Expansion Project. Should you have any questions or need additional assistance, please do not hesitate to call Shane Green or myself at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

A blue ink signature of Richard E. Barretto is written over the company name.

Richard E. Barretto, P.E.
Principal



cc: Shane S. Green, P.E., Senior Transportation Engineer

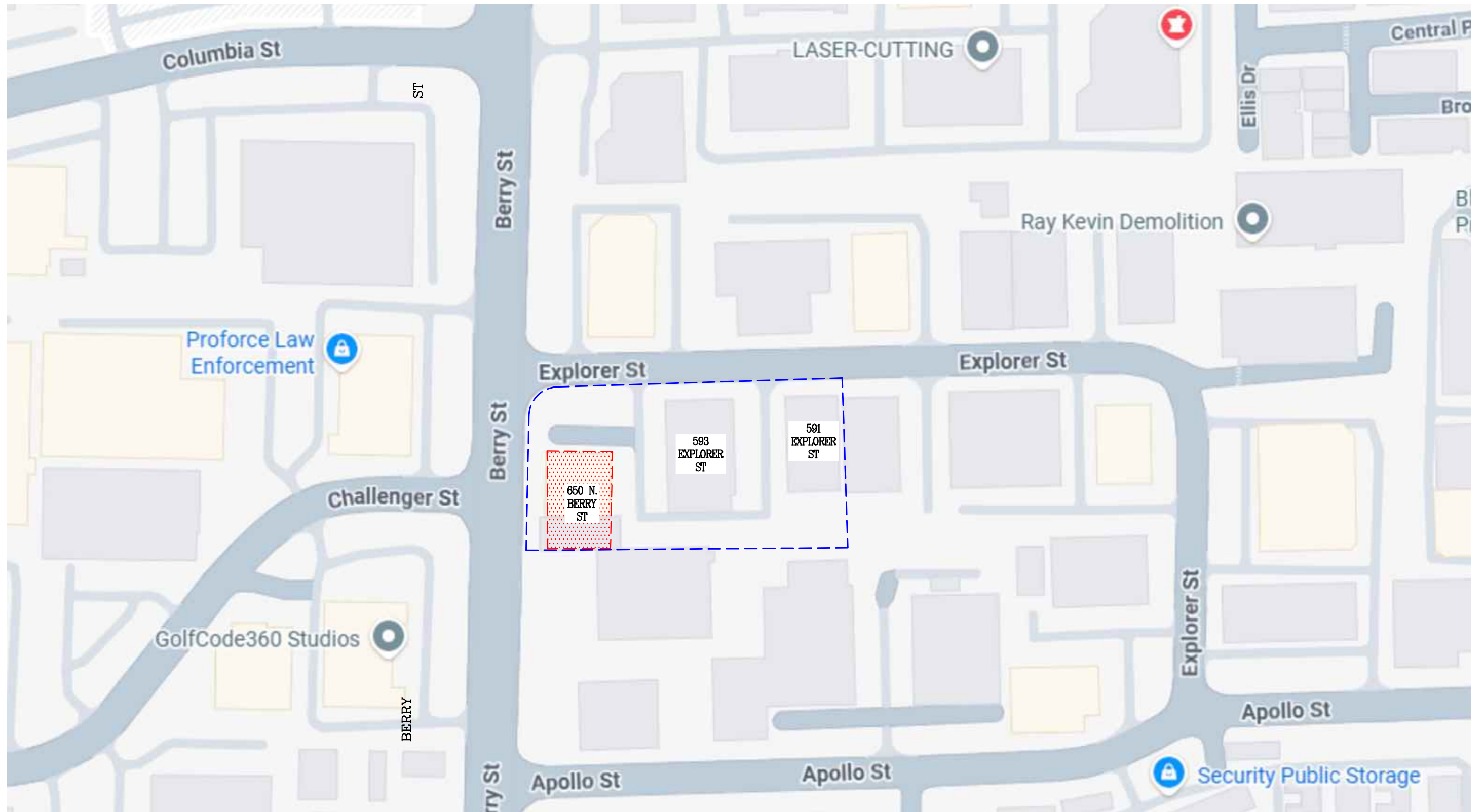
Attachments

- Figure 1: Vicinity Map
- Figure 2: Existing Site Aerial
- Figure 3: Proposed Site Plan
- Figure 4: Parking Zones
- Figure 5: Weekday Shared Parking Demand Profile
- Figure 6: Weekend Shared Parking Demand Profile

- Table 1: Existing Tenant/Land Use Summary
- Table 2: Proposed Tenant/Land Use Summary



Table 3: Summary of Proposed Parking Supply
Table 4: City Code Parking Requirement
Table 5: Weekday Shared Parking Demand Analysis
Table 6: Weekend Shared Parking Demand Analysis



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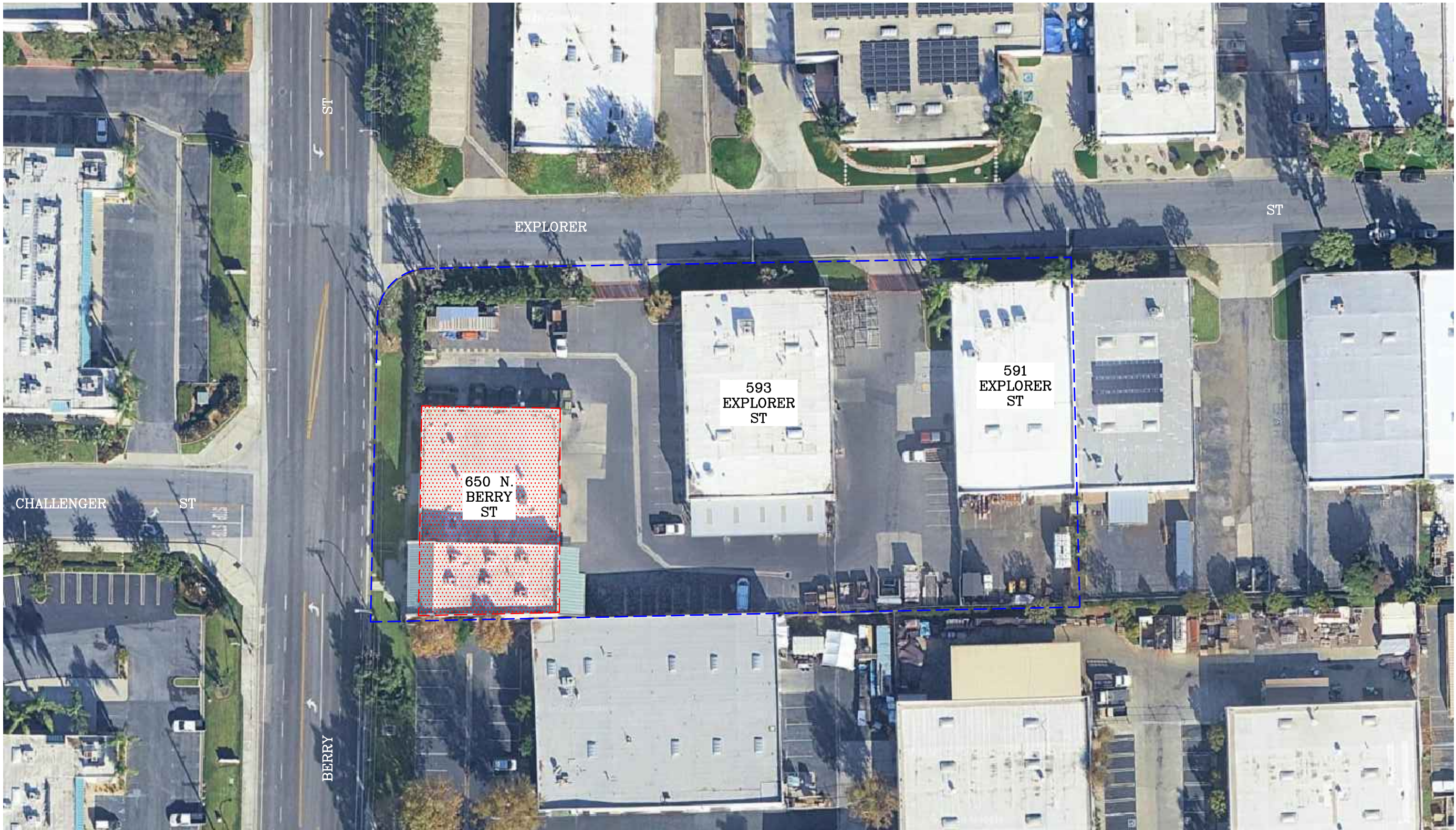
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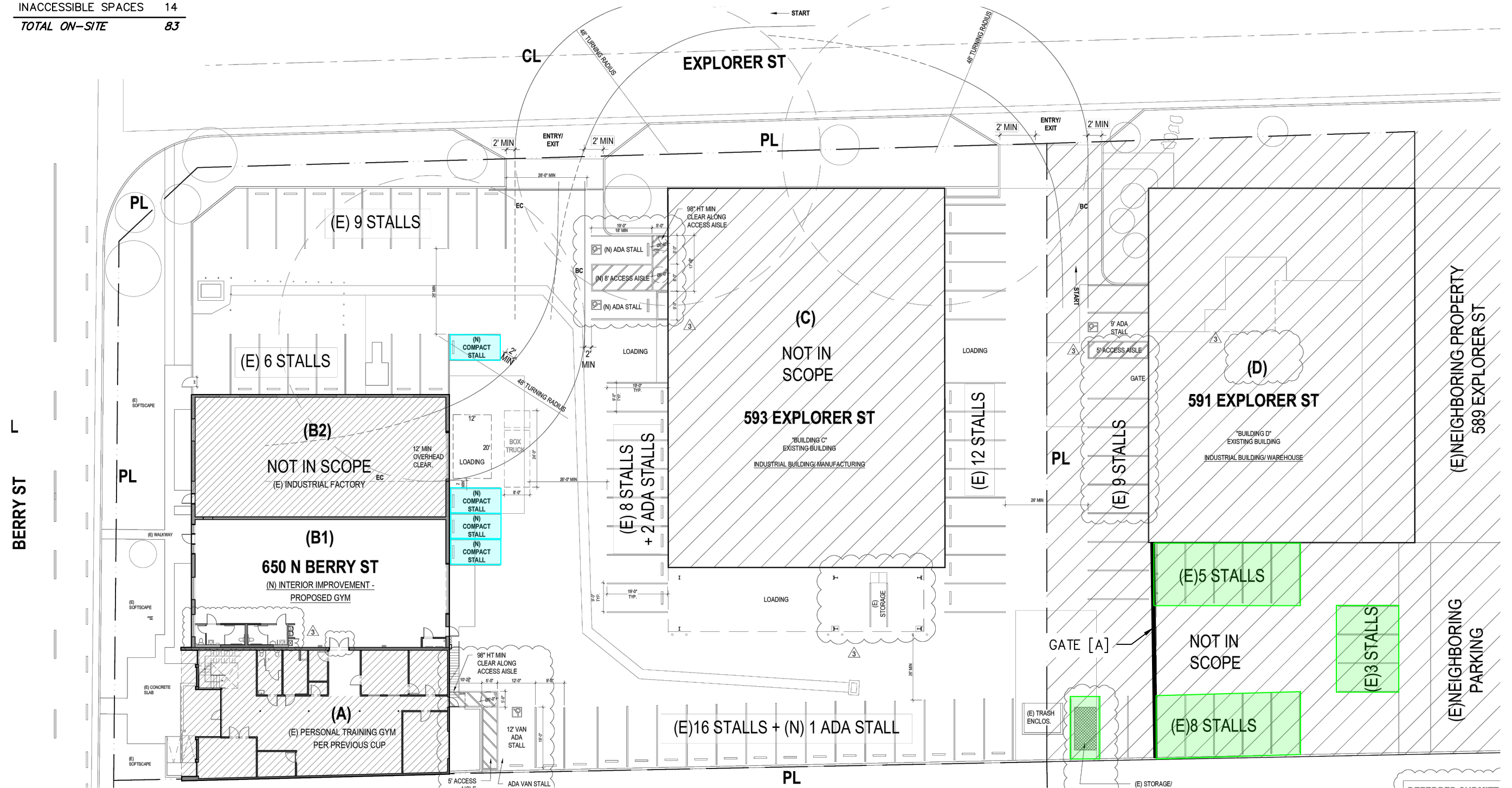
- = INDUSTRIAL COMPLEX
- = PROJECT SITE

FIGURE 1

VICINITY MAP
THE HIVE GYM, BREA



PARKING SUPPLY	
EXISTING TOTAL	65
PROJECT CHANGES	4
PROPOSED TOTAL	69
INACCESSIBLE SPACES	14
TOTAL ON-SITE	83



SOURCE: BLD.

KEY

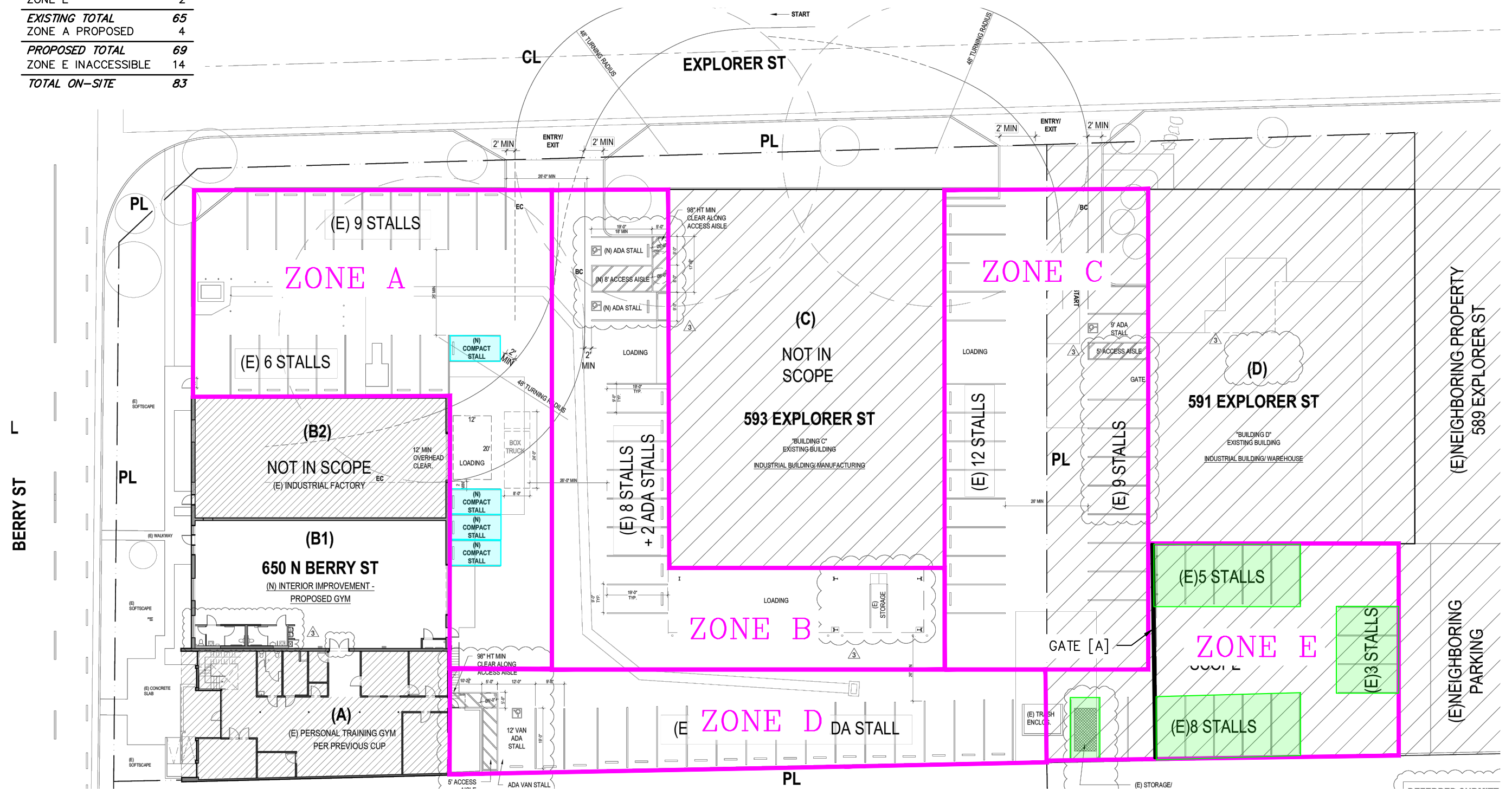
- = INACCESSIBLE SPACES
- = NEW/PROPOSED PARKING STALLS



FIGURE 3

PROPOSED SITE PLAN
THE HIVE GYM, BREA

PARKING SUPPLY	
ZONE A	15
ZONE B	10
ZONE C	21
ZONE D	17
ZONE E	2
EXISTING TOTAL	65
ZONE A PROPOSED	4
PROPOSED TOTAL	69
ZONE E INACCESSIBLE	14
TOTAL ON-SITE	83



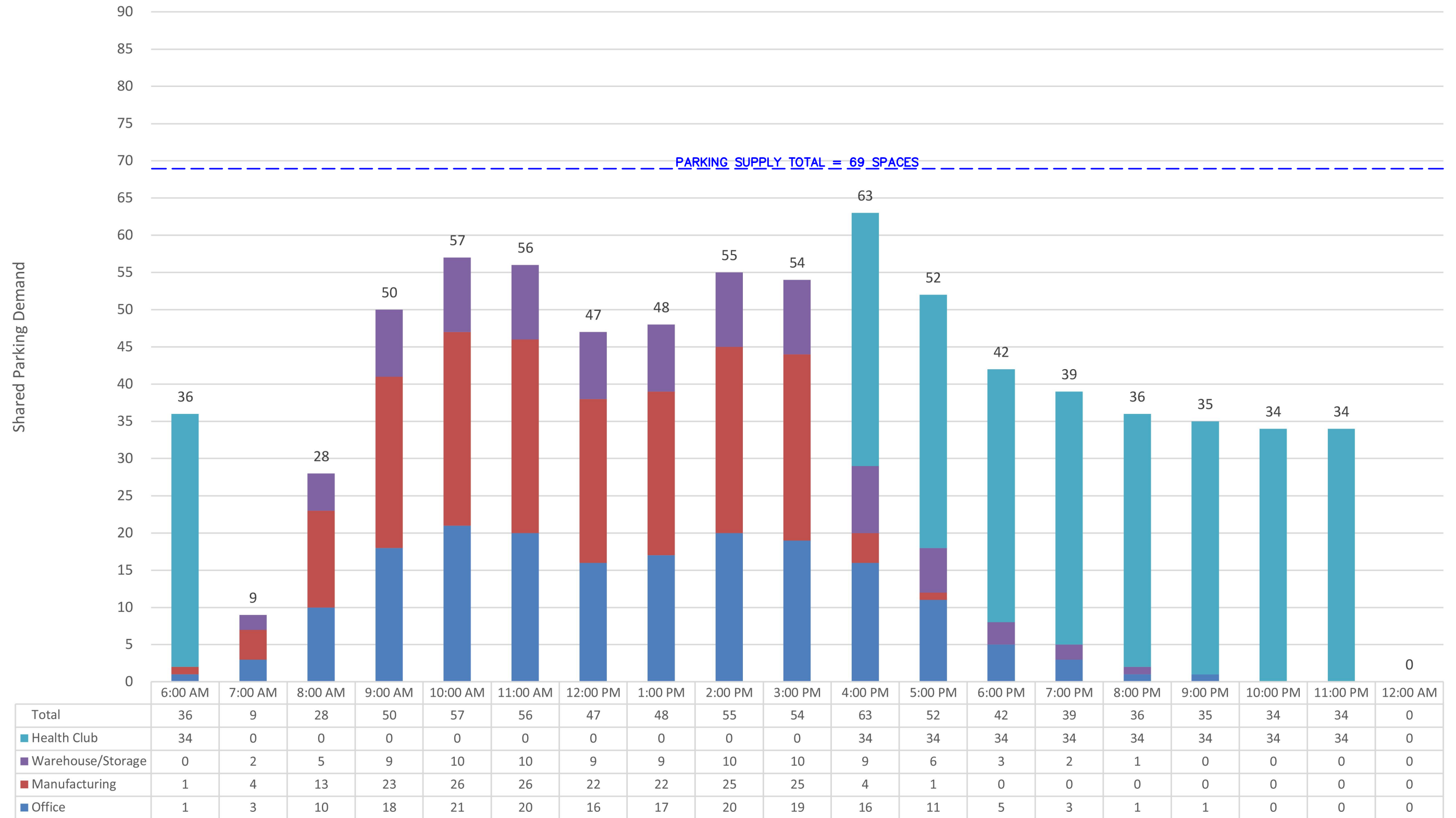
SOURCE: BLD.

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- = INACCESSIBLE SPACES
- = NEW/PROPOSED PARKING STALLS

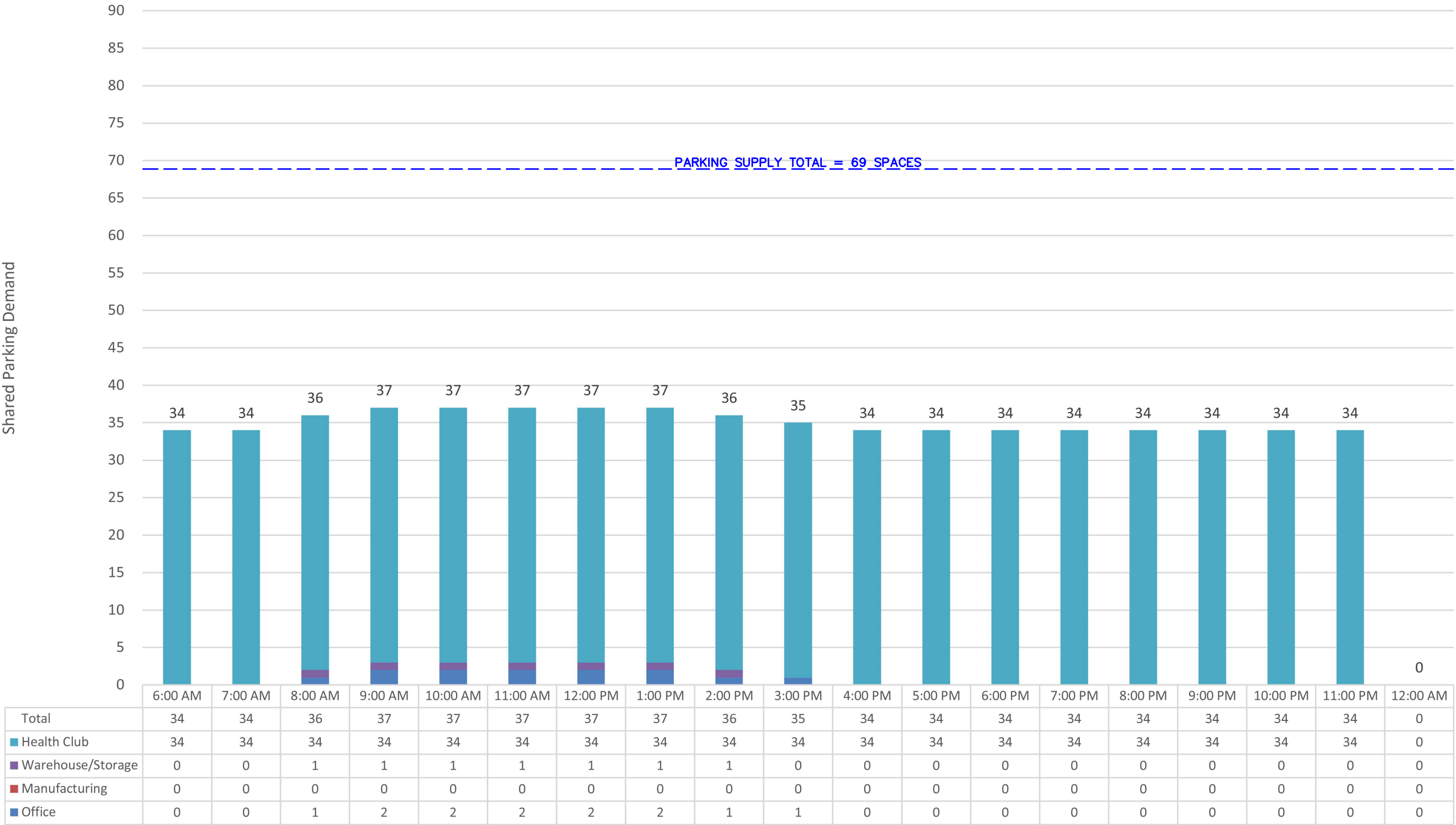
FIGURE 4

PARKING ZONES
THE HIVE GYM, BREA



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Shared Parking Demand



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FIGURE 6

WEEKEND SHARED PARKING DEMAND PROFILE
THE HIVE GYM, BREA



TABLE 1
EXISTING TENANT/LAND USE SUMMARY [1]
THE HIVE GYM EXPANSION, BREA

Building	Tenant	Land Use	Hours of Operation	Health Club	Office	Manufacturing	Warehouse/ Storage	Building Size (SF)
650 N. Berry St - Suite A	The Hive Gym	Health Club/Office/Storage	M-F: 4am-6am & 4pm-11pm, Sat-Sun: 6am-11pm	1,066	1,652		3,228	5,946 SF
650 N. Berry St - Suite B1	The Hive Gym Expansion	Health Club	M-F: 4am-6am & 4pm-11pm, Sat-Sun: 6am-11pm				3,160	3,160 SF
650 N. Berry St - Suite B2	Gemtech Coatings	Manufacturing	M-F: 7:30am-4pm			3,240		3,240 SF
593 Explorer St	Gemtech Coatings	Manufacturing	M-F: 7:30am-4pm			9,880		9,880 SF
591 Exploerer St	Trispan	Office/Warehouse	M-F: 8am-5pm, Sat: 9am-2pm		3,655		6,305	9,960 SF
EXISTING TOTAL				1,066	5,307	13,120	12,693	32,186 SF
PERCENT LAND USE MIX				3.3%	16.5%	40.8%	39.4%	100.0%

Notes:
[1] Tenant information supplemented with field observations conducted by LLG in March 2026.



TABLE 2
PROPOSED TENANT/LAND USE SUMMARY [1]
THE HIVE GYM EXPANSION, BREA

Building	Tenant	Land Use	Hours of Operation	Health Club	Office	Manufacturing	Warehouse/ Storage	Building Size (SF)
650 N. Berry St - Suite A	The Hive Gym	Health Club/Office/Storage	M-F: 4am-6am & 4pm-11pm, Sat-Sun: 6am-11pm	1,066	1,652		3,228	5,946 SF
650 N. Berry St - Suite B1	The Hive Gym Expansion	Health Club	M-F: 4am-6am & 4pm-11pm, Sat-Sun: 6am-11pm	3,160				3,160 SF
650 N. Berry St - Suite B2	Gemtech Coatings	Manufacturing	M-F: 7:30am-4pm			3,240		3,240 SF
593 Explorer St	Gemtech Coatings	Manufacturing	M-F: 7:30am-4pm			9,880		9,880 SF
591 Exploerer St	Trispan	Office/Warehouse	M-F: 8am-5pm, Sat: 9am-2pm		3,655		6,305	9,960 SF
PROPOSED TOTAL				4,226	5,307	13,120	9,533	32,186 SF
PERCENT LAND USE MIX				13.1%	16.5%	40.8%	29.6%	100.0%

Notes:
[1] Tenant information supplemented with field observations conducted by LLG in March 2026.

TABLE 3
SUMMARY OF PROPOSED PARKING SUPPLY [1]
THE HIVE GYM EXPANSION, BREA

Zone	Regular	Handicapped	Existing Total	Project Changes	Proposed Total
A	15	0	15	+4	19
B	9	1	10	0	10
C	20	1	21	0	21
D	16	1	17	0	17
E	2	0	2	0	2
TOTAL	62	3	65	+4	69

Notes:

[1] Parking inventory of supply was conducted in March 2026 with follow up observations in April 2026 and May 2026. Zone E has a total of 16 spaces, with 2 out of the 16 spaces accessible for public parking use based on May 2026 inventory. Of the 14 unavailable spaces in Zone E, 1 space is currently being used for equipment storage, while the other 13 spaces are located behind a gate and are therefore inaccessible to the public.

TABLE 4
CITY CODE PARKING REQUIREMENT [1]
THE HIVE GYM EXPANSION, BREA

Land Use	Size	City of Brea Code Parking Ratio	Spaces Required
<u>Proposed Tenant Mix</u>			
Health Club (34 People)	4,226 SF	1 space 150 SF [2]	28
Office	5,307 SF	1 space per 250 SF	21
Manufacturing	13,120 SF	1 space per 500 SF	26
Warehouse/Storage	9,533 SF	1 space per 1,000 SF	10
A. TOTAL PROPOSED PARKING CODE REQUIREMENT			85
B. PROPOSED PARKING SUPPLY [3]			69
C. PARKING SURPLUS/DEFICIENCY (+/-) BASED ON FULL OCCUPANCY (B - A)			-16

Notes:

[1] Source: City of Brea Municipal Code, *Section 20.08.040 Off-Street Parking and Loading*

[2] It should be noted that operational data from the existing Hive Gym indicates a more conservative parking ratio of 1 space per person.

[3] Parking inventory of supply was conducted in March 2026 with follow up observations in April 2026 and May 2026. Zone E has a total of 16 spaces, with 2 out of the 16 spaces accessible for public parking use based on May 2026 inventory. Of the 14 unavailable spaces in Zone E, 1 space is currently being used for equipment storage, while the other 13 spaces are located behind a gate and are therefore inaccessible to the public.

TABLE 5
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
THE HIVE GYM EXPANSION, BREA

Land Use	(1) Health Club	(2) Office	(3) Manufacturing	(4) Warehouse/ Storage	(5)	(6)	
Size Pkg Rate[2]	34.0 People 1 /Person [3]	5,307 KSF 4 /KSF	13,120 KSF 2 /KSF	9,533 KSF 1 /KSF	Shared Parking Demand	Comparison w/ Parking Supply 69 Spaces [4]	
Gross Spaces	34 Spc.	21 Spc.	26 Spc.	10 Spc.		Surplus (Deficiency)	
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces			
6:00 AM	34	1	1	0	36	33	48%
7:00 AM	0	3	4	2	9	60	87%
8:00 AM	0	10	13	5	28	41	59%
9:00 AM	0	18	23	9	50	19	28%
10:00 AM	0	21	26	10	57	12	17%
11:00 AM	0	20	26	10	56	13	19%
12:00 PM	0	16	22	9	47	22	32%
1:00 PM	0	17	22	9	48	21	30%
2:00 PM	0	20	25	10	55	14	20%
3:00 PM	0	19	25	10	54	15	22%
4:00 PM	34	16	4	9	63	6	9%
5:00 PM	34	11	1	6	52	17	25%
6:00 PM	34	5	0	3	42	27	39%
7:00 PM	34	3	0	2	39	30	43%
8:00 PM	34	1	0	1	36	33	48%
9:00 PM	34	1	0	0	35	34	49%
10:00 PM	34	0	0	0	34	35	51%
11:00 PM	34	0	0	0	34	35	51%
12:00 AM	0	0	0	0	0	69	100%

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City of Brea Municipal Code, *Section 20.08.040 Off-Street Parking and Loading*.

[3] Source: Operational data from the existing Hive Gym indicates a parking ratio of 1 space per person.

[4] There are 65 existing spaces plus 4 additional spaces created by the Project. Zone E has a total of 16 spaces, with 2 out of the 16 spaces accessible for public parking use. Of the 14 unavailable spaces in Zone E, 1 space is currently being used for equipment storage, while the other 13 spaces are located behind a gate and are therefore inaccessible to the public.

TABLE 6
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
THE HIVE GYM EXPANSION, BREA

Land Use	(1) Health Club	(2) Office	(3) Manufacturing	(4) Warehouse/ Storage	(5) Shared Parking Demand	(6) Comparison w/ Parking Supply 69 Spaces [4] Surplus (Deficiency)	
Size Pkg Rate[2]	34.0 People 1 /Person [3]	5,307 KSF 4 /KSF	13,120 KSF 2 /KSF	9,533 KSF 1 /KSF			
Gross Spaces	34 Spc.	21 Spc.	26 Spc.	10 Spc.			
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces			
6:00 AM	34	0	0	0	34	35	51%
7:00 AM	34	0	0	0	34	35	51%
8:00 AM	34	1	0	1	36	33	48%
9:00 AM	34	2	0	1	37	32	46%
10:00 AM	34	2	0	1	37	32	46%
11:00 AM	34	2	0	1	37	32	46%
12:00 PM	34	2	0	1	37	32	46%
1:00 PM	34	2	0	1	37	32	46%
2:00 PM	34	1	0	1	36	33	48%
3:00 PM	34	1	0	0	35	34	49%
4:00 PM	34	0	0	0	34	35	51%
5:00 PM	34	0	0	0	34	35	51%
6:00 PM	34	0	0	0	34	35	51%
7:00 PM	34	0	0	0	34	35	51%
8:00 PM	34	0	0	0	34	35	51%
9:00 PM	34	0	0	0	34	35	51%
10:00 PM	34	0	0	0	34	35	51%
11:00 PM	34	0	0	0	34	35	51%
12:00 AM	0	0	0	0	0	69	100%

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City of Brea Municipal Code, *Section 20.08.040 Off-Street Parking and Loading*.

[3] Source: Operational data from the existing Hive Gym indicates a parking ratio of 1 space per person.

[4] There are 65 existing spaces plus 4 additional spaces created by the Project. Zone E has a total of 16 spaces, with 2 out of the 16 spaces accessible for public parking use. Of the 14 unavailable spaces in Zone E, 1 space is currently being used for equipment storage, while the other 13 spaces are located behind a gate and are therefore inaccessible to the public.

APPENDIX A

ULI PARKING CALCULATION WORKSHEETS

Appendix A

OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Office																																													
Size Pkg Rate[2]	5.307 KSF 4 /KSF																																													
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand													
	1.00																1.00																													
	1.00																1.00																													
Gross Spaces	2 Guest Spc.																19 Emp. Spc.																21 Total Spaces													
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces		
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7:00 AM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15%	3	3	3	3	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2
8:00 AM	20%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	8
9:00 AM	60%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	90%	17	17	17	17	17	17	17	17	16	16	17	17	17	14	18	18	18	18	18	18	18	18	17	17	18	18	18	18	15	
10:00 AM	100%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	100%	19	19	19	19	19	19	19	19	18	18	19	19	19	15	21	21	21	21	21	21	21	21	20	20	21	21	21	21	17	
11:00 AM	45%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	100%	19	19	19	19	19	19	19	18	18	19	19	19	19	15	20	20	20	20	20	20	20	19	19	20	20	20	20	16		
12:00 PM	15%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85%	16	16	16	16	16	16	16	15	15	16	16	16	16	13	16	16	16	16	16	16	16	16	15	15	16	16	16	16	13	
1:00 PM	45%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	85%	16	16	16	16	16	16	16	15	15	16	16	16	16	13	17	17	17	17	17	17	17	16	16	17	17	17	14			
2:00 PM	95%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	95%	18	18	18	18	18	18	18	17	17	18	18	18	18	14	20	20	20	20	20	20	20	19	19	20	20	20	16			
3:00 PM	45%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	95%	18	18	18	18	18	18	18	17	17	18	18	18	14	19	19	19	19	19	19	19	18	18	19	19	19	15				
4:00 PM	15%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85%	16	16	16	16	16	16	16	15	15	16	16	16	13	16	16	16	16	16	16	16	16	15	15	16	16	16	16	13		
5:00 PM	10%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60%	11	11	11	11	11	11	11	10	10	11	11	11	11	9	11	11	11	11	11	11	11	10	10	11	11	11	9			
6:00 PM	5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25%	5	5	5	5	5	5	5	5	5	5	5	5	4	5	5	5	5	5	5	5	5	5	5	5	5	4				
7:00 PM	2%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15%	3	3	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	2				
8:00 PM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1

[illegible]

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

MANUFACTURING (OFFICE)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Manufacturing (Office)																																												
Size	13.120 KSF																																												
Pkg Rate[2]	2 /KSF																																												
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand												
	1.00																1.00																												
	1.00																1.00																												
Gross Spaces	0 Guest Spc.																26 Emp. Spc.																26 Total Spaces												
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
7:00 AM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15%	4	4	4	4	4	4	4	4	4	4	4	4	4	3	4	4	4	4	4	4	4	4	4	4	4	4	4	3	
8:00 AM	20%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50%	13	13	13	13	13	13	13	12	12	13	13	13	13	10	13	13	13	13	13	13	13	13	12	12	13	13	13	13	10
9:00 AM	60%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90%	23	23	23	23	23	23	23	22	22	23	23	23	18	23	23	23	23	23	23	23	22	22	23	23	23	23	18		
10:00 AM	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100%	26	26	26	26	26	26	26	25	25	26	26	26	21	26	26	26	26	26	26	26	26	25	25	26	26	26	26	21	
11:00 AM	45%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100%	26	26	26	26	26	26	26	25	25	26	26	26	21	26	26	26	26	26	26	26	26	25	25	26	26	26	26	21	
12:00 PM	15%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85%	22	22	22	22	22	22	22	21	21	22	22	22	18	22	22	22	22	22	22	22	22	22	21	21	22	22	22	18	
1:00 PM	45%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85%	22	22	22	22	22	22	22	21	21	22	22	22	18	22	22	22	22	22	22	22	22	21	21	22	22	22	18		
2:00 PM	95%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95%	25	25	25	25	25	25	25	24	24	25	25	25	20	25	25	25	25	25	25	25	25	24	24	25	25	25	25	20	
3:00 PM	45%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95%	25	25	25	25	25	25	25	24	24	25	25	25	20	25	25	25	25	25	25	25	25	24	24	25	25	25	25	20	
4:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15%	4	4	4	4	4	4	4	4	4	4	4	4	3	4	4	4	4	4	4	4	4	4	4	4	4	4	3		
5:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
6:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

MANUFACTURING (OFFICE)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1

Land Use	Manufacturing (Office)																																													
Size Pkg Rate[2]	13.120 KSF 2 /KSF																																													
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand													
	1.00																1.00																													
Gross Spaces	0 Guest Spc.																26 Emp. Spc.																26 Total Spaces													
Time Of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces		
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking." Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

WAREHOUSE/STORAGE (OFFICE)
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Storage (Office)																																															
Size	9.533 KSF																																															
Pkg Rate[2]	1 /KSF																																															
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand															
	1.00																1.00																															
	1.00																1.00																															
Gross Spaces	0 Guest Spc.																10 Emp. Spc.																10 Total Spaces															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces				
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7:00 AM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
8:00 AM	20%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50%	5	5	5	5	5	5	5	5	5	5	5	5	5	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	4	
9:00 AM	60%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90%	9	9	9	9	9	9	9	9	9	9	9	9	7	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	7		
10:00 AM	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	8
11:00 AM	45%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	8
12:00 PM	15%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85%	9	9	9	9	9	9	9	9	9	9	9	9	7	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	7	
1:00 PM	45%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85%	9	9	9	9	9	9	9	9	9	9	9	7	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	7	
2:00 PM	95%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95%	10	10	10	10	10	10	10	10	10	10	10	10	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	8	
3:00 PM	45%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95%	10	10	10	10	10	10	10	10	10	10	10	10	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	8
4:00 PM	15%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85%	9	9	9	9	9	9	9	9	9	9	9	7	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	7	
5:00 PM	10%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60%	6	6	6	6	6	6	6	6	6	6	6	5	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	5			
6:00 PM	5%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25%	3	3	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2		
7:00 PM	2%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
8:00 PM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A

WAREHOUSE/STORAGE (OFFICE)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Storage (Office)																																																	
Size Pkg Rate[2]	9.533 KSF 1 /KSF																																																	
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand																	
	1.00																1.00																																	
	1.00																1.00																																	
Gross Spaces	0 Guest Spc.																10 Emp. Spc.																10 Total Spaces																	
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces						
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
7:00 AM	2%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:00 AM	6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9:00 AM	8%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10:00 AM	9%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
11:00 AM	10%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12:00 PM	9%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1:00 PM	8%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2:00 PM	6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3:00 PM	4%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	2%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 PM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

October 20, 2025

Parking Agreement

This Parking Agreement (“Agreement”) is made and entered into by and between **Tri Span, Inc., Gemtech, and The Hive** (collectively, “the Parties”).

1. Purpose

The Parties agree to share use of parking spaces located at **591 Explorer Street, 593 Explorer Street, and 650 N Berry Street**, Brea, California 92821.

2. Term

This Agreement will begin on the date of the last signature below and will continue indefinitely.

3. Payment

No payment is required from any Party for the shared use of the parking spaces.

4. Maintenance and Liability

Tri Span, Inc. will be responsible for the maintenance, repair, and general upkeep of the parking areas, including lighting, surface maintenance, signage, and insurance coverage. Tri Span, Inc. will also assume responsibility for any liability arising from the general condition of the parking lots.

Each Party is responsible for the conduct of its own employees, visitors, and contractors using the parking areas.

5. Use of Spaces

The parking spaces may be used by its employees, customers, and authorized guests. All Parties agree to ensure vehicles are parked only in designated areas and comply with reasonable parking rules established by Tri Span, Inc.

6. Indemnification

Each Party agrees to hold the others harmless from any claims or damages arising out of their own use of the parking areas.

7. Entire Agreement

This document represents the entire understanding among the Parties regarding the shared use of the parking spaces and supersedes any prior verbal or written agreements. Any changes must be made in writing and signed by all Parties.

9. Governing Law

This Agreement will be governed by the laws of the **State of California**.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates below.

Company	Name & Title	Signature	Date
Tri Span, Inc.	Joe A. Araiza - Principal		10/20/25
GemTech	Andrew Tiamson - Principal		10/20/25
The Hive	Jesus Anaya - Principal		10/20/25

notice of public hearing

CITY OF BREA
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NOS. 2025-14 AND 2026-05: TO ALLOW FOR A HEALTH AND FITNESS CENTER WITH A MODIFICATION OF OFF-STREET PARKING REQUIREMENTS LOCATED AT 650 NORTH BERRY STREET SUITE A

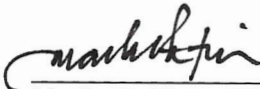
NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held by the Planning Commission to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

- DATE AND TIME OF HEARING: Tuesday, June 23, 6:00 p.m.
All interested persons may appear and be heard at that time.
- PLACE OF HEARING: Brea Civic & Cultural Center, Council Chambers
1 Civic Center Circle, Brea, CA 92821
- REQUEST: The Applicant, Benjamin Lin on behalf of the Hive Gym, request a: Conditional Use Permit No. 2025-14, to allow for the establishment of a health and fitness center and CUP No. 2026-05 to allow for the modification of off-street parking requirements, the proposed use will be located within an existing building, suites A and B, with the floorplan containing office and gym space, totaling 7,129 square feet.
- LOCATION: The Applicant, Benjamin Lin on behalf of the Hive Gym, request a: Conditional Use Permit No. 2025-14, to allow for the establishment of a health and fitness center and CUP No. 2026-05 to allow for the modification of off-street parking requirements, the proposed use will be located within an existing building, suites A and B, with the floorplan containing office and gym space, totaling 7,129 square feet.
- ENVIRONMENTAL: The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301.

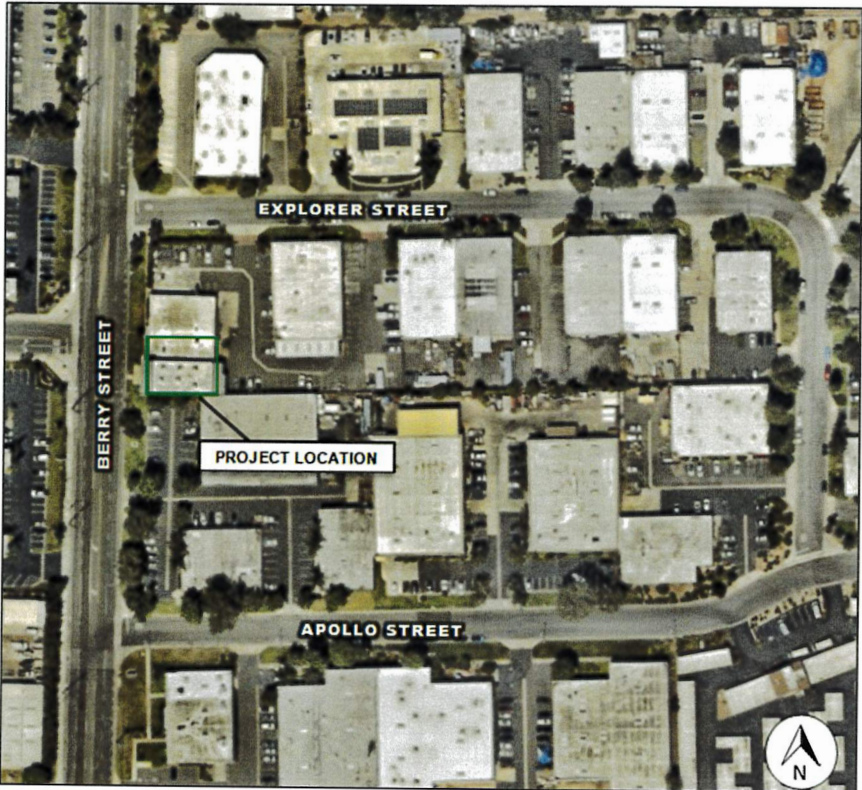
IF YOU CHALLENGE THE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING PLANNER@CITYOFBREA.GOV

COMMUNITY DEVELOPMENT DEPARTMENT


Maribeth Tinio, City Planner

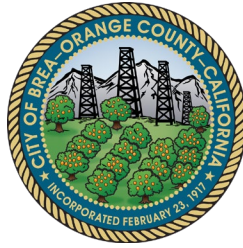
AREA MAP





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

CUP 2025-14 2026-05



CEQA NOTICE OF EXEMPTION

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

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

PROJECT TITLE/CASE NO.: **CONDITIONAL USE PERMIT NOS. 2025-14 AND 2026-05: THE HIVE HEALTH AND FITNESS CENTER**

PROJECT LOCATION: 650 North Berry Street, Brea, CA 92821

PROJECT DESCRIPTION: Conditional Use Permits (CUP) Nos. 2025-14 and 2026-05 to allow for the establishment of a health and fitness center and modification of off-street parking requirements within an existing building.

Name of Public Agency Approving Project: City of Brea

Project Applicant, Address, Email, and Phone Number: Benjamin Liu
151 North Kraemer Boulevard
Placentia, CA 92870
ben@bld-info.com
585-490-6941

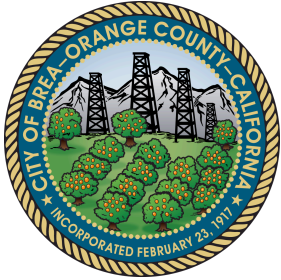
Exempt Status: (Check one)

- | | |
|---|---|
| ☐ Ministerial (Sec. 21080(b)(1); 15268) | ☒ Categorical Exemption (<u>Sec. 15301</u>) |
| ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) | ☐ Statutory Exemption (<u>15282(s)</u>) |
| ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | ☐ Other: |

Reason why project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project as it includes interior renovation of an existing building for the proposed health and fitness center and does not include any exterior expansion of the existing building and only proposed minor improvements (i.e. restriping) to the existing on-site parking lot. Therefore, the Project is categorically exempt from the provision of CEQA.

Jason Killebrew, Assistant City Manager/Community Development Director

Date



CITY *of* BREA

Planning Commission Communication

July 14, 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 (Attachment A).

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Attachments

[Projects in Process - Updated 07.07.26.pdf](#)

City of Brea

Project Updates

July 7, 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-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	Wireless Communication Facility	340 W. Central Avenue
12	Birchflower Residential (PPR)	217 & 303 E. Birch Street
13	Brea 265 Planning Area 3A	Northeast area of Rose Drive/Vesuvius Drive
14	Amazon Master Sign Program	275 Valencia Avenue
15	Brea 265 Planning Area 3B	Northeast area of Rose Drive/Vesuvius Drive
16	Costco	200 S. Kraemer Boulevard
17	Downtown Brea Valet Program Update	Downtown Brea
18	Historic Resource Designation	119 S. Redwood
19	Brea Town Center – PD Amendment	1000 E. Imperial Highway
20	Addition to Historic Designated Residence	321 S. Madrona Avenue
21	Brea 265 Planning Area 1 - Staging Area Park	Northeast area of Rose Drive/Blake Road
22	Brea 265 Planning Area 3 – Private Recreation Center	Northeast area of Rose Drive/Vesuvius Drive
23	Brea 265 Planning Area 3C	Southeast of Rose Drive/Vesuvius Drive
24	Certificate of Compatibility – 2-story ADU	432 S. Orange Avenue
26	Brea 265 Planning Area 3e	Northeast area of Rose Drive/Vesuvius Drive
25	Imperial/Mariner – BISP Amendment	915-975 W Imperial Highway

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

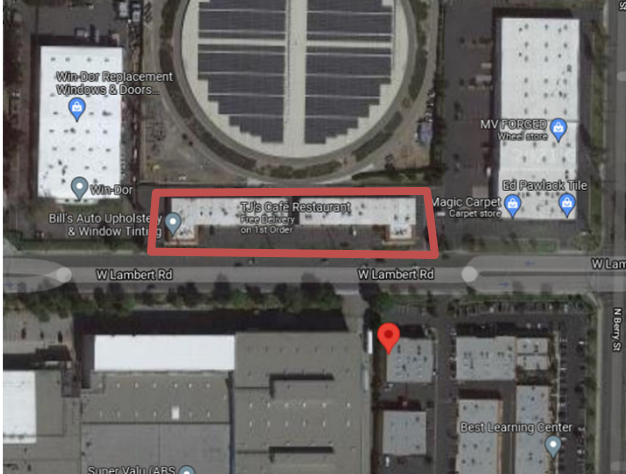
APPROVED/ENTITLED, UNDER CONSTRUCTION, COMPLETED

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
32	Brea Place Sign Program Amendment	100-145 S. State College Boulevard

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

N/A

In-Process/Review

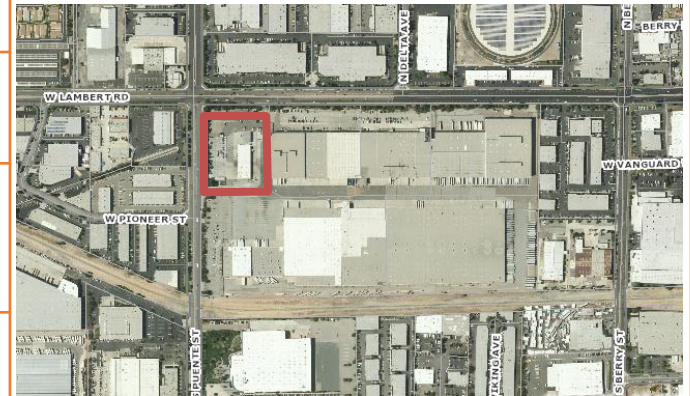
LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)		
Case Type	Tentative Parcel Map	PROJECT MAP: 
Approval Body:	Planning Commission	
Project No.:	TPM 2021-189; Accela No.: PLN-2021-00061	
Project Location:	700-800 W. Lambert Road - Accessor's Parcel Number (APN): 296-223-13	
Project Description:	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.	

07/07/26

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

Case Type:	Conditional Use Permit, Precise Development, Administrative Remedy
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

PROJECT MAP:

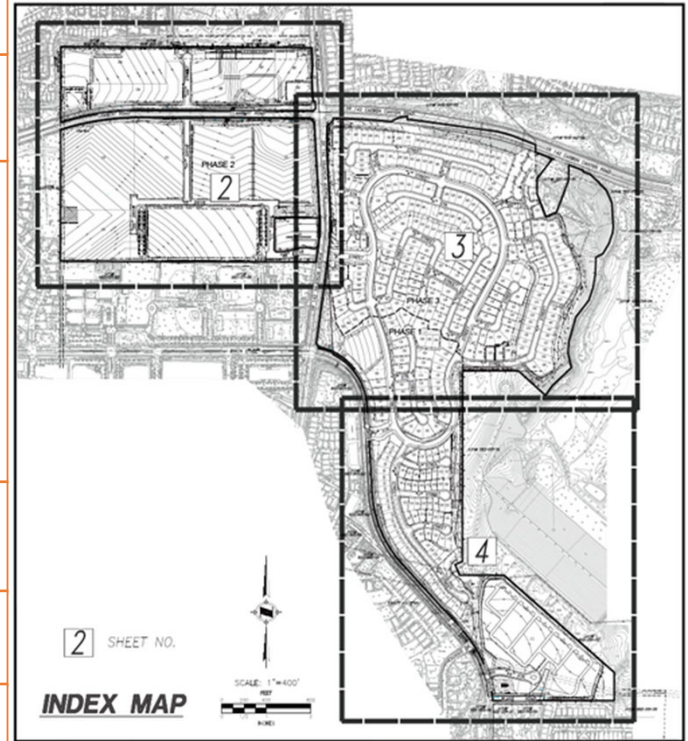


MILLS ACT CONTRACT (MAP ID: 3)		
Case Type:	Mills Act Contract	PROJECT MAP: 
Approval Body	City Council	
Project No.:	MA No. 2025-01; ACCELA No: PLN-2025-00004	
Project Location:	420 S. Madrona Avenue - Assessor's Parcel Number (APN): 284-241-06	
Project Description:	The Applicant is requesting to enter 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)

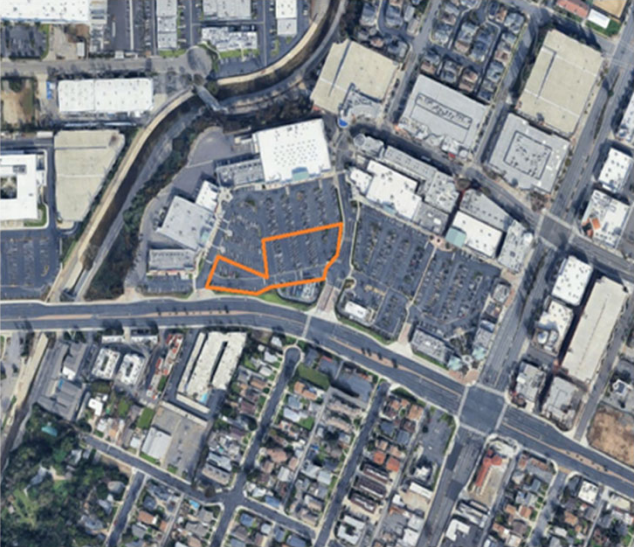
Case Type:	Tentative Tract Map
Approval Body	Planning Commission
Project No.:	PR No. 2025-03, Condominium map; ACCELA No: PLN-2025-00020
Project Location:	- Assessor's Parcel Number (APN): 322-031-01, -10, -11, -12, -13 -14, -19, -20, -21, & -24 and 320-073-08, -09, & -29 - The 262-acre site, commonly 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	

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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 resubmittal from the applicant	

07/07/26

THE HIVE FITNESS STUDIO (MAP ID: 7)		
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:	Continued to July 14, 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	

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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	

WIRELESS COMMUNICATION FACILITY (MAP ID: 11)

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:

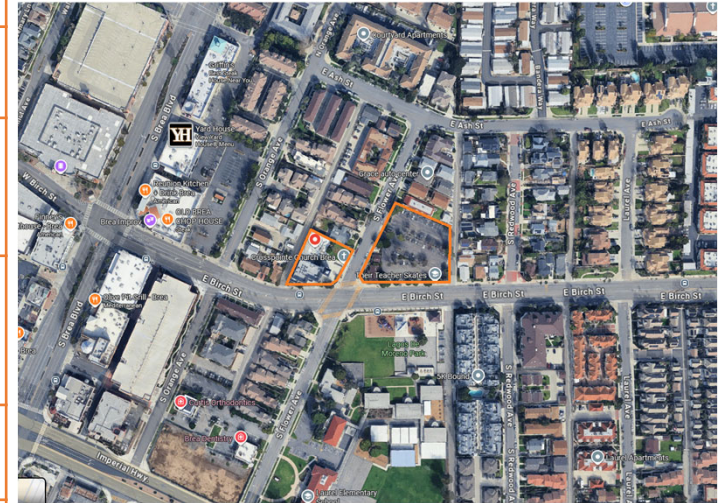


07/07/26

BIRCHFLOWER RESIDENTIAL (CROSSPOINTE CHURCH) (MAP ID: 12)

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: 13)

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: 14)

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: 15)

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:



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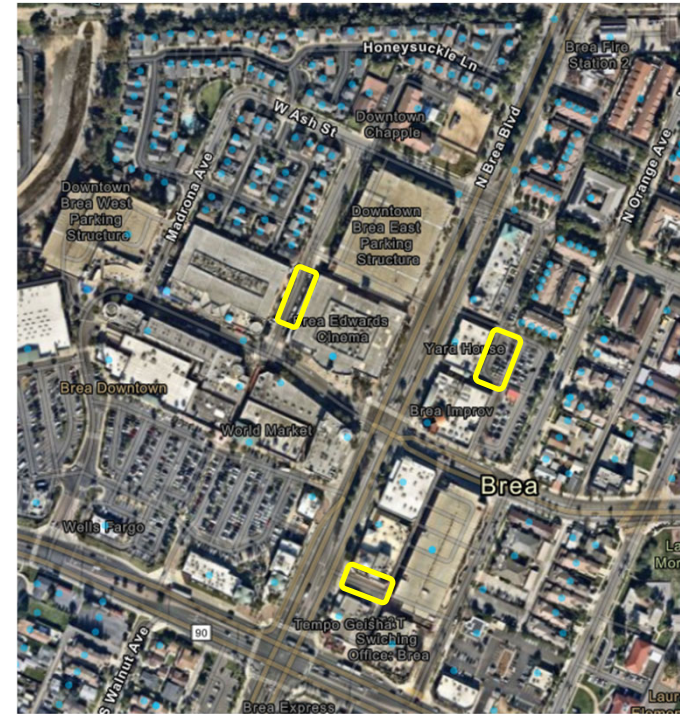
COSTCO (MAP ID: 16)		
Case Type:	Plan Review, Conditional Use Permit, Conditional Use Permit	PROJECT MAP: 
Approval body:	Planning Commission	
Project No.:	PR No: 2026-03; Conditional Use Permit Nos. CUP 2026-01, 02; ACCELA No: PLN-2026-00017	
Project Location:	- Southeast corner of Birch Street and 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	

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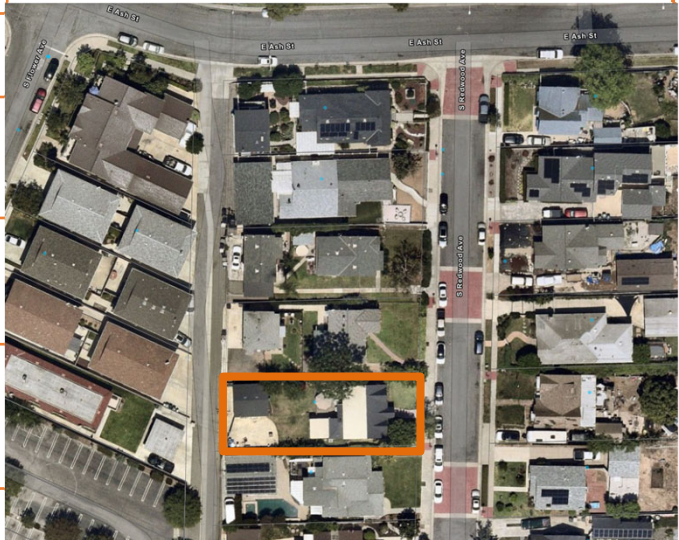
DOWNTOWN BREA VALET PARKING PLAN UPDATE (MAP ID: 17)

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:



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<i>HISTORIC RESOURCE DESIGNATION - 119 S. Redwood Avenue (MAP ID: 18)</i>		
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: 19)

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:	Scheduled for July 28, 2026 Planning Commission

PROJECT MAP:



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ADDITION TO HISTORIC RESOURCE NO.22 (MAP ID: 20)

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:

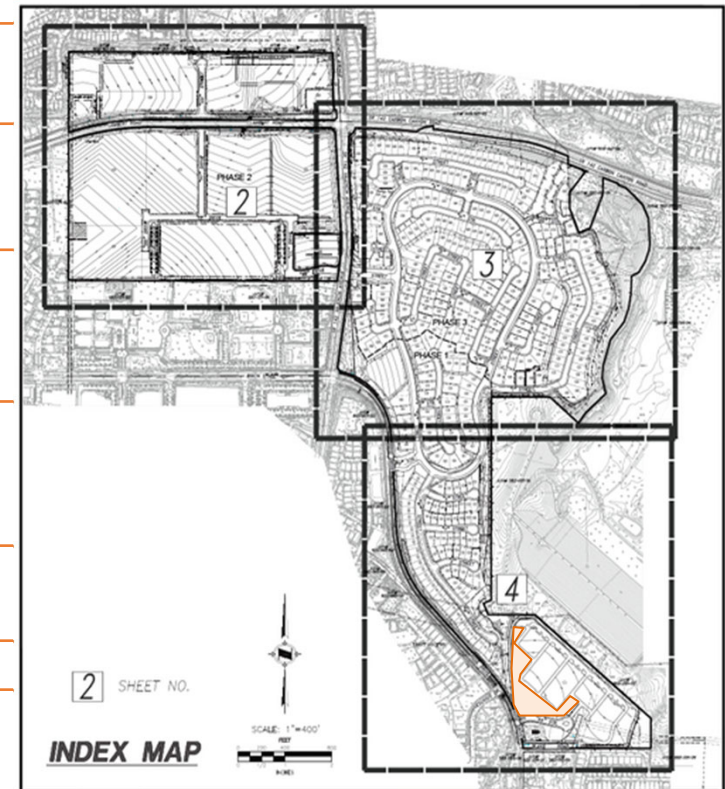


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BREA 265 PLANNING AREA 1 – STAGING AREA PARK. (MAP ID: 21)

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:

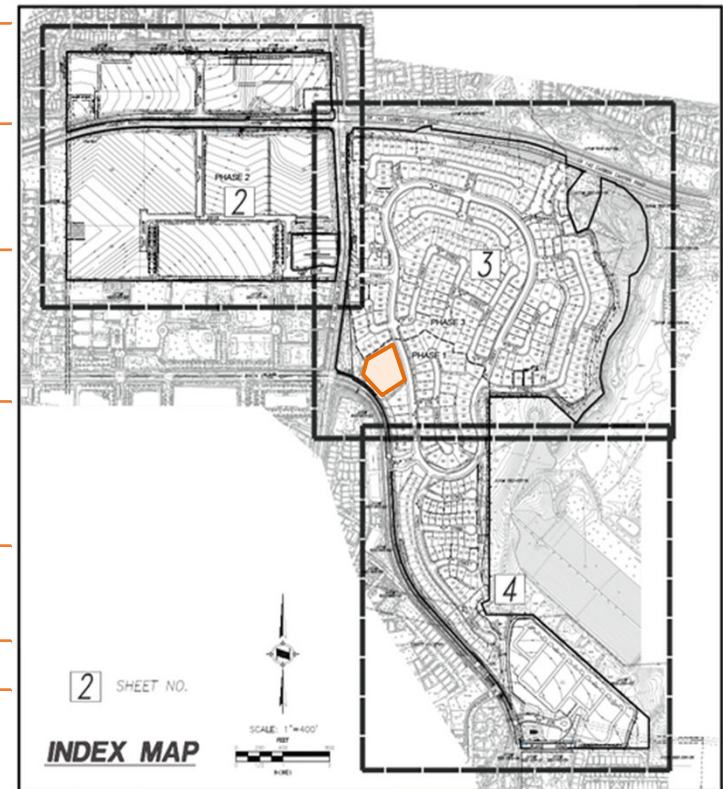


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BREA 265 PLANNING AREA 3 – PRIVATE RECREATION CENTER (MAP ID: 22)

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:

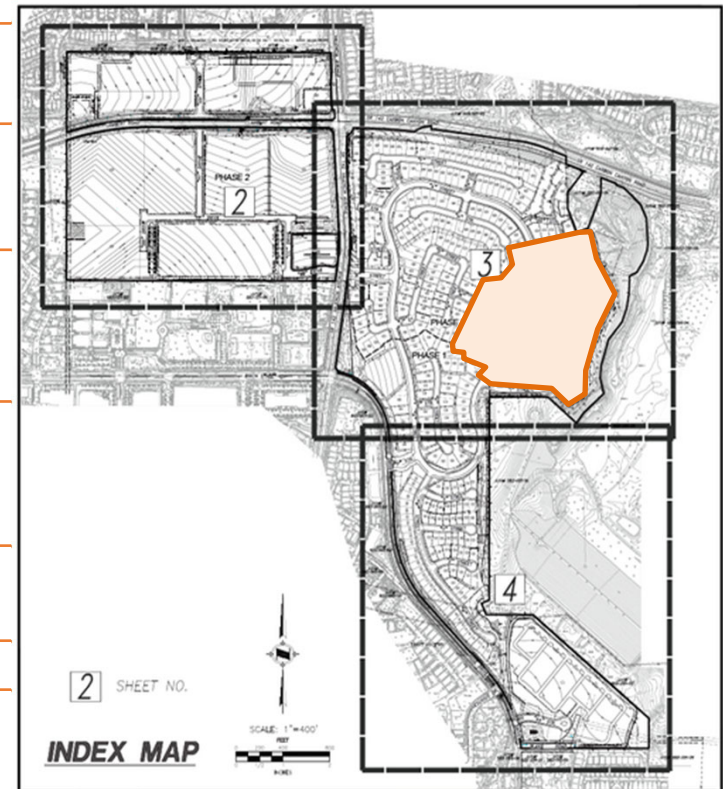


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BREA 265 PLANNING AREA 3C (MAP ID: 23)

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: 24)

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:

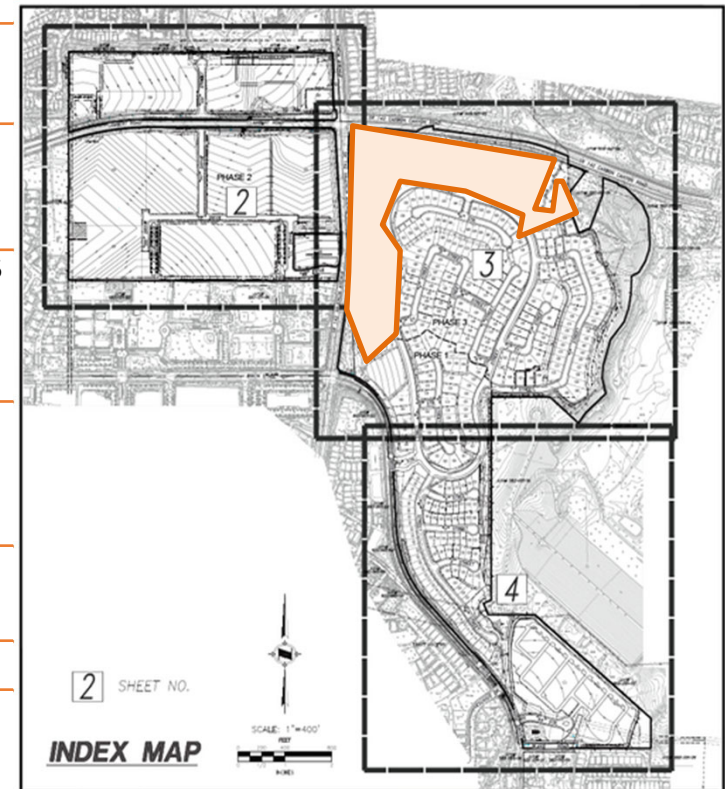


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BREA 265 PLANNING AREA 3E (MAP ID: 25)

Case Type:	Plan Review (Specific Plan)
Approval body:	Administrative
Project No.:	Plan Review No. PR 2026-12; ACCELA No: PLN-2026-00041
Project Location:	- Assessor's Parcel Number (APN): 322-031-01, 322-031-12, 322-031-25 - Northeast area of
Project Description:	The Applicant is proposing to develop Planning Area 3e of Brea 265 Specific Plan, which includes 84 single-family residential lots.
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	Lennar c/o Shaun Bowen
Application submittal Date:	June 30, 2026
Current Status:	Under Review

PROJECT MAP:



BREA INDUSTRIAL SPECIFIC PLAN AMENDMENT (MAP ID: 26)

Case Type:	Specific Plan Amendment, Tentative Tract Map
Approval Body:	Specific Plan Amendment No. 2026-02, Tentative Tract Map No. 2026-01 ACCELA No. PLN-2026-00043
Project No.:	Planning Commission, City Council
Project Location:	915-975 W. Imperial Highway - Assessor's Parcel Number (APN): 296-342-06, 296-114-01
Project Description:	The Applicant requests review of a Specific Plan Amendment to facilitate a new mixed-use project including 237 for-sale (213 market rate, 24 affordable) residential 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:	- June 30, 2026 - Preliminary Plan Review: January 20, 2026 (PPR No: 2026-01; ACCELA No: PLN-2026-00005)
Current Status:	Under Review

PROJECT MAP:



Approved/Entitled

GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 1)

Case Type:	Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit
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

PROJECT MAP:



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

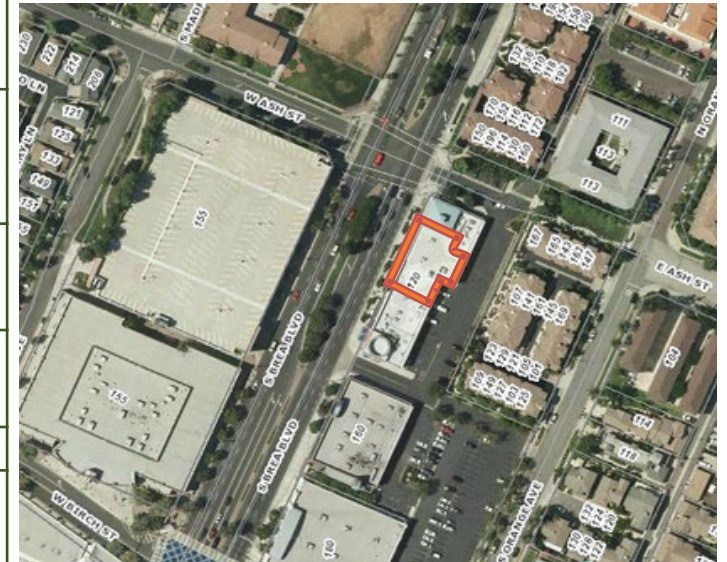
PROJECT MAP:



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

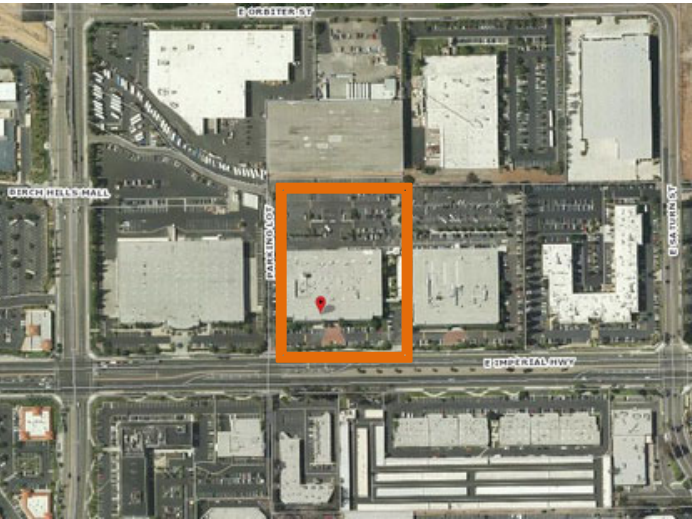
Case Type:	Plan Review; Conditional Use Permit
Project No.:	PR 2023-03; ACCELA No. PLN 2023-00017 CUP No. 2023-07; ACCELA No: PLN-2023-00039
Project Location:	120 S. Brea Boulevard, Suite 106 - Assessor's Parcel Number (APN): 296-364-25
Project Description:	The Project includes a new outdoor patio and 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 (<i>MAP ID: 5</i>)		
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

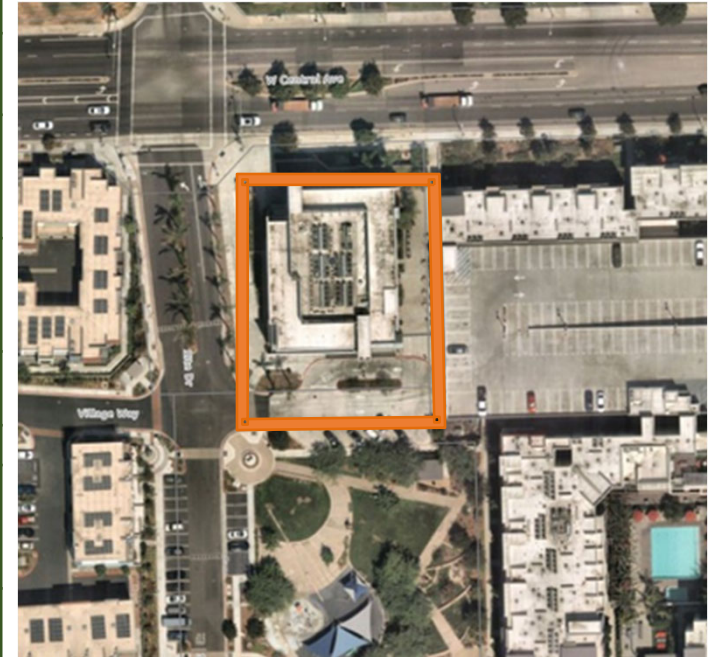
PROJECT MAP:



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:

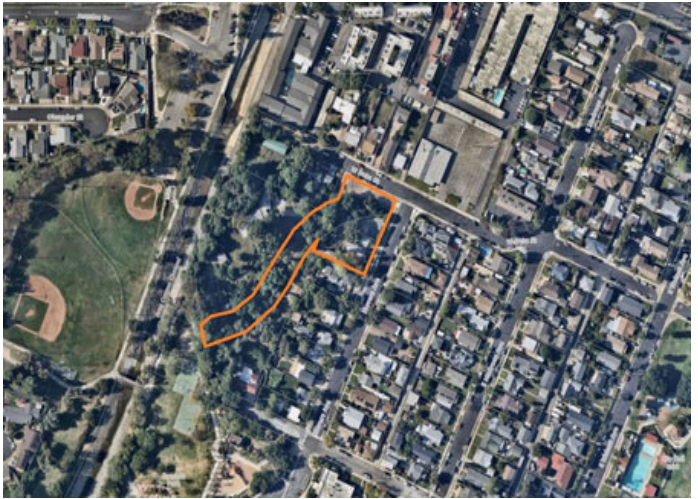


PET AQUAMATION BUSINESS (MAP ID: 8)		PROJECT MAP:
Case Type:	Conditional Use Permit	
Project No.:	CUP No. 2022-15; ACCELA No. PLN 2022-00053	
Project Location:	580 W. Lambert Road, Unit E - Assessor's Parcel Number (APN): 296-081-07	
Project Description:	The project includes establishing a pet aquamation (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 and 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:



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

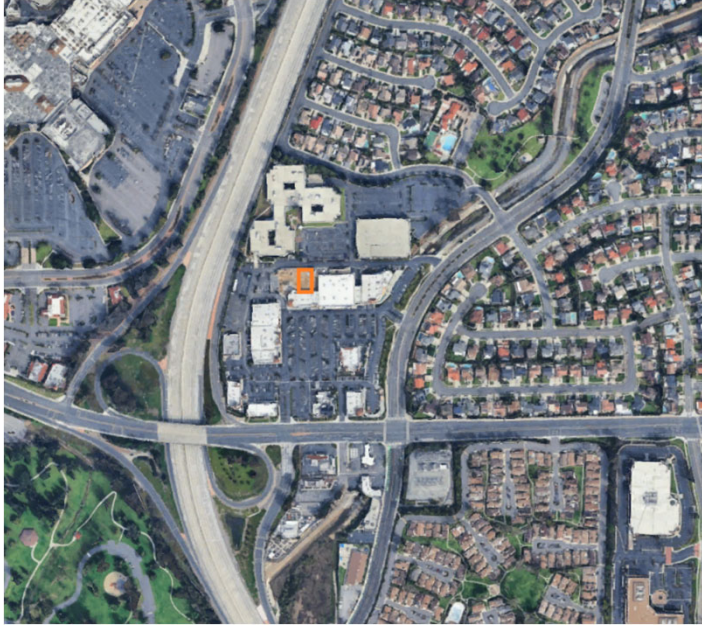
Case Type:	Plan Review
Project No.:	PR No. 2024-01; ACCELA No: PLN-2024-00009
Project Location:	424 Berry Way - Assessor's Parcel Number: 296-251-04
Project Description:	The Project includes demolition of the existing industrial buildings located at the eastern portion of the parcel and the construction 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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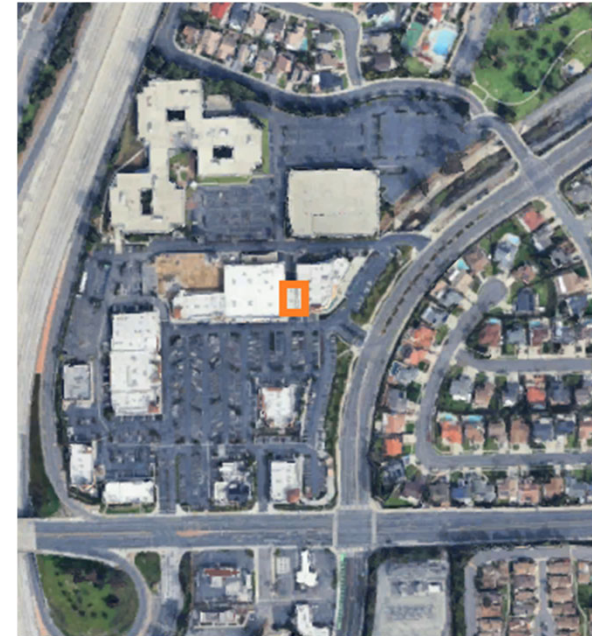
REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 17)		
Case Type:	Administrative Remedy	PROJECT MAP: 
Project No.:	AR No. 2025-04; ACCELA No: PLN-202-00032	
Project Location:	110 S. Redwood Avenue - Assessor's Parcel Number: 319-273-17	
Project Description:	The project allows for modification of wall and 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	

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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

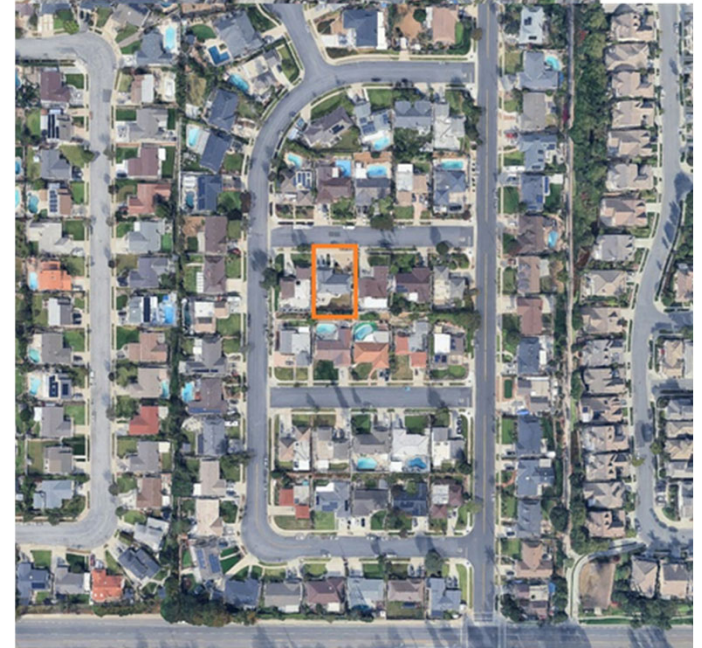
PROJECT MAP:



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	

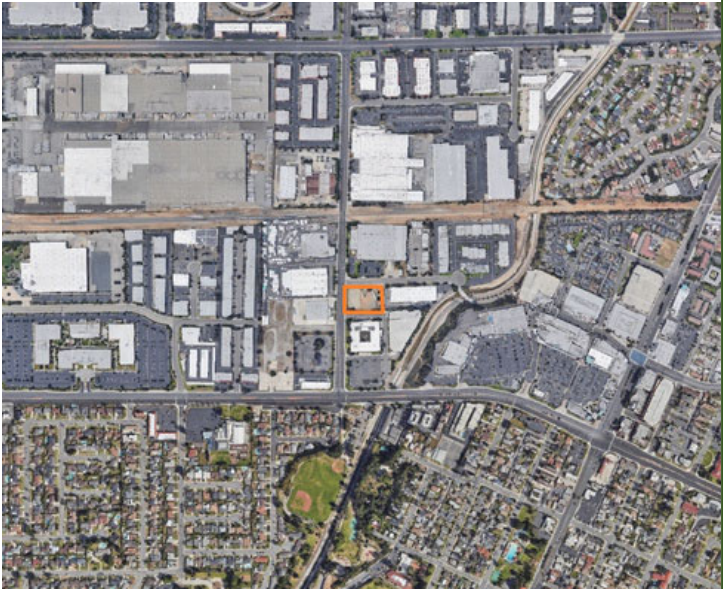
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MERCURY LANE APARTMENTS (MAP ID: 22)

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:



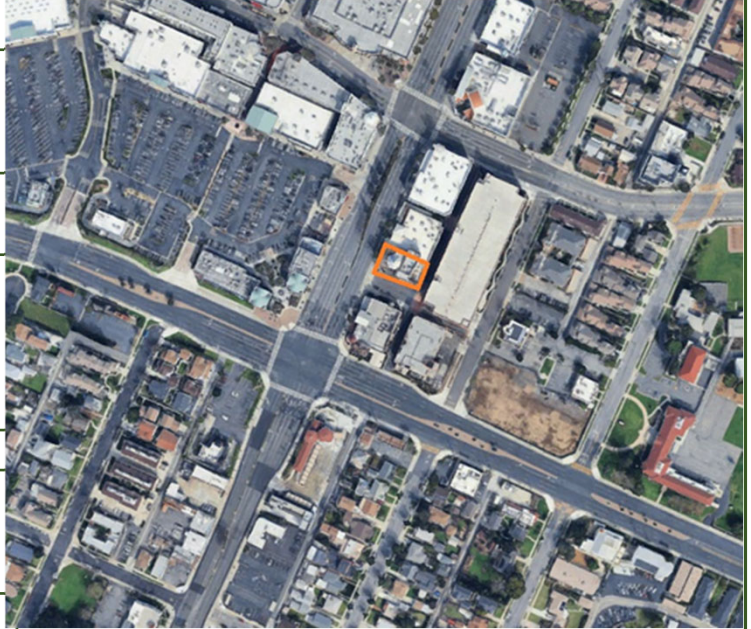
C&C AFFORDABLE HOUSING PROJECT (MAP ID: 23)		
Case Type:	Density Bonus	PROJECT MAP: 
Project No.:	- PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038	
Project Location:	- SEC of Mercury Lane and Berry Street - Assessor's Parcel Number (APN): 296-143-01	
Project Description:	The 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	

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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	

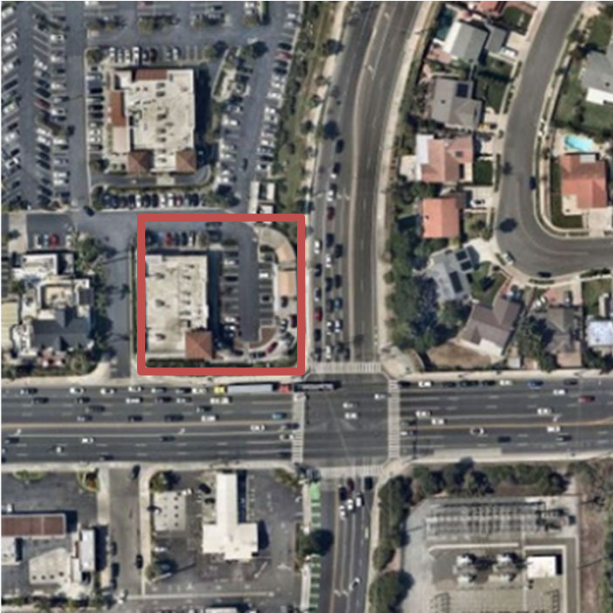
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<i>LIVING HOPE CHURCH FAÇADE IMPROVEMENTS (MAP ID: 27)</i>		
Case Type:	Plan Review	PROJECT MAP: 
Project No.:	PR 2025-09; ACCELA No: PLN-2025-00066	
Project Location:	- Assessor's Parcel Number (APN): 296-391-32 1215 W. Lambert Road	
Project Description:	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	

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<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	

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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	

BREA PLACE SIGN PROGRAM AMENDMENT (MAP ID: 32)

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
Approvals:	Administrative – July 2, 2026
Current Status:	Pending Building Permit submittal

PROJECT MAP:



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REPEALED/DENIED

(Within one year)

N/A

07/07/26