



Planning Commission Agenda

Tuesday, July 28, 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/89166452644>. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

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

1. GENERAL SESSION

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

2. CONSENT CALENDAR

- 2.A. July 14, 2026 Planning Commission Draft Meeting Minutes
 - 1. Approve

3. PUBLIC HEARINGS

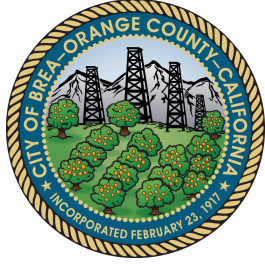
- 3.A. Precise Development (PD) No. 2026-02 and Conditional Use Permit (CUP) No. 2026-06: Brea Towne Centre
 - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities),
 - 2. Approve PD No. 2026-02 to amend PD No. 19-78 to update the approved land uses for the existing shopping center to be consistent with the permitted land uses in the Brea Core Specific Plan, and subject to the recommended Condition of Approval,
 - 3. Approve CUP No. 2026-06 to allow for a modification of off-street parking requirements, 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

Date Posted: July 23, 2026



CITY *of* BREA

Planning Commission Communication
July 28, 2026
Item No. 2A.

July 14, 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

Attachments

[Draft PC meeting July 14 2026.pdf](#)

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

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

July 14, 2026

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

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

1. GENERAL SESSION

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

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

1.B. Pledge of Allegiance

Vice Chair Gribble led the Pledge of Allegiance.

1.C. Invocation

Pastor Rick Darden from Friends Community Church provided the invocation.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

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

Motion was made by Commissioner Madden and seconded by Schlotterbeck. The motion carried 4-0-1, with Vice Chair Gribble abstaining.

2.B. June 23, 2026 Planning Commission Draft Meeting Minutes

Motion was made by Vice Chair Gribble and seconded by Commissioner Donini. The motion carried 4-0-1, with Commissioner Madden abstaining.

3. PUBLIC HEARINGS

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

Assistant Planner Brianna Co presented an overview of Conditional Use Permit Nos. 2025-14 and 2026-05 for the Hive Gym Health and Fitness Center, as continued from the June 23, 2026 Planning Commission meeting.

Members of the Planning commission asked questions and clarification on the following topics:

- The floor plan of Suite A (fitness studio space) and Suite B (the expansion space)
- Breakdown of the parking analysis
- Whether there are water therapy features (cold plunges, spas, showers, etc.)
- Whether the tenant or the property owner is responsible for the parking agreement with other tenants

The property owner, Joe Araiza, Assistant Planner Co and City Planner Tinio addressed and answered the Commissioner's questions.

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

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

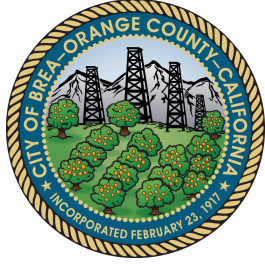
None.

4.B. Informational/Project Updates

City Planner Tinio confirmed there will be a Planning Commission meeting on July 28, 2026, during which an amendment for a precise development and a conditional use permit for a parking modification for the Brea Town Center, will be presented.

5. ADJOURNMENT

The meeting was adjourned at 6:28 p.m.



CITY *of* BREa

Planning Commission Communication

July 28, 2026

Item No. 3A.

Precise Development (PD) No. 2026-02 and Conditional Use Permit (CUP) No. 2026-06: Brea Towne Centre

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, Jon Adams on behalf of KKC Imperial, is requesting an amendment to Precise Development (PD) No. 19-78 (PD No. 2026-02) and the approval of Conditional Use Permit No. 2026-06, to update the approved land uses for the existing shopping center to be consistent with the permitted land uses in the Brea Core Specific Plan, including the removal of the restaurant use square foot limitations, and to allow for a modification of off-street parking requirements for the existing shopping center, Brea Towne Centre, located 1000-1080 East Imperial Highway, in the Brea Core Specific Plan – Mixed Use 50.

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

RECOMMENDATION

Staff recommends that the Planning Commission adopt resolutions (Attachment A and B), 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),
2. Approve PD No. 2026-02 to amend PD No. 19-78 to update the approved land uses for the existing shopping center to be consistent with the permitted land uses in the Brea Core Specific Plan, and subject to the recommended Condition of Approval (Exhibit A of Attachment A)
3. Approve CUP No. 2026-06 to allow for a modification of off-street parking requirements, and subject to the recommended Conditions of Approval (Exhibit A of Attachment B).

BACKGROUND

The Project site is an existing shopping center (Brea Towne Centre) located at the southwest corner of Randolph Avenue and Imperial Highway. The shopping center features a mixture of service-oriented businesses, retail, and restaurants.

The Project site has a General Plan Land Use designation of the Brea Core Specific Plan (BCSP) and a zoning designation of Brea Core Specific Plan (BCSP) – Mixed-Use 50 (MU-50). The BCSP was adopted by the City Council on June 2, 2026, as part of the Brea 2050 General Plan Update, including a goal to plan for market-driven revitalization and collaboration for increased economic vitality through new land use designations. The BCSP area is defined as the area between Berry Street on the west, Lambert Road on the north, and the Orange Freeway (State Route 57) on the east, along with the Brea Plaza and Greenbriar Residential Development.

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

TABLE 1 – SURROUNDING LAND USES

North	Commercial shopping center and Brea Mall (<i>Across Imperial Highway</i>)
East	Commercial shopping center (<i>Across Randolph Avenue</i>)
South	Single-family residences and apartments
West	Commercial shopping center

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	BCSP (<i>Across Imperial Highway</i>)
East	BCSP (<i>Across Randolph Avenue</i>)
South	R-1 (Single-Family Residential) and R-3 (Multiple Family Residential) with a PD Overlay
West	BCSP

The shopping center consists of six commercial buildings with a total floor area of approximately 39,285 square feet with 16 tenant spaces and provides a variety of commercial businesses (i.e. retail stores, restaurants, service businesses, etc.) with 191 on-site parking stalls. Ingress and egress to the site are provided by the two main existing driveways, which are located on Imperial Highway and Randolph Avenue, and third access point between the subject property and Maplewood Apartments to the south. Figure 1 below shows the aerial view of the Project Site.

FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE



The two main vehicular access points to the property are located along Imperial Highway and Randolph Street.

Entitlement History

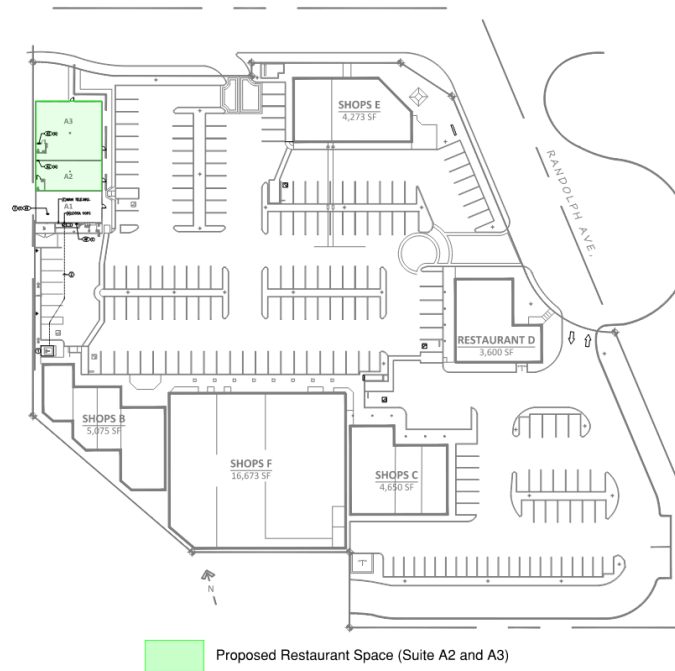
- In 1979, the Planning Commission (PC) adopted Resolution No. 30-79 approving Precise Development PD application No. 19-78, to construct four commercial shop buildings, consisting of 39,314 square feet of floor area. (Attachment C)
- In 1983, the PC adopted Resolution No. 68-83 to amend PD No. 19-78, to allow for a second restaurant use of 2,201 square-feet of gross floor area; totaling the allowable aggregated gross floor area for restaurant uses to 5,801 square-feet, for the project approved under PD No. 19-78. (Attachment D)

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

PROJECT DESCRIPTION

The Project proposes to amend PD No. 19-78 to update the approved list of land uses in Exhibit A of PCR No. 30-79 (Attachment C) for the establishment of the shopping center, to be consistent with the approved land uses in the BCSP, including the removal of the total aggregated size limitations for restaurant uses. The shopping center consists of a mix of commercial businesses with a total of 16 tenant spaces; 12 occupied and four (4) vacant tenant spaces (suites A2 & A3, B2 & B3). As part of the Project, the Applicant proposes tenant improvements to reconfigure Suites A2 and A3 for a restaurant use; totaling 3,714 square-feet in size with no proposed exterior expansion. The Project also requests for a modification from the required off-street parking, and proposes no modifications to the existing on-site parking lot. A site plan of the Project site with the proposed restaurant tenant spaces highlighted in green is Figure 2 below.

FIGURE 2 – EXISTING SITE PLAN



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

DISCUSSION

Precise Development No. 2026-02: Request to update the approved land uses (PD No. 19-78) to the permitted land uses in the BCSP

A list of specific land uses (Exhibit A of PCR No. 30-79 was adopted as part of the approval of PD No. 19-78 for the development of the Brea Towne Centre in 1979. Since that approval, the City's land use regulations have evolved, and many of the listed uses are now antiquated or have been consolidated under broader land use classifications in the BCC. For example, discontinued uses such as *memo and addressing services*, *millinery shops*, and *photo engraving* are no longer separately defined and would instead be categorized under the broader classification of *personal services, general*.

Restaurant uses were also previously grouped into a single land use category, regardless of differences in their operating characteristics or parking demand. As a result, the maximum restaurant square footage limitation established in Exhibit A of PCR No. 30-79 was originally based on parking assumptions that all uses within the shopping center would operate at the same time, rather than recognizing varying peak operating periods. Under this approach, all restaurant uses were treated as a singular category, even though uses such as a smoothie store and a sit-down restaurant generate different parking demands. Parking is now reviewed with varying methodology including strategies like peak operating times and. The Applicant has submitted a request for a parking modification and a parking study utilizing these methodologies is further covered below.

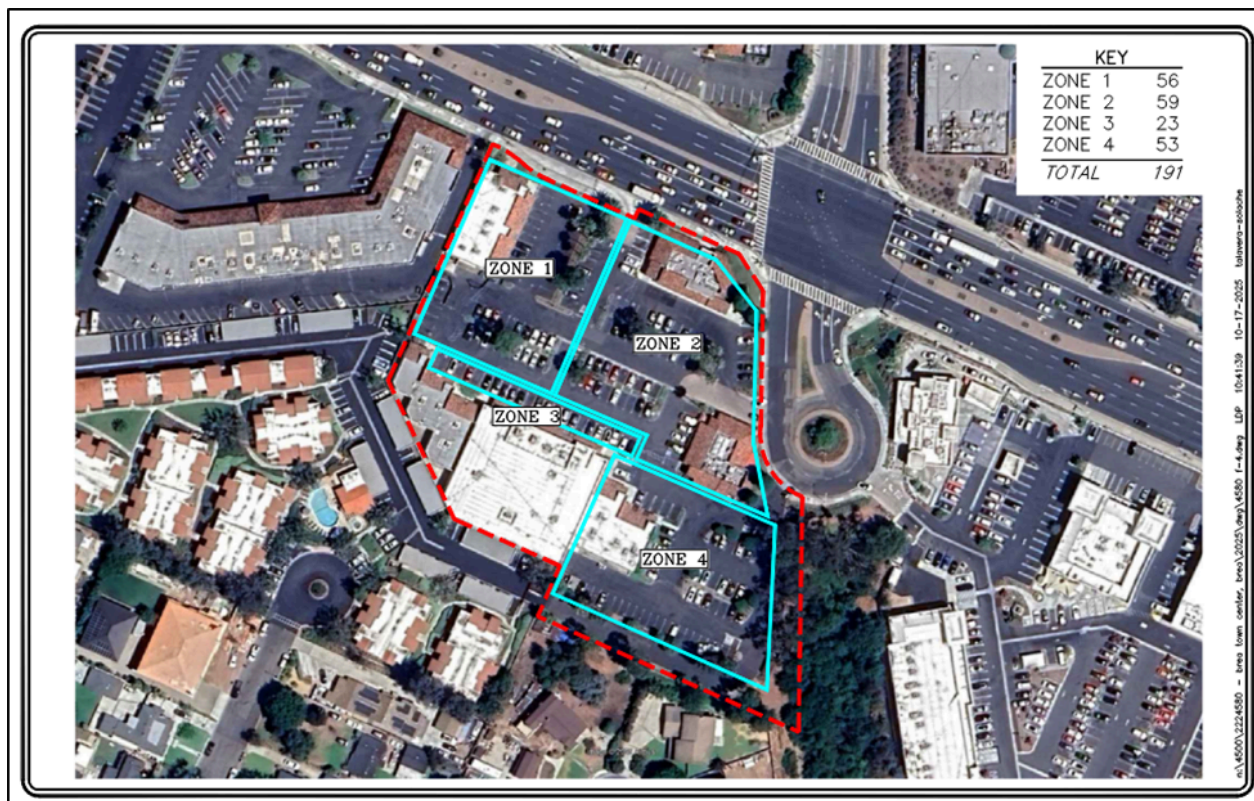
The current restaurant square footage limitation reduces the shopping center's flexibility to adapt to changing market conditions. This restriction may limit the property's ability to accommodate additional restaurant uses during periods when retail or service demand declines and restaurant use becomes more desirable or economically viable. Removal of this limitation would provide greater flexibility while continuing to ensure compliance with the City's off-street parking requirements. The proposed update to the permitted land uses would align the shopping center with the permitted land uses of the underlying zone. This amendment is compatible with the existing businesses in the shopping center, as all current uses within the center are permitted uses within the BCSP, MU-50 Zone. Additionally, the update replaces outdated land use terminology and would result in accurate land uses that are more applicable in the current City Code.

Conditional Use Permit No. 2026-06: Request to Modify Off-Street Parking Requirements

Pursuant to 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 191 existing parking stalls shared among the six buildings within the shopping center. As part of this Project, the Applicant is not proposing any physical modifications or restriping of the existing shopping center's parking areas (Figure 3).

FIGURE 3 – PARKING SITE PLAN (191 STALLS)



Pursuant to BCC Section 20.08.040, the proposed restaurant use for the Project, requires a minimum of 10 stalls or one stall per 100 square-feet of floor area up to 6,000 square feet, whichever is greater. Based on the strict application of the BCC off-street parking requirements, the proposed new 3,714-square-foot restaurant area requires a total of 37 parking stalls. As indicated in Table 3, through strict application of the BCC, the required parking for the existing uses and the Project totals 245 parking stalls, resulting in a deficit of 54 parking stalls for the shopping center overall. However, the existing parking demand on weekdays for the existing uses projects a peak of 97 occupied parking stalls (51% utilization) and a weekend peak of 147 occupied parking stalls (77% utilization).

Table 3 BCC Parking Demand

Suite #	Floor Area	BCC Parking Standard	Required Off-Street Parking
A1	1,300 S.F. – Medical Clinic	5.5/1000	7
A2-A3	3,174 S.F. – Proposed Restaurant	1/100	37
B1	1,214 S.F. – Retail	1/200	6
B2-B3	1,600 S.F. – Vacant; previously Medical Use	5.5/1000	13
B4	2,450 S.F. – Personal Services	1/250	10
C1	2,261 S.F. – Personal Services	1/250	9
C2-C3	2,200 S.F. – Retail	1/200	11
D	3,600 S.F. – Restaurant, Sit Down	1/100	36
E1	1,483 S.F. – Restaurant, Specialty	1/150	10
E2	1,390 S.F. – Restaurant, Sit Down	1/100	14
E3	1,400 S.F. – Restaurant, Specialty	1/150	9
F1	4,425 S.F. – Retail	1/200	22
F2	4,938 S.F. – Retail	1/200	25
F3	7,300 S.F. – Financial Institution	1/200	37
Total Demand			245
Total On-Site Parking Provided			191
Deficit Stalls			-54

The Applicant submitted a parking study (Attachment I) evaluating the required off-street parking pursuant to BCC and the anticipated parking demand associated with the proposed restaurant use and existing tenants within the shopping center. The study utilizes a shared parking methodology, which evaluates the cumulative parking demand of multiple uses-based time-of-day estimates that were collected on-site, rather than applying strict parking requirements independently to each tenant. This approach recognizes that parking demand fluctuates by time of day and day of the week, and that different land uses often experience peak demand at different times. The analysis identifies the peak parking period as occurring on the weekends between 12:00 p.m. to 2:00 p.m., when the shopping center experiences the typical weekend foot-traffic, resulting in a projected demand of 177 occupied parking stalls. Based on projected parking demand, the study concludes that the shopping center would maintain a surplus of approximately 14 parking stalls during peak weekend conditions. The study projects the peak weekday parking demand of 144 stalls, based on the typical weekday future projections, providing more than sufficient on-site parking.

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 existing shopping center. 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 applicable construction 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, and to maintain the existing parking conditions, as follows:

- Condition 1: Permitted land uses for the property shall be governed by Brea City Code and the underlying zone. All approved permitted land uses specified within Exhibit A of the PD No. 19-78 are rescinded. (Exhibit A of Attachment A)
- Condition 4: Should noise, nuisance, or parking issues arise, the property owner and/or business owner shall provide the necessary remedies including, but not limited to, sound attenuation, change in business operations, updated parking study and parking management strategies. Any remedies needed shall be reviewed and approved by the Community and Economic Development Director or designee prior to installation or implementation. (Exhibit A of Attachment B)

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, on-site noticing, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment J. As of the writing of this report, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301, 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 only interior renovation of an existing building for the proposed restaurant and does not include any exterior expansion of the existing building and proposed no improvements 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 K.

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 \(PD\).pdf](#)

[Attachment B - Draft Resolution \(CUP\).](#)

[Attachment C - PC Reso. No. 30-79.pdf](#)

[Attachment D - PC Reso. No. 68-83.pdf](#)

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

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

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

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

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

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

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

DRAFT RESOLUTION NO. PC 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING PRECISE DEVELOPMENT NO. 2026-02 TO UPDATE THE APPROVED LAND USES TO BE CONSISTENT WITH THE PERMITTED LAND USES IN THE BREA CORE SPECIFIC PLAN AT BREA TOWNE CENTRE SHOPPING CENTER LOCATED AT 1000-1080 EAST IMPERIAL HIGHWAY.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Precise Development No. 2026-02 and Conditional Use Permit No. 2026-06 to update the approved land uses to be consistent with the permitted land uses in the Brea Core Specific Plan (BCSP), and a reduction in required parking to accommodate the proposed restaurant use, for that certain real property is the Brea Towne Centre, located at 1000-1080 East Imperial Highway, in the City of Brea, and further legally described as Assessor Parcel Numbers 281-181-01, -02, -03, -04, -05, and -06, as shown in the latest records of the County of Orange Assessor’s Office. For purposes of this resolution, PD No. 2026-02 and CUP No. 2026-06 are collectively referred to herein as “the Project.”

(ii) Specifically, PD No. 2026-02 would amend PD No. 19-78 to update the approved land uses to be consistent with the permitted land uses in the BCSP.

(iii) The Project applicant is Jon Adams (on behalf of KKC Imperial), 144 North Orange Street, Orange, CA 92866.

(iv) The Project site is zoned Brea Core Specific Plan (BCSP) – Mixed-50 (MU-50) and has a General Plan land use designation of Brea Core Specific Plan.

(v) On July 28, 2026, 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.

(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 only includes interior renovation within an existing building for the proposed restaurant and does not include any exterior expansion and proposes no improvement to the existing parking lot.
3. The Commission further finds in consideration of PD No. 2026-02 as follows:
 - a. Finding: It is hereby found that the Precise Development application for the location set forth is authorized by Brea City Code (BCC) Sections 20.236 and 20.260 and meets the following conditions: (a) the Project is consistent with the applicable general plan designation, and all applicable general plan policies as well as the applicable designation and regulations; (b) the proposed project maintains all existing curb cuts, driving lanes, parking areas,

pedestrian walkways, and loading area (c) approval of the Project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (e) the site can be adequately served by all required utilities and public services.

Fact: The Brea Towne Centre is an existing shopping center developed pursuant to the standards and code of the time of approval and designed to accommodate a variety of uses, including but not limited to restaurants, retail, and service-oriented businesses. The Project proposes to update the previously approved land use to be consistent with the permitted land uses within the BCC Table 20.11.020.A. in the BCSP – MU-50 Zone to remove the limitation of allowable square footage for restaurant uses. The Project would further provide land use consistency with the BCC and allow for flexibility for different ratios of uses within the shopping center, therefore would support maintaining a mixture of businesses within the community, in support of General Plan Policy CD-1.6. The Project does not propose any exterior improvements to the existing shopping center, and shall continue to maintain the existing access off of Imperial Highway and Randolph Avenue. The Project is not anticipated to result in any traffic impacts to the adjacent uses, and all parking for existing and proposed uses shall be in compliance with the parking study and approved plans under CUP No. 2026-06.

4. PD No. 2026-02 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 28th 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 28th day of July 2026 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 28th day of July 2026, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

Secretary, Planning Commission

EXHIBIT A OF RESOLUTION NO. 2026-XX
PRECISE DEVELOPMENT NO. 2026-02

CONDITIONS OF APPROVAL

Precise Development (PD) No. 2026-02 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community and Economic Development Department

1. Permitted land uses for the property shall be governed by Brea City Code and the underlying zone. All approved permitted land uses specified within Exhibit A of the PD No. 19-78 are rescinded.

DRAFT RESOLUTION NO. PC 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2026-06 TO ALLOW FOR A MODIFICATION OF OFF-STREET PARKING REQUIREMENTS AT BREA TOWNE CENTRE SHOPPING CENTER LOCATED AT 1000-1080 EAST IMPERIAL HIGHWAY.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Precise Development No. 2026-02 and Conditional Use Permit No. 2026-06 to update the approved land uses to be consistent with the permitted land uses in the Brea Core Specific Plan (BCSP), and a reduction in required parking to accommodate the proposed restaurant use, for that certain real property is the Brea Towne Centre, located at 1000-1080 East Imperial Highway, in the City of Brea, and further legally described as Assessor Parcel Numbers 281-181-01, -02, -03, -04, -05, and -06, as shown in the latest records of the County of Orange Assessor’s Office. For purposes of this resolution, PD No. 2026-02 and CUP No. 2026-06 are collectively referred to herein as “the Project.”

(ii) Specifically, CUP No. 2026-06 would allow for the reduction of the required parking to accommodate the proposed restaurant use.

(iii) The Project applicant is Jon Adams (on behalf of KKC Imperial), 144 North Orange Street, Orange, CA 92866.

(iv) The Project site is zoned Brea Core Specific Plan (BCSP) – Mixed-50 (MU-50) and has a General Plan land use designation of Brea Core Specific Plan (BCSP).

(v) On July 28, 2026, 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

(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 only includes interior renovation of an existing building for the proposed restaurant and does not include any exterior expansion of the existing building and proposed no improvements to the existing parking lot.
3. The Commission further finds in consideration of CUP No. 2026-06 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 BCSP – Mixed-Use-50 and has a general plan land use designation of BCSP. The Project proposes to convert a previous retail space to be converted to 3,174 square feet of tenant space for restaurant use in the shopping center. Pursuant to Brea City Code (BCC) Section 20.08.040, an exception to or modification of the off-street parking requirement may be granted through a CUP, to avoid circumstances where they might be excessive due to the use involved or other relevant circumstances. A parking analysis was prepared for the project and evaluated peak parking demand based on mix of uses and determined the supply of 191 parking stalls was sufficient for the proposed project. Therefore, the modification applied for at the site is one for 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 is located on an existing commercial property developed with 191 parking stalls. The parking analysis conservatively reviewed the mix of commercial uses, existing parking demand and anticipated parking demand and concluded the 191 parking stalls would be sufficient to meet the anticipated parking demand for the additional restaurant use. Therefore, the Project would not be detrimental to the surrounding area.

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 developed shopping center. The Project site is approximately 3.72 acres in size, provides main two access points on Imperial Highway and Randolph Avenue, and 191 off-street parking spaces on-site shared among six buildings. The provided parking study for the Project concluded that the shopping center would maintain a surplus of approximately 14 parking stalls during peak conditions.

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 Imperial Highway and Randolph Avenue and the Project is not anticipated to result in any additional traffic impacts generated by the proposed uses. The street system has been designed to carry the quantity of traffic for a commercial shopping use.

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 existing on-site parking is found to be sufficient based on the approved parking study for the proposed restaurant use. Any construction, occupancy and use will be required to follow all building and fire life safety requirements. Subject to the recommended conditions of approval, the

existing parking configuration is appropriate to remain and will not be detrimental to the public health, safety, and welfare of the City.

4. CUP No. 2026-06 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 28th 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 28th day of July 2026 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 28th day of July 2026, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2026-XX
CONDITIONAL USE PERMIT NO. 2026-06**

CONDITIONS OF APPROVAL

Conditional Use Permit No. 2026-06 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on July 28, 2026, which include business operations, 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 approved project plans and operations.
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. Any future tenant improvement and/or construction plans for a change in tenant uses shall demonstrate compliance with the minimum parking requirements, pursuant to Brea City Code Section 20.08.040 (Off-Street Parking and Loading) and/or the approved parking study on file, to the satisfaction of the City Planner.
4. Should noise, nuisance, or parking issues arise, the property owner and/or business owner shall provide the necessary remedies including, but not limited to, sound attenuation, change in business operations, updated parking study and parking management strategies. Any remedies needed shall be reviewed and approved by the Community and Economic Development Director or designee prior to installation or implementation.
5. Any reduction of on-site and/or off-site parking, change of tenant spaces/uses, restriping or circulation modifications shall be reviewed and approved by the City Planner prior to any modifications.
6. All required on-site parking shall remain clear and unobstructed from materials (i.e. waste bins, loading goods, etc.)
7. 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.

8. Any permit is subject to expiration and revocation as provided in Brea City Code 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.

9. 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

10. All designs shall comply with the Codes adopted at the time of the permit submittal. Currently the 2025 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Existing Building Code, Fire Code, City of Brea Municipal Code & Ordinances.

11. ADA path of travel elements shall fully comply with the codes cited above if construction valuation exceeds \$209,208.00

12. Accessible route shall be extended to the trash enclosure.

Public Works Department

11. A Public Works Encroachment Permit shall be obtained prior to any construction, improvements, or staging within the public right-of-way, within existing public easement areas, or within public property.

12. All existing public utilities and public infrastructure located within the public right-of-way or within public easement areas are to be protected in place, unless indicated otherwise by improvement plans approved by the City Engineer.

13. All public improvements, and improvements within the public right-of-way and public easement areas, shall be designed and constructed per current City standards and all other jurisdictional requirements.

14. The Applicant shall comply with Brea City Code 8.29, CALGreen, and SB 1383 through the submittal of a Waste Management Plan (WMP) for each permit associated with the project. Upon project completion, a Final WMP for each associated permit must be submitted for review and approval by the Public Works Department prior to occupancy.

15. For future tenant improvement plans, applicant and/or tenant shall comply with Assembly Bill 827 (AB 827) by ensuring there are visible, clearly marked, and easily accessible containers for customers and staff to dispose of recyclable and organic materials (uneaten food scraps and soiled paper). The containers must be adjacent to trash containers.

16. For future tenant improvement plans, applicant and/or tenant shall comply with Senate Bill 1383 (SB 1383) requirements for Tier 2 Edible Food Generators if there are 250 or more seats.

RESOLUTION NO. P.C. 30-79

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING PRECISE DEVELOPMENT APPLICATION NO. P.D. 19-78, SUBJECT TO CONDITIONS AS SET FORTH HEREIN.

A. Recitals:

(i) The Planning Commission of the City of Brea has heretofore held a public hearing on Precise Development Application No. P.D. 19-78, a request to construct four commercial shop buildings consisting of 39,314 square feet of floor area on approximately 3.7 acres of land.

(ii) The property is located in the C-G/PD (General Commercial/Precise Development) Zone.

(iii) Said property is commonly known as Brea South, located south of Imperial Highway and west of the proposed extension of Randolph Avenue.

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

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

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

2. The Planning Commission hereby certifies that a determination has previously been made that the environmental effects of this project are similar enough to the environmental effects identified by the Environmental Impact Report No. E.I.R. 10-78, and that the previously certified Environmental Impact Report identified above will adequately cover this project, and, further, the Planning Commission hereby certifies that the Environmental Impact Report No. E.I.R. 10-78 was completed in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, and, further, that the Planning Commission has received and considered the information contained in said Environmental Impact Report No. E.I.R. 10-78.

3. The Planning Commission hereby finds that changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental impacts thereof as identified in said Environmental Impact Report No. E.I.R. 10-78.

4. The Planning Commission hereby approves Precise Development Application No. P.D. 19-78 with conditions, as follows:

A. This project shall be constructed and completed in substantial accordance with plans and exhibits as submitted to the Planning Commission on April 24, 1979.

RESOLUTION NO. P.C. 30-79

Page two

Applicant: Santa Anita Dev. Co.

- B. All conditions of the approval of Parcel Map Application No. P.M. 13-78, shall be met by this development.
- C. All signs shall be in conformance with Section 404 of Zoning Ordinance No. 425.
- D. All public improvements on the Randolph Avenue extension shall be constructed in connection with this project.
- E. All buildings shall be constructed in accordance with the regulations of Fire Zone No. 2.
- F. Uses within this development shall be restricted to those enumerated in Exhibit "A", attached hereto.
- G. All roof mounted equipment shall be screened from public view.
- H. Any and all exterior lighting fixtures, benches, trash receptacles and other exterior furniture shall be theme coordinated as approved by the Director of Planning and Development Services.
- I. Trash enclosure design and location shall be subject to final approval by the Fire Chief.
- J. Security hardware shall be provided as approved by the Fire Chief.
- K. All exiting, including door hardware, shall comply with the Uniform Building Code, 1976 Edition.
- L. Fire hydrants, fire alarm boxes, emergency access easements and fire flows shall be provided as required by the Fire Chief.
- M. Fire hydrants shall be installed and operative, including an approved all-weather road, prior to use of any combustible material or protected in a manner approved by the Fire Chief.
- N. One art monument shall be provided as approved by the Director of Planning and Development Services.
- O. A final exterior lighting plan shall be approved by the Traffic Engineer. An average of one-foot candle illumination shall be provided throughout the parking area.
- P. All utility meters, fire hydrants and similar appurtenances exposed to vehicular traffic shall be provided with protective posts as approved by the Fire Chief.
- Q. A final grading plan shall be approved by the City Engineer.
- R. Driveways shall be constructed in conformance with City Standard 210-A as approved by the Traffic Engineer.
- S. Coordination of architecture and graphics approved for Brea Village shall be maintained.

RESOLUTION NO. P.C. 30-79

Page three

Applicant: Santa Anita Dev. Co.

- T. Any walls shall be of decorative masonry material and color harmonious to the remainder of the site. The seven (7) foot high wall adjacent to "R" zoned properties shall be constructed in accordance with conditions as set forth in the approval of Zone Variance Application No. Z.V. 7-78.
- U. All loading spaces shall be a minimum 12' X 20'.
- V. All parking spaces shall be 9 1/2' X 19' with double hairpin striping.
- W. Triangular spaces between Building B and the southerly property line shall be improved with landscape material as approved by the Director of Planning and Development Services.
- X. Access from Imperial Highway shall be limited to ingress right-turn-only movements. Said entrance shall be clearly marked for "No Truck Entrance, Use Randolph Avenue", as approved by the Traffic Engineer. Said driveway shall be posted with "No Exit" signs as approved by the Traffic Engineer.
- Y. Final and detailed landscape and irrigation plans shall be submitted for the approval of the Community Services Director and shall be installed in accordance therewith. Said plans shall include the following:
 - a. Automatic, full-coverage irrigation system for all planting areas.
 - b. Slope planting to include erosion protection.
 - c. A minimum of eight (8) feet of planting adjacent to Imperial Highway and Randolph Avenue.
 - d. Planting areas in parking lot shall be a minimum of five (5) feet clear in width to accommodate required trees.
 - e. A minimum five (5) foot landscape area is required around the perimeter of all buildings, except those abutting a property line unless access is required.
 - f. All plants shall be in conformance with those sizes shown on the Planning Commission Exhibit.
- Z. Drive identification and/or street numbers shall be approved by the Fire Chief.
- AA. A trash enclosure shall be provided for Building "B" as approved by the Director of Planning and Development Services.
- BB. Wood fascia board shall be required along the south elevations of Buildings B, C and the "Wild West" stores.
- CC. Building housing the "Wild West" store shall be provided with automatic fire sprinklers throughout as required by the Fire Chief.
- DD. A 36" high screening device is required adjacent to parking stalls abutting Randolph Avenue.
- EE. Post R28 signs or paint curbs red for "No Parking" on access road easement.

- FF. Signing shall be provided advising that traffic lane into Maplewood Apartments is private road for access to apartments only, as approved by the Traffic Engineer.
- GG. Where plans are not to scale, dimensions indicated on plans submitted to Planning Commission on April 24, 1979, shall govern, with the excepting of landscaping islands in parking areas and landscaping adjacent to Imperial Highway.
- HH. Mitigation measures of Environmental Impact Report No. E.I.R. 10-78 shall be met by this development, to include:
- a. Finished floor elevations shall be fairly uniform so as to blend with surrounding topography (pg. 9).
 - b. Site grading shall be carried out in accordance with the grading specifications recommended in the Geotechnical Report (Pg. 13).
 - c. Shallow foundations consisting of conventional spread footings can be used with a maximum allowable bearing value of 2,000 lb./sq. ft. (Pg. 13).
 - d. Slabs-on-grade and paving for the project shall be as recommended in the Geotechnical Report (Pg. 14).
 - e. All footing excavations and site grading shall be inspected and tested by an engineer (Pg. 14).
 - f. Landscaping shall include native vegetation (Pg. 16).
 - g. An attempt shall be made to incorporate the two existing eucalyptus trees into the landscape design (Pg. 16).
 - h. If archaeological or paleontological artifacts are uncovered during grading, qualified personnel shall conduct testing and salvage operations prior to further development (Pg. 17).
 - i. Noise reducing insulation and special noise retardant store windows shall be incorporated into the building design (Pg. 19).
 - j. Air conditioning units shall be enclosed totally with baffling walls (Pg. 19).
 - k. Additional walls and/or landscaping between that proposed project and residential areas shall serve as noise buffers (Pg. 19).
 - l. Use of natural lighting, selection of high efficiency exterior and interior lighting fixtures, pilotless gas appliances and the use of integrated solar space and water heating systems shall be utilized as they become economically feasible (Pg. 24).
 - m. The use of dust palliatives, such as watering of graded surfaces, and the use of sheepsfoot tampers shall be utilized to reduce particulate matter during grading (Pg. 24).
 - n. Energy efficient suggestions for the project are as follows:
 - (1) Insulate corners and the areas around windows early in the construction process.

- (2) Install double-paned windows for insulation purposes.
 - (3) Lengthen eaves for better shading over windows and walls. (This shades summer sun but admits winter sunlight).
 - (4) Use plastic under the exterior, rather than standard tar paper, to wrap around the wood structure. This serves as another positive barrier against outside air infiltration.
 - (5) Use electric ignition on gas-fired appliances.
 - (6) Provide for the distribution of energy-saving information to new shop owners which will emphasize the economic benefits to them.
- o. The following measures are recommended to promote efficient use and distribution of energy resources:
- (1) Walkway and parking facility lighting should be selected and situated with regard for minimizing energy consumption.
 - (2) Builders and architects should seek within reason, appliances, interior lighting, insulation and space heating and cooling methods designed to minimize internal load factors.
 - (3) The utilization of solar heat and waste heat recovery should be encouraged wherever feasible.
- II. A revision to the parking and circulation adjacent to the Imperial Highway access point shall be in substantial accordance with Exhibit B, attached hereto, and as approved by the Traffic Engineer.
- JJ. Final design of truck access to the Wild West store shall be subject to the approval of the City Engineer and the Traffic Engineer.
- KK. The turning radius at the southeast corner of the access drive to the apartment complex shall be redesigned based upon a 48-foot truck turning radius, as approved by the Traffic Engineer.
- LL. Traffic striping and signing for all traffic circulation of this development shall be provided in conformance with State Standards for Control Devices and as required by the Traffic Engineer.
- MM. All applicable Federal, State and local rules and regulations shall be met by this development.

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

ADOPTED AND APPROVED this 29th day of May, 1979.



Chairman, Planning Commission

I, Richard J. Maggio, 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 29th day of May, 1979, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 29th day of May, 1979, by the following vote:

AYES: COMMISSIONERS: Sutton, Witt, Vazzana and Isles

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Delkeskamp

ABSTAIN: COMMISSIONERS: None

ATTEST:

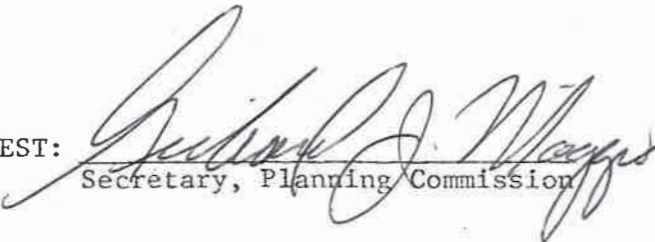
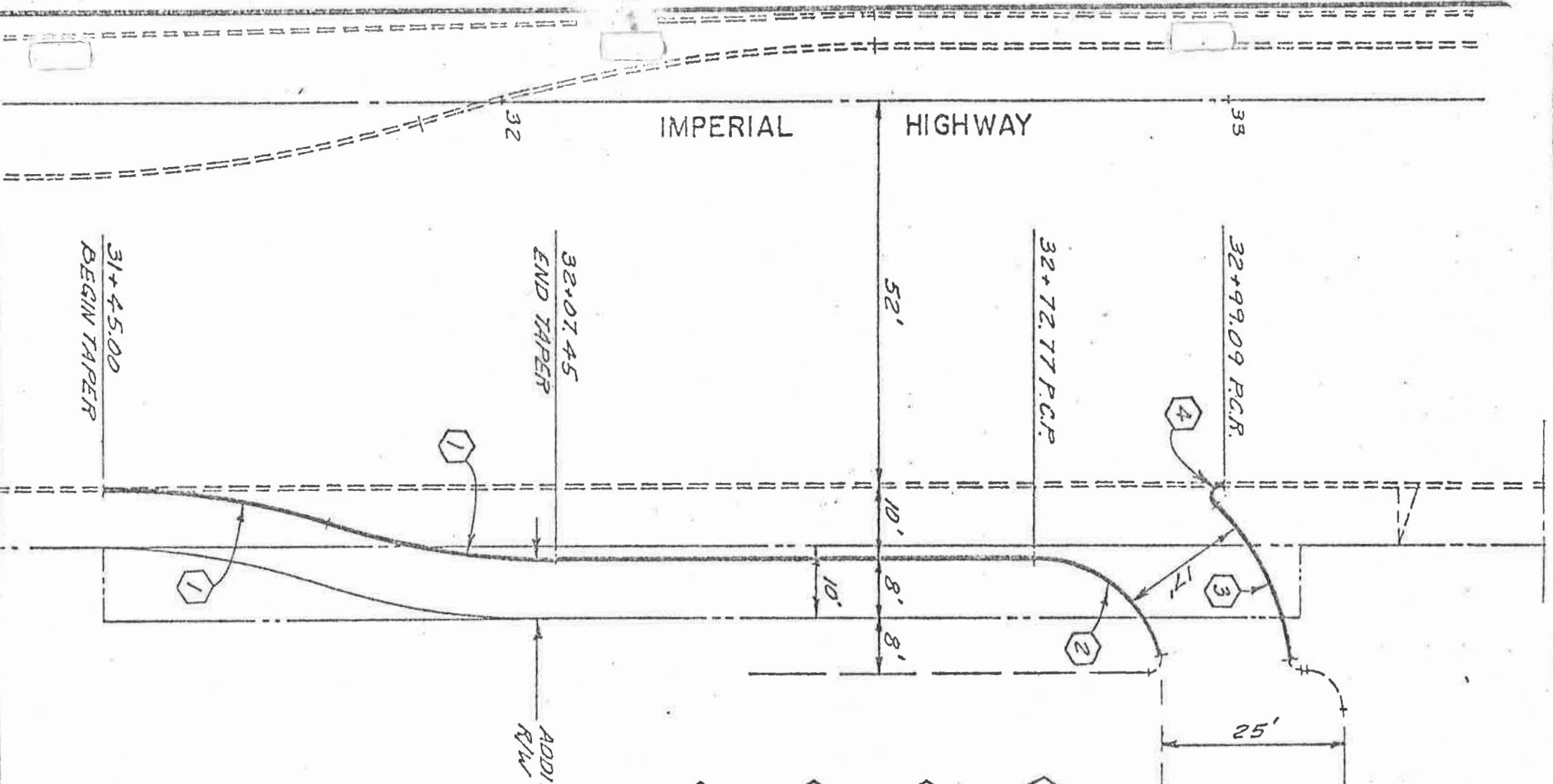

Secretary, Planning Commission

EXHIBIT A

Antique store
Apparel store
Appliance store (household) including repairs
Art gallery
Auto supply store
Bakery shop
Barber and beauty shops
Bicycle and scooter rental, sales, service and repair
Billiard parlors
Book store
Business schools
Confectionery store
Dancing school
Delicatessen
Dental offices
Drug store
Dry goods store
Eating place, excluding drive-in restaurants, not to exceed an aggregate gross floor area of 3600 sq. ft.
Florist shop
Food market
Furniture store
Gift shop
Hardware store
Health center
Health food store
Hobby supply store
Ice cream parlor
Interior decorating shop
Jewelry store
Knit shop
Laboratories, biological-medical, dental and X-Ray
Laundry and dry cleaning agency
Laundry and dry cleaning, self service only
Leather goods store
Libraries and reading rooms
Liquor store (off-sale only)
Liquor store (on-sale)
Mail order house - no warehousing
Meat market, no slaughtering
Medical, dental and therapeutic offices
Medical equipment and supplies
Memo and addressing services
Millinery shop
Music store
News stand
Notions and novelty store
Nurseries, retail plants (no outdoor storage or fertilizers or other non-plant materials)
Office equipment sales and incidental repairs
Paint and wallpaper store
Pet store and pet supplies
Pharmacy
Photo engraving
Photographers studio
Photo shop - sales and repairs
Picture frame shop
Post office
Pottery store
Printing and publishing offices
Professional and administrative offices
Public utility commercial offices
Radio and TV store
Real estate offices
Redemption center (trading stamps)
Shoe sale and/or repair store
Shoeshine stands
Sporting goods store
Stationery store
Tailor shop
Tile sales, ornamental

Tobacco store
Tourist information centers
Toy store
Wedding Chapel
Yarn and yardage shop



CURVE DATA

1	A = 18°11'42"
	R = 100.00'
	L = 31.76'
	T = 16.01'
2	A = 75°31'21"
	R = 18.00'
	L = 23.73'
	T = 13.94'
3	A = 51°33'43"
	R = 35.00'
	L = 31.50'
	T = 16.91'
4	A = 134°38'39"
	R = 2.00'
	L = 4.70'
	T = 4.79'

ADDITIONAL STREET
R/W TO BE DEDICATED



WILLIAMSON & SCHMID
17782 SKY PARK BOULEVARD
IRVINE, CALIFORNIA 92714
(714) 549-2222

EXHIBIT B

RIGHT TURN LANE
BREA VILLAGE SOUTH

SCALE 1"=20'

DRAWN BY

SURVEYED BY

CHECKED BY

FIELD BOOK

DATE

JOB NO.

76378

APPROVED BY

RESOLUTION NO. P.C. 68-83

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING PRECISE DEVELOPMENT APPLICATION NO. P.D. 7-83 (AMENDMENT TO PRECISE DEVELOPMENT NO. P.D. 19-78), SUBJECT TO CONDITIONS AS SET FORTH HEREIN.

A. Recitals:

(i) The Planning Commission of the City of Brea has heretofore conducted a duly noticed public hearing, as required by law, on Precise Development Application No. P.D. 7-83 (Amendment to P.D. 19-78), a request to permit a second restaurant use totalling 2,201 square feet of gross floor area, for the project approved under Precise Development Application No. P.D. 19-78.

(ii) The property is located at the southwest corner of Randolph Avenue and Imperial Highway.

(iii) The property is located in the CG/PD (General Commercial/Precise Development) Zone and is legally described as Parcel Nos. 1 through 6 inclusive, as shown on a map filed in Book 143, pages 36 and 37 of Parcel Maps, in the office of the County Recorder, Orange County, California.

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

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

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

2. Pursuant to Chapter 3, Division 6 of Title 14, California Administrative Code Section 15153, the Planning Commission hereby certifies that a determination has previously been made that the environmental effects of this project are similar enough to the environmental effects identified by Environmental Impact Report No. E.I.R. 10-78, and that the previously certified Environmental Impact Report identified above will adequately cover this project; and, further, the Planning Commission hereby certifies that Environmental Impact Report No. E.I.R. 10-78 was completed in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, and, further, that the Planning Commission has reviewed and considered the information contained in said Environmental Impact Report No. E.I.R. 10-78.

3. The Planning Commission hereby finds that changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental impact thereof as identified in said Environmental Impact Report No. E.I.R. 10-78.

Applicant: MJD Investments

RESOLUTION NO. P.C. 68-83
Page two
Applicant: MJD Investments
P.D. 7-83

4. Precise Development Application No. P.D. 7-83 is hereby approved,
subject to conditions as set forth herein:

- A. This project shall be implemented in substantial conformance with plans as submitted to the Planning Commission on September 27, 1983.
- B. All conditions of approval for Precise Development Application No. P.D. 19-78 except as modified herein shall be met by this project.
- C. All applicable Federal, State and local rules and regulations shall be met by this project.

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

ADOPTED AND APPROVED this 27th day of September, 1983.


Chairman, Planning Commission

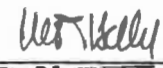
I, William R. Kelly, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea, held on the 27th day of September, 1983, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 27th day of September, 1983, by the following votes:

AYES: COMMISSIONERS: Sutton, Neti, Davis and Behoteguy

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Delkeskamp

ABSTAIN: COMMISSIONERS: None

ATTEST: 
Secretary, Planning Commission

TECHNICAL BACKGROUND

Case No:	Precise Development (PD) No. 2026-02 and Conditional Use Permit (CUP) No. 2026-06
Property Location:	1000-1080 East Imperial Highway
Project Area:	3.72 acres
Applicant:	Jon Adams 144 North Orange Street Orange, CA 92866
General Plan Designation:	Brea Core Specific Plan
Zoning Designation:	Brea Core Specific Plan (BCSP)
Adjacent Zoning	
North:	BCSP – MU-50 (Mixed-Use 50) <i>across Imperial Highway</i>
East:	BCSP-MU-50 <i>across Randolph Avenue</i>
South:	R-1 (Single-Family Residential) and R-3 (Multiple Family Residential) with a PD Overlay
West:	BCSP – MU-50
Site and Neighborhood Characteristics:	The Project site is located within the Brea Core area and is situated at the southwest corner of Randolph Avenue and Imperial Highway, that features a mixture of service-oriented businesses, retail, and restaurants.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star Progress on July 16, 2026, 55 notices were sent to all property owners within a 500-foot radius of the subject property, and on-site noticing was provide on the project site.



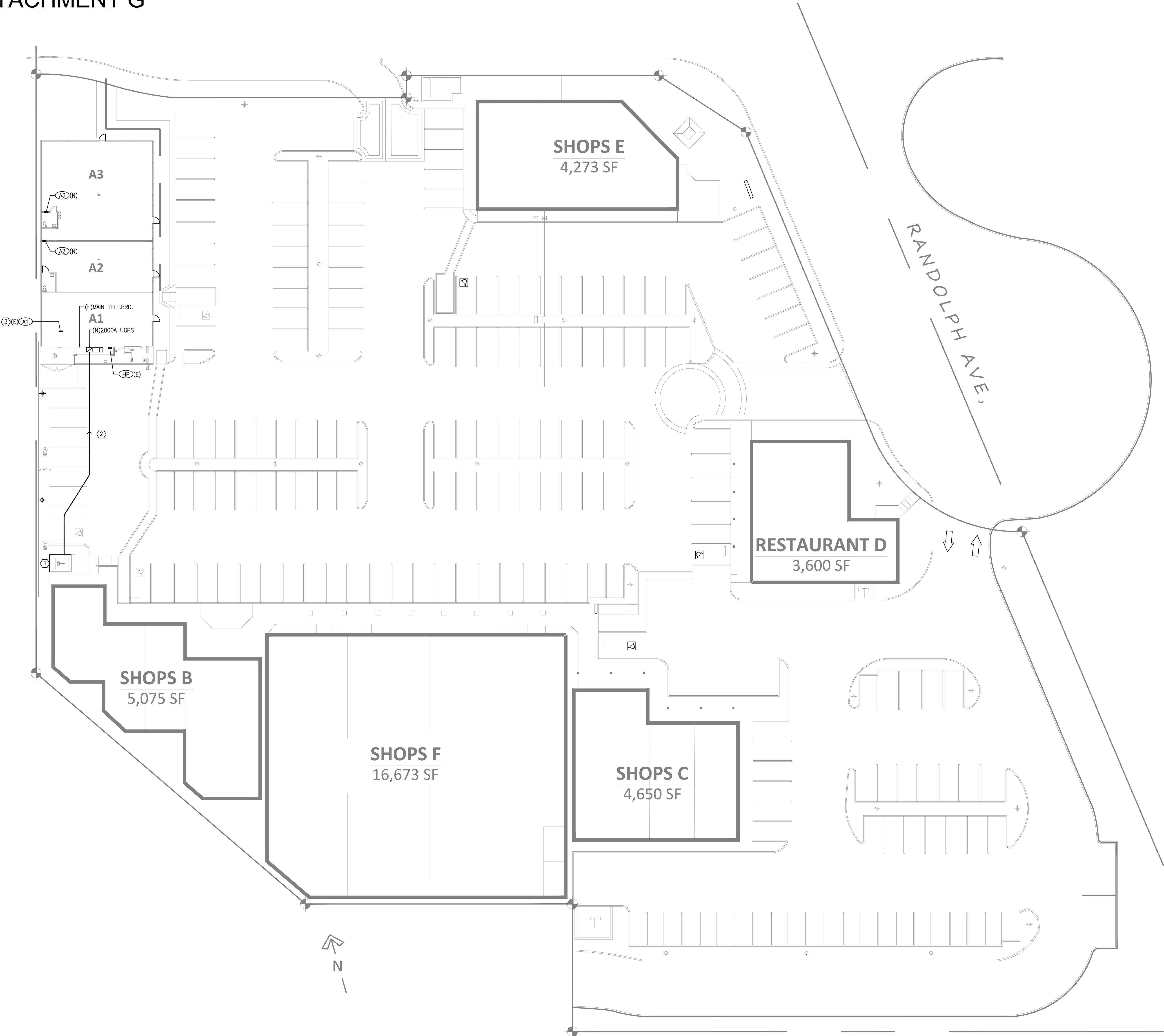
SUBJECT PROPERTY AND VICINITY MAP

DATE: July 28, 2026

CASE NO:

ACCELA RECORD NO. PLN-2025-00014
PRECISE DEVELOPMENT NO. 2026-02 &
CONDITIONAL USE PERMIT NO. 2026-06

ATTACHMENT G



ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

- GENERAL SITE NOTES:
1. CONDUITS TO BE MINIMUM 24" BELOW GRADE.
 2. UTILITY SERVICES TO BE MINIMUM 36" BELOW GRADE TO TOP OF CONDUITS. COORDINATE WITH MECHANICAL, CIVIL, LANDSCAPE AND IRRIGATION SITE DRAWINGS.
 3. PROVIDE PULL WIRES IN ALL EMPTY CONDUITS AS REQUIRED BY UTILITIES CONCERNED.
 4. UTILITY PAD TO BE FURNISHED PER SCE UTILITIES DEPARTMENT STANDARDS.
 5. PROVIDE EASILY IDENTIFIABLE MARKERS AT ALL CONDUIT STUBS.
 6. CONSTRUCTION AND INSPECTION WILL BE PER UTILITY-ISSUED CONSTRUCTION DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL BASE IS BID ON UTILITY COMPANY ISSUED CONSTRUCTION DRAWINGS.

NOTE:
ALL UTILITY INFORMATION SHOW IS PRELIMINARY -- NO INFORMATION RECEIVED FROM UTILITY REPRESENTATIVE TO DATE. CONTRACTOR IS TO VERIFY ALL PROVISIONS, P.O.C. LOCATION, CONDUIT ONLY INFRASTRUCTURE SPECS, ETC. PRIOR TO BID & PRIOR TO ANY COMMENCEMENT OF WORK.

ALL LIGHTING STRUCTURES SHALL BE PLACED SO AS TO CONFINE DIRECT RAYS TO THE SUBJECT PROPERTY. LIGHTING IN COMMON AND PARKING AREAS SHALL BE DIRECTED, POSITIONED OR SHIELDED IN SUCH MANNER SO AS TO NOT UNREASONABLY ILLUMINATE THE WINDOW AREA OF NEARBY RESIDENCES. PARKING AREA LIGHTING SHALL BE PROVIDED DURING THE HOURS OF DARKNESS THE ESTABLISHED IS OPEN AT A MINIMUM OF TWO-FOOT CANDLES OF LIGHTS, AND ONE-FOOT CANDLE OF LIGHT DURING ALL OTHER HOURS OF DARKNESS.

VERIFY WITH CIVIL DRAWINGS FOR ADDITIONAL ITEMS THAT REQUIRE POWER CONNECTION THAT MAY NOT SPECIFICALLY BE SHOWN ON THIS PLAN. THIS CONDITION MUST BE MET PRIOR TO BID AND CONSTRUCTION. NO EXCEPTIONS.

- SITE PLAN GENERAL NOTES:
1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC. AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
 2. CALL UNDERGROUND ALERT BEFORE YOU DIG 1-800-227-2600. CALL YOUR LOCAL OFFICE AT LEAST TWO DAYS BEFORE YOU DIG.
 3. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40, MINIMUM 3/4"C. RUN CODE SIZE INSULATED EQUIPMENT GROUND CONDUCTOR.
 4. MINIMUM CONDUCTOR SIZE SHALL BE #10 AWG.
 5. ALL ELECTRICAL DEVICES/EQUIPMENT MOUNTED OUTDOOR SHALL BE WEATHERPROOF (NEMA 3R).
 6. ALL FUTURE AND SPARE CONDUITS SHALL BE PROVIDED WITH A NYLON PULL STRING.
 7. UTILITY SERVICES TO BE MINIMUM 36" BELOW GRADE TO TOP OF CONDUITS. COORDINATE WITH MECHANICAL, CIVIL, LANDSCAPE AND IRRIGATION SITE DRAWINGS.
 8. THE UTILITY CONDUITS SHOWN ON THESE DRAWINGS IS CONCEPT ONLY. PLEASE REFER TO INDIVIDUAL UTILITY PLANS FOR EXACT LOCATION AND ROUTING.
 9. CONSTRUCTION AND INSPECTION WILL BE PER UTILITY-ISSUED CONSTRUCTION DRAWINGS AND SPECIFICATION. CONTRACTOR SHALL BASE BID ON UTILITY COMPANY ISSUED CONSTRUCTION DRAWINGS.
 10. UNLESS SPECIFICALLY DIMENSIONED, ALL PANEL AND CONDUIT LOCATIONS ARE FOR DIAGRAMMATIC PURPOSES ONLY AND ARE SUBJECT TO PLACEMENT FOR FIELD CONDITIONS.

- KEYED NOTES:
- ① DENOTES EXISTING TRANSFORMER PAD P5169279, SERIAL #424185218, 150.0KVA, 12KV-120/208V.
 - ② PROVIDE NEW (4) 4"C.O. TO UTILITY SERVICE POINT. BURIED CONDUIT AT MINIMUM OF 48" BELOW GRADE. CONFIRM EXACT ELECTRICAL REQUIREMENTS WITH POWER UTILITY SERVICE PLANNER PRIOR TO ROUGH-IN.
 - ③ APPROXIMATE LOCATION OF EXISTING PANEL 'A1'. FIELD VERIFY.

RON BARTLO + ASSOCIATES, INC
ARCHITECTURE PLANNING DESIGN
1902 LASPER HILL ROAD • TRABUCO CANYON • CA • 92679
949.453.3434
ron@bartloassociates.com

OWNER

PROJECT

PROPOSED SHELL
SERVICE UPGRADE
1000 E IMPERIAL HWY, SUITE A2&A3
BREA, CA

REVISIONS

1	
2	
3	
4	
5	
6	

DATE
27-JUN-2023
JOB NO.
23-13-E1
SHEET TITLE
SITE PLAN
SHEET NO.

E-2

RPM
Engineers, Inc.
1000 S. GARDEN
IRVINE, CA 92618
Direct: 949-880-2509
Office: 949-450-1229 ext.208
Contact: Lan Nguyen
e-mail: lan@rpmpe.com



RPM#23-462 08/22/2023



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Brea Town Center PD Amendment

Location of Project *(Address Required)*:
1000 E Imperial Highway

Legal Description of Project Location *(Assessor's Parcel No.)*:
284-181-01, 02, 03, 04, 05, 06

APPLICANT INFORMATION:

Applicant Name: Jon Adams Phone: 714-318-7074

Email: jon@aoarchitects.com

Address: 144 North Orange Street

City: Orange

State: CA

Zip Code: 92866

PROJECT CONTACT PERSON: *(If Different)*

Contact Person: Jon Adams Phone: 714-318-7074

Email: jon@aoarchitects.com

PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: C-G General Commercial General Plan Designation: General Commercial

Existing Use: Retail

Proposed Use: Restaurant

Type of Development:

☐

Residential

☒

Commercial

☐

Industrial

☐

Mixed-Use

Lot Size *(square feet)*: 162,205 SF Lot Width: 333 Ft. Lot Depth: 438 Ft.

Existing Floor Area *(sq. ft.)*: 39,285 SF Existing FAR: 0.24 Existing Lot Coverage: 24%

Proposed Floor Area *(sq. ft.)*: 39,285 SF Proposed FAR: 0.24 Proposed Lot Coverage:

STAFF USE ONLY

Accela Record Number: **PLN-2026-00025**

Project Manager: **BC**

Entitlement File Number(s): **PD No. 2026-02**

SUBMITTAL INFO:

Date & Time Received: **4/14/26**

Received by: **GB**

Deposit Received: **4/14/26**

PROJECT INFORMATION: (Continued)

Proposed No. of Stories: 1 story Proposed Building Height: 23 ft.
Existing Parking Stalls: 191 stalls Proposed Parking Stalls: 191 stalls

Project Description: The project description should include a detailed description of demolition, on-side 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.**

We are requesting to increase the aggregate square footage for Brea Town Center for restaurant use.

See attached exhibits included for the permit plans for the electrical upgrade work for reference.

Suites A2 and A3 are currently one contiguous space. We are currently doing an extensive power upgrade to the building. The new Tenant is interested in Suite A3, which we are demising out to 2,500sf. We also expect Suite A2 to be leased out to another food user, hence why we are asking to increase the aggregate square footage an additional 3,714sf.

My only obligation is to provide a shell space, demised, with an ADA restroom and utilities. Whatever additional TI work will be on the Tenant when they get to working on their plans.

All this work is contingent on amending the precise development, which is what we are trying to do with your assistance.

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 (see pg. 9) |
| ☐ 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: KKC Imperial, LLC Company Name:

Email: tvan@athena-pm.com Phone: 949-398-8750

Address: 730 E Camino Way, Suite 200

City: Tustin State: CA Zip Code: 92618

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: 3/9/2026
(Signature)

By: Thong Van
(Printed Name)

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

Name(s): Jon Adams

Email: jon@aoarchitects.com Phone: 714-318-7074

Address: 144 North Orange Street

City: Orange State: CA Zip Code: 92866

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: _____ Date: _____
(Signature)

By: _____
(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: KKC Imperial, LLC

State: CA

City: Tustin

Zip Code: 92618

Email: tvan@athena-pm.com

Phone: 949-398-8750

*** 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's Signature

3/9/2026
Date

Thong Van
Trust Account Owner Printed Name

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

N/A ☐ **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.

N/A ☐ **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 Table (existing/allowed/proposed)

☒ **4. SITE PLAN**

- ☐ Show entire Parcel with property lines and dimensions
- ☐ Development Summary Table – noting pertinent 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 pole, 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

☒ **5. 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)

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

☒ **7. 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.

N/A ☐ **8. PAPER PLAN COPIES** - If you are submitting paper plans, all plans must be collated, folded, drawn to scale and have one of the following minimum dimensions: 11"x17", 15" x 21", 18" x 24", 24" x 36", or 30" x 42". Please contact a planner at (714)-990-7674 to confirm applicability of the submittal size and amount.

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

N/A ☐ **9. 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

N/A ☐ **10. RENDERING(S) – COLOR**

N/A ☐ **11. SECTION PLAN**

N/A ☐ **12. SIGN PLANS**

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

N/A ☐ **13. 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

N/A ☐ **14. 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.)

N/A ☐ **15. WATER QUALITY MANAGEMENT PLAN (WQMP) CHECKLIST**

N/A ☐ **16. COLOR & MATERIAL BOARD**

N/A ☐ **17. 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.

OTHER DOCUMENTS OR STUDIES

N/A ☐ **18. PARKING JUSTIFICATION** *(for shared parking agreements or parking variance)*

☒ **19. PARKING STUDY** *(if applicable)*

N/A ☐ **20. TREE REMOVAL PLAN** *(if applicable)*

N/A ☐ **21. ENVIRONMENTAL STUDIES** *(if applicable)*

- ☐ Air Quality Study
- ☐ Habitat Assessment/Jurisdiction Delineation
- ☐ Noise Study
- ☐ Phase 1 & 2 Assessment

N/A ☐ **22. ARTS AND PUBLIC PLACES**

N/A ☐ **23. ENVIRONMENTAL FORM**



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

October 17, 2025

Thong Van
Athena Property management
730 El Camino Way, Suite 200
Tustin, CA 92780

LLG Reference No. 2.22.4580.1

Subject: **Parking Demand Analysis for a
Brea Towne Centre**
Brea, California

Dear Mr. Van:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis associated with Brea Towne Centre, an existing retail/commercial center located at 1000-1080 East Imperial Highway, south of Imperial Highway and west of Randolph Avenue in the City of Brea, California. 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 Suites A2 and A3 into sit down restaurant uses and convert Suite B1-3 into a medical/dental office use (referred to as Project).

Brea Towne Centre is comprised of six (6) separate buildings with a total floor area of approximately of 39,285 square-feet (SF). The Project is proposing the following changes.

- 1,214 SF of restaurant floor area in Suite A2,
- 2,500 SF of restaurant floor area in Suite A3, and
- 2,814 SF of medical/dental office floor area in Suites B1-3.

This parking analysis evaluates the shopping center'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 study focused on the following:

- Calculates the Code-based parking requirements for Brea Towne Centre based on the application of City Code parking ratios.



- Includes existing parking demand surveys of Brea Towne Centre to establish current shared parking peak parking requirements for the current tenants and forecasts the aggregate parking demand of retail center at full occupancy with the application of shared parking methodology for the proposed Project based on anticipated mix of uses.
- Compares survey plus shared parking demand against the existing/future parking supply, in order to identify any potential operational surplus or deficiency in parking supply.

Our method of analysis, findings, and conclusions are described in detail in the following sections of this report.

PROJECT LOCATION AND DESCRIPTION

Brea Towne Centre is an existing retail center located at 1000-1080 East Imperial Highway south of Imperial Highway and west of Randolph Avenue 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 subject property in the context of the surrounding street system.

Existing Development

Brea Towne Centre is an existing mixed-use retail and food center comprised of six (6) separate buildings with a total floor area of approximately of 39,285 SF. The current tenant mix at the time when parking demand counts were taken in September 2025, which occupies 32,757 SF, includes retail uses, personal services, restaurant/food uses, medical/dental office uses and bank uses. The remaining floor area of 6,528 SF currently includes vacant retail uses within Suites A2, A3 and B1-3.

Figure 2 presents an existing aerial of the Project site and illustrates the existing buildings and parking areas. **Figure 3** presents the existing site plan provided by Equal Access, ADA Consulting.



Proposed Project

Table 1, located at the end of this letter report, following the figures, presents the tenant unit/address, most recent development tabulation/tenant mix and associated floor areas for the center, and hours of operations for the existing tenants. A review of **Table 1** indicates the occupied floor area of 32,757 SF is a mix of retail, personal services, restaurant/food, medical/dental office and bank uses, consisting of the following:

- 13,056 SF of retail floor area,
- 4,711 SF of personal services floor area,
- 6,390 SF of restaurant floor area,
- 1,300 SF of medical/dental office floor area, and
- 7,300 SF of bank floor area.

The tenancy of the following vacant floor will consist of the following:

- 1,214 SF of restaurant floor area in Suite A2,
- 2,500 SF of restaurant floor area in Suite A3, and
- 2,814 SF of medical/dental office floor area in Suites B1-3.

Parking Supply

Based on a field assessment conducted in September 2025, the existing on-site parking supply for the center totals 191 spaces. For detailed study purposes, the parking areas were divided into four (4) zones as illustrated on **Figure 4**. **Table 2** provides a breakdown of the parking supply provided within each zone, which are identified as Zones 1 through 4 in **Table 2**.

PARKING SUPPLY-DEMAND ANALYSIS

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

- Application of City code requirements (which typically treats each tenancy type as a "stand alone" use at maximum demand).
- Existing parking demand surveys to determine the aggregate parking demand of current tenants, combined with application of shared parking evaluation methodologies for all proposed or existing vacant floor areas in the center.

The survey plus shared parking approach is concluded to be applicable to an existing development such as Brea Towne Centre since the center is currently 83% occupied and the individual land use types (i.e., eating establishments, personal services, retail shops, medical/dental office, bank, etc.) experience peak demands at different times of the day, day of the week and month of the year.

CODE PARKING REQUIREMENTS

The code parking calculation for Brea Towne Centre is based on the City's requirements as outlined in *Chapter 20.08.040 – Off-Street Parking and Loading* of the Municipal Code. The City's Municipal Code specifies the following parking requirements, which may be applicable to the proposed Project:

- General retail sales: 1 space per 200 SF of gross floor area (GFA)
- Personal services: 1 space per 250 SF of GFA
- Sit down restaurant: 1 space per 100 SF of GFA up to 6,000 SF, plus 1 space per 75 SF over 6,000 SF
- Quick service restaurants: 1 space per 150 SF of GFA up to 6,000 SF, plus 1 space per 125 SF over 6,000 SF
- Medical services, clinic/offices: 5.5 spaces per 1,000 SF of GFA
- Financial institution: 1 space per 200 SF of GFA

Table 3 presents the code parking requirements for the existing development plus the parking implications associated with proposed Project. As shown, the application of City parking ratios to the existing and proposed mix of uses of Brea Towne Centre results in a total parking requirement of 239 parking spaces. With an existing parking supply of 191 spaces, a theoretical code shortfall of 48 spaces is calculated.

However, the specific tenancy mix of the Project provides an opportunity to share parking spaces based on the utilization profile of each included land use component. The following section calculates the parking requirements for the Project based on the shared parking methodology approach.

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 Center, opportunities to share parking likely occur now and can be expected to continue with full occupancy and completion of the proposed Project. 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, days of the week, or months of the year. 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 Municipal 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.

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 will result, at other than peak parking demand times, in an excess amount of spaces that will service the overall needs of the project.

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 per *Chapter 20.08.040 – Off-Street Parking and Loading* in the *City of Brea Municipal Code*.

For this analysis, no parking adjustments were made to the Project to account for (1) “walk-in” trips attributable to synergy between uses within the project and adjoining commercial and residential uses, and (2) alternative modes of travel (i.e. transit, bicycle) due to the availability of public transit on Imperial Highway.

Shared Parking Ratios and Profiles

For all users, the parking ratios mentioned previously in the code section were used directly for each of the land uses.

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this analysis and applied to the Center are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 3rd Edition*. The ULI publication presents hourly parking demand profiles for several general land uses: office, retail, restaurant, health club, cinema, residential, hotel, etc. These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis of this project. The ULI profiles of parking demand have been used directly, by land use type, in the analysis of this site and are applied to the City’s applicable parking ratio.

The ULI restaurant use profiles are applied directly. In doing so, there is an intermediate step in expressing ULI profiles as a percentage of the week-long peak, thus arriving at a weekday profile and weekend profile each expressed as a percentage of the baseline parking ratio (ULI actually starts with separate ratios for weekday and weekend day, and develops profiles for each accordingly; we’ve found it more convenient to translate both profiles to a percent of expected maximum demand, which, for retail, turns out to be on a Saturday). The resulting profiles represent the most likely hourly parking demand profile and are applied to the City’s sit down restaurant parking ratio of 1 space per 100 SF. Peak demand for retail uses occurs between 12:00 PM–1:00 PM on weekdays and weekends.



The medical/dental office profiles were also directly derived from ULI. Peak demand for medical/dental office occurs between 10:00 AM–12:00 PM and 2:00 PM–4:00PM on weekdays and 10:00 AM–12:00 PM on weekends.

As noted earlier, no monthly adjustment factors were applied to account for variations of parking demand over the year to provide a conservative parking demand forecast.

SURVEY/SHARED PARKING METHODOLOGY

Key Parking Demand Field Study Findings

Given Brea Towne Centre is an established development with an existing occupancy of 83%, to determine the existing parking demand of the existing uses at the Project site, hourly surveys of actual parking demand were conducted at the site from 10:00 AM through 10:00 PM on Thursday and again on Saturday, September 25, and September 27, 2025, respectively. All parked vehicles during each hourly survey round were counted and recorded on a parking zone by parking zone basis.

Parking Survey Results – Entire Site

A summary of the results of the parking surveys that were performed at Brea Towne Centre on a recent Thursday and Saturday are summarized in **Appendix A**. These tables present the parking demand at Brea Towne Centre for each hour during the count dates. As shown in **Appendix A**, the peak parking demand observed at the retail center on Thursday, September 25, 2025 totaled 97 vehicles (51% utilization) at 12:00 PM, while the peak parking demand on Saturday, September 27, 2022, was observed to total 147 vehicles (77% utilization) at 2:00 PM.

Survey Plus Shared Parking Application to the Project and Vacant Floor Area

In order to provide a realistic “forecast” of future peak parking demands at Brea Towne Centre, utilization of the actual field study data for the existing tenancies that was collected in September 2025 has been combined with ULI shared parking techniques applied to the proposed Project and vacant floor area/proposed tenant mix. **Tables 4** and **5** summarize the results of this approach.

Column (1) of **Tables 4** and **5** presents a summary of the weekday (Thursday) and weekend (Saturday) parking survey data collected at the site for Parking Zones 1 through 4, as summarized in **Appendix A**, respectively, Columns (2) and (3) reflect the vacant/proposed medical/dental office use and the proposed sit down restaurant use. Column (4) presents the expected joint-use parking demand for the entire site on an hourly basis, while Column (5) summarizes the hourly parking surplus/deficiency for the Project compared to the existing parking supply of 191 spaces.

As presented in *Tables 4* and *5*, the forecast peak parking demand for Thursday would total 144 parking spaces at 1:00 PM, which results in a minimum functional surplus of 47 spaces. Peak overall demands on a Weekend are forecast at 177 spaces at 1:00 PM, for a minimum functional surplus of 14 spaces. Therefore, we conclude that there is adequate parking on site to accommodate the proposed Project.

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 4* and *5*, are depicted in these two figures relative to a shared parking supply of 191 spaces. A review of these figures indicates that the Project's proposed parking supply of 191 spaces will adequately accommodate the center's weekday and weekend hourly shared parking demand of all existing and future uses, including the proposed Project, for all morning, midday, afternoon and evening hours.

Based on LLG's experience, the surpluses identified in the survey plus shared parking analysis finding coupled with the functional parking surplus indicated by the "blended" results presented in *Tables 4* and *5* indicate an adequate parking supply following full center occupancy with the proposed improvements.

Our findings above indicate that the proposed parking supply at Brea Towne Centre would be adequate in meeting the overall future parking demand, inclusive of those associated with the Project, and that it would be reasonable and enforceable for all Project components to share the parking facilities. Therefore, we conclude that there is adequate parking on site to accommodate the Project's proposed tenant mix. Based on LLG's experience, the results presented as part of the share parking assessment represent the most pragmatic approach to future parking conditions.

SUMMARY OF FINDINGS AND CONCLUSIONS

1. Brea Towne Centre is an existing mixed-use center comprised of six (6) separate buildings with a total floor area of approximately of 39,285 SF. The current tenant mix, which occupies 32,757 SF, includes retail uses, personal services, restaurant/food uses, medical/dental office uses and bank uses. The remaining vacant floor area of 6,528 SF is proposing to be occupied with sit down restaurant uses and medical/dental office spaces. The existing parking supply at Brea Towne Centre totals 191 spaces.



2. The Project is proposing to re-tenant Suite A2 and A3 with sit down restaurant uses while Suite B1-3 will consist of medical/dental office uses. Below presents the proposed changes.
 - 1,214 SF of restaurant floor area in Suite A2,
 - 2,500 SF of restaurant floor area in Suite A3, and
 - 2,814 SF of medical/dental office floor area in Suites B1-3.
3. Direct application of City parking codes to the existing and proposed mix of uses results in a total parking requirement of 239 parking spaces. When compared against the existing parking supply of 191 spaces the Center has a theoretical shortfall of 48 spaces.
4. Given the mix of tenancies within the existing retail/commercial center, a “blended” analysis of actual parking demand for existing occupancies and a shared parking analysis has been prepared and indicates that the available shared parking supply of 191 spaces will be sufficient to meet the projected peak parking demands of existing and proposed uses. For the proposed tenancy mix, the weekday and weekend day (Thursday and Saturday) condition is forecast to have a minimum surplus of 47 spaces and 14 spaces, respectively. Hence, it is concluded that adequate parking is provided on site to accommodate the proposed tenant mix.

* * * * *

We appreciate the opportunity to prepare this analysis for the proposed Brea Towne Centre and the City of Brea. 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

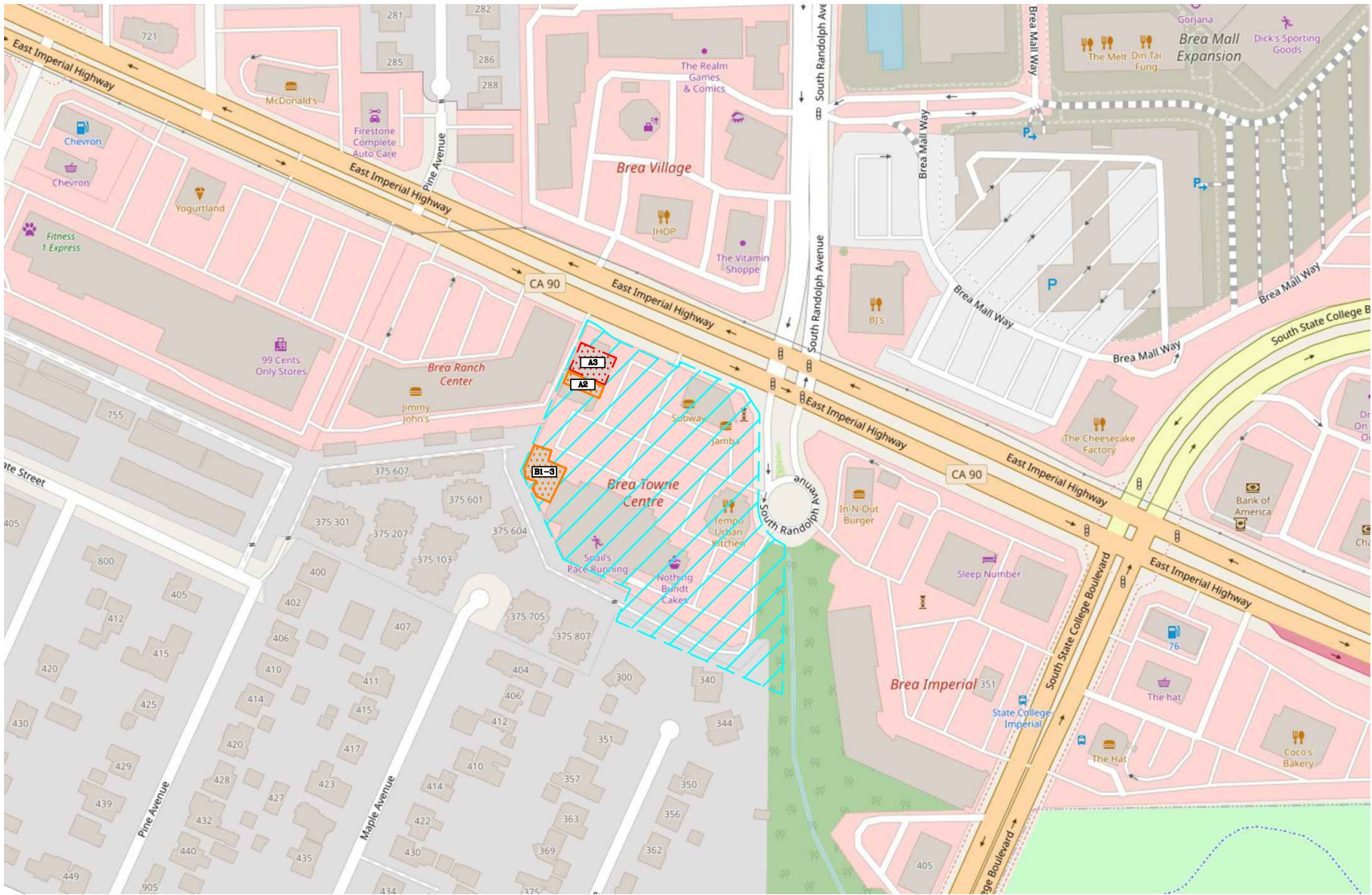
A handwritten signature in blue ink, appearing to read 'Shane S. Green'.

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



cc: Keil D. Maberry, P.E., Principal

Attachments



n:\4500\2224580 - brea town center, brea\2025\dwg\4580 f-1.dwg LDP 08:54:57 10-14-2025 talavera-solache

SOURCE: OPEN STREETS

KEY

- = BREA TOWNE CENTER
- = PROPOSED PROJECT
- = VACANT SUITES



FIGURE 1

VICINITY MAP
BREA TOWN CENTER, BREA



n:\4500\2224580 - brea town center, brea\2025\dwg\4580 f-2.dwg LDP 08:54:52 10-14-2025 talavera-solache

SOURCE: GOOGLE

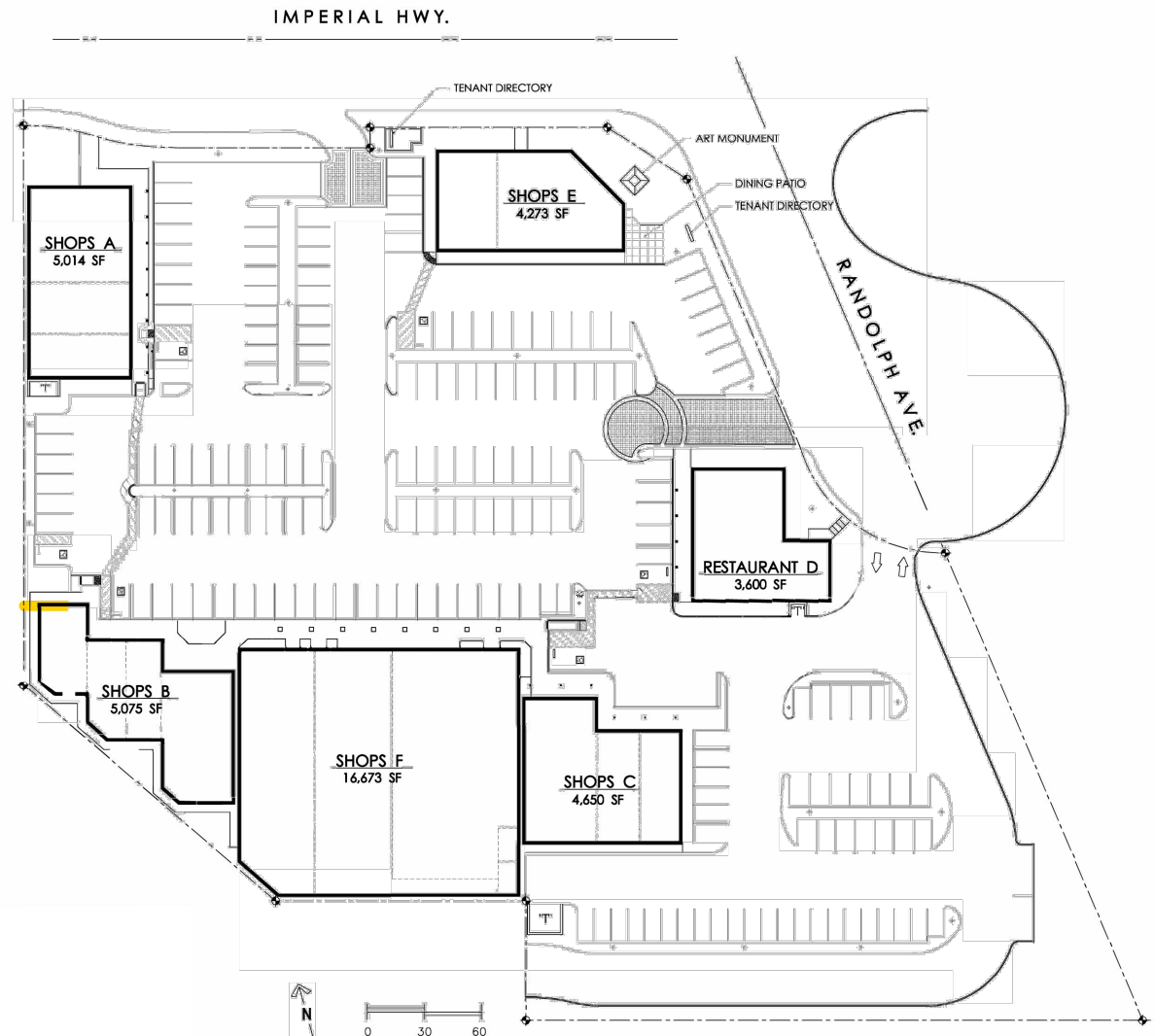
KEY

-  = BREA TOWNE CENTER
-  = PROPOSED PROJECT



FIGURE 2

EXISTING AERIAL
BREA TOWNE CENTER, BREA



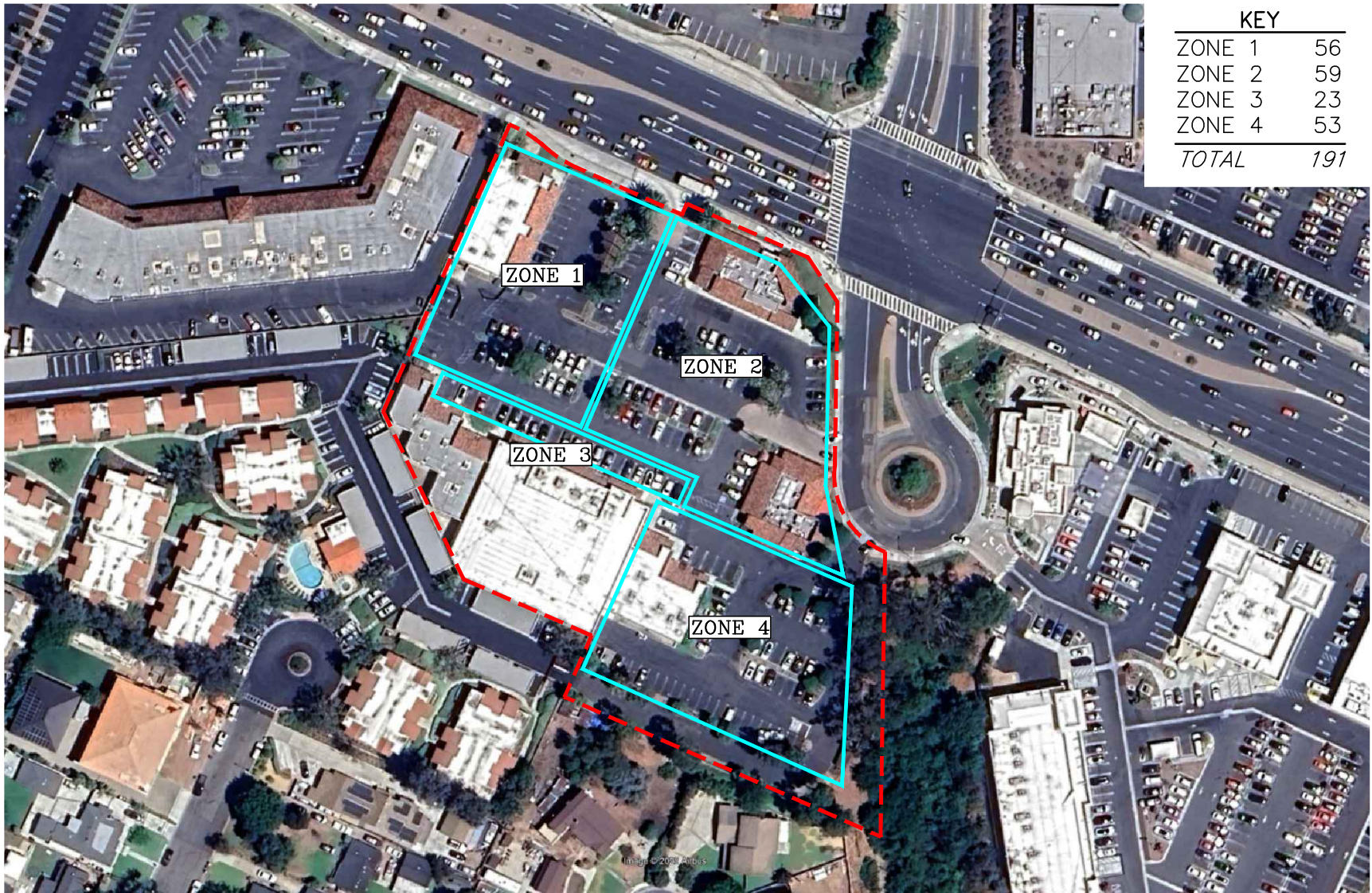
n:\4500\2224580 - brea town center, brea\2025\dwg\4580 f-3.dwg LDP 08:54:47 10-14-2025 talavera-solache

SOURCE: EQUAL ACCESS



FIGURE 3

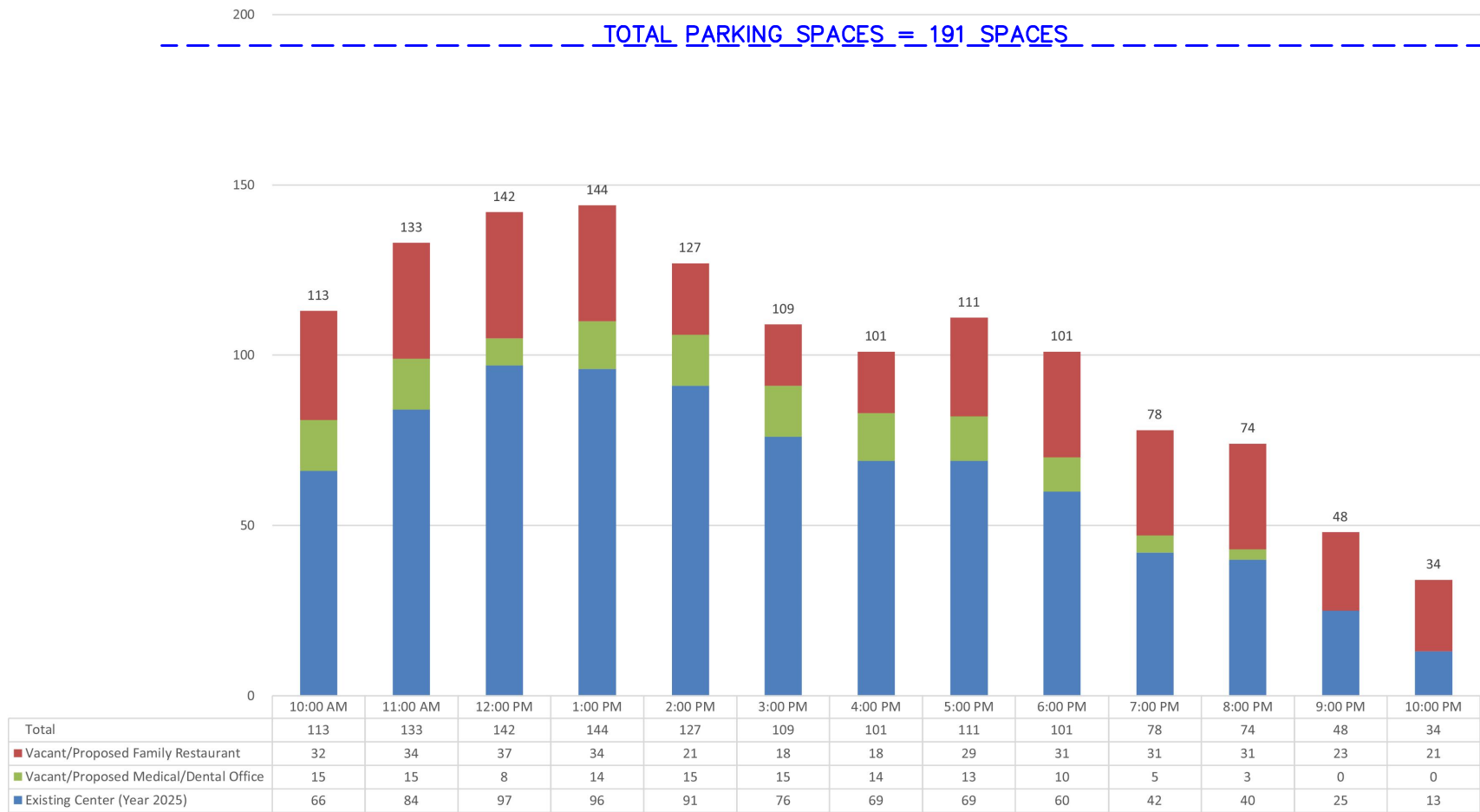
SITE PLAN
BREA TOWNE CENTER, BREA



n:\4500\2224580 - breA town center, breA\2025\dwg\4580 f-4.dwg LDP 10:41:39 10-17-2025 talavera-solache

FIGURE 4

PARKING ZONES
 BREA TOWNE CENTER, BREA

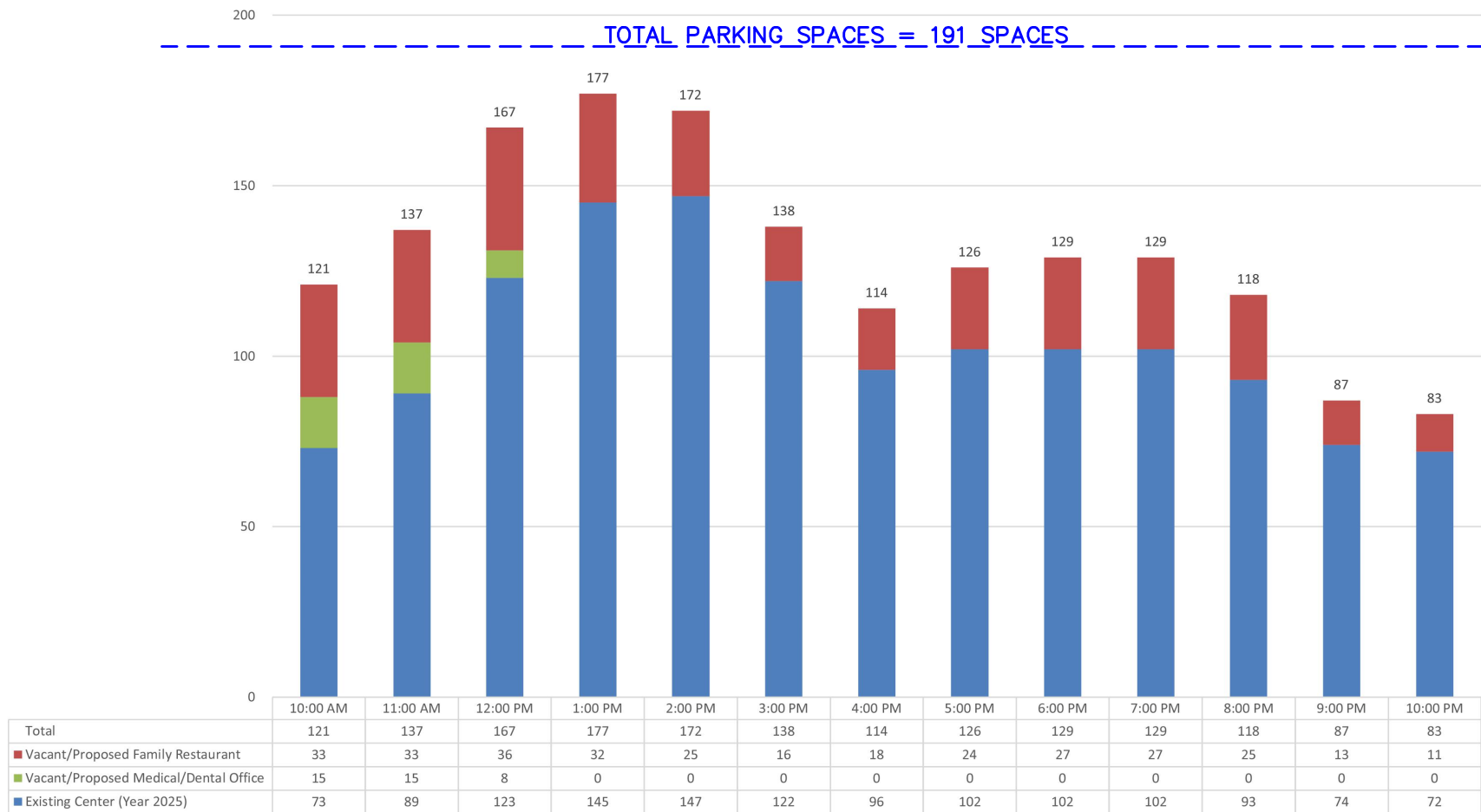


n:\4500\2224580 - brea town center, brea\2025\dwg\4580 f-5.dwg LDP 10/27/51 10-17-2025 talavera-solache



FIGURE 5

WEEKDAY SHARED PARKING DEMAND PROFILE
BREA TOWNE CENTER, BREA



n:\4500\2224580 - brea town center, brea\2025\dwg\4580 f-6.dwg LDP 10/27/25 10-17-2025 talavera-solache



FIGURE 6

WEEKEND SHARED PARKING DEMAND PROFILE
BREA TOWNE CENTER, BREA



TABLE 1
EXISTING AND PROPOSED PROJECT DEVELOPMENT SUMMARY [1]
BREA TOWNE CENTRE PROJECT, BREA

Building	Tenant	Land Use	Hours of Operation	Retail	Personal Services	Fine & Casual Dining	Family Restaurant	Fast-Food Restaurant	Medical/ Dental Office	Bank	Building Size (SF)
A1	David Pham Dental Corp	Medical/Dental Office	Mon,Tues,Thurs: 8:30am-5:30pm, Wed: 10am-7pm, Fri:7:30am-4pm, Sat: By Appointment, Sun: Closed						1,300		1,300 SF
B4	Alcler MedSpa	Personal Services	Mon-Sat: 10am - 6pm		2,261						2,261 SF
C1	Me Time Beauty Lounge	Personal Services	Mon-Sat: 9:30am - 7pm, Sun: 10am - 5pm		2,450						2,450 SF
C2-3	Nothing Bundt Cakes	Retail	Mon-Sun: 9am-7pm	2,200							2,200 SF
D	Tempo Urban Kitchen	Food	Sun-Thur: 11am-10pm, Fri-Sat: 11am-1am			3,600					3,600 SF
E1	Jamba Juice	Retail	Mon-Sun: 7:30am-8:30pm	1,483							1,483 SF
E2	Origami	Food	Mon: Closed, Sun,Tue-Thur: 11:30am-3pm,5pm-9pm, Fri-Sat: 11:30am-3pm,5pm-10pm			1,390					1,390 SF
E3	Starbucks	Food	Mon-Fri: 4:45am-6pm, Sat-Sun: 4:45am-6:30pm					1,400			1,400 SF
F1	Lenscrafters Store 83	Retail	Mon-Fri: 9am-7pm, Sat: 9am-6pm, Sun 10am-5pm	4,435							4,435 SF
F2	Snails Pace Running Shop	Retail	Mon-Fri: 10am-7pm, Sat: 10am-6pm, Sun: 11am-5pm	4,938							4,938 SF
F3	Kinecta Federal Credit Union	Financial Institution	Mon-Fri: 9am-6pm, Sat: 9am-2pm, Sun: Closed							7,300	7,300 SF
EXISTING SUBTOTAL				13,056	4,711	4,990	0	1,400	1,300	7,300	32,757 SF
A2	Vacant	Food					1,214				1,214 SF
B1-3	Vacant	Medical/Dental Office							2,814		2,814 SF
A3	Proposed Food	Food					2,500				2,500 SF
VACANT/PROPOSED SUBTOTAL				0	0	0	3,714	0	2,814	0	6,528 SF
TOTAL				13,056	4,711	4,990	3,714	1,400	4,114	7,300	39,285 SF
PERCENT LAND USE MIX				33.2%	12.0%	12.7%	9.5%	3.6%	10.5%	18.5%	100.0%

Notes:
[1] Source: Athena, tenant information supplemented with field observations conducted by LLG in September 2025.



TABLE 2
SUMMARY OF EXISTING PARKING SUPPLY [1]
BREA TOWNE CENTRE PROJECT, BREA

Zone	Regular	Handicapped	Reserved	Time Restricted	Compact	Total
1	54 [2]	2	0	0	0	56
2	50	3	6	0	0	59
3	12	1	2	6	2	23
4	25	1	0	5	22	53
TOTAL	141	7	8	11	24	191

Notes:

[1] Parking inventory of supply was conducted by LLG in September 2025 .

[2] Four spaces are temporarily unavailable, as tenants are using them for storage. Theses four spaces are included in the supply since the closure is temporary.

TABLE 3
CITY CODE PARKING REQUIREMENTS [1]
BREA TOWNE CENTRE PROJECT, BREA

Land Use	Size	City of Brea Code Parking Ratio	Spaces Required
<u>Existing Tenant Mix</u>			
Retail	13,056 SF	1 space per each 200 SF of GFA	65
Personal Services	4,711 SF	1 space per 250 SF of GFA	19
Fine & Casual Dining (restaurants, sit down)	4,990 SF	1 space per each 100 SF of GFA up to 6,000 SF plus 1 space per 75 SF over 6,000 SF	50
Fast-Food Restaurant (restaurant, quick service)	1,400 SF	1 space per 150 SF of GFA up to 6,000 SF plus 1 space per 125 SF over 6,000 SF	9
Medical-Dental Office	1,300 SF	5.5 spaces per each 1,000 SF of GFA	7
Bank	7,300 SF	1 space per each 200 SF of GFA	37
<u>Vacant/Proposed Project</u>			
Vacant/Proposed Medical/Dental Office	2,814 SF	5.5 spaces per each 1,000 SF of GFA	15
Vacant/Proposed Food (restaurant, sit down)	3,714 SF	1 space per each 100 SF of GFA up to 6,000 SF plus 1 space per 75 SF over 6,000 SF	37
A. TOTAL OCCUPIED PARKING CODE REQUIREMENT			187
B. TOTAL VACANT/PROPOSED PARKING CODE REQUIREMENT			52
C. TOTAL PARKING CODE REQUIREMENT BASED ON FULL OCCUPANCY			239
D. PROPOSED PARKING SUPPLY			191
E. PARKING SURPLUS/DEFICIENCY (+/-) BASED ON FULL OCCUPANCY (D - C)			-48

Notes:

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

TABLE 4
WEEKDAY SURVEY PLUS SHARED PARKING DEMAND ANALYSIS [1]
BREA TOWNE CENTRE PROJECT, BREA

Land Use	Existing Center (Year 2025)	Vacant/Proposed Medical/Dental Office	Vacant/Proposed Family Restaurant	Survey Plus Shared Parking Demand	Comparison w/ Parking Supply 191 Spaces
Size	Actual Observed Hourly Parking Demand [3]	2.814 KSF	3.714 KSF		
Pkg Rate[2]		5.5 /KSF	10 /KSF		
Gross Spaces		15 Spc.	37 Spc.		
Time of Day		Number of Spaces	Number of Spaces		Surplus (Deficiency)
10:00 AM	66	15	32	113	78
11:00 AM	84	15	34	133	58
12:00 PM	97	8	37	142	49
1:00 PM	96	14	34	144	47
2:00 PM	91	15	21	127	64
3:00 PM	76	15	18	109	82
4:00 PM	69	14	18	101	90
5:00 PM	69	13	29	111	80
6:00 PM	60	10	31	101	90
7:00 PM	42	5	31	78	113
8:00 PM	40	3	31	74	117
9:00 PM	25	0	23	48	143
10:00 PM	13	0	21	34	157

Notes:

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

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

[3] Parking counts collected by Counts Unlimited on Thursday, September 25, 2025.

TABLE 5
WEEKEND SURVEY PLUS SHARED PARKING DEMAND ANALYSIS [1]
BREA TOWNE CENTRE PROJECT, BREA

Land Use	Existing Center (Year 2025)	Vacant/Proposed Medical/Dental Office	Vacant/Proposed Family Restaurant	Survey Plus Shared Parking Demand	Comparison w/ Parking Supply 191 Spaces Surplus (Deficiency)
Size Pkg Rate[2]	Actual Observed Hourly Parking Demand [3]	2.814 KSF 6 /KSF	3.714 KSF 10 /KSF		
Gross Spaces		15 Spc.	37 Spc.		
Time of Day		Number of Spaces	Number of Spaces		
10:00 AM	73	15	33	121	70
11:00 AM	89	15	33	137	54
12:00 PM	123	8	36	167	24
1:00 PM	145	0	32	177	14
2:00 PM	147	0	25	172	19
3:00 PM	122	0	16	138	53
4:00 PM	96	0	18	114	77
5:00 PM	102	0	24	126	65
6:00 PM	102	0	27	129	62
7:00 PM	102	0	27	129	62
8:00 PM	93	0	25	118	73
9:00 PM	74	0	13	87	104
10:00 PM	72	0	11	83	108

Notes:

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

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

[3] Parking counts collected by Counts Unlimited on Saturday, September 27, 2025.

APPENDIX A
EXISTING PARKING DEMAND COUNTS

Brea
 Brea Towne Center
 Southwest Corner of Imperial Highway and Randolph Avenue

Thursday, September 25th, 2025

		Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	53	18	23	24	26	24	17	17	18	12	3	1	0	0
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	55	18	23	24	26	24	17	17	18	12	3	1	0	0

Total Occupancy	55	18	23	24	26	24	17	17	18	12	3	1	0	0
Total Percent		33%	42%	44%	47%	44%	31%	31%	33%	22%	5%	2%	0%	0%

		Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	50	15	20	20	23	31	21	21	16	20	22	24	14	4
	Handicap	3	0	0	0	0	0	0	0	0	0	0	0	0	0
	Mobile Pick-Up	5	0	1	2	0	1	1	0	1	0	0	1	0	0
	Origami Take Out	1	1	0	0	0	0	0	0	0	0	0	0	1	0
	Subtotal	59	16	21	22	23	32	22	21	17	20	22	25	15	4

Total Occupancy	59	16	21	22	23	32	22	21	17	20	22	25	15	4
Total Percent		27%	36%	37%	39%	54%	37%	36%	29%	34%	37%	42%	25%	7%

		Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	12	6	7	8	9	4	8	5	8	6	2	0	0	0
	Handicap	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	20 Minute	6	1	2	5	3	1	2	1	0	0	0	0	0	0
	Reserved - ATM	2	2	2	2	2	0	1	1	0	1	0	1	1	1
	Loading	2	0	0	0	1	0	2	1	1	0	0	0	0	0
	Subtotal	23	9	11	15	15	5	13	8	9	7	2	1	1	1

Total Occupancy	23	9	11	15	15	5	13	8	9	7	2	1	1	1
Total Percent		39%	48%	65%	65%	22%	57%	35%	39%	30%	9%	4%	4%	4%

		Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	49	22	26	31	28	27	21	21	24	20	15	13	8	8
	Handicap	1	0	0	0	0	0	1	1	0	0	0	0	0	0
	20 Minute	5	1	3	3	2	2	1	1	1	0	0	0	1	0
	Illegal	-	0	0	2	2	1	1	0	0	1	0	0	0	0
	Subtotal	55	23	29	36	32	30	24	23	25	21	15	13	9	8

Total Occupancy	55	23	29	36	32	30	24	23	25	21	15	13	9	8
Total Percent		42%	53%	65%	58%	55%	44%	42%	45%	38%	27%	24%	16%	15%

Brea
 Brea Towne Center
 Southwest Corner of Imperial Highway and Randolph Avenue

Saturday, September 27th, 2025

		Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	53	16	18	22	28	27	21	17	17	10	4	11	6	3
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	55	16	18	22	28	27	21	17	17	10	4	11	6	3

Total Occupancy	55	16	18	22	28	27	21	17	17	10	4	11	6	3
Total Percent		29%	33%	40%	51%	49%	38%	31%	31%	18%	7%	20%	11%	5%

		Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	50	15	20	41	41	43	41	30	39	41	50	40	39	44
	Handicap	3	0	0	0	0	1	2	0	0	1	0	1	1	1
	Mobile Pick-Up	5	2	0	2	1	1	0	1	0	0	0	1	0	0
	Origami Take Out	1	0	0	0	0	0	0	0	0	1	1	0	0	0
	Subtotal	59	17	20	43	42	45	43	31	39	43	51	42	40	45

Total Occupancy	59	17	20	43	42	45	43	31	39	43	51	42	40	45
Total Percent		29%	34%	73%	71%	76%	73%	53%	66%	73%	86%	71%	68%	76%

		Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	12	7	10	12	12	12	8	5	7	4	2	2	1	1
	Handicap	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	20 Minute	6	1	6	3	6	4	2	1	1	2	2	1	1	0
	Reserved - ATM	2	1	2	2	2	2	0	0	0	0	0	0	0	0
	Loading	2	1	0	1	2	1	0	0	0	0	0	0	0	0
	Subtotal	23	10	18	18	22	19	11	6	8	6	4	3	2	1

Total Occupancy	23	10	18	18	22	19	11	6	8	6	4	3	2	1
Total Percent		43%	78%	78%	96%	83%	48%	26%	35%	26%	17%	13%	9%	4%

		Inventory	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	49	29	31	37	47	48	43	39	36	40	40	32	24	22
	Handicap	1	0	0	0	0	1	0	1	0	0	0	1	1	0
	20 Minute	5	1	2	2	5	5	3	2	1	2	3	4	1	1
	Illegal	-	0	0	1	1	2	1	0	1	1	0	0	0	0
	Subtotal	55	30	33	40	53	56	47	42	38	43	43	37	26	23

Total Occupancy	55	30	33	40	53	56	47	42	38	43	43	37	26	23
Total Percent		55%	60%	73%	96%	102%	85%	76%	69%	78%	78%	67%	47%	42%

APPENDIX B
ULI SHARED PARKING CALCULATION WORKSHEETS

Appendix A

MEDICAL/DENTAL OFFICE
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Medical/Dental Office																																															
Size	2.814 KSF																																															
Pkg Rate[2]	5.5 /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	10 Guest Spc.															5 Emp. Spc.															15 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			
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20%	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		
8:00 AM	90%	9	9	9	9	9	9	9	9	9	9	9	9	9	7	100%	5	5	5	5	5	5	5	5	5	5	5	5	5	4	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	11	
9:00 AM	90%	9	9	9	9	9	9	9	9	9	9	9	9	9	7	100%	5	5	5	5	5	5	5	5	5	5	5	5	4	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	11
10:00 AM	100%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	100%	5	5	5	5	5	5	5	5	5	5	5	5	4	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	12
11:00 AM	100%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	100%	5	5	5	5	5	5	5	5	5	5	5	4	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	12
12:00 PM	30%	3	3	3	3	3	3	3	3	3	3	3	3	3	2	100%	5	5	5	5	5	5	5	5	5	5	5	4	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	6			
1:00 PM	90%	9	9	9	9	9	9	9	9	9	9	9	9	9	7	100%	5	5	5	5	5	5	5	5	5	5	4	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	11
2:00 PM	100%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	100%	5	5	5	5	5	5	5	5	5	5	4	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	12	
3:00 PM	100%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	100%	5	5	5	5	5	5	5	5	5	4	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	12	
4:00 PM	90%	9	9	9	9	9	9	9	9	9	9	9	9	9	7	100%	5	5	5	5	5	5	5	5	5	4	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	11	
5:00 PM	80%	8	8	8	8	8	8	8	8	8	8	8	8	8	6	100%	5	5	5	5	5	5	5	5	4	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	10			
6:00 PM	67%	7	7	7	7	7	7	7	7	7	7	7	7	7	6	67%	3	3	3	3	3	3	3	3	2	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	8				
7:00 PM	30%	3	3	3	3	3	3	3	3	3	3	3	3	3	2	30%	2	2	2	2	2	2	2	2	2	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	4					
8:00 PM	15%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	15%	1	1	1	1	1	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3					
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					
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

MEDICAL/DENTAL OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Medical/Dental Office																																															
Size	2.814 KSF																																															
Pkg Rate[2]	5.5 /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	10 Guest Spc.															5 Emp. Spc.															15 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			
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20%	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		
8:00 AM	90%	9	9	9	9	9	9	9	9	9	9	9	9	9	7	100%	5	5	5	5	5	5	5	5	5	5	5	5	5	4	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	11	
9:00 AM	90%	9	9	9	9	9	9	9	9	9	9	9	9	9	7	100%	5	5	5	5	5	5	5	5	5	5	5	5	4	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	11
10:00 AM	100%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	100%	5	5	5	5	5	5	5	5	5	5	5	5	4	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	12
11:00 AM	100%	10	10	10	10	10	10	10	10	10	10	10	10	10	8	100%	5	5	5	5	5	5	5	5	5	5	5	4	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	12
12:00 PM	30%	3	3	3	3	3	3	3	3	3	3	3	3	3	2	100%	5	5	5	5	5	5	5	5	5	5	5	4	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	6		
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

FAMILY RESTAURANT
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Family Restaurant																																											
Size Pkg Rate[2]	3.714 KSF 10.0 /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	32 Guest Spc.																5 Emp. Spc.																37 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	25%	8	7	7	8	8	8	8	8	8	7	7	7	8	8	50%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	11	10	10	11	11	11	11	11	11	10	10	10	11	11
7:00 AM	50%	16	14	14	16	15	16	15	15	15	14	15	14	16	15	75%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	20	18	18	20	19	20	19	19	19	18	19	18	20	19
8:00 AM	60%	19	17	17	19	18	19	18	18	18	17	18	17	19	18	90%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	24	22	22	24	23	24	23	23	22	23	22	24	23	
9:00 AM	75%	24	21	21	24	23	24	23	23	23	21	22	21	24	23	90%	5	5	5	5	5	5	5	5	5	5	5	5	5	29	26	26	29	28	29	28	28	26	27	26	29	28		
10:00 AM	85%	27	24	23	26	25	27	25	26	26	24	25	24	27	26	100%	5	5	5	5	5	5	5	5	5	5	5	5	5	32	29	28	31	30	32	30	31	31	29	30	29	32	31	
11:00 AM	90%	29	26	25	28	27	29	27	28	28	26	27	26	29	28	100%	5	5	5	5	5	5	5	5	5	5	5	5	5	34	31	30	33	32	34	32	33	33	31	32	31	34	33	
12:00 PM	100%	32	28	28	31	30	32	30	31	31	28	30	28	32	30	100%	5	5	5	5	5	5	5	5	5	5	5	5	5	37	33	33	36	35	37	35	36	36	33	35	33	37	35	
1:00 PM	90%	29	26	25	28	27	29	27	28	28	26	27	26	29	28	100%	5	5	5	5	5	5	5	5	5	5	5	5	5	34	31	30	33	32	34	32	33	33	31	32	31	34	33	
2:00 PM	50%	16	14	14	16	15	16	15	15	15	14	15	14	16	15	100%	5	5	5	5	5	5	5	5	5	5	5	5	5	21	19	19	21	20	21	20	20	20	19	20	19	21	20	
3:00 PM	45%	14	12	12	14	13	14	13	13	13	12	13	12	14	13	75%	4	4	4	4	4	4	4	4	4	4	4	4	4	18	16	16	18	17	18	17	17	17	16	17	16	18	17	
4:00 PM	45%	14	12	12	14	13	14	13	13	13	12	13	12	14	13	75%	4	4	4	4	4	4	4	4	4	4	4	4	4	18	16	16	18	17	18	17	17	17	16	17	16	18	17	
5:00 PM	75%	24	21	21	24	23	24	23	23	23	21	22	21	24	23	95%	5	5	5	5	5	5	5	5	5	5	5	5	5	29	26	26	29	28	29	28	28	26	27	26	29	28		
6:00 PM	80%	26	23	23	25	24	26	24	25	25	23	24	23	26	25	95%	5	5	5	5	5	5	5	5	5	5	5	5	5	31	28	28	30	29	31	29	30	30	28	29	28	31	30	
7:00 PM	80%	26	23	23	25	24	26	24	25	25	23	24	23	26	25	95%	5	5	5	5	5	5	5	5	5	5	5	5	5	31	28	28	30	29	31	29	30	30	28	29	28	31	30	
8:00 PM	80%	26	23	23	25	24	26	24	25	25	23	24	23	26	25	95%	5	5	5	5	5	5	5	5	5	5	5	5	5	31	28	28	30	29	31	29	30	30	28	29	28	31	30	
9:00 PM	60%	19	17	17	19	18	19	18	18	18	17	18	17	19	18	80%	4	4	4	4	4	4	4	4	4	4	4	4	4	23	21	21	23	22	23	22	22	22	21	22	21	23	22	
10:00 PM	55%	18	16	16	18	17	18	17	17	17	16	17	16	18	17	65%	3	3	3	3	3	3	3	3	3	3	3	3	3	21	19	19	21	20	21	20	20	20	19	20	19	21	20	
11:00 PM	75%	24	21	21	24	23	24	23	23	23	21	22	21	24	23	65%	3	3	3	3	3	3	3	3	3	3	3	3	3	27	24	24	27	26	27	26	26	26	24	25	24	27	26	
12:00 AM	25%	8	7	7	8	8	8	8	8	8	7	7	7	8	8	35%	2	2	2	2	2	2	2	2	2	2	2	2	2	10	9	9	10	10	10	10	10	10	9	9	9	10	10	

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

FAMILY RESTAURANT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Family Restaurant																																																		
Size Pkg Rate[2]	3.714 KSF 10 /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	32 Guest Spc.																5 Emp. Spc.																37 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	10%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	49%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5					
7:00 AM	25%	8	7	7	8	8	8	8	8	8	7	7	7	8	8	74%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	12	11	11	12	12	12	12	12	12	12	11	11	11	12	12	12					
8:00 AM	44%	14	12	12	14	13	14	13	13	13	12	13	12	14	13	88%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	18	16	16	18	17	18	17	17	17	16	17	16	18	17	17	17					
9:00 AM	69%	22	19	19	22	21	22	21	21	21	20	20	20	22	21	88%	4	4	4	4	4	4	4	4	4	4	4	4	4	26	23	23	26	25	26	25	26	25	25	24	24	24	26	25	25	25					
10:00 AM	88%	28	25	24	27	26	28	26	27	27	25	26	25	28	27	98%	5	5	5	5	5	5	5	5	5	5	5	5	5	33	30	29	32	31	33	31	32	32	30	31	30	33	32	32	30	31	30	33	32		
11:00 AM	88%	28	25	24	27	26	28	26	27	27	25	26	25	28	27	98%	5	5	5	5	5	5	5	5	5	5	5	5	5	33	30	29	32	31	33	31	32	32	30	31	30	33	32	32	30	31	30	33	32		
12:00 PM	98%	31	27	27	30	29	31	29	30	30	28	29	28	31	29	98%	5	5	5	5	5	5	5	5	5	5	5	5	5	36	32	32	35	34	36	34	35	35	33	34	33	36	34	33	36	34	33	36	34		
1:00 PM	84%	27	24	23	26	25	27	25	26	26	24	25	24	27	26	98%	5	5	5	5	5	5	5	5	5	5	5	5	5	32	29	28	31	30	32	30	31	31	29	30	29	32	31	29	32	31	29	32	31		
2:00 PM	64%	20	18	17	20	19	20	19	19	19	18	19	18	20	19	98%	5	5	5	5	5	5	5	5	5	5	5	5	5	25	23	22	25	24	25	24	24	24	23	24	23	25	24	23	25	24	23	25	24		
3:00 PM	39%	12	11	10	12	11	12	11	12	12	11	11	11	12	11	74%	4	4	4	4	4	4	4	4	4	4	4	4	4	16	15	14	16	15	16	15	16	16	15	15	15	15	16	15	15	16	15	15	16	15	
4:00 PM	44%	14	12	12	14	13	14	13	13	13	12	13	12	14	13	74%	4	4	4	4	4	4	4	4	4	4	4	4	4	18	16	16	18	17	18	17	17	17	16	17	16	18	17	16	18	17	16	18	17		
5:00 PM	59%	19	17	17	19	18	19	18	18	18	17	18	17	19	18	93%	5	5	5	5	5	5	5	5	5	5	5	5	5	24	22	22	24	23	24	23	23	23	22	23	22	24	23	22	24	23	22	24	23		
6:00 PM	69%	22	19	19	22	21	22	21	21	21	20	20	20	22	21	93%	5	5	5	5	5	5	5	5	5	5	5	5	5	27	24	24	27	26	27	26	26	26	25	25	25	27	26	25	27	26	25	27	26		
7:00 PM	69%	22	19	19	22	21	22	21	21	21	20	20	20	22	21	93%	5	5	5	5	5	5	5	5	5	5	5	5	5	27	24	24	27	26	27	26	26	26	25	25	25	27	26	25	27	26	25	27	26		
8:00 PM	64%	20	18	17	20	19	20	19	19	19	18	19	18	20	19	93%	5	5	5	5	5	5	5	5	5	5	5	5	5	25	23	22	25	24	25	24	24	24	23	24	23	24	23	25	24	23	25	24	23	25	24
9:00 PM	29%	9	8	8	9	8	9	8	9	9	8	8	8	9	9	79%	4	4	4	4	4	4	4	4	4	4	4	4	4	13	12	12	13	12	13	12	13	13	12	12	12	12	13	13	12	12	12	13	13		
10:00 PM	25%	8	7	7	8	8	8	8	8	8	7	7	7	8	8	64%	3	3	3	3	3	3	3	3	3	3	3	3	3	11	10	10	11	11	11	11	11	11	10	10	10	11	11	10	10	10	11	11			
11:00 PM	15%	5	4	4	5	5	5	5	5	5	4	5	4	5	5	64%	3	3	3	3	3	3	3	3	3	3	3	3	8	7	7	8	8	8	8	8	8	7	8	7	8	7	8	7	8	7	8				
12:00 AM	10%	3	3	3	3	3	3	3	3	3	3	3	3	3	3	34%	2	2	2	2	2	2	2	2	2	2	2	2	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		

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.

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR THE AMENDMENT TO PRECISE DEVELOPMENT NO. 19-78 AND CONDITIONAL USE PERMIT NO. 2026-06: TO UPDATE THE APPROVED LAND USES TO BE CONSISTENT WITH THE PERMITTED LAND USES IN THE BREA CORE SPECIFIC PLAN AND ALLOW MODIFICATION OF OFF-STREET PARKING REQUIREMENTS FOR RESTAURANT USES AT THE EXISTING SHOPPING CENTER (BREA TOWNE CENTRE) LOCATED AT 1000-1080 EAST IMPERIAL HIGHWAY

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, July 28, 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, Jon Adams on behalf of the KKC Imperial, requests an amendment to Precise Development (PD) No. 19-78 (PD No. 2026-02) and the approval of Conditional Use Permit No. 2026-06, to update the approved land uses for the shopping center to be consistent with the permitted land uses in the Brea Core Specific Plan including removal of the restaurant use size limit restriction and to allow for a modification of off-street parking requirements for new restaurant uses at an existing shopping center (Brea Towne Centre).

LOCATION: The project site is located at 1000-1080 East Imperial Highway, currently the Brea Towne Centre. The project site has a General Plan Land Use designation of Brea Core Specific Plan and a Zoning designation of Brea Core Specific Plan – Mixed-Use 50.

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.

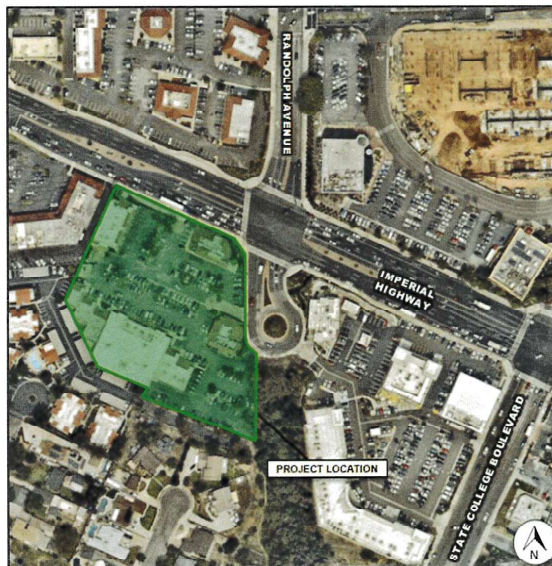
IF YOU CHALLENGE THE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

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

COMMUNITY DEVELOPMENT DEPARTMENT

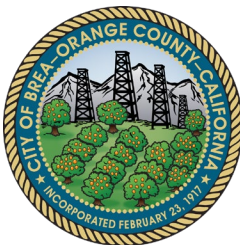

Maribeth Tinio, City Planner

AREA MAP





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



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.: **PRECISE DEVELOPMENT NO. 2026-02 AND CONDITIONAL USE PERMIT NO. 2026-06: BREA TOWNE CENTRE LAND USE MODERNIZATION AND PARKING ANALYSIS LOCATED AT 1000-1080 EAST IMPERIAL HIGHWAY**

PROJECT LOCATION: 1000-1080 E Imperial Highway Brea, CA 92821

PROJECT DESCRIPTION: Amendment of Precise Development (PD) No. 19-78 (PD No. 2026-02) and the approval of Conditional Use Permit No. 2026-06, to update the approved land uses for the shopping center to be consistent with the permitted land uses in the Brea Core Specific Plan including removal of the restaurant use size limit restriction and to allow for a modification of off-street parking requirements for new restaurant uses at an existing shopping center (Brea Towne Centre).

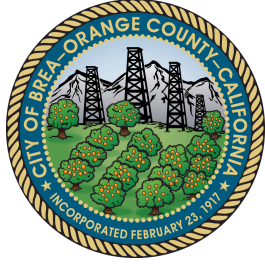
Name of Public Agency Approving Project: City of Brea

Project Applicant, Address, Email, and Phone Number: Jon Adams
144 N Orange Street
Orange, CA 92866
jon@aoarchitects.com
714-318-7074

Exempt Status: (Check one)

- | | |
|---|--|
| ☐ Ministerial (Sec. 21080(b)(1); 15268) | ☒ Categorical Exemption (Sec. 15301) |
| ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) | ☐ Statutory Exemption (15282(s)) |
| ☐ 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 restaurant use and does not include any exterior expansion of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.



CITY *of* BREA

Planning Commission Communication

July 28, 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 the Planning Division Updates, dated July 21, 2026 (Attachment A).

Attachments

[Projects in Process - Updated 07.21.26.pdf](#)

City of Brea

Project Updates

July 21, 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	Beckman South Residential Development (PPR)	250 S. Kraemer Boulevard
8	New Residential Development (CUP, TPM, PR, & DB)	112 Bracken Street
9	Mills Act Contract	210 W. Elm Street
10	Wireless Communication Facility	340 W. Central Avenue
11	Birchflower Residential (PPR)	217 & 303 E. Birch Street
12	Brea 265 Planning Area 3A	Northeast area of Rose Drive/Vesuvius Drive
13	Amazon Master Sign Program	275 Valencia Avenue
14	Brea 265 Planning Area 3B	Northeast area of Rose Drive/Vesuvius Drive
15	Costco	200 S. Kraemer Boulevard
16	Downtown Brea Valet Program Update	Downtown Brea
17	Historic Resource Designation	119 S. Redwood
18	Brea Town Center – PD Amendment	1000 E. Imperial Highway
19	Addition to Historic Designated Residence	321 S. Madrona Avenue
20	Brea 265 Planning Area 1 - Staging Area Park	Northeast area of Rose Drive/Blake Road
21	Brea 265 Planning Area 3 – Private Recreation Center	Northeast area of Rose Drive/Vesuvius Drive
22	Brea 265 Planning Area 3C	Southeast of Rose Drive/Vesuvius Drive
23	Certificate of Compatibility – 2-story ADU	432 S. Orange Avenue
24	Brea 265 Planning Area 3e	Northeast area of Rose Drive/Valencia Avenue
25	Imperial/Mariner – BISP Amendment	915-975 W Imperial Highway
26	133 Delphia Ave – Lot Coverage MCUP	133 Delphia Avenue
27	Brea 265 Planning Area 3d	Northeast area of Rose Drive/Vesuvius Drive
28	New Educational Facility (Advanced Martial Arts)	160 Olinda Place (Olinda Village)

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	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
4	Industrial Building	3200 Nasa Street
5	South Brea Townhomes	685 S. Brea Boulevard
6	AT&T Wireless Rooftop Facility	380 W. Central Avenue
7	Brea Plaza Apartments	1639 E. Imperial Highway
8	Greenbriar residential development	1698-1700 Greenbriar Lane
9	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
10	Main Event	245 W. Birch Street
11	Addition to single family home with a single car garage	226 E. Alder Street
12	New industrial building	424 Berry Way
13	Raising Canes Drive-through	200 S. State College Boulevard
14	Redwood Avenue administrative remedy	110 S. Redwood Avenue
15	Chef's Cut on-site alcohol	415 S. Associated Road
16	Deanna Drive lot coverage increase	920 Deanna Drive
17	Amazon Facility	275 Valencia Avenue
18	Jamboree affordable housing development	323 N. Brea Boulevard
19	Mercury Lane Apartments	SEC Mercury Lane & Berry Street
20	C&C Affordable Housing Project	SEC Mercury Lane & Berry Street
21	Karma Lounge on-site alcohol	215 S. Brea Boulevard
22	Service Champions parking lot	625 Columbia Street
23	Benihana Exterior Façade Improvement	260 S. Brea Boulevard
24	Living Hope Church Façade Improvements	1215 W. Lambert Road
25	Target Sign Program Revision	855 E. Birch Street
26	Chick-Fil-A Drive Thru Updates	1647 E. Imperial Highway

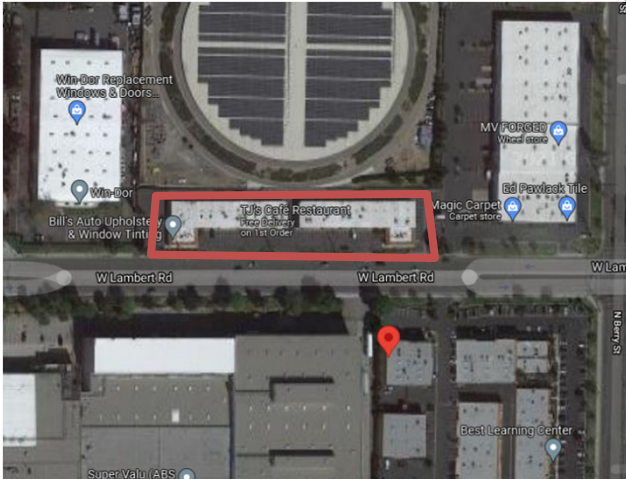
APPROVED/ENTITLED, UNDER CONSTRUCTION, COMPLETED

27	Prologis – New Industrial Building	2727 E. Imperial Highway
28	Prologis – New Industrial Building (Substantial Conformance)	2727 E Imperial Highway
29	Brea Place Sign Program Amendment	100-145 S. State College Boulevard
30	The Hive Fitness Studio (CUP Amendment)	650 N. Berry Street

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

N/A

In-Process/Review

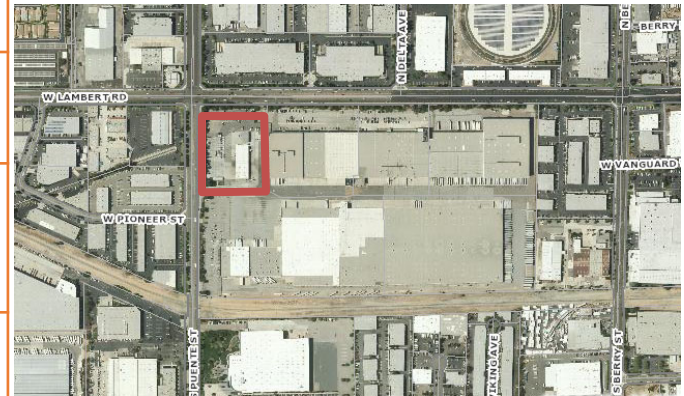
LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)		
Case Type	Tentative Parcel Map	PROJECT MAP: 
Approval Body:	Planning Commission	
Project No.:	TPM 2021-189; Accela No.: PLN-2021-00061	
Project Location:	700-800 W. Lambert Road - Accessor's Parcel Number (APN): 296-223-13	
Project Description: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

07/21/26

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:	Awaiting applicant resubmittal

PROJECT MAP:

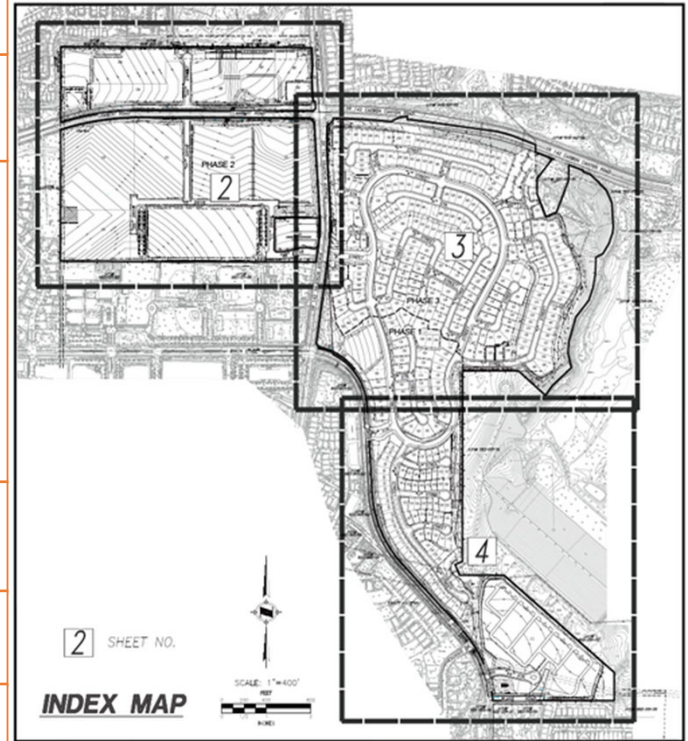


MILLS ACT CONTRACT (MAP ID: 3)		
Case Type:	Mills Act Contract	PROJECT MAP: 
Approval Body	City Council	
Project No.:	MA No. 2025-01; ACCELA No: PLN-2025-00004	
Project Location:	420 S. Madrona Avenue - Assessor's Parcel Number (APN): 284-241-06	
Project Description:	The Applicant is requesting to enter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

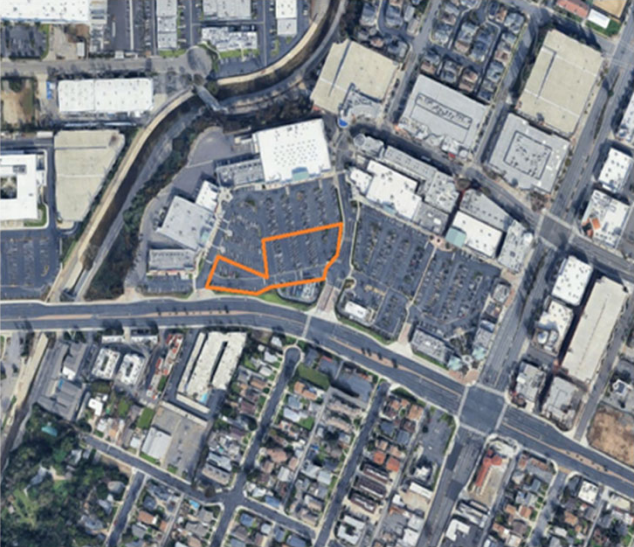
TENTATIVE TRACT MAP AMENDMENT – BREA 265 (MAP ID: 4)

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:	Awaiting 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:	Awaiting applicant resubmittal	

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

BECKMAN SOUTH RESIDENTIAL (MAP ID: 7)		
Case Type:	Preliminary Plan Review	PROJECT MAP: 
Approval Body:	N/A – Preliminary review only	
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:	Formal application submittal required	

07/21/26

NEW RESIDENTIAL DEVELOPMENT (MAP ID: 8)

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:	Awaiting applicant resubmittal

PROJECT MAP:



MILLS ACT CONTRACT (MAP ID: 9)		
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:	Awaiting applicant resubmittal	

WIRELESS COMMUNICATION FACILITY (MAP ID: 10)

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:	Awaiting Applicant resubmittal

PROJECT MAP:



BIRCHFLOWER RESIDENTIAL (CROSSPOINTE CHURCH) (MAP ID: 11)

Case Type:	Preliminary Plan Review
Approval body:	N/A – Preliminary review only
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:	Preliminary 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:	Formal application submittal required

PROJECT MAP:



BREA 265 PLANNING AREA 3A (MAP ID: 12)

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:	Awaiting applicant resubmittal

PROJECT MAP:



AMAZON MASTER SIGN PROGRAM (MAP ID: 13)

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:	Awaiting applicant resubmittal

PROJECT MAP:



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

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:	Awaiting applicant resubmittal

PROJECT MAP:



07/21/26

COSTCO (MAP ID: 15)		
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:	Awaiting applicant resubmittal	

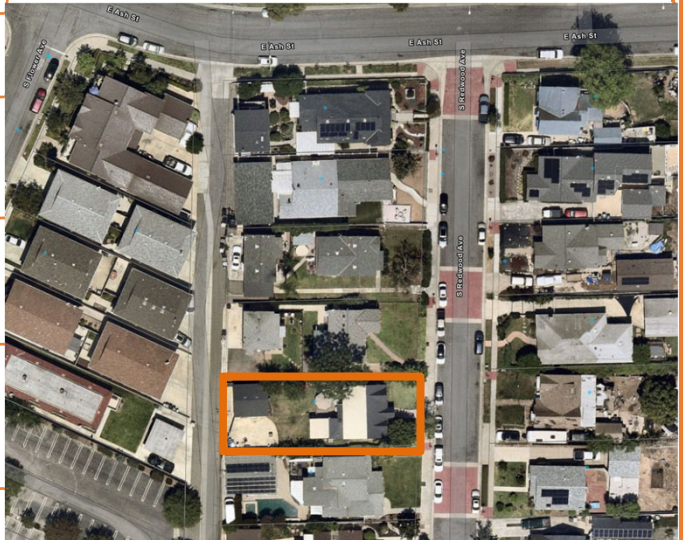
07/21/26

DOWNTOWN BREA VALET PARKING PLAN UPDATE (MAP ID: 16)

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:



<i>HISTORIC RESOURCE DESIGNATION - 119 S. Redwood Avenue (MAP ID: 17)</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:	Awaiting applicant resubmittal	

BREA TOWN CENTER – PD AMENDMENT (MAP ID: 18)

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:



ADDITION TO HISTORIC RESOURCE NO.22 (MAP ID: 19)

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:	Awaiting applicant resubmittal

PROJECT MAP:

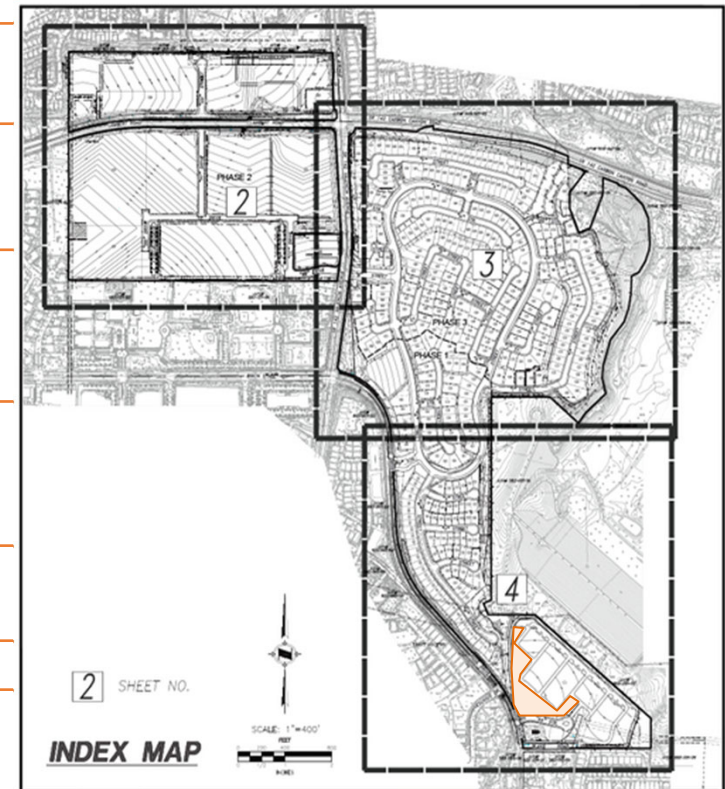


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BREA 265 PLANNING AREA 1 – STAGING AREA PARK. (MAP ID: 20)

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:	Lennar c/o Shaun Bowen
Application submittal Date:	June 1, 2026
Current Status:	Awaiting applicant resubmittal

PROJECT MAP:

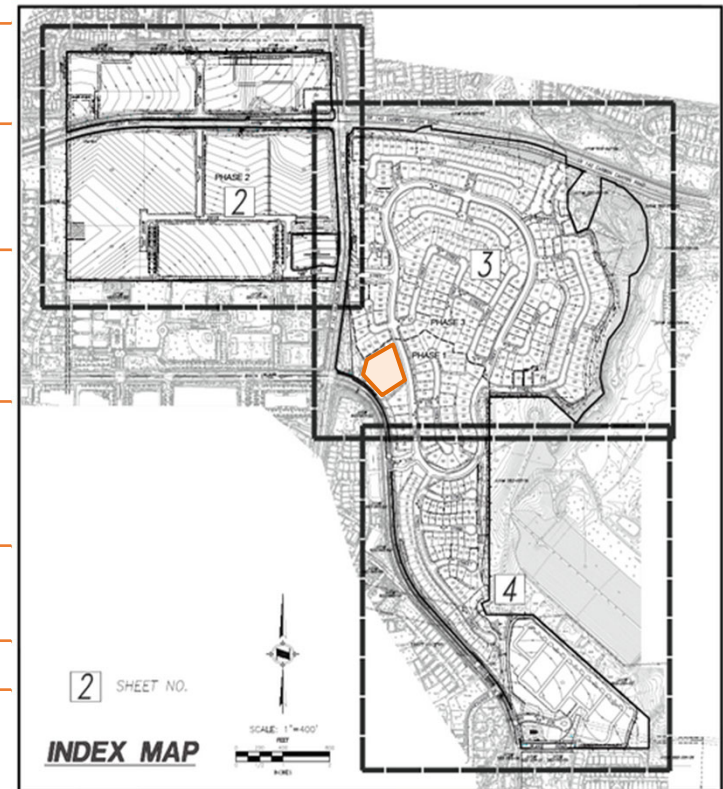


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BREA 265 PLANNING AREA 3 – PRIVATE RECREATION CENTER (MAP ID: 21)

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:	Lennar c/o Shaun Bowen
Application submittal Date:	June 1, 2026
Current Status:	Awaiting applicant resubmittal

PROJECT MAP:

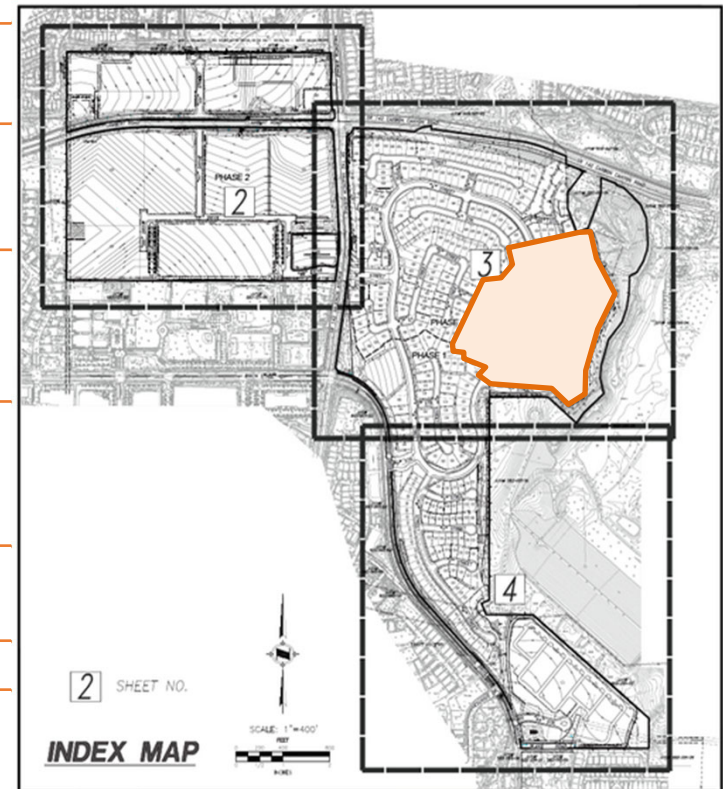


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BREA 265 PLANNING AREA 3C (MAP ID: 22)

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:	Awaiting applicant resubmittal

PROJECT MAP:



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CERTIFICATE OF COMPATIBILITY (MAP ID: 23)

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:	Awaiting applicant resubmittal

PROJECT MAP:

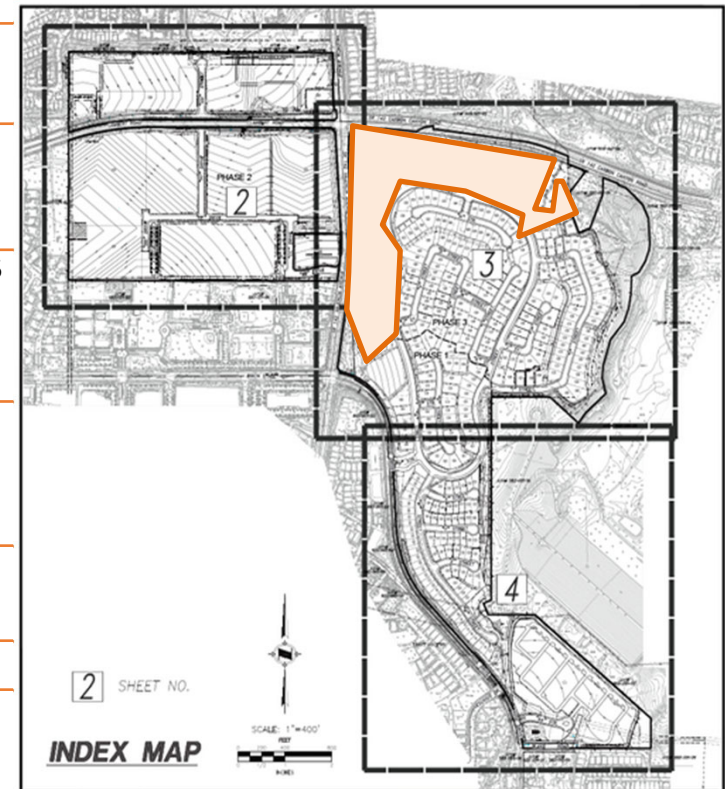


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BREA 265 PLANNING AREA 3E (MAP ID: 24)

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 Rose Drive and Valencia Avenue, South of Carbon Canyon Road
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: 25)

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 214 for-sale residential units and 21 affordable housing units while retaining 103,000 square feet of medical office.
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	James McGrade
Application submittal Date:	- June 30, 2026 - Preliminary Plan Review: January 20, 2026 (PPR No: 2026-01; ACCELA No: PLN-2026-00005)
Current Status:	Under review

PROJECT MAP:



133 DELPHIA AVE – LOT COVERAGE MCUP (MAP ID: 26)

Case Type:	Minor Conditional Use Permit
Approval Body:	Administrative
Project No.:	Minor Conditional Use Permit No. MCUP 2026-02; ACCELA No: PLN-2026-00045
Project Location:	- Address: 133 Delphia Avenue - Assessor's Parcel Number (APN): 296-322-11
Project Description:	The Applicant requests to increase the maximum allow lot coverage (35% to 39%) to accommodate a 1,000 sq. ft. attached ADU
Project Planner:	Graham Buletema , Assitant Planner (graham@cityofbrea.gov)
Applicant:	Ernie Benavides on behalf of David Elias (property owner)
Application Submittal Date :	July 21, 2026
Current Status:	Under Review

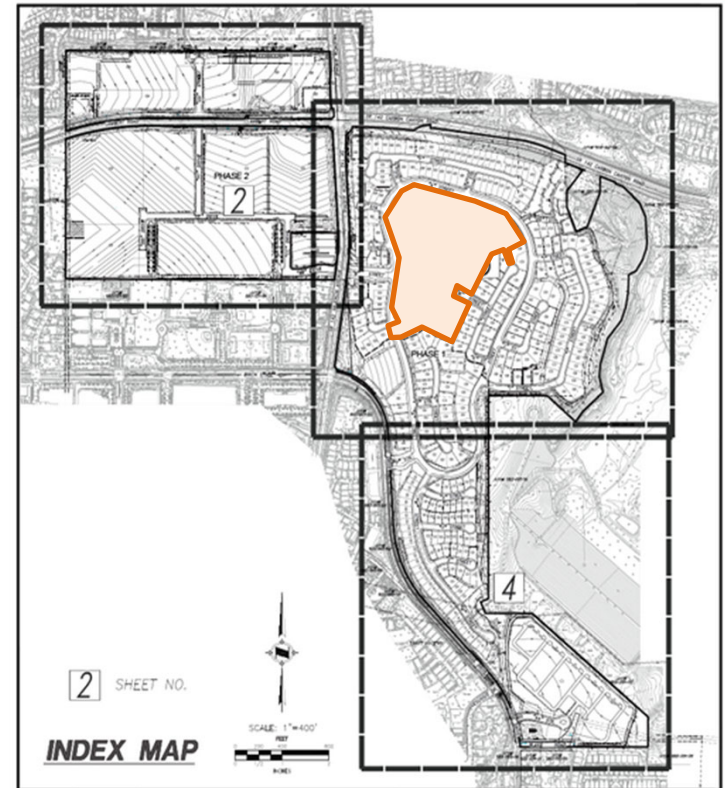
PROJECT MAP:



BREA 265 – PLANNING AREA 3D (MAP ID: 27)

Case Type:	Plan Review (Specific Plan)
Approval Body:	Administrative
Project No.:	Plan Review No. PR 2026-13; ACCELA No: PLN-2026-00047
Project Location:	- Assessor's Parcel Number (APN): 322-031-01, 322-031-12, 322-031-25 - Address: Northeast area of Rose Drive and Valencia Avenue, South of Carbon Canyon Road
Project Description:	The Applicant is proposing to develop Planning Area 3d of Brea 265 Specific Plan, which includes 76 detached single-family residential lots.
Project Planner:	Brianna Co, Assistant Planner (briannac@cityofbrea.gov)
Applicant:	Lennar c/o Brett Hamara
Application Submittal Date :	July 21, 2026
Current Status:	Under Review

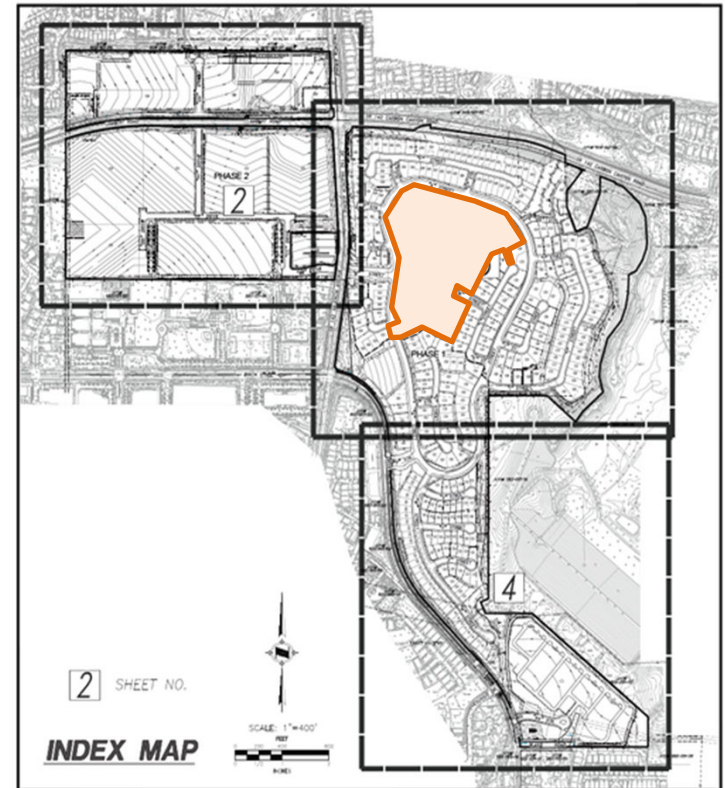
PROJECT MAP:



BREA 265 – PLANNING AREA 3D (MAP ID: 27)

Case Type:	Plan Review (Specific Plan)
Approval Body:	Administrative
Project No.:	Plan Review No. PR 2026-13; ACCELA No: PLN-2026-00047
Project Location:	- Assessor's Parcel Number (APN): 322-031-01, 322-031-12, 322-031-25 - Address: Northeast area of Rose Drive and Valencia Avenue, South of Carbon Canyon Road
Project Description:	The Applicant is proposing to develop Planning Area 3d of Brea 265 Specific Plan, which includes 76 detached single-family residential lots.
Project Planner:	Brianna Co, Assistant Planner (briannac@cityofbrea.gov)
Applicant:	Lennar c/o Brett Hamara
Application Submittal Date :	July 21, 2026
Current Status:	Under Review

PROJECT MAP:



NEW EDUCATION FACILITY (ADVANCED MARTIAL ARTS) (MAP ID: 28)

Case Type:	Preliminary Plan Review
Approval Body:	N/A – Preliminary review only
Project No.:	Preliminary Plan Review No. PPR 2026-03; ACCELA No: PLN-2026-00048
Project Location:	- Assessor's Parcel Number (APN): 315-052-04 160 Olinda Place
Project Description:	Preliminary review of a proposal to construct a 9,630 sf, 2-story building to accommodate an educational facility (Master's Degree/Martial Arts Program) in an existing shopping center (Olinda Village) in the Neighborhood Commercial (C-N) zone
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	Annie Tran
Application Submittal Date :	July 21, 2026
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:



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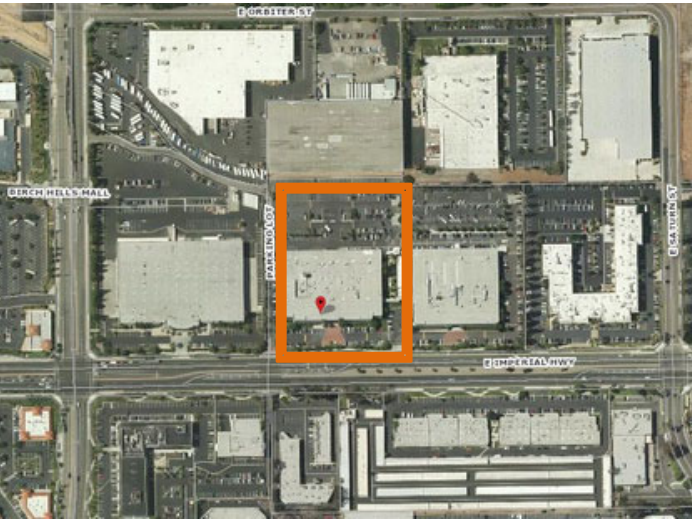
BREA MALL MIXED USE PROJECT (MAP ID: 2)

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
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Current Status:	Under Construction

PROJECT MAP:



BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 3)			
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		

INDUSTRIAL BUILDING (MAP ID: 4)		
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:5)

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

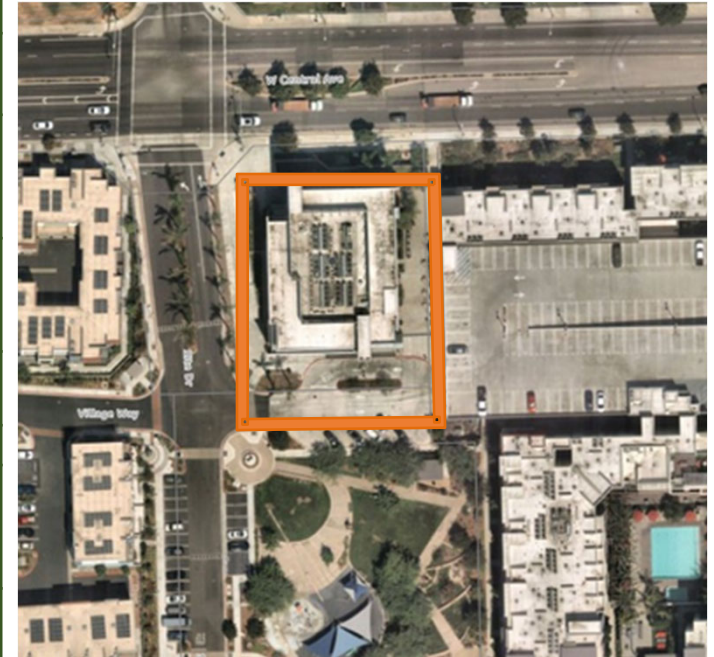
PROJECT MAP:



AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 6)

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

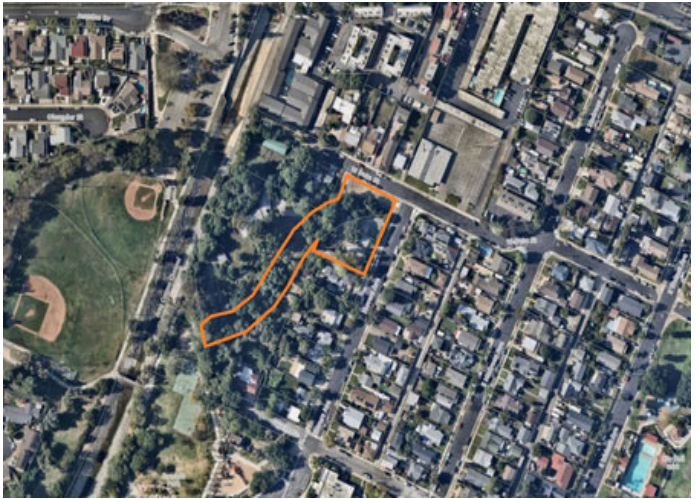
PROJECT MAP:



BREA PLAZA APARTMENTS (MAP ID: 7)		
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 Nguyen, 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: 8)		
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: 9)		
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	

MAIN EVENT (MAP ID: 10)		
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: 11)

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

PROJECT MAP:

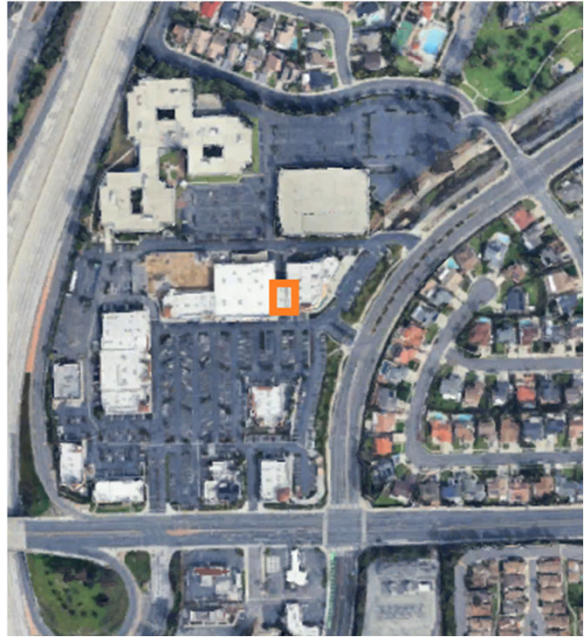


424 BERRY WAY – NEW INDUSTRIAL BUILDING (MAP ID: 12)		
Case Type:	Plan Review	PROJECT MAP: 
Project No.:	PR No. 2024-01; ACCELA No: PLN-2024-00009	
Project Location:	424 Berry Way - Assessor's Parcel Number: 296-251-04	
Project Description:	The Project includes demolition of the existing industrial buildings 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 construction	

RAISING CANE'S (MAP ID: 13)		
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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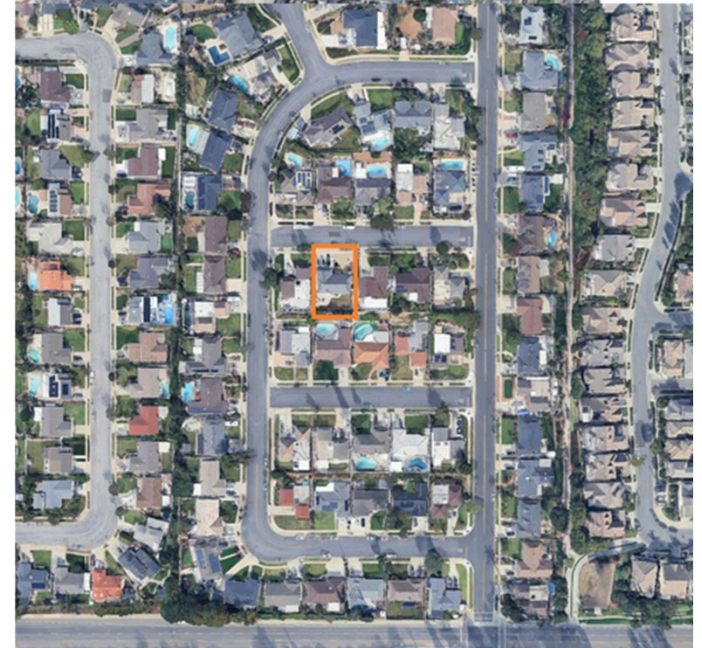
REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 14)		
Case Type:	Administrative Remedy	PROJECT MAP: 
Project No.:	AR No. 2025-04; ACCELA No: PLN-202-00032	
Project Location:	110 S. Redwood Avenue - Assessor's Parcel Number: 319-273-17	
Project Description:	The project allows for modification of wall and fence height to increase by 12 inches along south property line	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Raul Luna	
Approvals:	Administrative - August 28, 2025	
Current Status:	Under Construction	

CHEF'S CUT ON-SITE ALCOHOL (MAP ID: 15)		
Case Type:	Minor Conditional Use Permit	PROJECT MAP: 
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	

DEANNA DRIVE ADMINISTRATIVE REMEDY – LOT COVERAGE (MAP ID: 16)

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: 17)		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	



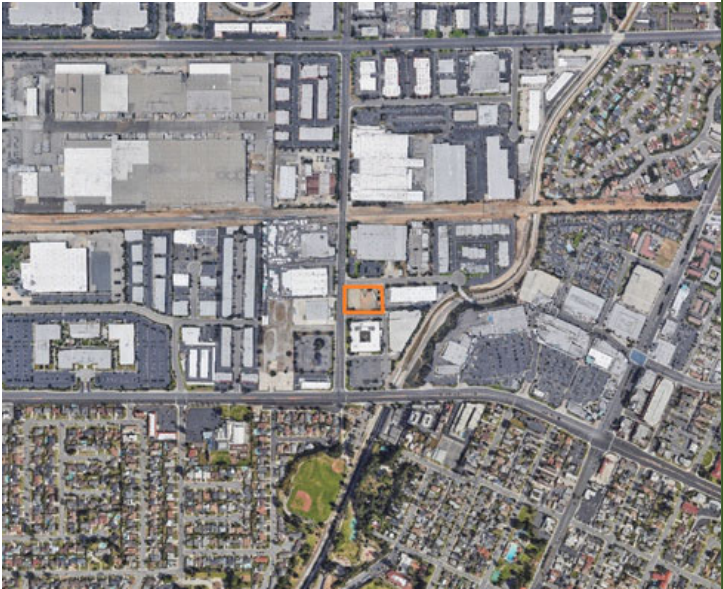
JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 18)		
Case Type:	Density Bonus	PROJECT MAP: 
Project No.:	PPR No. 2024-01, DB No. 2024-02 & 02A; ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046	
Project Location:	- Assessor's Parcel Number (APN): 296-301-02 323 N. Brea Blvd.	
Project Description:	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: April 10, 2024 - City Council Density Bonus: February 25, 2025	
Current Status:	Under Construction	

MERCURY LANE APARTMENTS (MAP ID: 19)

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: 20)

RENDERING:

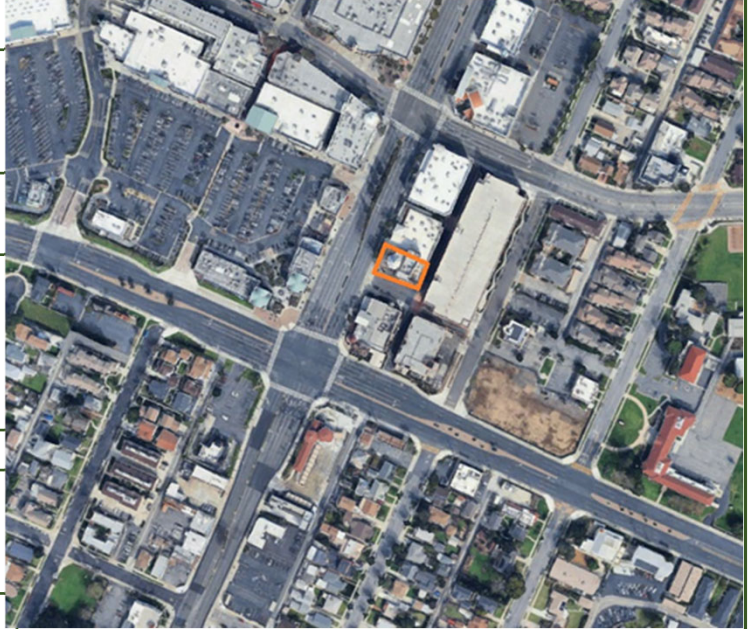


C&C AFFORDABLE HOUSING PROJECT (MAP ID: 20)		
Case Type:	Density Bonus	PROJECT MAP: 
Project No.:	- PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038	
Project Location:	- SEC of Mercury Lane and Berry Street - Assessor's Parcel Number (APN): 296-143-01	
Project Description:	The 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:	- Finance Committee – August 12, 2025 - City Council – August 19, 2025 - Reference Map ID for original approval - Map ID: 19	
Current Status:	Under building permit review	

KARMA LOUNGE ON-SITE ALCOHOL (MAP ID: 21)		
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: 22)</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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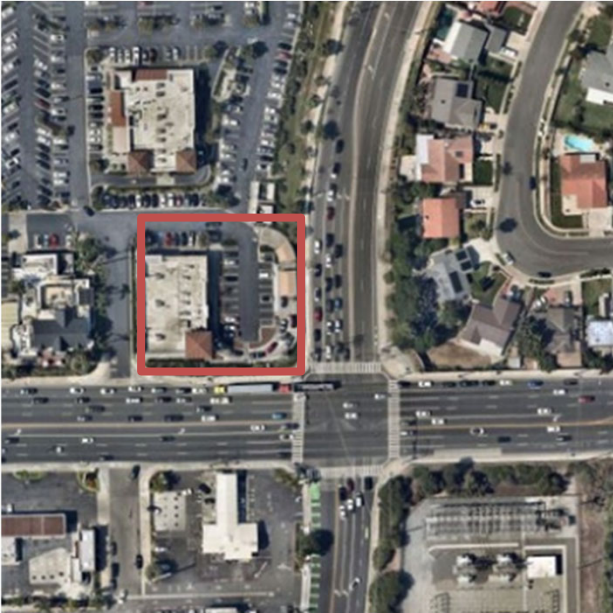
BENIHANA FAÇADE IMPROVEMENTS (MAP ID: 23)		
Case Type:	Plan Review	PROJECT MAP: 
Project No.:	PR No. 2025-05; ACCELA No: PLN-2025-00045	
Project Location:	- Assessor's Parcel Number (APN): 319-291-37 260 S. Brea Boulevard	
Project Description:	The Applicant is proposing a façade improvement for a new 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: 24)</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: 25)		
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	

CHICK-FIL-A DRIVE THRU IMPROVEMENTS (MAP ID: 26)		
Case Type:	Administrative	PROJECT MAP: 
Project No.:	PR 2025-07; ACCELA No: PLN-2025-00061	
Project Location:	- Assessor's Parcel Number (APN): 319-391-04 - Address: 1647 E. Imperial Highway	
Project Description:	The Applicant is proposing drive thru and façade improvements.	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	Broneil Bet Govargez	
Approvals	Administrative – March 31, 2026	
Current Status:	Pending building permit submittal	

PROLOGIS WAREHOUSE – PLAN REVIEW (MAP ID: 27)		
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: 28)		
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: 29)

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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<i>THE HIVE FITNESS STUDIO (MAP ID: 30)</i>		
Case Type:	Conditional Use Permits	PROJECT MAP: 
Approval Body:	Planning Commission	
Project No.:	CUP No. 2025-14 & CUP No. 2026-05; ACCELA No: PLN-2025-00052	
Project Location:	- Address: 650 N. Berry Street - Assessor's Parcel Number (APN): 296-132-01	
Project Description:	The Applicant is proposing to expand the existing fitness studio use and seeking a reduction in minimum parking requirements for the project site	
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)	
Applicant:	Benjamin Lin	
Approvals:	Planning Commission – July 14, 2026	
Current Status:	Pending Building Permit Submittal	

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REPEALED/DENIED

(Within one year)

N/A

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