CITY of BREA

**Planning Commission Agenda**

Tuesday, September 22, 2026, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

**Blake Perez,** Chair **Ted Gribble,** Vice Chair

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

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

**Procedures for Addressing the Commission**

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

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

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

**Special Accommodations**

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

**Important Notice**

The City of Brea shows a live broadcast of the Planning Commission meeting over the internet at https://cityofbrea-net.zoom.us/j/89166452644.Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

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

## 1. GENERAL SESSION

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

1.B. Pledge of Allegiance

1.C. Invocation

— Pastor Rick Crockett from Crosspointe Church

1.D. Matters from the Audience

## 2. CONSENT CALENDAR

2.A. September 8, 2026 Planning Commission Draft Meeting Minutes

2.B. Annual Mills Act Contract Compliance Report

ANNUAL MILLS ACT COMPLIANCE REPORT

— Receive and file the annual Mills Act compliance report.

## 3. PUBLIC HEARINGS

3.A. Certificate of Compatibility No. 2026-01: 432 S. Orange Avenue

Request to allow a new detached accessory dwelling unit (ADU) above a new detached garage to exceed the maximum building height allowed for a detached ADU located at 432 S. Orange Avenue.

— 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303; and,

— 2. Approve Certificate of Compatibility (CC) No. 2026-01 to allow a new detached ADU above a new detached garage to exceed the 16-foot maximum building height limit by eight feet-five inches, based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval.

## 4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

4.B. Informational/Project Updates

— 1. Receive and file

## 5. ADJOURNMENT

*Date Posted: September 17, 2026*

# CITY of BREA

**Planning Commission Communication**
**September 22, 2026**
**Item No. 2A.**

**September 8, 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 Webster, City Manager |

**Attachments**

Draft PC Meeting Minutes from Sept 8 PC meeting - to be approved at Sept 22 PC meeting.pdf

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

**Minutes for the Planning Commission**

1 Civic Center Circle, Brea, California 92821

September 8, 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 6:05 p.m.

1.B. Pledge of Allegiance

Commissioner Madden led the Pledge of Allegiance.

1.C. Invocation

Pastor Rick Crockett provided the invocation from Crosspointe Church.

1.D. Matters from the Audience

None.

## 2. CONSENT CALENDAR

2.A. August 25, 2026 Planning Commission Draft Meeting Minutes

A motion was made by Commissioner Schlotterbeck and seconded by Commissioner Madden. The motion carried with a vote of 5-0.

## 3. PUBLIC HEARINGS

3.A. Cancellation of Development Agreement No. 19-01 for the Former Mercury Lane Residential Planned Community Project Located at the Southeast Corner of Mercury Lane and Berry Street

Rebecca Pennington, Senior Planner, provided a presentation on the project.

The Planning Commission asked questions regarding the following topics:

- The Development Agreement and term of affordability.
- Types and amount of Encumbrances on the property.
- The City's Affordable housing wait list and process to apply for units.

City Planner Maribeth Tinio and Senior Planner Pennington, and Senior Management Analyst Marie Dao responded to the Commissioner's questions.

Chair Perez opened the Public Hearing.

Chair Perez then opened the floor for public comments. Chair Perez closed the Public Hearing after noting that the applicant and no members of the public wished to address the Commission.

Commissioner Schlotterbeck moved to approve the action item, noting that future planning for the project could consider mobility-related features and location of amenities that provide greater accessibility for residents. Commissioner Madden seconded the motion to approve. The motion carried 5-0.

## 4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

Commissioner Madden noted that the next Art in Public Places meeting is scheduled for September 21, 2026.

4.B. Informational/Project Updates

The City Planner Tinio provided the following updates:

- The next Planning Commission meeting is scheduled for September 22, 2026.
- There are currently no anticipated agenda items for the October 13, 2026 meeting, and the meeting may be canceled.
- A Planning Commission meeting is tentatively scheduled for October 27, 2026, with one anticipated agenda item.
- The City Planner also announced a Planning Commissioners Training in Irvine on October 15, 2026. The training is free and fulfills the Planning Commissioner training requirement for receipt of stipends.

## 5. ADJOURNMENT

The meeting was adjourned at 6:25 p.m.

# CITY of BREA

**Planning Commission Communication**
**September 22, 2026**
**Item No. 2B.**

**Annual Mills Act Contract Compliance Report**

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

## RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. Receive and file the annual Mills Act compliance report.

## BACKGROUND/DISCUSSION

Mills Act Program

The Mills Act, established in 1972 by the State Legislature, provides an economic incentive to encourage homeowners to preserve and rehabilitate historic properties. The City adopted its own program in 1999 by adopting Resolution No. 99-85 (Attachment A), which allows owners of designated historic resources to enter into contracts with the City in exchange for reduced property taxes. All Mills Act contracts have an initial term of 10 years, which is automatically renewed each year in perpetuity, resulting in a revolving 10-year contract. All future owners of Mills Act properties also must comply with the terms of the contract. In addition, each contract requires a 10-year property rehabilitation and maintenance plan, with annual compliance monitoring conducted by the City. Since the adoption of the City's Mills Act Program in 1999, 20 contracts have been approved by the City Council.

Compliance Monitoring and Report

Per the City Council direction, Planning Division established a formal annual compliance monitoring procedure in late 2023 to confirm that the owners of Mills Act properties (Owners) are making progress toward fulfilling the obligations of their Mills Act contracts, and started implementation in January 2024. Beginning of each year, Planning staff works with Owners to obtain all necessary information and documents to verify compliance with the respective Mills Act contract, which includes submittal of a compliance report from the Owners, detailing the improvements completed in the previous calendar year. Staff reviews these reports, verifies the information provided, and follows up with Owners as necessary to confirm accuracy. This year's compliance monitoring covers the period up to December 31, 2025.

The updated Compliance Monitoring Report, provided as Attachment B, details the current compliance status of the Rehabilitation Plan contained in the City's existing Mills Act contracts. Table 1 below provides a summary of the current compliance status, along with comparison with the previous compliance report year:

**TABLE 1 SUMMARY OF COMPLIANCE STATUS**

| Compliance Report Year | *Improvements Fully Completed | In Progress | Unknown (Unresponsive) | TOTAL |
|---|---|---|---|---|
| **2023** | 3 | 16 | 1 | 20 |
| **2024** | 8 | 11 | 1 | 20 |
| **2025 (Current)** | 11 | 8 | 1 | 20 |

*Properties who have completed their required rehabilitation items shall continue maintaining and preserving the property; therefore, these properties are deemed to be "In Preservation Phase" in Attachment B.

In Compliance Report Year 2025, three additional properties completed all improvements identified in their Rehabilitation Plans, bringing the total number of properties with completed Rehabilitation Plans to 11. Several properties currently classified as "in progress" have completed the majority of their required improvements and have established clear plans to complete the remaining work and transition into the preservation and maintenance phase in the coming years. Properties that have completed the rehabilitation improvements required under their Mills Act contracts have continued to invest in their properties through ongoing general maintenance and/or additional home improvement projects. Only one property owner continues to remain unresponsive. This property will be phased out of the program and Staff will initiate the non-renewal process. Overall, the results reflect effectiveness of the City's monitoring efforts and demonstrate the commitment of property owners to preserving Brea's historic resources.

Next Step

As part of the annual monitoring program, staff will continue monitoring each year to ensure ongoing compliance and the long-term preservation of properties. For contracts nearing completion, staff will continue to work with property owners to complete any remaining improvements identified in the Rehabilitation Plan. For properties that have completed their required rehabilitation improvements, monitoring will focus on ensuring the continued maintenance and preservation of historic features. For the unresponsive Owner, staff will begin initiating the non-renewal process.

**Attachments**

Attachment A - CC Resolution No 99-085 - Mills Act Program.pdf
Attachment B - Mills Act Compliance Report.pdf

**RESOLUTION NO.** 99-85

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA, AUTHORIZING THE IMPLEMENTATION OF A MILLS ACT PROGRAM IN THE CITY OF BREA AND ESTABLISHING A POLICY FOR HISTORICAL PROPERTY PRESERVATION AGREEMENTS (MILLS ACT ).**

A. Recitals.

(i) The State of California enacted the Mills Act (California Government Code section 50820 et seq.), which authorizes cities to enter into contracts with the owners of qualified historical properties to provide for the use, maintenance, and restoration of such historical properties so as to retain their characteristics as properties of historical significance.

(ii) The Historic Resource Element of the General Plan identifies the following issues related to the preservation of historic properties:

1) Historically significant structures are irreplaceable resources. Preservation should be a key consideration.

2) Active resident participation in the maintenance of the quality and character of the historic neighborhoods should be encouraged.

(iii) The preservation of individual historic properties through the implementation of a Mills Act program in Brea would serve to maintain the integrity of historically significant structures citywide.

(iv) The preservation of historic properties in the City would have beneficial effects on economic stability and community pride, and thus promote the City's quality of life and historic significance to its citizens.

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

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

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

2. The City Council hereby finds that the project identified above in this Resolution is exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Section 15061.(b)(3) of said Act; and

3. Pursuant to the provisions of California Government Code Section 50280, et seq. The City Council hereby authorizes the implementation of a Mills Act program in the City of Brea and the establishment of a policy for Historical Property Preservation Agreements (Mills Act contracts.).

4. The City Council hereby appoints the City Manager or authorized designee as the City official responsible for the coordination, processing , and execution of each historical property preservation agreement following approval of the contract by the City Council.

5. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 19th day of October, 1999.

Mayor

I, ELAINE CAPPS, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the City Council of the City of Brea held on

the 19th day of Oct., 1999, and was finally passed at a regular meeting of the City Council of the City of Brea, held on the 19th day of October, 1999, by the following votes:

| | | |
|---|---|---|
| AYES: | COUNCILMEMBERS: | Daucher, Moore, Vargas, Perry and Simonoff |
| NOES: | COUNCILMEMBERS: | None |
| ABSENT | COUNCILMEMBERS: | None |
| ABSTAIN: | COUNCILMEMBERS: | None |

ATTEST: Elaine Capps
City Clerk

LD/Docsmills act ccreso

**Attachment B**

# 2026 Mills Act Compliance Report Table Summary
# (Compliance Report Year 2025)

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| **1** | 101 S. Redwood Ave. | 1999 | 1) Interior French door from living room to the front room<br>2) New "casement" French windows, per set of 5 in front and south side; crank/vinyl with grids and dual glazed<br>3) Ceramic tile, rear bathroom<br>4) Replace grey carpet in dining, living room, and front room<br>5) Add laminate planks in kitchen and laundry room<br>6) Paint exterior trim on windows<br>7) Paint exterior house, “main” color | None | In Preservation Phase | • Upgraded gutter system<br>• New composite roof – Black<br>• Replace Bathroom 1 & 2 counter tops |
| **2** | 107 S. Redwood Ave. | 1999 | 1) Replace tile kitchen floor<br>2) Tile the bathroom floor<br>3) Repaint house and garage<br>4) Additional landscaping in the front<br>5) Floor insulation<br>6) Add/replace patio<br>7) Brick walkway (sidewalk to house)<br>8) Add/replace trees in backyard<br>9) Brick walkway from the house to garage<br>10) Paint exterior | Items 1, 3, & 8 | In Progress | • Tankless water heater<br>• EV Charger |
| **3** | 114 S. Redwood Ave. | 1999 | 1) Hedge on south side of fence in the backyard<br>2) Fig vine on north side fence in the backyard<br>3) Paint exterior<br>4) Reroof<br>5) Refinish hardwood floors in living room and hallway | Item 4 | In Progress | • Landscaping Repair and maintenance<br>• Fence repairs<br>• Paint south side of garage |

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| | | | 6) Patio cover<br>7) Floor insulation | | | |
| **4** | 121 S. Redwood Ave. | 1999 | 1) General maintenance and repairs to structure and property, including paint and landscaping<br>2) Landscaping all of the back and side yard, including fencing and concrete walkways<br>3) New rear porch deck | None | In Preservation Phase | • General landscaping maintenance |
| **5** | 258 S. Redwood Ave. | 2001 | 1) 3 car garage with 2nd story rental<br>2) Pour slab and foundation, build rear fence and gate with access to the alley<br>3) Replace fencing running East and West on both sides<br>4) Remove carpet in dining room and refinish wood planked floor to original condition<br>5) Remove and strip all hardware of paint and reinstall (hinges, door knobs, cabinets, cabinet locks)<br>6) Strip woodwork and doors of lead paint/refinish<br>7) Install tile above shower stall<br>8) Complete backyard landscaping with sod, sprinklers, concrete walkway to the garage, strip exterior paint<br>9) Replace all 3 entrance doors<br>10) Provide access from sunroom to judge room<br>11) Building window seating and bookcase in sunroom | None | In Preservation Phase | |

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| | | | 12) Strip all headboards, drawers, hardware on pass through in dining room and kitchen to restore to original condition<br>13) Custom build Victorian like screen doors (all 3 doors)<br>14) Build deck in rear off kitchen stoop<br>15) Insulate attic and install fans<br>16) Replace existing carpet with area rugs | | | |
| **6** | 126 S. Redwood Ave. | 2003 | 1) Subterranean garage<br>2) Repaint house<br>3) Refinish hardwood floors<br>4) Replace garage doors in-kind<br>5) Back patio cover by garage<br>6) Replace 1/2 of siding in-kind-other<br>7) Landscaping maintenance | None | In Preservation Phase | • New patio cover<br>• New solar panel<br>• Remodeled interior office<br>• Install new kitchen countertop<br>• Additional landscaping – several trees planted. |

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| **7** | 401 S. Walnut Ave. | 2003 | 1) Replace the back bath tub and tile<br>2) Replace floor and tiles<br>3) Replace kitchen sink and tile<br>4) Replace under sink floor tile<br>5) Replace N gate and accessible to walkway<br>6) Replace porch wood flooring<br>7) Replace siding at the front and rebuild posts<br>8) Replace 50% of S fence<br>9) Replace sprinkler system and drains<br>10) Re-sod backyard<br>11) Repaint interior<br>12) Repour patio with proper drainage<br>13) Replace knob and tube wiring<br>14) Extermination for termites and repair any damages<br>15) Paint exterior of the house and garage<br>16) Retrofit the house<br>17) Replace roof of house and garage | Items 10, 13, 15 & 16 | In Progress | |
| **8** | 418 Sievers Ave. | 2008 | 1) Exterior painting<br>2) Redo wood flooring<br>3) Replace garage door and opener<br>4) Kitchen remodel<br>5) Bathroom remodel<br>6) Remove acoustic ceilings<br>7) Landscape front yard and install sprinklers<br>8) Landscape backyard and install sprinklers<br>9) Install crown molding<br>10) Copper plumbing<br>11) Rewire entire house | Items 7 & 8 | In Progress | |

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| | | | 12) Vinyl fencing<br>13) New electrical | | | |
| **9** | 120 S. Redwood Ave. | 2008 | 1) Paint and repair exterior<br>2) Tree maintenance<br>3) Back stair repair<br>4) Electrical run to front | None | In Preservation Phase | • New front sprinklers<br>• Landscaping maintenance |
| **10** | 335 S. Flower Ave. | 2009 | 1) Remodel kitchen<br>2) Remodel & repair upstairs bathroom<br>3) Paint exterior<br>4) Garage plumbing<br>5) Backyard patio cover<br>6) Patio for the rear driveway | Item 4 | In Progress | • New pergola |
| **11** | 127 S. Redwood Ave. | 2009 | 1) Complete window repair<br>2) Repair steps, walkways<br>3) Interior paint and wall repair<br>4) Exterior wood siding paint and repair<br>5) Termite inspection and treatment<br>6) Replace knob and tube electrical wiring<br>7) Exterior wood siding paint and repair<br>8) Interior wall repair and paint<br>9) Repair/replace roof | None | In Preservation Phase | • Landscaping maintenance |
| **12** | 533 S. Walnut Ave. | 2010 | 1) Restore bathroom<br>2) Termite treatment<br>3) Repair roof<br>4) Electrical update<br>5) Repair fence surrounding property<br>6) Replace crown molding<br>7) Repair stucco and repaint exterior<br>8) Plumbing update – interior pipes<br>9) Central air<br>10) Insulation | Unknown | Nonresponsive Prepare for non-renewal | |

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| **13** | 406 S. Madrona Ave. | 2013 | 1) Landscape the front yard<br>2) Exterior paint for primary residence<br>3) Replace N fencing<br>4) Replace concrete pad to alley access<br>5) Repair garage<br>6) Replace S fencing<br>7) Replace rear E fencing<br>8) Interior paint for primary residence<br>9) Exterior paint for primary residence<br>10) Upgrade electrical | None | In Preservation Phase | • Enhanced landscaping with a newly planted tropical tree |
| **14** | 412 S. Madrona Ave. | 2013 | 1) Exterior paint of the primary residence<br>2) Replace concrete driveway<br>3) New roof<br>4) Replace chimney<br>5) Living room renovation<br>6) Paint exterior of the primary residence<br>7) Bathroom remodel<br>8) Landscape to drought tolerant flora<br>9) Upgrade plumbing and sewer lines<br>10) Paint interior of the primary residence | None | In Preservation Phase | • New HVAC system |
| **15** | 420 Sievers Ave. | 2013 | 1) Bolt house to foundation<br>2) Landscaping<br>3) Rehab floors<br>4) Demo and replace driveway<br>5) Update electrical<br>6) Redo old systems (phone, gas, water heater)<br>7) Rain gutters<br>8) Window coverings<br>9) Complete fencing | Items 2, 3 & 4 | In Progress | |

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| **16** | 548 S. Walnut Ave. | 2013 | 1) Termite treatment and repair termite damage<br>2) Build a new shade structure on S side<br>3) Installs plants in the backyard<br>4) Repair muntin on front windows<br>5) Bathroom in original section of home updated<br>6) Exterior<br>7) Interior paint<br>8) Front door replacement with door compatible to period | None | In Preservation Phase | • Exterior light fixture replaced<br>• Install car charger |
| **17** | 440 S. Madrona Ave. | 2014 | 1) Improve front porch structure<br>2) Replace aluminum windows<br>3) Improve landscaping and sprinklers<br>4) Tree removal<br>5) Update kitchen<br>6) Miscellaneous repairs and wood exterior<br>7) Update single garage | None | In Preservation Phase | |
| **18** | 909 E. Elm St. | 2016 | 1) Restore functionality of the front door<br>2) Retexture master walls and bath to match the house<br>3) Replace garage door to an electric<br>4) Install functional brick walk-way in front yard landscape front yard<br>5) Redesign kitchen and bar area<br>6) Repair backyard fence and return it to original path<br>7) Install gate in backyard fence<br>8) Replace windows to functionality<br>9) Paint exterior to original off-white<br>10) Replace fireplace hearth and mantel similar to original<br>11) Replace air conditioner | Items 10 & 13 | In Progress | • Repainted the living room, dining room, hallways, ceilings, and family room, along with stucco repairs |

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| | | | 12) Landscape front yard<br>13) Repair concrete cracks around pool | | | |
| **19** | 321 S. Madrona Ave. | 2023 | 1) Foundation - correct soil levels and drainage paths, install foundation anchors, brace cripple walls, install floor system tie down, reinforce vertical cracks, and install piers<br>2) Drainage - regrade, compact, and install new concrete slabs<br>3) Electrical - updating electrical to be code compliant and removing live knob and tube wiring<br>4) Window and Door Repair and Restoration - lubricate jambs, square, and repair pulley for original exterior appearance, original function, and historical character<br>5) Exterior Siding and Paint - repair damaged wood, power wash exterior, prime and paint for original exterior appearance and historical character<br>6) Attic Framing and Insulation - install new floor joist between existing and remove/replace hazardous insulation | Items 2, 3, & 6 | In Progress | |

| | Address | Contract Year | Rehabilitation Plan Improvements | Remaining Improvements Items | Status | Ongoing Preservation and Maintenance Improvements |
|---|---|---|---|---|---|---|
| **20** | 315 S. Flower Ave. | 2023 | 1) Historical Marker at front of home, Doorbell and Chime, Gutters, Prune Trees<br>2) Paint exterior of home, repair wood trim on east and south bay windows, repair water damage<br>3) Fireplace – repair and replace up to Code<br>4) Fencing<br>5) Flagstone on front porch<br>6) Prune trees, replace upstairs windows<br>7) Replace downstairs windows<br>8) Garage door restore to original wood door<br>9) Paint exterior home<br>10) Hardwood floors to be refinished throughout home | Items 3 through10 | In Progress | |

# CITY of BREA

**Planning Commission Communication**
**September 22, 2026**
**Item No. 3A.**

**Certificate of Compatibility No. 2026-01: 432 S. Orange Avenue**

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

## EXECUTIVE SUMMARY

The Applicant, James Bobbett, is requesting a Certificate of Compatibility to allow a new 799-square-foot detached accessory dwelling unit (ADU) located above a new 392-square-foot detached two-car garage and 376 square-foot storage room to exceed the 16-foot maximum building height allowed for a detached ADU by eight feet-five inches, resulting in a proposed building height of 24 feet-five inches, on a residential property with an existing two-unit single-family attached residence located at 432 South Orange Avenue.

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

## RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303; and,
2. Approve Certificate of Compatibility (CC) No. 2026-01 to allow a new ADU located above a new detached garage to exceed the 16-foot maximum detached ADU height limit by eight feet-five inches, based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

## BACKGROUND

The Project site, located at 432 South Orange Avenue, is located on the east side of South Orange Avenue, between East Date Street and East Elm Street. The Project site is approximately 9,000 square feet in size and is currently developed with two single-family attached dwelling units that are approximately 592 square feet and 1,197 square feet respectively, each with a one-car garage. The existing residences are single-story and feature a front Dutch gable roof and vinyl sliding windows and doors. Vehicular access to the site is provided by an existing single-car driveway from South Orange Avenue. A 421 square-foot shed is located at the rear of the property and is proposed to be demolished as part of the Project.

The Project site has a General Plan Land Use designation of Low Density Residential and zoning designation of Single Family Residential (R-1). The Project site is surrounded by other single-family residences that are also in the R-1 zone. The aerial view of the Project site is shown in Figure 1 below.

**FIGURE 1 - AERIAL VIEW OF THE PROJECT SITE**




The Technical Background Summary and the Vicinity Map are provided in Attachment C and D, respectively.

## PROJECT DESCRIPTION

The Project proposes the demolition of an existing 421 square-foot shed in the rear yard of the subject property and the construction of a new two-story detached accessory structure consisting of a second-story two-bedroom 799 square-foot ADU above a 392 square-foot two-car garage with an attached 376 square-foot storage room. Vehicular access to the new garage is proposed to come from the existing single-car driveway accessed from South Orange Avenue, which is proposed to be extended to the rear of the property.

The proposed building footprint measures approximately 41 feet-three inches in width and 20 feet-10 inches in depth, with a rear setback of seven feet-six inches from the rear property line. The overall building height is approximately 24 feet-five inches to the roof ridge, which exceeds the maximum height limit of 16 feet for detached ADUs by eight feet-five inches (16 feet allowed, 24 feet-five inches proposed). Table 1 is a development table showing the Project's consistency with the City's ADU development standards in BCC Chapter 20.52 and with the development standards of the R-1 zone in BCC Chapter 20.208. Figure 2 and 3 are the proposed Site Plan and Floor Plans, respectively.

**TABLE 1 - COMPLIANCE WITH DEVELOPMENT STANDARDS**

| Development Standard | Zoning Code Standard | Proposed |
|---|---|---|
| Maximum Unit Size | 1,200 square feet | 799 square feet |
| Maximum Site Coverage | 35 percent | no maximum required, unit under 800 square feet |
| Maximum Rear Yard Coverage | 25 percent | no maximum required, unit under 800 square feet |
| Minimum Outdoor Living Space | 1,000 square feet | no minimum required, unit under 800 square feet |
| Minimum Side Setback | 4 feet | 5 feet & 8 feet-9 inches |
| Minimum Rear Setback | 4 feet | 7 feet-6 inches |
| Maximum Structural Height | *16 feet* | *24 feet-5 inches* |
| Minimum Distance Between Buildings | 10 feet | 27 feet-3 inches |

**FIGURE 2 - PROPOSED SITE PLAN**

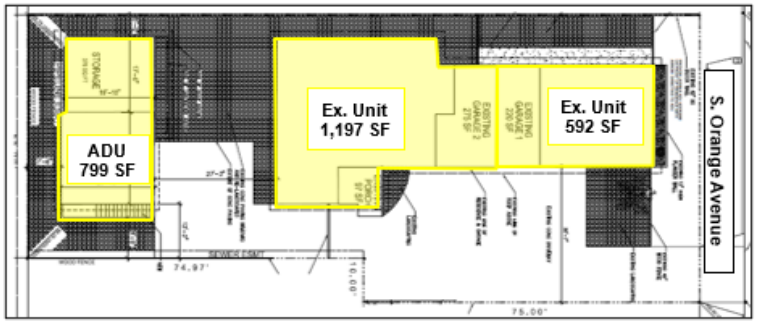
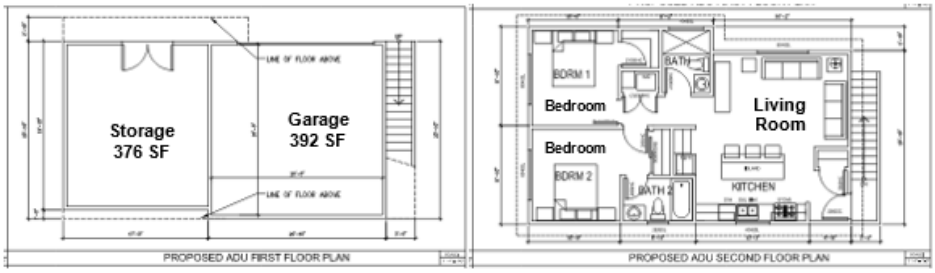



**FIGURE 3 - PROPOSED FLOOR PLANS**




Exterior finishes would consist of shingle roofing, smooth gray stucco walls on the first floor, and blue wood siding on the second floor, which is compatible with the colors and materials of the existing residential structure. The Project has been designed to integrate with the existing residential property while enhancing site functionality by providing additional enclosed parking and secure storage.

The Project Plans and Project Application are Attachments E and F, respectively.

## DISCUSSION

*Certificate of Compatibility No. 2026-01: Exceeding Maximum Height for ADU*

Pursuant to Brea City Code (BCC) Section 20.52.040.K, ADUs that do not conform to the development standards specified in Table 20.52.040.A may be permitted with a Certificate of Compatibility, subject to Planning Commission approval. The proposed ADU, while exceeding the maximum height limit for detached ADUs by eight feet-five inches, is consistent with the overall massing and scale of the surrounding neighborhood and meets the overall height requirements for the R-1 zone. As shown in Figure 4 – Surrounding Properties, many nearby properties that are also in the R-1 zone have similar configurations with a primary residence at the front of the property and a detached garage with an upper-level ADU at the rear. These structures also exceed the maximum height standard for detached accessory structures and/or ADUs. The Project's proposed location at the rear of the property would reduce its visibility from the public street and minimize potential impacts to neighboring properties.

**FIGURE 4 - SURROUNDING PROPERTIES**




The two-story design would be consistent with other nearby properties that have similar rear yard two-story ADU over garage building configurations, which would ensure that the scale and massing of the proposed ADU remain in harmony with the existing neighborhood. As proposed, the placement of the new structure in the rear yard preserves the existing orientation of the existing residences along South Orange Avenue while optimizing site functionality. The ADU would integrate with the neighborhood character and contribute to the City's housing goals by adding a residential unit without altering the neighborhood character.

To further ensure the Project would be compatible with surrounding uses and not adversely affect the public health or general welfare, draft Conditions of Approval are recommended (Attachment B). Therefore, the Project, as proposed and conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

## PUBLIC NOTICE AND COMMENTS

The Project was noticed in accordance with the City's public notice requirements, which involved mailed notices sent to property owners within 500 feet of the Project site, publication in the Brea Star-Progress, and posting the notice on the Project site. The public hearing notice for this Project is provided in Attachment G. 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 15303. The Class 3 exemption is applicable to new construction of small structures, such as the proposed accessory dwelling unit. The Project proposes construction of a new detached ADU, garage, and storage room in a residential zone. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment H.

## CONCLUSION

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 15303. The Class 3 exemption is applicable to new construction of small structures, such as the proposed accessory dwelling unit. The Project proposes construction of a new detached ADU, garage, and storage room in a residential zone. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment H.

**RESPECTFULLY SUBMITTED:**

Maribeth Tinio, City Planner

Prepared By: Graham Bultema, Assistant Planner

**Attachments**

Attachment A - Draft Resolution.pdf
Attachment B - Draft Conditions of Approval.pdf
Attachment C - Technical Background.pdf
Attachment D - Vicinity Map.pdf
Attachment E - Project Application.pdf
Attachment F - Project Plans.pdf
Attachment G - Notice of Public Hearing.pdf
Attachment H - Draft Notice of Exemption.pdf

**ATTACHMENT A**

# DRAFT RESOLUTION NO. PC 2026-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CERTIFICATE OF COMPATIBILITY NO. 2026-01 TO ALLOW A NEW DETACHED ACCESSORY DWELLING UNIT (ADU) LOCATED ABOVE A NEW DETACHED GARAGE TO EXCEED THE MAXIMUM HEIGHT LIMIT, LOCATED AT 432 SOUTH ORANGE AVENUE.**

## A. RECITALS:

(i) The Planning Commission of the City of Brea (the "Planning Commission") did receive a verified petition for the approval of Certificate of Compatibility (CC) No. 2026-01 to allow a new 799-square-foot detached accessory dwelling unit (ADU) located above a new 392-square-foot detached garage to exceed the 16-foot maximum building height allowed for a detached ADU by eight feet-five inches (referred to herein as the "Project") for that certain real property with an existing two-unit single-family attached residence with two single-car garages located at 432 South Orange Avenue, in the City of Brea, and further legally described as Assessor Parcel Number 284-244-07, as shown in the latest records of the County of Orange Assessor's Office.

(ii) The Project applicant is James Bobbett, 1453 Sunny Crest Drive, Fullerton, CA.

(iii) The Project site is zoned Single Family Residential (R-1) and designated as Low Density Residential by the General Plan.

(iv) On September 22, 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.

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

## B. RESOLUTION:

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

DRAFT

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 15303 (Class 3). Class 3 is applicable to new construction of small structures, such as accessory dwelling units. The Project proposes construction of a new detached ADU, garage, and storage building in a residential zone. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of CC No. 2026-01 as follows:

a. Finding: The proposed accessory dwelling unit is compatible with land planning, architecture, aesthetics, and economic cohesiveness within the surrounding neighborhood.

Fact: The proposed ADU is consistent with the massing and scale of the surrounding neighborhood, where similar rear-lot garage/ADU configurations are common. Located at the rear of the property, the structure's placement in the rear yard would reduce visibility from the street and minimize potential impacts on the surrounding neighborhood, while preserving the orientation of the existing residential units along South Orange Avenue. The two-story design of the ADU complements comparable developments in the area, maintaining harmony with the established residential context. The ADU would integrate with the neighborhood character and contribute to the City's housing goals without altering community identity.

DRAFT

4. Certificate of Compatibility No. 2026-01 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 22nd day of September 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 22nd day of September 2026 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 22nd day of September 2026, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

DRAFT

**EXHIBIT A OF RESOLUTION NO. 2026-XX**
**CERTIFICATE OF COMPATIBILITY NO. 2026-01**

## CONDITIONS OF APPROVAL

Certificate of Compatibility No. 2026-01 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community and Economic Development Department

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Division on September 22, 2026, which include a site plan, floor plan, and elevations on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.

2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.

3. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

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

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

DRAFT

Building and Safety Division – Community and Economic Development Department

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

7. A Geotechnical Investigation Report shall be provided, upon formal submittal to Building & Safety Division. CBC2022 Sec 1803, CRC2022 Sec R401.4.1.1.1

8. The geotechnical engineer of record shall review the foundation plans and foundation details for conformance with the Geotechnical Investigation Report, stamp and sign the plans and details.

9. A licensed surveyor shall mark the corners of the foundation, to verify the structure is not located within the easement, prior to pouring any foundation and a certification shall be provided to Building & Safety.

10. Full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division.

11. Separate building permits shall be required for the garage/storage room and ADU.

12. Upon formal submittal to Building & Safety Division, all wet and dry utilities shall be shown on the site plan.

13. Upon formal submittal to Building & Safety Division, a drainage plan shall be included for the complete site.

14. At the time of any future construction, alterations, or remodels, previous construction approval for the existing units and structure shall be submitted to the Building & Safety Division.

15. Additional requirements may be imposed when the Project is submitted for Building & Safety Division plan check review and approval. All required applications and documents shall be submitted to building@cityofbrea.gov.

DRAFT

**ATTACHMENT C**

# TECHNICAL BACKGROUND

| | |
|---|---|
| **Case No:** | Certificate of Compatibility No. 2026-01 |
| **Property Location:** | 432 South Orange Avenue |
| **Parcel Size:** | 9,000 square feet |
| **Existing Structure:** | |
| **Unit 1:** | 592 square feet with 220 square-foot one-car garage |
| **Unit 2:** | 1,197 square feet with 275 square-foot one-car garage |
| **Proposed Structure:** | |
| **First Story:** | 392 square-foot two-car garage, 376 square-foot storage room |
| **Second Story:** | 799 square-foot ADU |
| **Applicant:** | James Bobbett<br>1453 Sunny Crest Drive<br>Fullerton, CA 92835 |
| **General Plan Designation:** | Low Density Residential |
| **Zoning Designation:** | Single Family Residential (R-1) |
| **Adjacent Zoning:** | |
| **North:** | R-1 |
| **East:** | R-1 |
| **South:** | R-1 |
| **West:** | R-1 |
| **Site and Neighborhood Characteristics:** | The Project site, located at 432 South Orange Avenue, is located on the east side of South Orange Avenue, between East Date Street and East Elm Street. The site is surrounded by single family residences. |
| **Public Hearing Notices and Outreach:** | Legal Notice was published in the Brea Star Progress on September 10, 2026, and 134 notices were sent to all property owners within a 500-foot radius of the subject property. |

**ATTACHMENT D**




# SUBJECT PROPERTY AND VICINITY MAP

**DATE: September 22, 2026**

**CASE NO:**
**ACCELA RECORD NO. PLN-2026-00045**
**CERTIFICATE OF COMPATIBILITY NO. 2026-01**
**432 South Orange Avenue**

BREA PLANNING DIVISION

# PROJECT APPLICATION

## GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Bobbett ADU

Location of Project *(Address Required)*:
432 S Orange
Brea, CA 92821

Legal Description of Project Location *(Assessor's Parcel No.)*:
Tract 155 Lot 30 Portion

## APPLICANT INFORMATION:

Applicant Name: James Bobbett Phone: (714) 928-9032

Email: jamesbobbett@gmail.com

Address: 1453 Sunny Crest Drive

City: Fullerton State: CA Zip Code: 92835

## PROJECT CONTACT PERSON: (*If Different*)

Contact Person: James Bobbett Phone: (714) 928-9032

Email: jamesbobbett@gmail.com

## PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: R-1 General Plan Designation: Low Density Residential

Existing Use: Shed Proposed Use: ADU above new garage and shed

Type of Development:

☒ **Residential** ☐ **Commercial** ☐ **Industrial** ☐ **Mixed-Use**

| | | | | | |
|---|---|---|---|---|---|
| Lot Size *(square feet)*: | 9,031 | Lot Width: | 65'/55' | Lot Depth: | 150' |
| Existing Floor Area (*sq. ft.*): | 2965 | Existing FAR: | 32.8% | Existing Lot Coverage: | 32.8% |
| Proposed Floor Area (*sq. ft.*): | 3,156* | Proposed FAR: | 34.9% | Proposed Lot Coverage: | 34.9% |

* ADU under 800 sf does not count towards lot coverage

*STAFF USE ONLY*

Accela Record Number: PLN-2026-00040

**Project Manager:** GB

**Entitlement File Number(s):** CC No. 2026-01 **Related Files:**

*SUBMITTAL INFO:*
Date & Time Received: 6/9/2026 Received by: GB Deposit Received: $2,000

## PROJECT INFORMATION: *(Continued)*

| | | | |
|---|---|---|---|
| Proposed No. of Stories: | 2 | Proposed Building Height: | 24.5 |
| Existing Parking Stalls: | 4 | Proposed Parking Stalls: | 6 |

**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.**

Existing one story 2,544 sq ft legal non conforming duplex and garages to remain. Demo of existing 421 sq ft storage shed. Construct new 392 sq ft 2 car garage and 220 sq ft storage shed with breezeway in-between with stairs to second floor where there is a 2 bedroom/2 bath 799 sq ft detached adu. Adu and shed/garage underneath to be stucco painted blue with white trim to match the main structure

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

*Planning Commission / City Council*

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

*Administrative/Community Development Director*

- ☐ Administrative Remedy
- ☐ Minor Conditional Use Permit
- ☐ Plan Review
- ☐ Public Convenience or Necessity
- ☐ Tree Removal *(see pg. 9)*
- ☐ Other _____

## PROPERTY OWNER INFORMATION & AUTHORIZATION

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

Legal Owner Name: James W Bobbett Company Name:

Email: jamesbobbett@gmail.com Phone: (714) 928-9032

Address: 1453 Sunny Crest Drive

City: Fullerton State: CA Zip Code: 92835

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: _____ Date: 4/22/26
(Signature)

By: James Bobbett
(Printed Name)

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

Name(s): Gary Maxwell

Email: gary@maxarc.com Phone: (949) 632-6018

Address: 14 Old Mine Court

City: Wimberley State: TX Zip Code: 78676

## 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: Gary Maxwell Date: 04/21/2026
(Signature)

By: Gary Maxwell
(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: 1453 Sunny Crest Drive State: CA

City: Fullerton Zip Code: 92835

Email: Jamesbobbett@gmail.com Phone: 7149289032

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

## STATEMENT OF UNDERSTANDING AND AGREEMENT

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

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

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



Trust Account Owner Signature

4/23/26

Date

James Bobbett

Trust Account Owner Printed Name

## INDEMNIFICATION AGREEMENT

PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

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

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

Applicant Signature

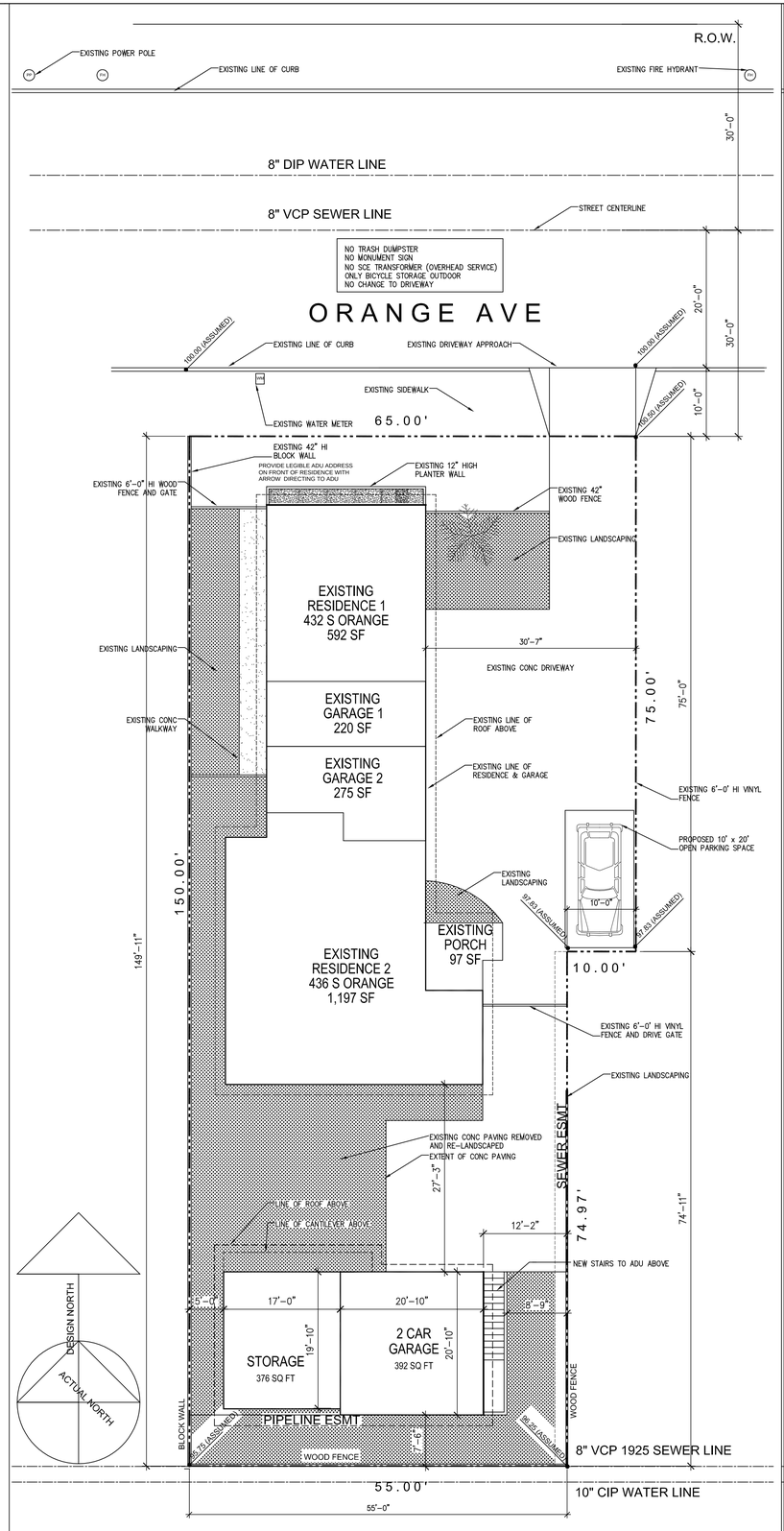
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***Staff Use Only***

ACCELA RECORD NUMBER: PLN-2026-00040

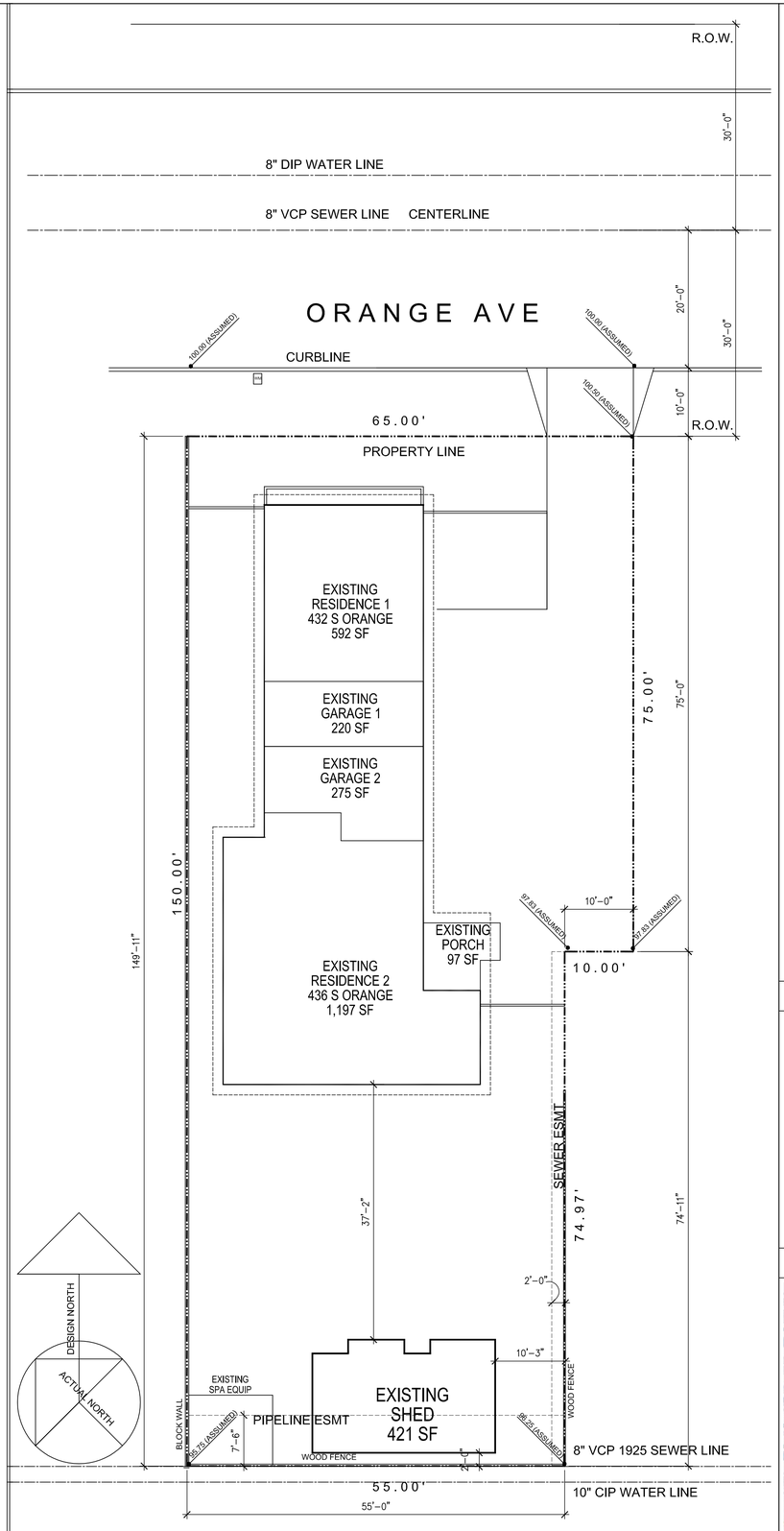
TRUST ACCOUNT NUMBER: T260827

ATTACHMENT F




PROPOSED SITE PLAN

SCALE: 1" = 10'-0"




EXISTING SITE PLAN SEE PROPOSED SITE PLAN FOR NEW AND EXISTING FEATURES CALLED OUT

SCALE: 1" = 10'-0"

**PROJECT INFORMATION**

DATE: 06 / 01/ 2026

PROJECT ADDRESS: 432 S. ORANGE AVENUE
BREA, CA 92821

LEGAL DESCRIPTION: TRACT 155 LOT 30 PORTION

SCOPE OF WORK : NEW DETACHED 2 STORY ADU OVER GARAGE AND STORAGE

ENTITLEMENTS: CERTIFICATE OF COMPATABILITY

OWNER: JAMES BOBBETT
1453 SUNNY CREST DRIVE
FULLERTON, CA 92835
(714) 928-9032
jamesbobbett@gmail.com

ARCHITECT: GARY MAXWELL
14 OLD MINE COURT
WIMBERLEY, TEXAS 78676
(949) 632-6018
gary@maxarc.com

ZONING: R-1 SINGLE FAMILY RESIDENTIAL

**EXISTING SITE PLAN**

EXISTING MAIN RESIDENCES

UNIT 1 (432 S ORANGE)
RESIDENCE : 592 SQ FT
GARAGE : 220 SQ FT

UNIT 2 (436 S ORANGE)
RESIDENCE : 1,197 SQ FT
GARAGE : 275 SQ FT
PORCH : 97 SQ FT

SHED: 421 SQ FT

LOT SIZE : 8,996 SF

LOT COVERAGE MAX 35%: 3,148.6 SQ FT

EXISTING COVERAGE: 2,802 SF (31.4 %)

**PROPOSED SITE PLAN**

UNIT 1 (432 S ORANGE)
RESIDENCE : 592 SQ FT
GARAGE : 220 SQ FT

UNIT 2 (436 S ORANGE)
RESIDENCE : 1,197 SQ FT
GARAGE : 275 SQ FT
PORCH : 97 SQ FT

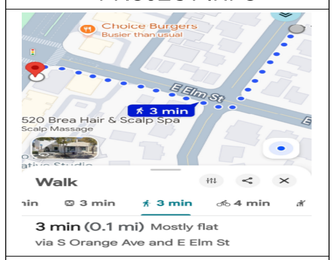
STORAGE: 376 SQ FT

GARAGE: 392 SQ FT

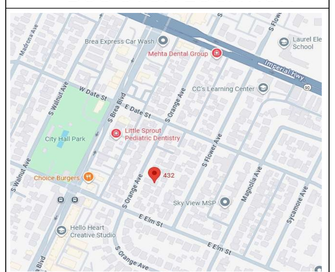
ADU: 799 SQ FT ( UNDER 800 SQ FT
EXEMPT FROM LOT COVERAGE REQUIREMENTS)

PROPOSED LOT COVERAGE: 3,149 SQ FT (35.0 %)

## PROJECT INFO




## BUS STOP LOCATION




VICINITY MAP

M/a
maxwell & associates
architecture & planning
14 Old Mine Court
Wimberley, Texas 78676
8941 Atlanta Ave. Suite 365
Huntington Beach, CA 92646
949 632 6018
gary@maxarc.com
registrations: c13785

# DETACHED ADU FOR JAMES BOBBETT

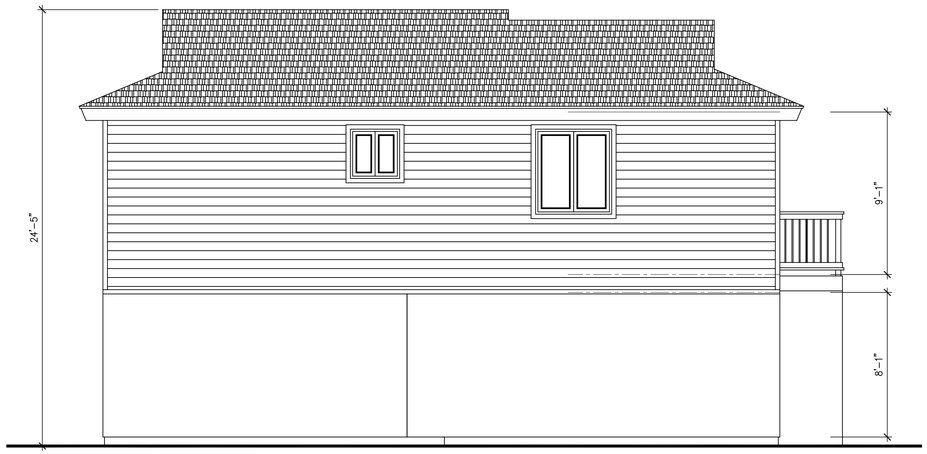
432 S. ORANGE
BREA, CA

LICENSED ARCHITECT
GARY C. MAXWELL
No. C 13785
EXP. 03/31/2027
08/10/2026
STATE OF CALIFORNIA

| | |
|---|---|
| PROJECT NO | 25085 |
| DATE | 06/02/2026 |

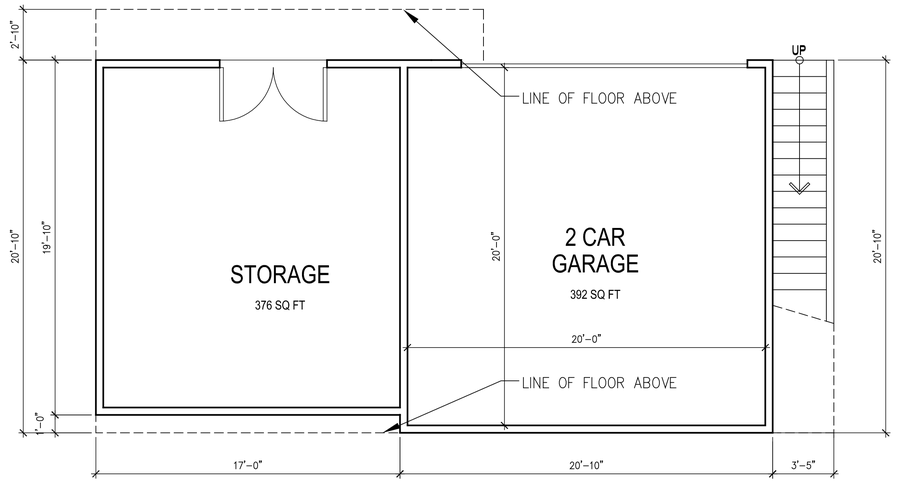
REVISIONS
1 08/10/2026 PLANNING REVS
2
3

A-1




## PROPOSED EAST ELEVATION

SCALE: 1 / 4" = 1'-0"



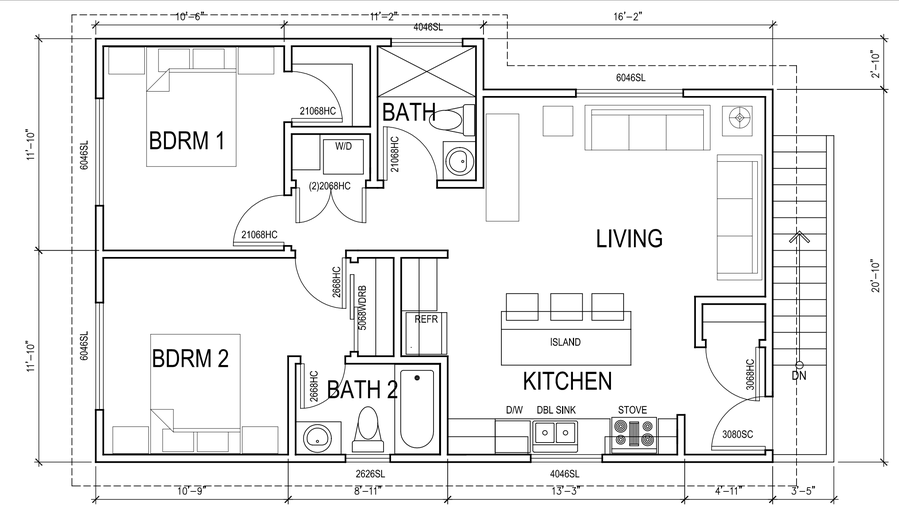

## PROPOSED ADU FIRST FLOOR PLAN

SCALE: 1 / 4" = 1'-0"



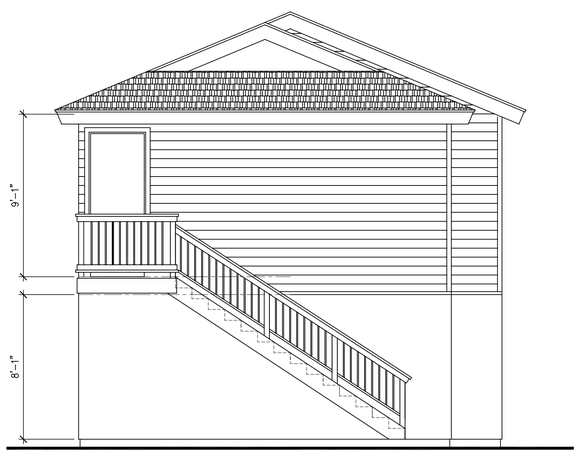

## PROPOSED WEST ELEVATION

SCALE: 1 / 4" = 1'-0"



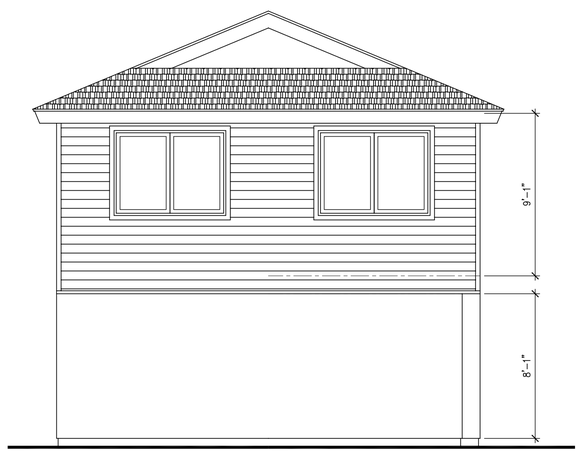

## PROPOSED ADU SECOND FLOOR PLAN

SCALE: 1 / 4" = 1'-0"



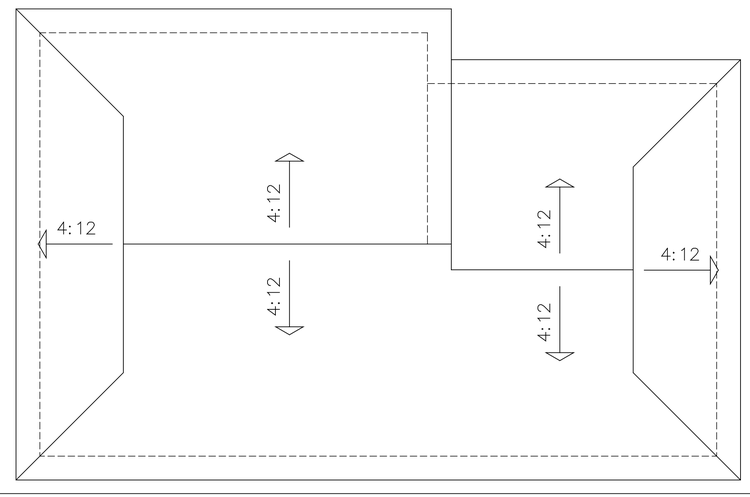

## PROPOSED NORTH ELEVATION

SCALE: 1 / 4" = 1'-0"




## PROPOSED SOUTH ELEVATION

SCALE: 1 / 4" = 1'-0"




## PROPOSED ROOF PLAN

SCALE: 1 / 4" = 1'-0"

M/a
maxwell & associates
architecture & planning

14 Old Mine Court
Wimberley, Texas 78676
8941 Atlanta Ave. Suite 365
Huntington Beach, CA 92646
949 632 6018
gary@maxarc.com
registrations: c13785

# DETACHED ADU FOR JAMES BOBBETT

432 S. ORANGE
BREA, CA

LICENSED ARCHITECT
GARY C. MAXWELL
NO. C 13785
EXP. 03/31/2027
08/10/2026
STATE OF CALIFORNIA

| | |
|---|---|
| PROJECT NO | 25085 |
| DATE | 06/02/2026 |

REVISIONS

1 08/10/2026 PLANNING REVS
2
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A-2



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION



GRAY STUCCO

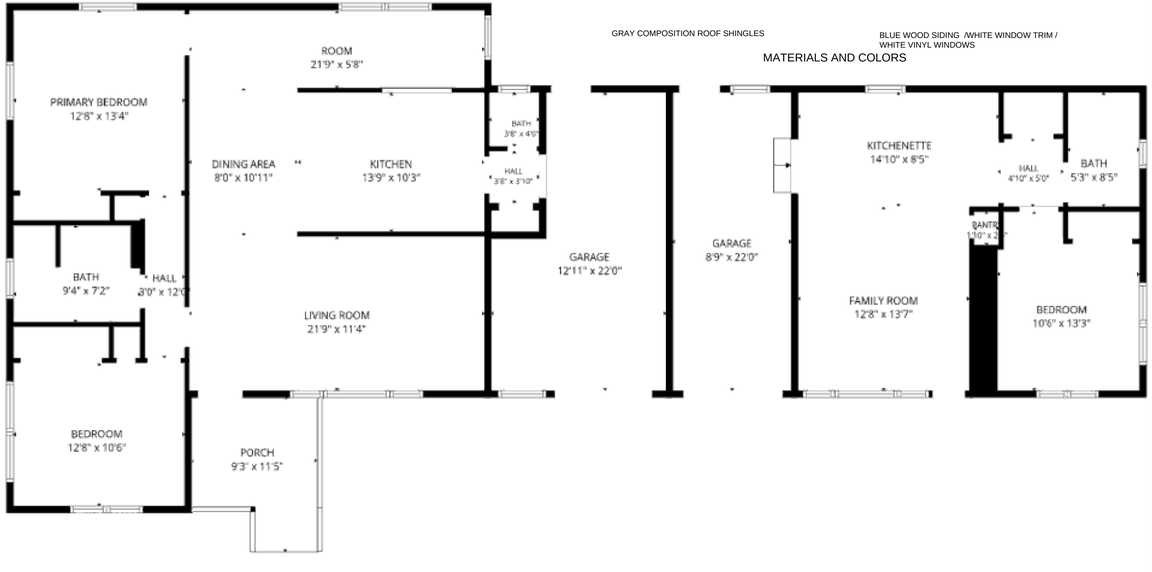


GRAY COMPOSITION ROOF SHINGLES

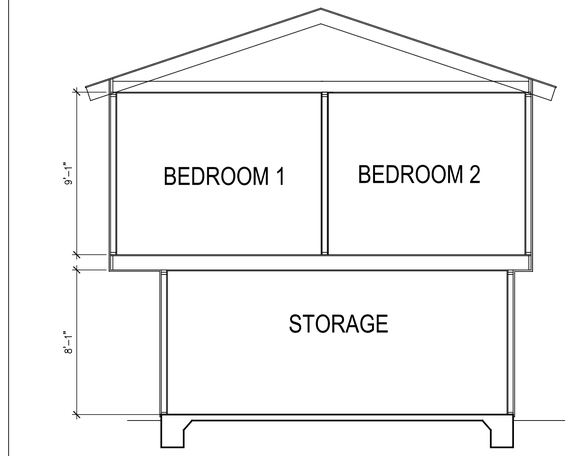


BLUE WOOD SIDING /WHITE WINDOW TRIM / WHITE VINYL WINDOWS

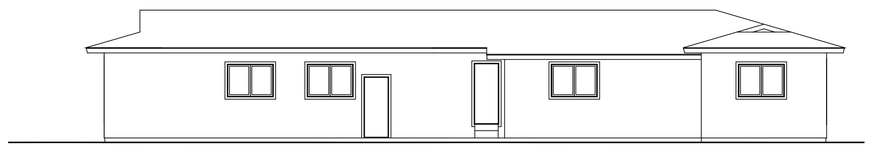
MATERIALS AND COLORS



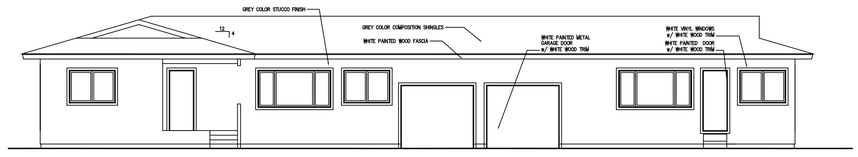

EXIST DUPLEX FLOOR PLAN — SCALE: 3 / 16" = 1'-0"




ADU SECTION — SCALE: 1 / 4" = 1'-0"



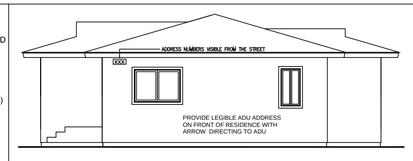
EXIST DUPEX SOUTH ELEVATION



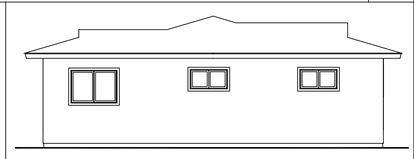

EXIST DUPEX NORTH ELEVATION — SCALE: 1 / 8" = 1'-0"

PARKING CALCULATIONS
EXISTING RESIDENCE DUPLEX
2 COVERED SPACES PER UNIT + 0,5 COVERED OR UNCOVERED PER UNIT =
4 COVERED SPACES + 1 UNCOVERED OR COVERED SPACES
PROVIDED : 2 COVERED IN EXISTING GARAGES AND 2 IN PROPOSED GARAGE + 1 OPEN SPACE (SEE PROPOSED SITE PLAN)
PROPOSED ADU LOCATED WITHIN 0,5 MILE OF BREA-ELM BUS STOP

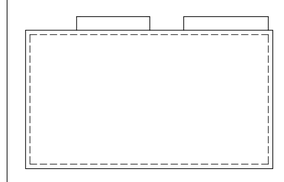
PARKING



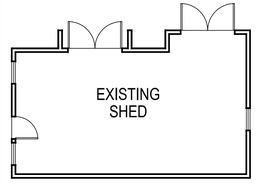

EXIST DUPEX WEST ELEVATION — SCALE: 1 / 8" = 1'-0"



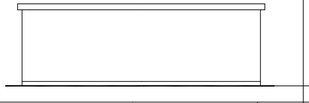
EXIST DUPEX EAST ELEVATION — SCALE: 1 / 8" = 1'-0"



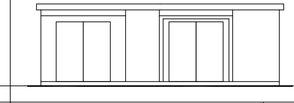
EXIST SHED ROOF PLAN — SCALE: 1 / 8" = 1'-0"



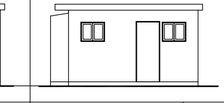

EXIST SHED FLOOR PLAN — SCALE: 1 / 8" = 1'-0"



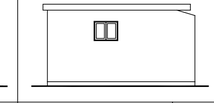
SHED EAST ELEV — SCALE: 1 / 8" = 1'-0"



SHED WEST ELEV — SCALE: 1 / 8" = 1'-0"



SHED NORTH ELEV — SCALE: 1 / 8" = 1'-0"

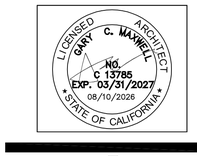


SHED NORTH ELEV — SCALE: 1 / 8" = 1'-0"

M/a
maxwell & associates
architecture & planning
14 Old Mine Court
Wimberley, Texas 78676
8941 Atlanta Ave. Suite 365
Huntington Beach, CA 92646
949 632 6018
gary@maxarc.com
registrations: c13785

# DETACHED ADU FOR JAMES BOBBETT

432 S. ORANGE
BREA, CA




| | |
|---|---|
| PROJECT NO | 25085 |
| DATE | 06/02/2026 |

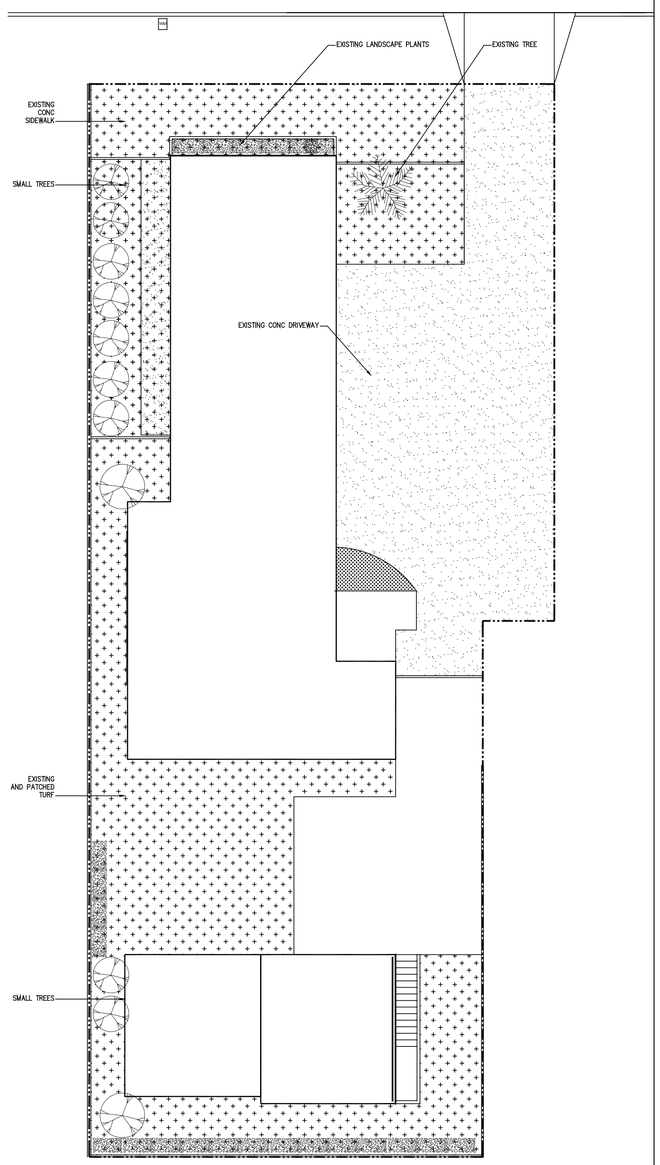
REVISIONS

1 08/10/2026 PLANNING REVS
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CLEAN SITE PLAN




CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 10'-0"

M/a
maxwell & associates
architecture & planning

14 Old Mine Court
Wimberley, Texas 78676

8941 Atlanta Ave. Suite 365
Huntington Beach, CA 92646
949 632 6018

gary@maxarc.com
registrations: c13785

# DETACHED ADU FOR JAMES BOBBETT

432 S. ORANGE
BREA, CA

LICENSED ARCHITECT
GARY C. MAXWELL
No. C 13785
EXP. 03/31/2027
08/10/2026
STATE OF CALIFORNIA

| | |
|---|---|
| PROJECT NO | 25085 |
| DATE | 06/02/2026 |

REVISIONS

1 08/10/2026 PLANNING REVS
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ATTACHMENT G

CITY OF BREA

notice of public hearing

CITY OF BREA

**PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CERTIFICATE OF COMPATIBILITY NO. 2026-01: TO ALLOW A NEW DETACHED ACCESSORY DWELLING UNIT LOCATED ABOVE A NEW DETACHED GARAGE TO EXCEED THE MAXIMUM BUILDING HEIGHT ALLOWED FOR A DETACHED ACCESSORY DWELLING UNIT, LOCATED AT AN EXISTING RESIDENTIAL PROPERTY AT 432 SOUTH ORANGE AVENUE**

**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, September 22nd, 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, James Bobbett, is requesting a Certificate of Compatibility (CC) No. 2026-01 to allow a new detached accessory dwelling unit (ADU) located above a new detached garage to exceed the 16-foot maximum building height allowed for a detached ADU by eight feet-five inches, resulting in a proposed building height of 24 feet-five inches.

**LOCATION:** The project site is 9,000 square feet in size and is located on the east side of South Orange Avenue, between East Elm Street and East Date Street, at 432 South Orange Avenue. The project site has a General Plan Land Use designation of Low Density Residential and a Zoning designation of R-1 Single Family Residential Zone.

**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 15303 – Class 3 (New Construction or Conversion of Small Structures).

**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**



**ATTACHMENT H**

# 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.:** | **CERTIFICATE OF COMPATIBILITY NO. 2026-01, TO ALLOW A NEW DETACHED ACCESSORY DWELLING UNIT LOCATED ABOVE A NEW DETACHED GARAGE TO EXCEED THE MAXIMUM BUILDING ALLOWED FOR A DETACHED ACCESSORY DWELLING UNIT.** |
| **Project Location:** | 432 South Orange Avenue, Brea CA 92821 |
| **Project Description:** | Construction of a new 799 square-foot detached ADU above a 392 square-foot two car garage and 376 square-foot storage room in the rear yard of a residential property. The project requests to exceed the 16-foot maximum building height allowed for a detached ADU by eight feet-five inches, resulting in a proposed building height of 24 feet-five inches. |
| **Name of Public Agency Approving Project:** | City of Brea |
| **Project Applicant, Address, Email, & Phone Number:** | James Bobbett<br>1453 Sunny Crest Drive<br>Fullerton, CA 92835<br>jamesbobbett@gmail.com<br>714-928-9032 |

**Exempt Status:** ***(Check one)***

- ☐ Ministerial
- ☐ Declared Emergency
- ☐ Emergency Project
- ☒ Categorical Exemption *(Sec. 15303)*
- ☐ Statutory Exemption
- ☐ Other:

**Reason why project is exempt:** Class 3 exemption is applicable to new construction of small structures, such as the proposed accessory dwelling unit. The Project proposes construction of a new detached ADU, garage, and storage room in a residential zone. Therefore, the Project is categorically exempt from the provisions of CEQA.

*Jason Killebrew, Assistant City Manager/Community and Economic Development Director*

*Date*

DRAFT

# City of Brea

# Project Updates

**September 1, 2026**



BREA PLANNING DIVISION

BREA PLANNING DIVISION

# 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 | New Residential Development (CUP, TPM, PR, & DB) | 112 Bracken Street |
| 8 | Mills Act Contract | 210 W. Elm Street |
| 9 | Wireless Communication Facility | 340 W. Central Avenue |
| 10 | Birchflower Residential (PPR) | 217 & 303 E. Birch Street |
| 11 | Brea 265 Planning Area 3A | Northeast area of Rose Drive/Vesuvius Drive |
| 12 | Amazon Master Sign Program | 275 Valencia Avenue |
| 13 | Brea 265 Planning Area 3B | Northeast area of Rose Drive/Vesuvius Drive |
| 14 | Costco | 200 S. Kraemer Boulevard |
| 15 | Historic Resource Designation | 119 S. Redwood |
| 16 | Brea 265 Planning Area 1 - Staging Area Park | Northeast area of Rose Drive/Blake Road |
| 17 | Brea 265 Planning Area 3 – Private Recreation Center | Northeast area of Rose Drive/Vesuvius Drive |
| 18 | Brea 265 Planning Area 3C | Southeast of Rose Drive/Vesuvius Drive |
| 19 | Certificate of Compatibility – 2-story ADU | 432 S. Orange Avenue |
| 20 | Brea 265 Planning Area 3e | Northeast area of Rose Drive/Valencia Avenue |
| 21 | Imperial/Mariner – BISP Amendment | 915-975 W Imperial Highway |
| 22 | 133 Delphia Ave – Lot Coverage MCUP | 133 Delphia Avenue |
| 23 | Brea 265 Planning Area 3D | Northeast area of Rose Drive/Vesuvius Drive |
| 24 | New Educational Facility (Advanced Martial Arts) (PPR) | 160 Olinda Place (Olinda Village) |
| 25 | Mortimer Townhomes (PPR) | 455 S. State College Boulevard |
| 26 | Beckman South Residential Development | 250 S. Kraemer Boulevard |
| 27 | Communitea Coffee | 1015 E. Imperial Highway |
| 28 | Drive-thru Restaurant – Jollibee - (Substantial Conformance) | 255 E. Imperial Highway |

BREA PLANNING DIVISION

## 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 |

BREA PLANNING DIVISION

## 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 |
| 31 | Addition to Historic Designated Residence | 321 S.  Madrona Avenue |
| 32 | Brea Town Center – PD Amendment | 1000 E. Imperial Highway |
| 33 | Downtown Brea Valet Program Update | Downtown Brea |

BREA PLANNING DIVISION

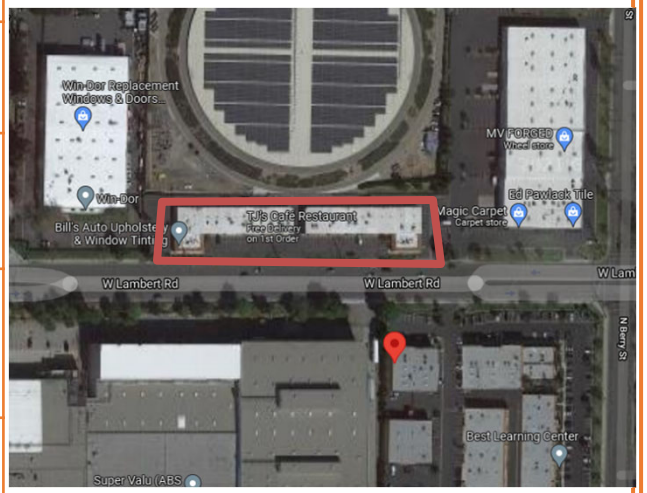
## æ REPEALED/DENIED (within one year)

**N/A**

BREA PLANNING DIVISION

# 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<br>• 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.<br>• Planning Commission review TBD pending applicant response. | |




09/01/26

| *ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING* ***(MAP ID: 2)*** | | |
|---|---|---|
| Case Type: | • Conditional Use Permit, Precise Development, Administrative Remedy | **PROJECT MAP:** |
| Approval Body: | • Planning Commission | |
| Project No.: | • CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; **ACCELA No: PLN-2023-00027** | |
| Project Location: | • 200 N. Puente Street<br>• 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 | |



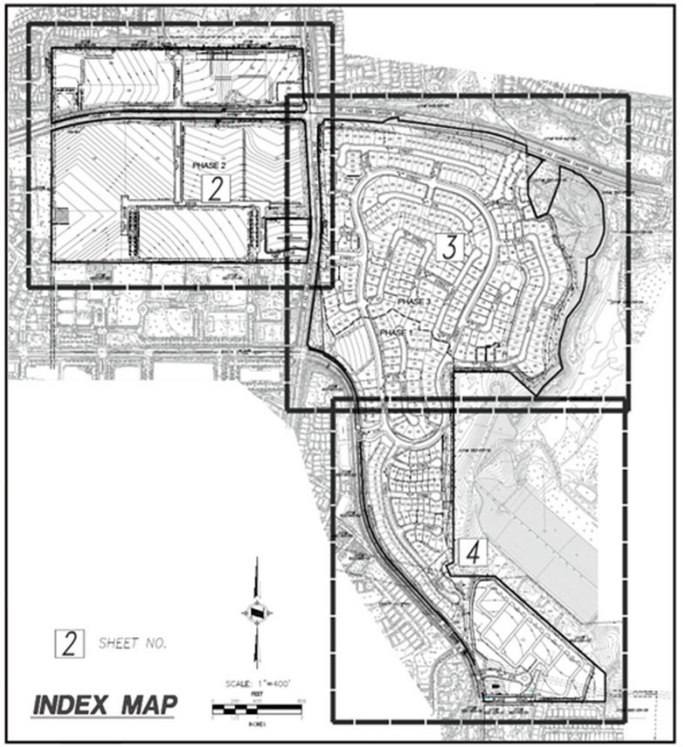
BREA PLANNING DIVISION

| *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<br>• 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 | |



BREA PLANNING DIVISION

| *TENTATIVE TRACT MAP AMENDMENT – BREA 265 (MAP ID: 4)* | | |
|---|---|---|
| Case Type: | • Tentative Tract Map | **PROJECT 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<br>• 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 | |



BREA PLANNING DIVISION

| ***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<br>• 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 | |



BREA PLANNING DIVISION

| *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<br>• 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 | |

BREA PLANNING DIVISION

| *NEW RESIDENTIAL DEVELOPMENT* ***(MAP ID: 7)*** | | |
|---|---|---|
| Case Type: | • Conditional Use Permit, Tentative Tract Map, Plan Review, Density Bonus | **PROJECT MAP:** |
| 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<br>• 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<br>• Applicant originally submitted a Preliminary Plan Review in 2024. | |
| Current Status: | • Under Review | |

BREA PLANNING DIVISION

| *MILLS ACT CONTRACT* ***(MAP ID: 8)*** | | |
|---|---|---|
| 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.<br>• 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: 9)*** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:** |
| Approval Body: | • Administrative | |
| Project No.: | • PR No: 2026-02; **ACCELA No: PLN-2026-00010** | |
| Project Location: | • 340 W. Central Avenue<br>• 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 | |



| *BIRCHFLOWER RESIDENTIAL (CROSSPOINTE CHURCH)* ***(MAP ID: 10)*** | | |
|---|---|---|
| Case Type: | • Preliminary Plan Review | **PROJECT MAP:** |
| 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)<br>• 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 | |



BREA PLANNING DIVISION

| *BREA 265 PLANNING AREA 3A* ***(MAP ID: 11)*** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:** |
| 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<br>• 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: | • Under Review | |

BREA PLANNING DIVISION

| *AMAZON MASTER SIGN PROGRAM* ***(MAP ID: 12)*** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:** |
| Approval body: | • Administrative |  |
| Project No.: | • PR 2026-05; **ACCELA No: PLN-2026-00015** | |
| Project Location: | • 275 Valencia Avenue<br>• 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 | |

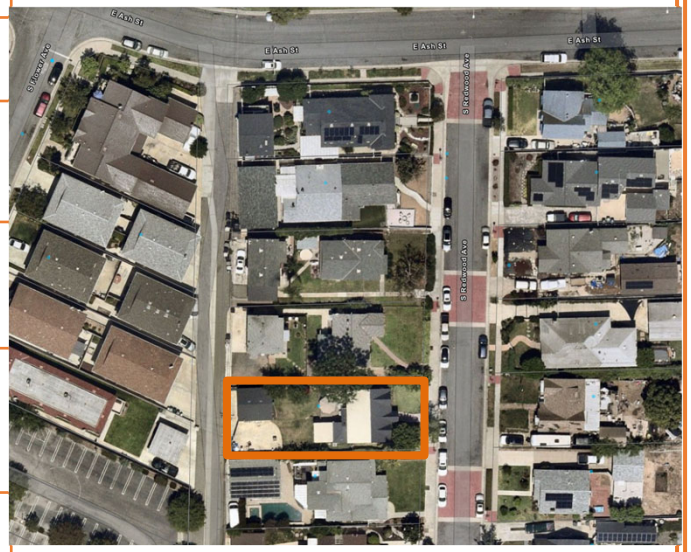
BREA PLANNING DIVISION

| *BREA 265 PLANNING AREA 3B* ***(MAP ID: 13)*** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:** |
| 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<br>• Assessor's Parcel Number (APN): 322-031-14, 322-031-19, 322-031-21 | |
| Project Description: | • The Applicant request for review of **Planning Area 3B** of Brea 265, which is comprised of a 18.2 gross acre site located on the east of Rose Drive, North of Vesuvius Road, and South of Birch Street within the Tentative Tract Map 16423. Planning Area 3B proposes 46 single-family residential lots and associated site improvements and enhanced entry. | |
| Project Planner: | • Brianna Co, Planning Technician (briannac@cityofbrea.gov) | |
| Applicant: | • Lennar Homes of California, LLC (Brian George) | |
| Application submittal Date: | • February 10, 2026 | |
| Current Status: | • Under Review | |

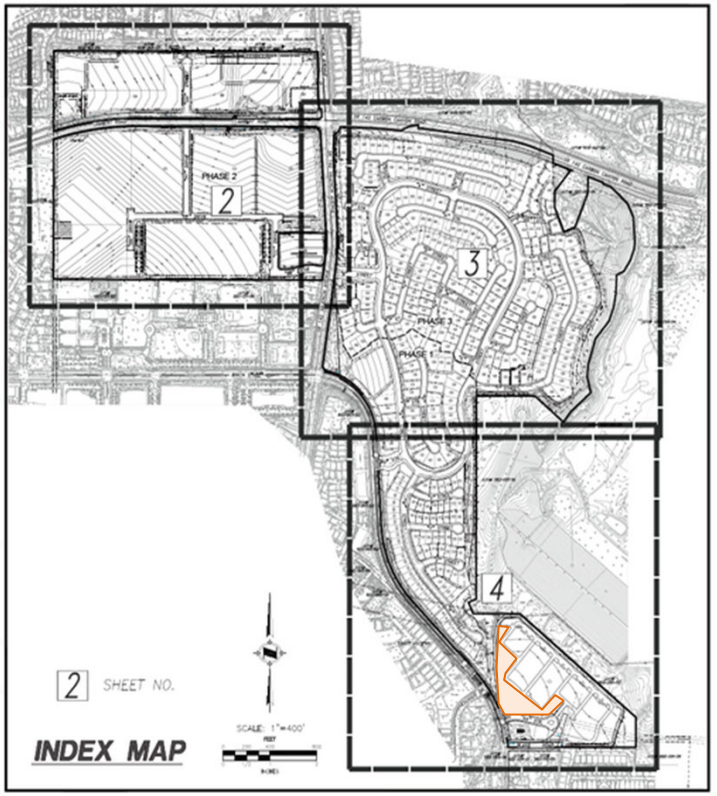


| *COSTCO* ***(MAP ID: 14)*** | | |
|---|---|---|
| Case Type: | • Plan Review, Conditional Use Permit, Conditional Use Permit | **PROJECT MAP:** |
| Approval body: | • Planning Commission | |
| Project No.: | • PR No: 2026-03; Conditional Use Permit Nos. CUP 2026-01, 02; **ACCELA No: PLN-2026-00017** |  |
| Project Location: | • Southeast corner of Birch Street and Kraemer Blvd.<br>• Assessor's Parcel Number (APN): 320-221-24 | |
| Project Description: | • The Applicant request to develop in the M-1 zone within 300-feet of residential properties to facilitate construction of a 159,889 square foot retail warehouse (Costco), fueling station, parking lot and landscape improvements. | |
| Project Planner: | • Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) | |
| Applicant: | • Ware Malcomb – Eric Namisniak | |
| Application submittal Date: | • March 18, 2026 | |
| Current Status: | • Under Review | |

BREA PLANNING DIVISION

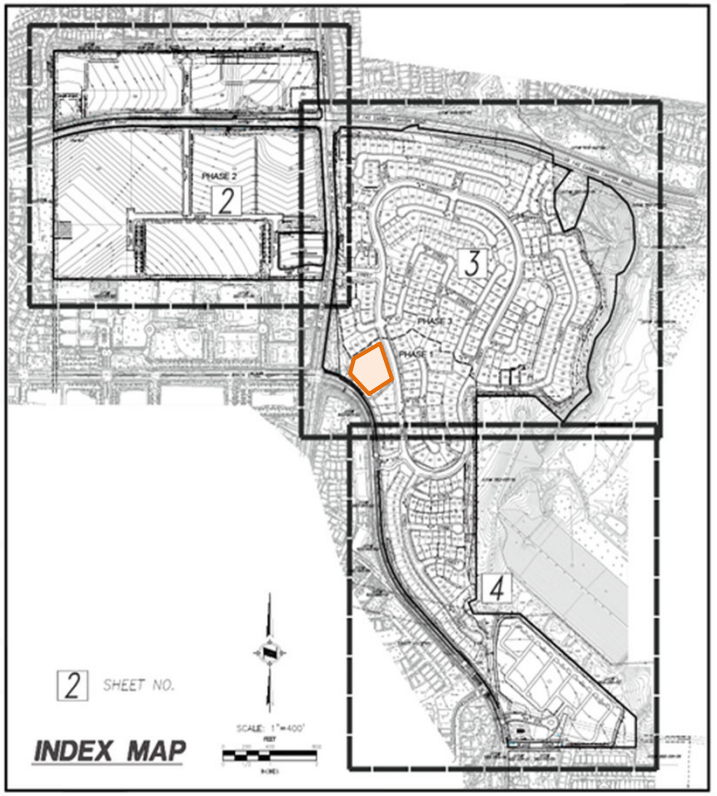
| *HISTORIC RESOURCE DESIGNATION - 119 S. Redwood Avenue* ***(MAP ID: 15)*** | | |
|---|---|---|
| Case Type: | • Historic Resource Designation | **PROJECT MAP:**  |
| Approval body: | • Planning Commission | |
| Project No.: | • Historic Resource Designation No. 2026-01; **ACCELA No: PLN-2026-00033** | |
| Project Location: | • Assessor's Parcel Number (APN): 319-274-05<br>• 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 265 PLANNING AREA 1 – STAGING AREA PARK.* ***(MAP ID: 16)*** | | |
|---|---|---|
| Case Type: | • Plan Review (Specific Plan) | **PROJECT MAP:** |
| 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<br>• 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: | • Under Review | |



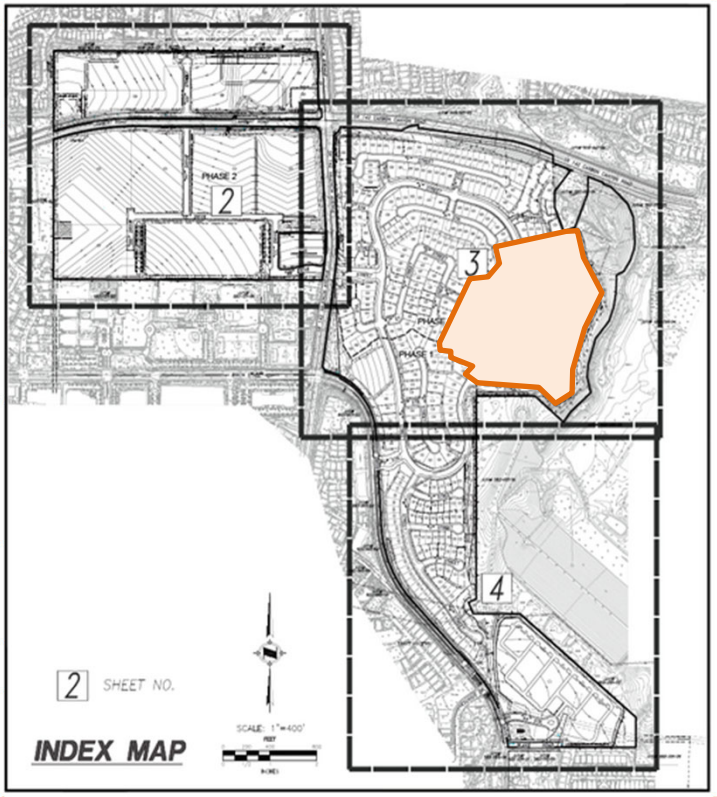
BREA PLANNING DIVISION

| *BREA 265 PLANNING AREA 3 – PRIVATE RECREATION CENTER* ***(MAP ID: 17)*** | | |
|---|---|---|
| Case Type: | • Plan Review (Specific Plan) | **PROJECT MAP:** |
| 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<br>• 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 | |



BREA PLANNING DIVISION

| *BREA 265 PLANNING AREA 3C* ***(MAP ID: 18)*** | | |
|---|---|---|
| Case Type: | • Plan Review (Specific Plan) | **PROJECT MAP:** |
| 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<br>• 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 | |



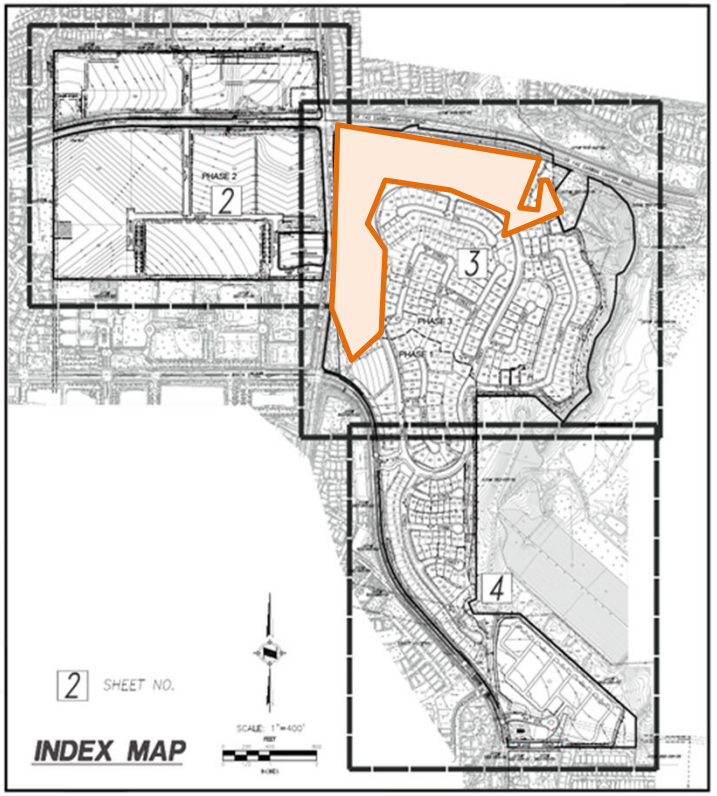
BREA PLANNING DIVISION

| *CERTIFICATE OF COMPATIBILITY* ***(MAP ID: 19)*** | | |
|---|---|---|
| Case Type: | • Certificate of Compatibility | **PROJECT MAP:** |
| Approval body: | • Planning Commission | |
| Project No.: | • Certifícate of Compatibility No. CC 02026-01; **ACCELA No: PLN-2026-00040** | |
| Project Location: | • Assessor's Parcel Number (APN): 284-244-07<br>• 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: | • Scheduled for September 22, 2026 Planning Commission Meeting | |



BREA PLANNING DIVISION

| *BREA 265 PLANNING AREA 3E* ***(MAP ID: 20)*** | | |
|---|---|---|
| Case Type: | • Plan Review (Specific Plan) | **PROJECT MAP:** |
| 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<br>• 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: | • Awaiting applicant resubmittal | |

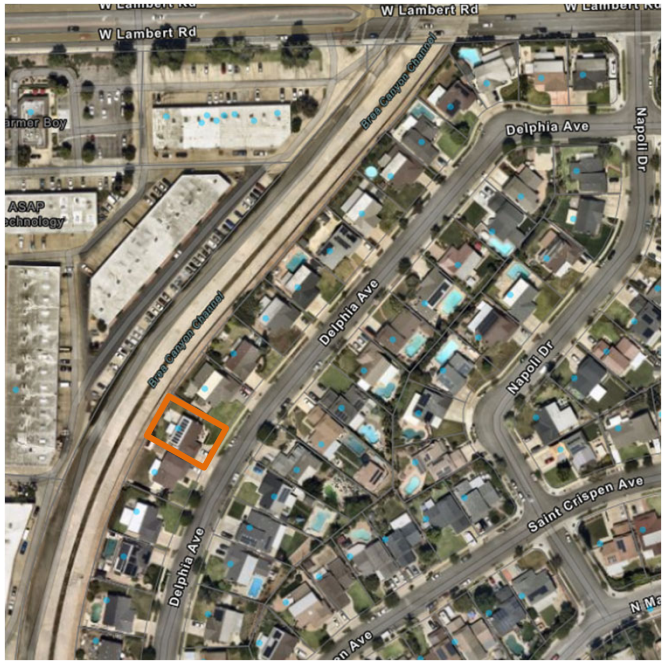


BREA PLANNING DIVISION

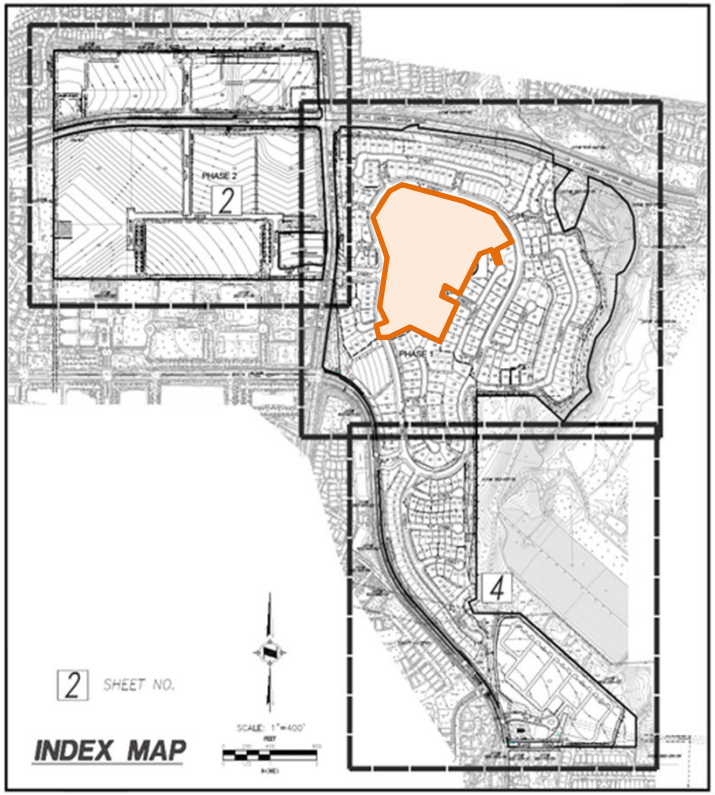
| *BREA INDUSTRIAL SPECIFIC PLAN AMENDMENT* ***(MAP ID: 21)*** | | |
|---|---|---|
| Case Type: | • Specific Plan Amendment, Tentative Tract Map | **PROJECT MAP:** |
| Approval Body: | • Specific Plan Amendment No. 2026-02**,** Tentative Tract Map No. 2026-01 **ACCELA No. PLN-2026-00043** |  |
| Project No.: | • Planning Commission, City Council | |
| Project Location: | • 915-975 W. Imperial Highway<br>• Assessor's Parcel Number (APN): 296-342-06, 296-114-01 | |
| Project Description: | • A request to amend the Brea Industrial Specific Plan to facilitate a project including demolition of two existing office buildings and an auditorium building, retention of an existing medical office building, and construction of up to 237 for-sale residential dwelling units and site improvements. | |
| Project Planner: | • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) | |
| Applicant: | • James McGrade | |
| Application submittal Date: | • June 30, 2026<br>• Preliminary Plan Review: January 20, 2026 (PPR No: 2026-01; **ACCELA No: PLN-2026-00005)** | |
| Current Status: | • Awaiting applicant resubmittal | |

BREA PLANNING DIVISION

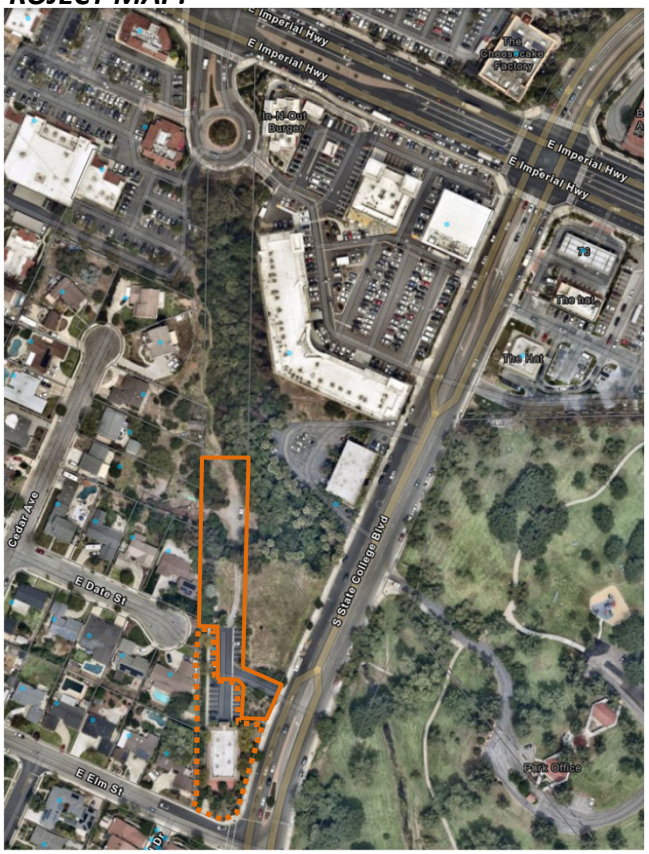
| *133 DELPHIA AVE – LOT COVERAGE MCUP* ***(MAP ID: 22)*** | | |
|---|---|---|
| Case Type: | • Minor Conditional Use Permit | ***PROJECT MAP:*** |
| Approval Body: | • Administrative | |
| Project No.: | • Minor Conditional Use Permit No. MCUP 2026-02; **ACCELA No: PLN-2026-00045** | |
| Project Location: | • Address: 133 Delphia Avenue<br>• 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: | • Awaiting applicant resubmittal | |



BREA PLANNING DIVISION

| ***BREA 265 – PLANNING AREA 3D (MAP ID: 23)*** | | ***PROJECT MAP:*** |
|---|---|---|
| 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<br>• 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: | • Awaiting applicant resubmittal | |

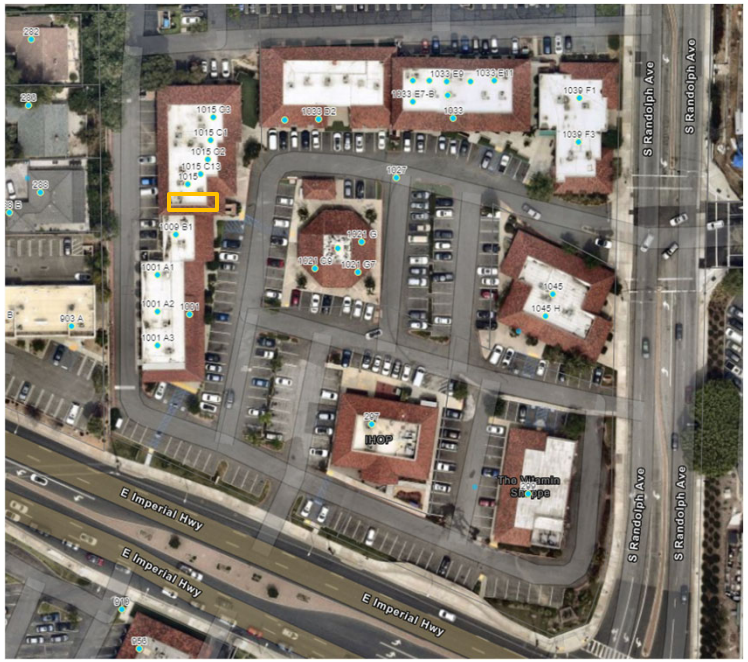
| *NEW EDUCATION FACILITY (ADVANCED MARTIAL ARTS) (MAP ID: 24)* | | |
|---|---|---|
| Case Type: | • Preliminary Plan Review | ***PROJECT MAP:*** |
| Approval Body: | • N/A – Preliminary review only |  |
| Project No.: | • Preliminary Plan Review No. PPR 2026-03; **ACCELA No: PLN-2026-00048** | |
| Project Location: | • Assessor's Parcel Number (APN): 315-052-04<br>• 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: | • Awaiting Formal Application Submittal | |

| *MORTIMER TOWNHOMES (MAP ID: 25)* | | |
|---|---|---|
| Case Type: | • Preliminary Plan Review | ***PROJECT MAP:***   |
| Approval Body: | • N/A – Preliminary review only | |
| Project No.: | • Preliminary Plan Review No. PPR 2026-04; **ACCELA No: PLN-2026-00050** | |
| Project Location: | • Assessor's Parcel Number (APN): 315-052-04, 284-181-44<br>• 455 S. State College Boulevard | |
| Project Description: | • Preliminary review of a proposal to retain existing medical building and modification of lot lines to facilitate construction of 12 for-sale attached townhomes (including 1 affordable housing unit). | |
| Project Planner: | • Graham Bultema, Assistant Planner (graham@cityofbrea.net) | |
| Applicant: | • Rick Mortimer | |
| Application Submittal Date : | • July 28, 2026 | |
| Current Status: | • Awaiting Formal Application Submittal | |

| *BECKMAN SOUTH RESIDENTIAL* ***(MAP ID: 26)*** | | |
|---|---|---|
| Case Type: | • Precise Development, Tentative Tract Map, Density Bonus | **PROJECT MAP:** |
| Approval Body: | • Planning Commission |  |
| Project No.: | • PLN-2026-00053 | |
| Project Location: | • Address: 250 S. Kraemer Boulevard<br>• Assessor's Parcel Number (APN): 320-221-25 | |
| Project Description: | • The application proposes to develop a new residential project proposing 278 for-sale attached residential units on a 15.33 acre site | |
| Project Planner: | • Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) | |
| Applicant: | • Brett Hamara, Lennar Homes | |
| Application submittal Date: | • Formal Application: August 18, 2026<br>• Preliminary Plan Review submitted: October 1, 2025 (PPR No. 2025-01; **ACCELA No: PLN-2025-00057)** | |
| Current Status: | • Under Review | |

BREA PLANNING DIVISION

| ***COMMUNITEA COFFEE - MCUP (MAP ID: 27)*** | | |
|---|---|---|
| Case Type: | • Minor Conditional Use Permit (MCUP) | **PROJECT MAP:** |
| Approval Body: | • Administrative | |
| Project No.: | • PLN-2026-00056; MCUP 2026-03 | |
| Project Location: | • Address: 1015 E. Imperial Highway, Suite C1<br>• Assessor's Parcel Number (APN): 319-321-0 | |
| Project Description: | • The applicant requests to provide beer and wine (Type 41) to the existing café menu. | |
| Project Planner: | • Brianna Co, Assistant Planner (briannac@cityofbrea.gov) | |
| Applicant: | • April Lovett | |
| Application submittal Date: | • August 25, 2026 | |
| Current Status: | • Under Review | |



BREA PLANNING DIVISION

| ***DRIVE-THRU RESTAURANT (JOLLIBEE) – PLAN REVIEW (SUBSTANTIAL CONFORMANCE) (MAP ID: 28)*** | | |
|---|---|---|
| Case Type: | • Plan Review (Substantial Conformance) | **PROJECT MAP:** |
| Approval Body: | • Administrative |  |
| Project No.: | • PLN-2026-15; PR 2026-15 | |
| Project Location: | • Address: 255 E. Imperial Hwy<br>• Assessor's Parcel Number (APN): 319-292-35 | |
| Project Description: | • The applicant requests a substantial conformance review of a previously approved prototypical 2,015 square foot drive-thru restaurant. This project requests to review the project in substantial conformance with the original approval. The proposed drive-thru restaurant (Jollibee) will be of similar size and footprint and will update the color palette and elevations. | |
| Project Planner: | • Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) | |
| Applicant: | • Avi Minawala, Kimley-Horn & Associates, Inc. | |
| Application submittal Date: | • September 1, 2026 | |
| Current Status: | • Under Review | |



09/01/26

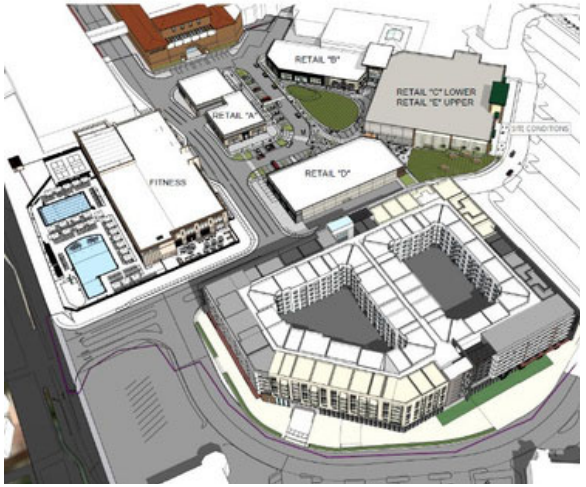
BREA PLANNING DIVISION

# Approved/Entitled

| *GASLIGHT SQUARE REDEVELOPMENT* ***(MAP ID: 1)*** | | |
|---|---|---|
| Case Type: | • Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit | **PROJECT MAP:**  |
| Project No.: | • PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); **ACCELA No**. PLN 2022-00011 | |
| Project Location: | • 255 E. Imperial Highway<br>• 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.<br>• Planning Commission recommended approval of the project to City Council - April 11,<br>• 2023<br>• City Council Public Hearing (1st reading) - May 16, 2023.<br>• City Council approved the project during the 2nd reading - June 6, 2023. | |
| Current Status: | • Under Construction | |

09/01/26

BREA PLANNING DIVISION

| *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 MAP:** |
| 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<br>• 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 spirts 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<br>• Planning Commission Public Hearing (Project Introduction) - October 25, 2022.<br>• Planning Commission recommended approval of the project to the City Council on December 13, 2022<br>• City Council Public Hearing (1st reading) - May 2, 2023.<br>• City Council approved the project during the 2nd reading - May 16, 2023 | |
| Current Status: | • Under Construction | |

09/01/26

BREA PLANNING DIVISION

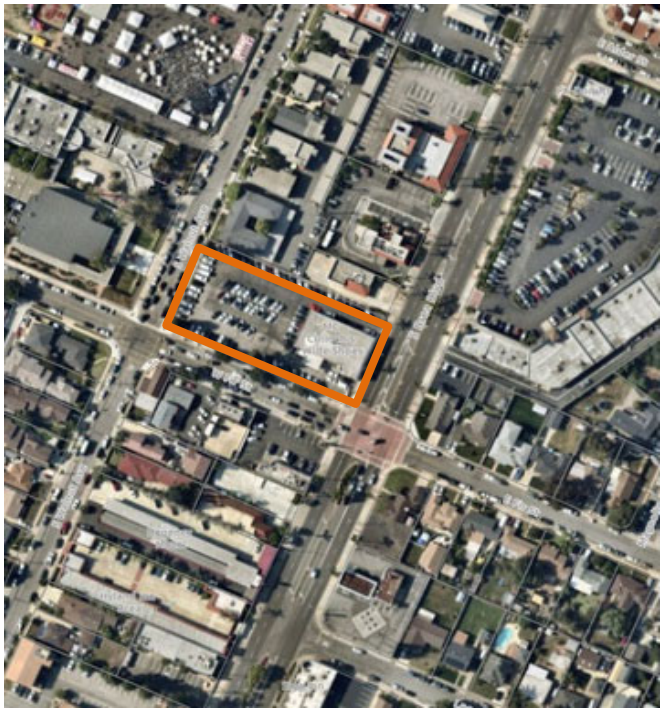
| *BREA PLAZA REMODEL (BUILDINGS E – G)* ***(MAP ID: 3)*** | | |
|---|---|---|
| Case Type: | • Conditional Use Permit, Precise Development | **PROJECT MAP:** |
| Project No.: | • CUP No. 2022-23; PD No. 2022-12; **ACCELA No: PLN-2022-00078** |  |
| Project Location: | • 1639 E. Imperial Highway<br>• 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 | |

BREA PLANNING DIVISION

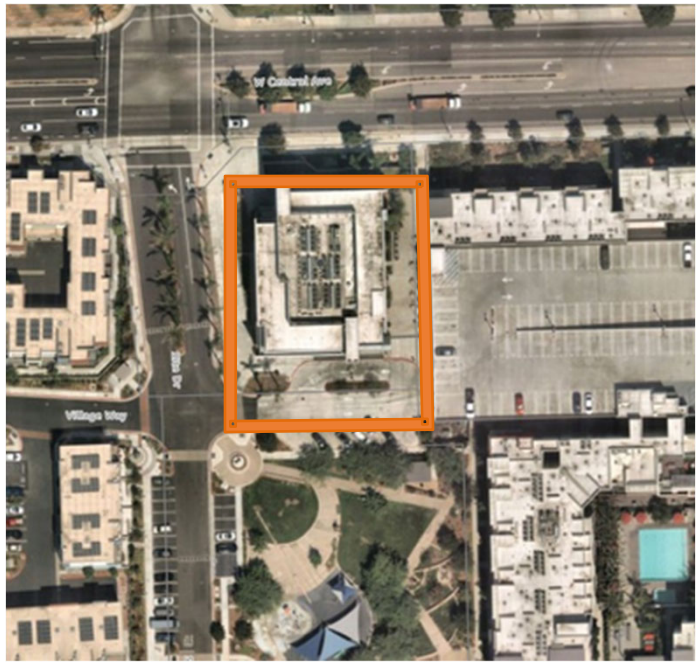
| INDUSTRIAL BUILDING ***(MAP ID: 4)*** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:** |
| Project No.: | • PR 2023-08; **ACCELA No: PLN-2023-00049** |  |
| Project Location: | • 3200 Nasa Street<br>• Assessor's Parcel Number (APN): 320-303-11 | |
| Project Description: | • The applicant 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 | |

BREA PLANNING DIVISION

| SOUTH BREA TOWNHOMES **(MAP ID:5)** | | |
|---|---|---|
| Case Type: | • Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit | **PROJECT MAP:** |
| 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<br>• 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 | |



BREA PLANNING DIVISION

| AT&T WIRELESS ROOFTOP FACILITY **(MAP ID: 6)** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:**  |
| Project No.: | • PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074 | |
| Project Location: | • 380 W. Central Avenue<br>• 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 | |

BREA PLANNING DIVISION

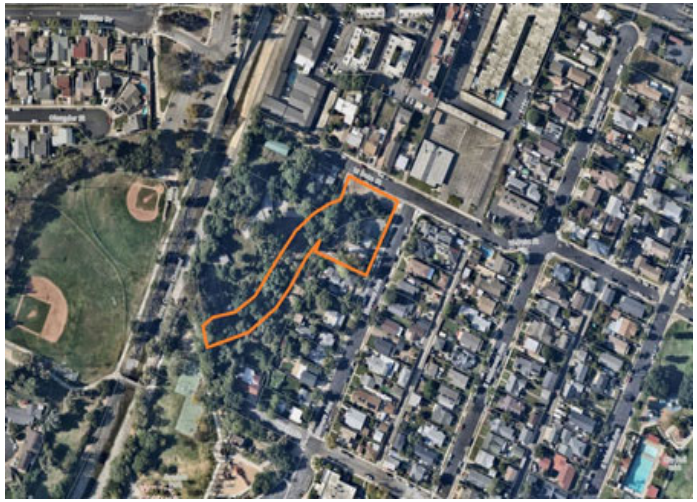
| BREA PLAZA APARTMENTS **(MAP ID: 7)** | | |
|---|---|---|
| Case Type: | • General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum | **PROJECT MAP:**  |
| Project No.: | • GPA No. 2024-01, ZC No. 2024-01, PD No. 2024-01, CUP No. 2024-03, 04 and 05; **ACCELA No: PLN-2024-00017** | |
| Project Location: | • 1639 E. Imperial Highway<br>• Assessor's Parcel Number (APN): 319-102-25 | |
| Project Description: | The project allows for a new residential development consisting of a four-story, 120-unit apartment building with a private terrace atop a two-level parking structure with 95 spaces, a surface parking area with 51 parking spaces, a modification of the off-street parking requirements based on a shared parking analysis and a comprehensive sign program amendment | |
| Project Planner: | • Jessica Newton, Senior Planner (jessican@cityofbrea.gov) | |
| Applicant: | • Jahn Ngyuyen, Architects Orange | |
| Approvals: | • Planning Commission recommended approval to City Council - April 1, 2025<br>• City Council - April 15, 2025 | |
| Current Status: | • Awaiting building permit submittal | |

BREA PLANNING DIVISION

| *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<br>• 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<br>• City Council - April 15, 2025 | |
| Subsequent Approvals: | • TR No. 2025-01; **ACCELA No: PLN-2025-00035:** This allows removal of five Sycamore trees at the Greenbriar Residential Development project site (approved June 19, 2025); **ACCELA No: PLN-2025-00062:** This allows modify required setbacks along Greenbriar lane an modify the number of required guest spaces (approved November 13, 2025). | |
| Current Status: | • Site clearance and demolition has begun; Under building permit review | |

09/01/26

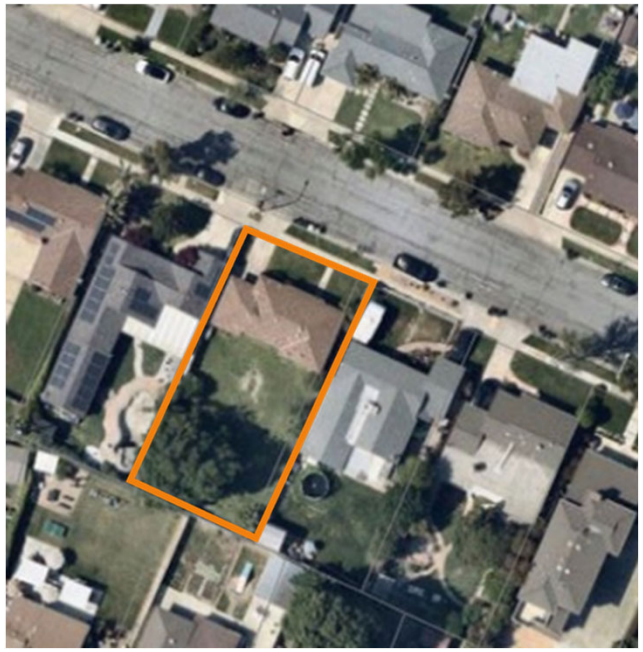
BREA PLANNING DIVISION

| 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<br>• 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 | |

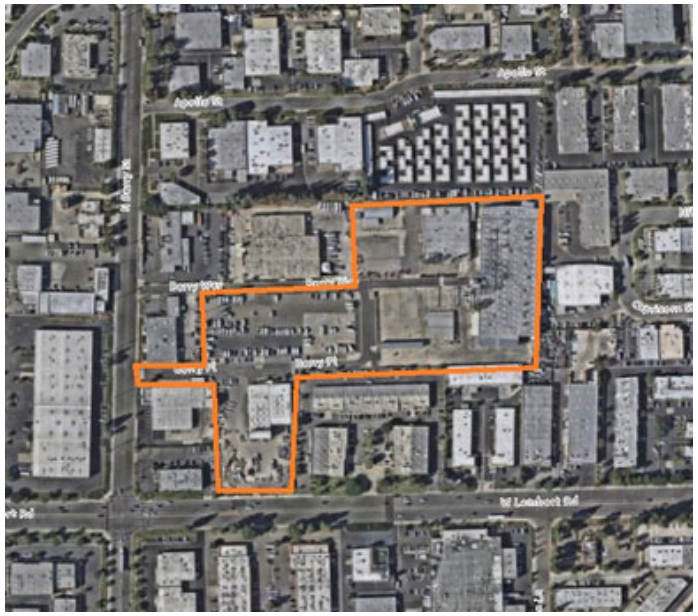
BREA PLANNING DIVISION

| 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<br>• 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 | |

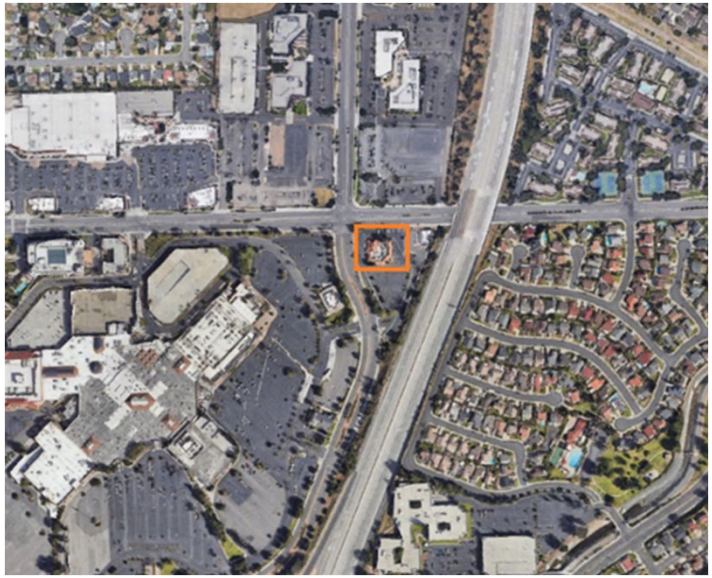
BREA PLANNING DIVISION

| 226 E ALDER – ADDITION WITH A SINGLE CAR GARAGE **(MAP ID: 11)** | | |
|---|---|---|
| Case Type: | • Variance | **PROJECT MAP:**  |
| Project No.: | • ZV No. 2025-01; **ACCELA No: PLN-2025-00026** | |
| Project Location: | • 226 E. Alder Street<br>• 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 | |

BREA PLANNING DIVISION

| 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<br>• 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 | |

BREA PLANNING DIVISION

| 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<br>• 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 | |

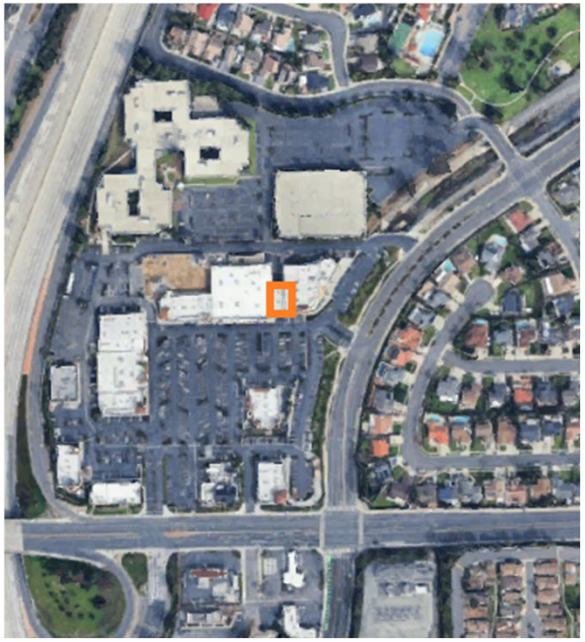
BREA PLANNING DIVISION

| 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<br>• 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 | |



BREA PLANNING DIVISION

| *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<br>• 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 | |



BREA PLANNING DIVISION

| DEANNA DRIVE ADMINISTRATIVE REMEDY – LOT COVERAGE **(MAP ID: 16)** | | |
|---|---|---|
| Case Type: | • Administrative Remedy | **PROJECT MAP:**  |
| Project No.: | • AR No. 2025-056; **ACCELA No: PLN-2025-00039** | |
| Project Location: | • 920 Deanna Drive<br>• 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 | |

BREA PLANNING DIVISION

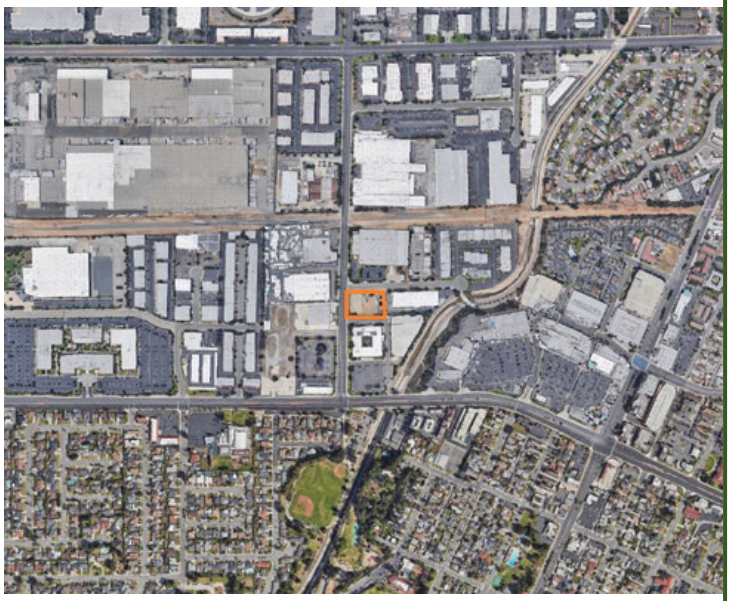
| *AMAZON FACILITY* ***(MAP ID: 17)*** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:**  |
| Project No.: | • PR No. 2022-09; **ACCELA No. PLN 2022-00042** | |
| Project Location: | • Assessor's Parcel Number (APN): 320-233-17<br>• 275 W. Valencia | |
| Project Description: | • The 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<br>• 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<br>• 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)<br>• Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) | |
| Applicant: | • Tish Kelly of Jamboree Housing Corp. | |
| Approvals: | • Preliminary Plan Review: April 10, 2024<br>• City Council Density Bonus: February 25, 2025 | |
| Current Status: | • Under Construction | |

BREA PLANNING DIVISION

| *MERCURY LANE APARTMENTS* ***(MAP ID: 19)*** | | |
|---|---|---|
| Case Type: | • Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report | **RENDERING**:  |
| 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<br>• 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<br>• City Council approved the project on June 2, 2020 | |
| Current Status: | • Refer to C&C Affordable Housing Project (Map ID: 20)<br>• Cancellation of Development Agreement No. 19-01 scheduled for Planning Commission on September 8, 2026. | |

BREA PLANNING DIVISION

| *C&C AFFORDABLE HOUSING PROJECT* ***(MAP ID: 20)*** | | |
|---|---|---|
| Case Type: | • Density Bonus | **PROJECT MAP:** |
| Project No.: | • PPR No. 2024-04; DB No. 2025-01<br>• **ACCELA No**: PLN-2024-00057; PLN-2025-00038 |  |
| Project Location: | • SEC of Mercury Lane and Berry Street<br>• 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)<br>• Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)<br>• Marie Dao, Senior Management Analyst (maried@cityofbrea.gov) | |
| Applicant: | • Todd Cottle | |
| Approvals: | • Finance Committee – August 12, 2025<br>• City Council – August 19, 2025<br>• Reference Map ID for original approval - Map ID: 19 | |
| Current Status: | • Under building permit review | |

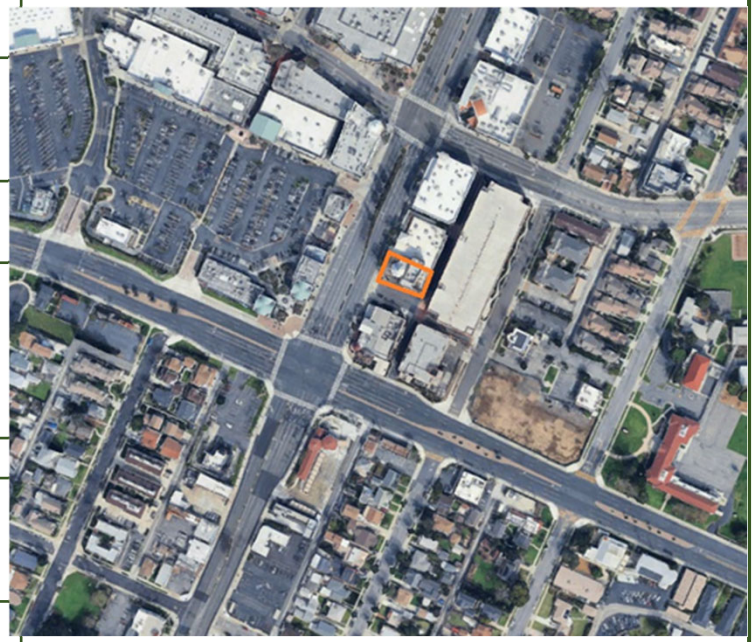
BREA PLANNING DIVISION

| 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<br>• 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 | |

BREA PLANNING DIVISION

| *SERVICE CHAMPIONS PARKING LOT* ***(MAP ID: 22)*** | | |
|---|---|---|
| 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<br>• 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 | |

BREA PLANNING DIVISION

| *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<br>• 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 | |

BREA PLANNING DIVISION

| *LIVING HOPE CHURCH FAÇADE IMPROVEMENTS* ***(MAP ID: 24)*** | | |
|---|---|---|
| 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<br>• 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 | |

BREA PLANNING DIVISION

| *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<br>• 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 | |

BREA PLANNING DIVISION

| *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<br>• 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 | |



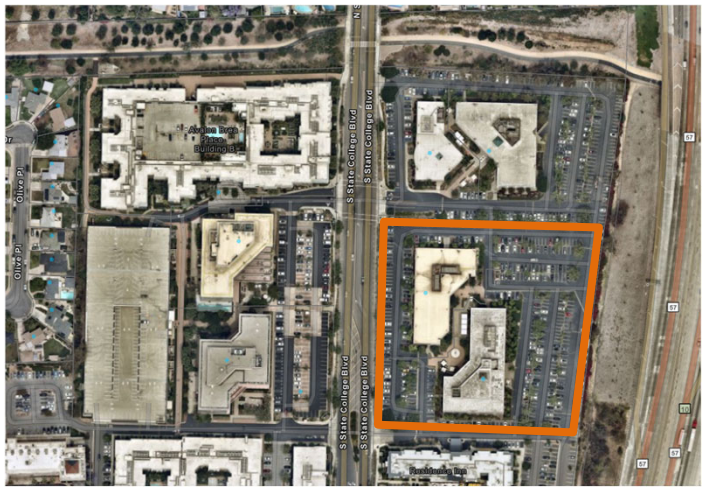
| *PROLOGIS WAREHOUSE – PLAN REVIEW* ***(MAP ID: 27)*** | | |
|---|---|---|
| Case Type: | • Plan Review, Addendum to Environmental Impact Report | **PROJECT MAP:** |
| Project No.: | • PR No. 2022-04; EIR No. 5-81 Addendum No. 1; **ACCELA No. PLN 2022-00012** 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66 | |
| Project Location: | • 2727 E. Imperial Highway<br>• 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**<br>• Reference Previously Approved: PR No. 2022-04; EIR No. 5-81 Addendum No. 1 | |
| Project Location: | • Assessor's Parcel Number (APN): 320-091-66<br>• 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<br>• See Map ID: 30 | |
| Current Status: | • Building permit under review | |



BREA PLANNING DIVISION

| *BREA PLACE SIGN PROGRAM AMENDMENT* ***(MAP ID: 29)*** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:** |
| 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<br>• 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 | |



BREA PLANNING DIVISION

| *THE HIVE FITNESS STUDIO* ***(MAP ID: 30)*** | | |
|---|---|---|
| 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<br>• 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 | |

BREA PLANNING DIVISION

| *ADDITION TO HISTORIC RESOURCE NO.22* ***(MAP ID: 31)*** | | |
|---|---|---|
| Case Type: | • Plan Review | **PROJECT MAP:** |
| 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<br>• 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 | |
| Approvals | • Administrative June 8, 2026 | |
| Current Status: | • Building Permit Under Review | |



BREA PLANNING DIVISION

| *BREA TOWN CENTER – PD AMENDMENT* ***(MAP ID: 32)*** | | |
|---|---|---|
| Case Type: | • Precise Development Amendment | **PROJECT MAP:** |
| 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<br>• 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 | |
| Approvals | • Planning Commission – August 25, 2026 | |
| Current Status: | • Pending Building Permit Submittal | |



BREA PLANNING DIVISION

| *DOWNTOWN BREA VALET PARKING PLAN UPDATE* ***(MAP ID: 33)*** | | |
|---|---|---|
| Case Type: | • Minor Conditional Use Permit | **PROJECT MAP:** |
| 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<br>• 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 | |
| Approval Date: | • Administrative – 09.15.26 | |
| Current Status: | • Approved - 10 day appeal period open until 09.25.26 | |



BREA PLANNING DIVISION

# REPEALED/DENIED

**(Within one year)**

**N/A**