

City of Brea

Project Updates

January 22, 2026

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• IN PROCESS/UNDER REVIEW

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2	Albertson's Distribution Center Office Building	200 N. Puente Street
3	Mills Act Contract	420 S. Madrona Avenue
4	Brea 265 Tentative Tract Map Amendment	Valencia Avenue; Lambert Road; Carbon Canyon Road; Rose Drive
5	Brea 265 Planning Area 1	Northeast area of Rose Drive/Blake Road
6	New Automobile Service Station and a Drive-Through Facility	300-305 W. Imperial Highway
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12	Target Sign Program Revision	855 E. Birch Street
13	Boiling Crab On-Site Alcohol	120 S. Brea Boulevard, #103
14	Mills Act Contract	210 W. Elm Street
15	Imperial/Mariner – BISP Amendment	915-975 W Imperial Hwy

• APPROVED/ENTITLED

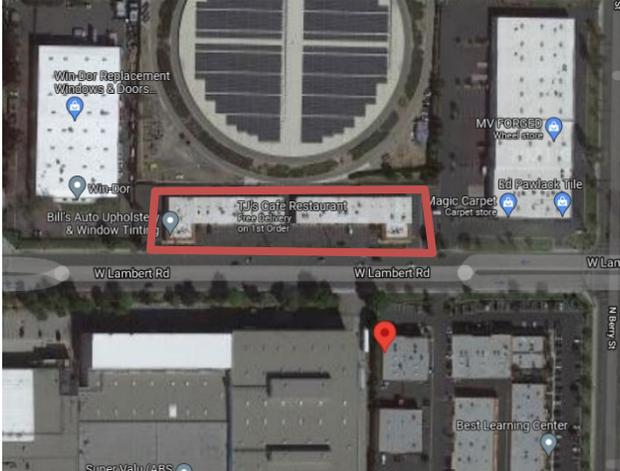
Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Accessory Dwelling Unit	527 E. Elm Street
3	Industrial Building	2727 E. Imperial Highway
4	Brea Mall Mixed Use Project	100 Brea Mall Road
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6	Boiling Crab – Outdoor Patio and On-site Alcohol	120 S. Brea Boulevard #106
7	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
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26	Raising Canes Drive-through	200 S. State College Boulevard
27	Koy Restaurant and Bar on-site alcohol	441 S. Associated Road
28	Redwood Avenue administrative remedy	110 S. Redwood Avenue
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34	Karma Lounge on-site alcohol	215 S. Brea Boulevard
35	Carbon Canyon Coffee on-site alcohol	150 Olinda Place
36	Service Champions parking lot	625 Columbia Street
37	Benihana Exterior Façade Improvement	240 S. Brea Boulevard
38	Living Hope Church Façade Improvements	1215 W. Lambert Road

• **REPEALED/DENIED (within one year)**

N/A

In-Process/Review

LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map 	
Project No.:	<ul style="list-style-type: none"> TPM 2021-189; Accela No.: PLN-2021-00061 	
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 296-223-13 700-800 W. Lambert Road 	
Project Description :	<ul style="list-style-type: none"> The applicant is proposing to convert two existing 12-unit buildings (total 24 units) into 24 office condominium units. No new construction is proposed; existing unit boundaries, floor plans and floor areas will not change. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> 801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal) 	
Application submittal Date:	<ul style="list-style-type: none"> October 25, 2021 	
Current Status:	<ul style="list-style-type: none"> Application was deemed complete on October 12, 2023. Planning Commission review TBD pending applicant response. 	

1/22/2026

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

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-231-12 200 N. Puente Street
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new two-story office building for an Albertson's distribution center.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> John Doan
Application submittal Date:	<ul style="list-style-type: none"> April 25, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant.

PROJECT MAP:

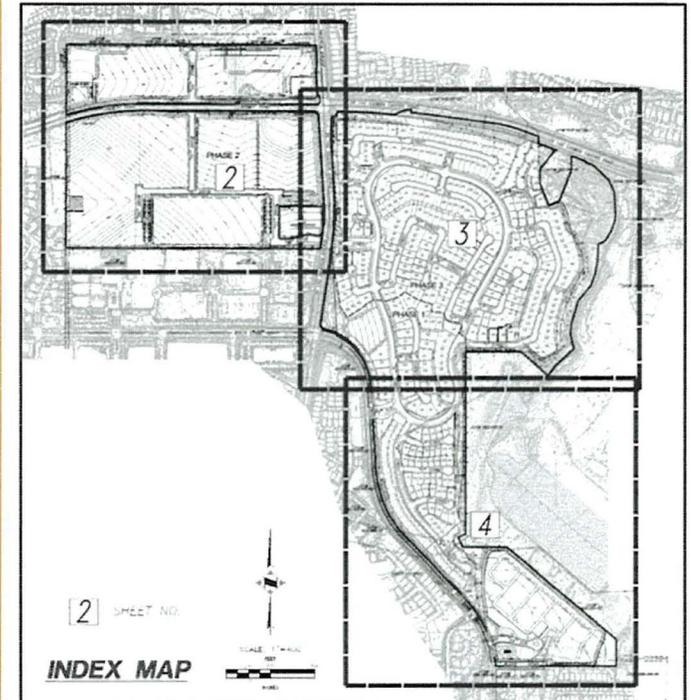


MILLS ACT CONTRACT (MAP ID: 3)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Mills Act Contract 	
Project No.:	<ul style="list-style-type: none"> MA No. 2025-01; ACCELA No: PLN-2025-00004 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-241-06 420 S. Madrona Avenue 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)	
Applicant:	<ul style="list-style-type: none"> Jeff Jordan 	
Application submittal Date:	<ul style="list-style-type: none"> January 28, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

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

Case Type:	<ul style="list-style-type: none"> Tentative Tract Map
Project No.:	<ul style="list-style-type: none"> TTM 16423 Amendment No. 1; ACCELA No: PLN-2025-00019
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 322-031-01, -10, -11, -12, -13 -14, -19, -20, -21, & -24 and 320-073-08, -09, & -29 The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to amend the TTM 16423 to accommodate design changes for Planning Areas 1, 3 and 7 of Brea 265 Specific Plan
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brett Hamara)
Application submittal Date:	<ul style="list-style-type: none"> April 15, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



BREA 265 PLANNING AREA 1 (MAP ID: 5)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2025-03, Condominium map; ACCELA No: PLN-2025-00020
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 322-031-14, -19, & -21 Address TBD; Planning Area 1 of Brea 265 Specific Plan (northeast of Rose Drive and Blake Street)
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to develop Planning Area 1 of Brea 265 Specific Plan, which includes 121 multifamily units, a staging area park and associated improvements, with a condominium map
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brett Hamara)
Application submittal Date:	<ul style="list-style-type: none"> April 15, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

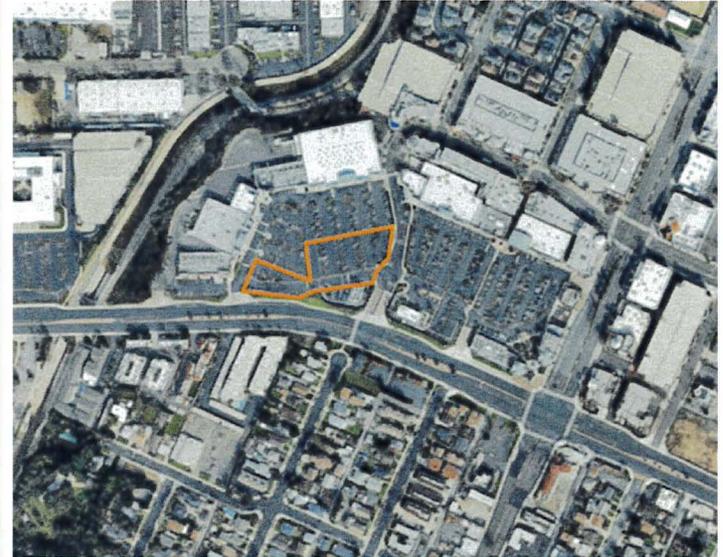
PROJECT MAP:



NEW AUTOMOBILE SERVICE STATION AND DRIVE-THROUGH FACILITY (MAP ID: 6)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permits and Precise Development
Project No.:	<ul style="list-style-type: none"> CUP Nos. 2025-07 through 09; PD No. 2025-01; ACCELA No: PLN-2025-00015
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-03 and 12 Address: 300-305 W. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to develop a new automobile service station and a new drive-through facility at Brea Gateway Shopping Center
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Brixmor Property Group (Thomas Rubio)
Application submittal Date:	<ul style="list-style-type: none"> August 12, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



NEW AUTOMOTIVE REPAIR (MAP ID: 7)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-12; ACCELA No: PLN-2025-00048 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-353-11 Address: 1288 W. Lambert Road 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing a new automotive repair, minor use 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant: Application submittal Date:	<ul style="list-style-type: none"> Gerardo Prado, G&A Auto August 19, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

THE HIVE FITNESS STUDIO (MAP ID: 8)

Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit Amendment
Project No.:	<ul style="list-style-type: none"> • CUP No. 2025-14; ACCELA No: PLN-2025-00052
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 296-132-01 • Address: 650 N. Berry Street
Project Description:	<p>The Applicant is proposing to expand the existing fitness studio use and seeking a reduction in minimum parking requirements for the project site</p>
Project Planner:	<ul style="list-style-type: none"> • Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Benjamin Lin
Application submittal Date:	<ul style="list-style-type: none"> • September 9, 2025
Current Status:	<ul style="list-style-type: none"> • Pending resubmittal from the applicant

PROJECT MAP:



BECKMAN SOUTH RESIDENTIAL (MAP ID: 9)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2025-01; ACCELA No: PLN-2025-00057 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-221-25 Address: 250 S. Kraemer Boulevard 	
Project Description:	<ul style="list-style-type: none"> The preliminary review consists of a new residential project proposing 278 attached dwelling units on a 15.33 acre site 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Brett Hamara, Lennar Homes 	
Application submittal Date:	<ul style="list-style-type: none"> October 1, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending applicant formal submittal 	

NEW RESIDENTIAL DEVELOPMENT (MAP ID: 10)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Tentative Tract Map, Plan Review, Density Bonus
Project No.:	<ul style="list-style-type: none"> CUP 2025-16, PR 2025-06, DB 2025-02, TPM 2025-01; ACCELA No: PLN-2025-00060
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-332-17 112 Bracken Street
Project Description :	<ul style="list-style-type: none"> The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Eric Gonsalves of The Cirrus Company, LLC
Application submittal Date:	<ul style="list-style-type: none"> October 5, 2025
Current Status:	<ul style="list-style-type: none"> Applicant originally submitted a Preliminary Plan Review in 2024. Applicant has submitted a full entitlement package, comments issued and pending applicant resubmittal.
1/22/2026	

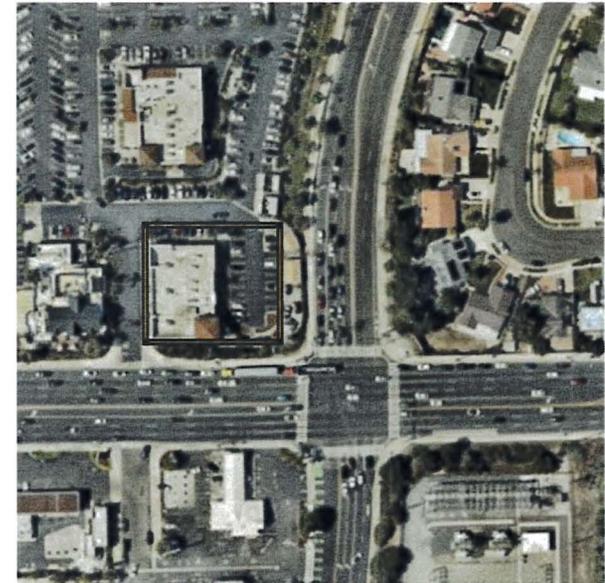
PROJECT MAP:



CHICK-FIL-A DRIVE THRU & FAÇADE IMPROVEMENTS (MAP ID: 11)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2025-07; ACCELA No: PLN-2025-00061
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-391-04 1647 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing drive thru and façade improvements.
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Broneil Bet Govargez
Application submittal Date:	<ul style="list-style-type: none"> October 8, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



TARGET SIGN PROGRAM REVISION (MAP ID: 12)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2025-08; ACCELA No: PLN-2025-00065
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-104-11 855 E. Birch Street
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing revisions to their Master Sign Program.
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant: Application submittal Date:	<ul style="list-style-type: none"> Mia Berg October 20, 2025
Current Status:	<ul style="list-style-type: none"> Pending applicant resubmittal

PROJECT MAP:



BOILING CRAB (MAP ID: 13)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP 2025-09; ACCELA No: PLN-2025-00068
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-364-25 120 S. Brea Boulevard, #103
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to upgrade its ABC license from a Type 41 to Type 47 for the Boiling Crab restaurant
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Helngo 8750, LLC
Application submittal Date:	<ul style="list-style-type: none"> November 3, 2025
Current Status:	<ul style="list-style-type: none"> Pending applicant resubmittal

PROJECT MAP:



MILLS ACT CONTRACT (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> Mills Act Contract
Project No.:	<ul style="list-style-type: none"> MA No. 2025-01; ACCELA No: PLN-2026-00004
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-262-04 210 W. Elm Street
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> BreeAnn & Riley Stallsmith
Application submittal Date:	<ul style="list-style-type: none"> January 7, 2026
Current Status:	<ul style="list-style-type: none"> Under Review

PROJECT MAP:



BREA INDUSTRIAL SPECIFIC PLAN AMENDMENT (MAP ID: 15)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No: 2026-01; ACCELA No: PLN-2026-00005
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-342-06 915-975 W. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The preliminary plan review requests review of a potential General Plan Amendment and Specific Plan Amendment to facilitate a new mixed-use project including 214 for-sale residential units and 21 affordable housing units while retaining 103,000 square feet of medical office.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> James McGrade
Application submittal Date:	<ul style="list-style-type: none"> January 20, 2026
Current Status:	<ul style="list-style-type: none"> Under Review

PROJECT MAP:



Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)		RENDERING: 
Case Type:	<ul style="list-style-type: none"> Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report 	
Project No.:	<ul style="list-style-type: none"> PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-05 Southeast corner of Mercury Lane and Berry Street 	
Project Description:	<ul style="list-style-type: none"> The project is a new 5-story building with 114 workforce residential units. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant	<ul style="list-style-type: none"> Dwight Manley 	
Approval Dates:	<ul style="list-style-type: none"> Planning Commission recommended approval of the project to the City council on April 28, 2020 City Council approved the project on June 2, 2020 	
Current Status:	<ul style="list-style-type: none"> Refer to C&C Affordable Housing Project (Map ID: 33) 	

1/22/2026

ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 2)

Case Type:	<ul style="list-style-type: none"> Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> CC No. 2022-01; ACCELA No. PLN 2022-00019
Project Location:	<ul style="list-style-type: none"> 527 E. Elm Street Assessor's Parcel Number (APN): 284-213-36
Project Description:	<ul style="list-style-type: none"> The project establishes a new 1,496 square foot detached ADU.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Frederick Talactac
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the project on October 25, 2022.
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



INDUSTRIAL BUILDING (MAP ID: 3)

Case Type:	<ul style="list-style-type: none"> Plan Review, Environmental Impact Report Addendum
Project No.:	<ul style="list-style-type: none"> PR No. 2022-04; EIR No. 5-81 Addendum No. 1; ACCELA No. PLN 2022-00012
Project Location:	<ul style="list-style-type: none"> 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66
Project Description:	<ul style="list-style-type: none"> The project includes demolition of an existing office building and development of a new warehouse with related site improvements. The building would be a total of 113,700 SF.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Prologis
Approval Dates:	<ul style="list-style-type: none"> Brea Community Development Director approved the project on March 27, 2023.
Current Status:	<ul style="list-style-type: none"> Demolition complete; under building permit review process

PROJECT MAP:



BREA MALL MIXED USE PROJECT (MAP ID. 4)	
Project:	<ul style="list-style-type: none"> EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits EIR 20-01, GPA No. 20-01; ZC No. 20-01,
Project No.:	<ul style="list-style-type: none"> DA No. 20-01, TPM 22-113, PD No. 20-02, and CUP Nos. 20-06, 22-17, 22-18 and 22-19 ACCELA No. PLN 2021-00008
Project Location:	<ul style="list-style-type: none"> 100 Brea Mall; Assessor's Parcel Number (APN): 319-101-37 19-100-26, -62, -63, -64, -71, -73, -75 -76, -79, -89 and 319-103-22 (Note: GPA No. 2020-01 and ZC No. 2020-01 apply to the entire Brea Mall site)
Project Description:	<p>The project includes: (1) General Plan Amendment to change the General Plan Land Use designation of the Project site and the Brea Mall from Regional Commercial to Mixed Use I; (2) Zone Change to change the zoning designation of the site from Major Shopping Center (C-C) with a Precise Development (P-D) overlay to Mixed Use I (MU-I); (3) Development Agreement to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan to demolish the former Sears building and surface parking lot and allow a new mixed-use development that includes retail, restaurants, for-rent residential apartments, a resort-type fitness center and an outdoor gathering space; (5) Tentative Parcel Map for subdivision; and (6) Conditional Use Permits for shared parking, to establish the Brea Mall sign program, to allow on-site alcohol consumption of beer, wine and distilled spirits within dining establishments and to allow a fitness center</p>
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Simon Properties
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Study Session (Project Preview) was held on September 27, 2022. Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022. Planning Commission recommended approval of the project to the City Council on December 13, 2022. City Council Public Hearing (1st reading) was held on May 2, 2023. City Council approved the project during the 2nd reading on May 16, 2023.
Current Status:	Under construction



GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 5)

Case Type:	<ul style="list-style-type: none"> Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); ACCELA No. PLN 2022-00011
Project Location:	<ul style="list-style-type: none"> 255 E. Imperial Highway Assessor's Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36
Project Description:	<ul style="list-style-type: none"> The Project retains two of the existing five buildings that are currently used for medical uses. The remaining three commercial buildings totaling 18,286 square feet would be demolished and a new 2,000 square foot drive-through restaurant with an outdoor seating area and a 6,000 square foot commercial building consisting of 2,400 square feet of restaurant and 3,600 square feet of medical or retail space would be constructed.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dwight Manley
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Public Hearing (Intro to Project) held on January 24, 2023. Planning Commission recommended approval of the project to City Council on April 11, 2023. City Council Public Hearing (1st reading) held on May 16, 2023. City Council approved the project during the 2nd reading on June 6, 2023.
Current Status	<ul style="list-style-type: none"> Under construction

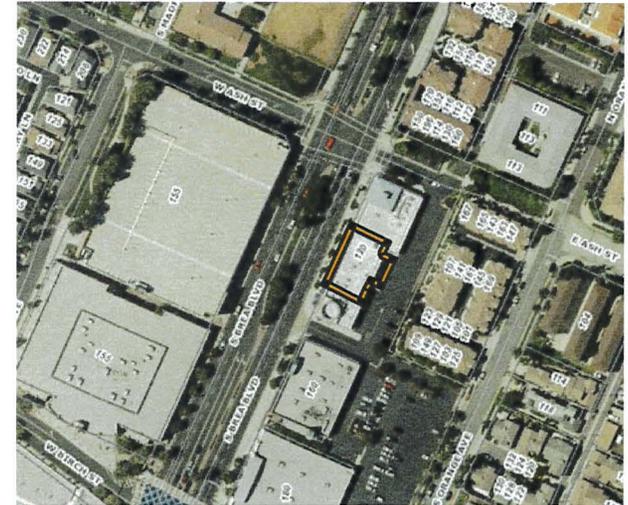
PROJECT MAP:



BOILING CRAB OUTDOOR PATIO AND ON-SITE ALCOHOL (MAP ID: 6)

Case Type:	<ul style="list-style-type: none"> Plan Review; Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> PR 2023-03; ACCELA No. PLN 2023-00017 CUP No. 2023-07; ACCELA No: PLN-2023-00039
Project Location:	<ul style="list-style-type: none"> 120 S. Brea Boulevard, Suite 106 Assessor's Parcel Number (APN): 296-364-25
Project Description:	<ul style="list-style-type: none"> The Project include a new outdoor patio and on-sale beer and wine alcohol license at a sit-down restaurant (Boiling Crab).
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Alejandra Zoquipa
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the PR application on June 6, 2023 Planning Commission approved the CUP application on September 12, 2023
Current Status	Under construction

PROJECT MAP:



BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 7)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-23; PD No. 2022-12; ACCELA No: PLN-2022-00078
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-391-01 1639 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> 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:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Waad J. Nadhir
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on August 8, 2023
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



DR. SQUATCH FENCE HEIGHT (MAP ID: 8)

Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2024-01 ACCELA No: PLN-2024-00007
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-01 114 N. Berry Street
Project Description:	The project increases the height of a new screening fencing from 7 feet to 8 feet.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Christopher Clay
Approval Date	<ul style="list-style-type: none"> February 6, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



WIRELESS FACILITY MODIFICATION (MAP ID: 9)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-02; ACCELA No: PLN-2023-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-333-42 185 E. Alder Street 	
Project Description:	The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment.	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Stephanie Rudolph 	
Approval Date	<ul style="list-style-type: none"> March 22, 2024 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

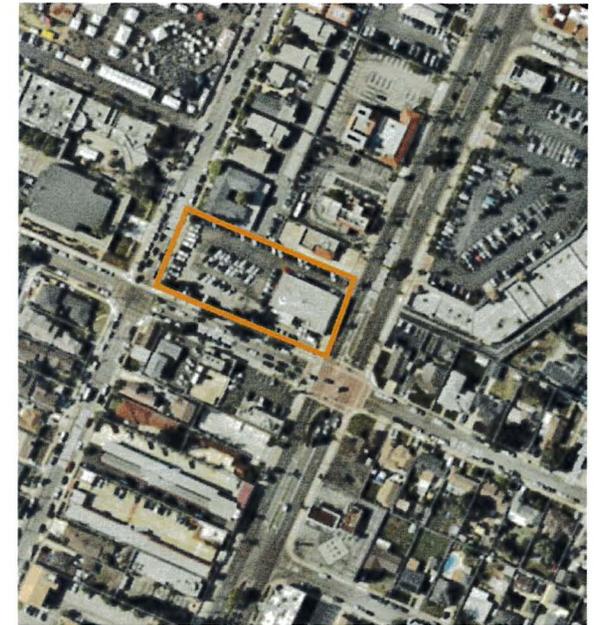
<i>NEW WIRELESS FACILITY (MAP ID: 10)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: PLN-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	The applicant is proposing a new roof mounted wireless facility for Dish Wireless.	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Brian De La Ree of Butler America 	
Approval Date	<ul style="list-style-type: none"> April 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue 	

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

SOUTH BREA TOWNHOMES (MAP ID: 12)

Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; ACCELA No: PLN-2023-00081
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-282-06 685 S. Brea Boulevard
Project Description:	<ul style="list-style-type: none"> The project includes demolition of the existing retail building and construction of a new 32-unit, 3 story residential development.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Patrick Chien of City Ventures
Approval Date:	<ul style="list-style-type: none"> July 23, 2024
Current Status:	<ul style="list-style-type: none"> Under Construction

PROJECT MAP:



AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 13)	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-241-10 380 W. Central Avenue
Project Description:	The project includes a new rooftop wireless communication facility and screening on an existing commercial office building.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> New Cingular Wireless PCS, LLC dba AT&T Wireless
Approval Date:	<ul style="list-style-type: none"> August 22, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



PET AQUAMATION BUSINESS (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2022-15; ACCELA No. PLN 2022-00053
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 296-081-07 • 580 W. Lambert Road, Unit E
Project Description:	<ul style="list-style-type: none"> • The project includes establishing a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.
Project Planner:	<ul style="list-style-type: none"> • Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Dr. Annie Forslund (Home Pet Euthanasia of Southern California)
Approval Date:	<ul style="list-style-type: none"> • September 24, 2024
Current Status:	<ul style="list-style-type: none"> • Under construction

PROJECT MAP:



BREA PLAZA APARTMENTS (MAP ID: 15)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum 	
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-01, ZC No. 2024-01, PD No. 2024-01, CUP No. 2024-03, 04 and 05; ACCELA No: PLN-2024-00017 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 E. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project allows for a new residential development consisting of a four-story, 120-unit apartment building with a private terrace atop a two-level parking structure with 95 spaces, a surface parking area with 51 parking spaces, a modification of the off-street parking requirements based on a shared parking analysis and a comprehensive sign program amendment 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen of AO 	
Approval Date	<ul style="list-style-type: none"> April 1 and 15, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending building plan check process 	

1/22/2026

GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 16)	
Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Plan Review, Development Agreement, Precise Development, Tentative Tract Map, Environmental Impact Report
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-02, ZC No. 2024-02, PR No. 2024-03, DA No. 2024-01, PD No. 2024-02, VTTM No. 2024-01, EIR No. 2024-01; ACCELA No: PLN-2024-00020
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-102-34 1698-1700 Greenbriar Lane
Project Description:	<ul style="list-style-type: none"> The project allows for a new 179 single-family attached dwelling unit development.
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Gary Jones of Lennar Homes of California, Inc.
Approval Date:	<ul style="list-style-type: none"> April 1 and 15, 2025
Subsequent Applications:	<ul style="list-style-type: none"> TR No. 2025-01; ACCELA No: PLN-2025-00035: This allows removal of five Sycamore trees at the Greenbriar Residential Development project site (approved June 19, 2025); ACCELA No: PLN-2025-00062: This allows modify required setbacks along Greenbriar lane an modify the number of required guest spaces (approved November 13, 2025).
Current Status:	<ul style="list-style-type: none"> Site clearance and demolition has begun; Under building plan check process

PROJECT MAP:

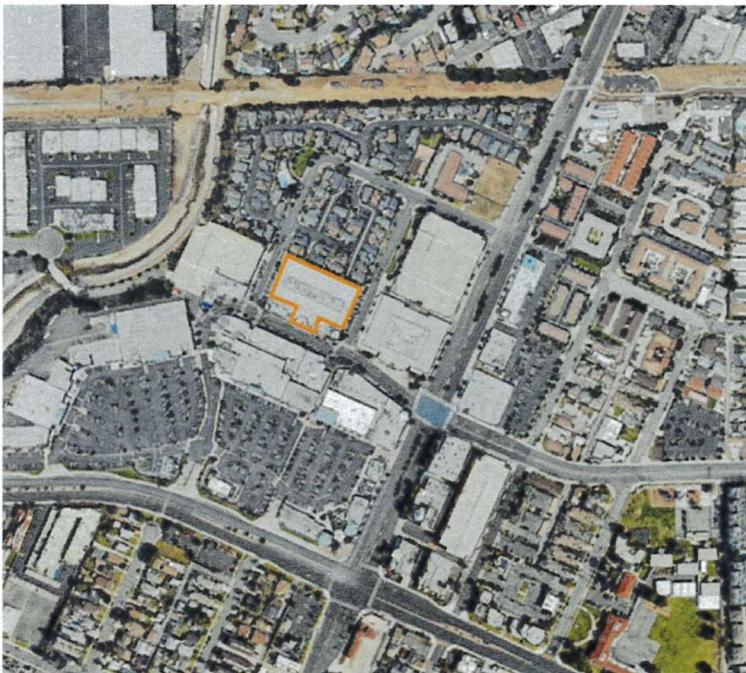


SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> Tentative Parcel Map No. 2024-135; ACCELA No: PLN-2024-00036
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041 411 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for a subdivision/reorganization of 7 existing lots into 4 new lots
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Michael Jelensky
Approval Date:	<ul style="list-style-type: none"> April 22, 2025
Current Status:	<ul style="list-style-type: none"> Pending final map process

PROJECT MAP:



MAIN EVENT (MAP ID: 18)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-02 and CUP No. 2025-03; ACCELA No: PLN-2025-00005 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-362-25 245 W. Birch Street 	
Project Description:	<ul style="list-style-type: none"> The project allows an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event 	
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	<ul style="list-style-type: none"> Main Event Entertainment 	
Approval Date:	<ul style="list-style-type: none"> May 13, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

SINGLE FAMILY HOME ADDITION WITH A SINGLE CAR GARAGE (MAP ID: 19)

Case Type:	<ul style="list-style-type: none"> • Zone Variance
Project No.:	<ul style="list-style-type: none"> • ZV No. 2025-01; ACCELA No: PLN-2025-00026
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 284-321-06 • 226 E. Alder Street •
Project Description:	<ul style="list-style-type: none"> • The project allows for an expansion of an existing single family home with a single car garage
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Peter Bacarro
Approval Date:	<ul style="list-style-type: none"> • July 22, 2025
Current Status:	<ul style="list-style-type: none"> • Under construction

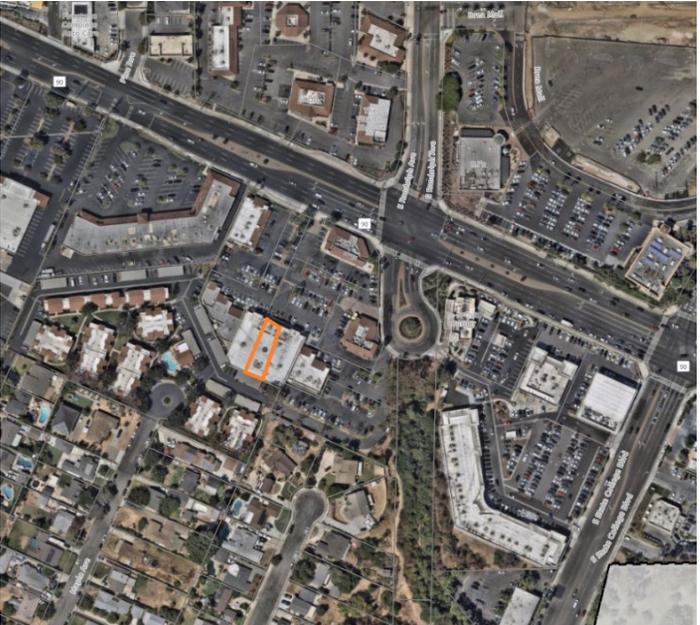
PROJECT MAP:



AQUATIC SPORTS PERFORMANCE (MAP ID: 20)	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-01; ACCELA No: PLN-2025-00016
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-191-05 396 Cliffwood Park Street
Project Description:	<ul style="list-style-type: none"> The project allows a private training studio for swimmers
Project Planner:	Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Sean Kao, Aquatic Sports Performance
Approval Date:	<ul style="list-style-type: none"> May 13, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

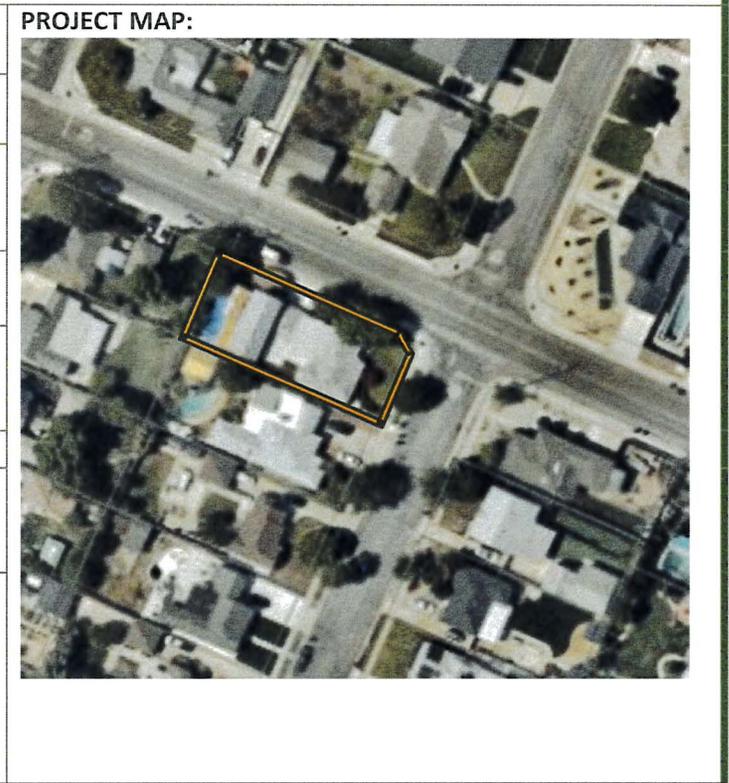
PROJECT MAP:



PACE & PINT ON-SITE ALCOHOL (MAP ID: 21)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-05; ACCELA No: PLN-2024-00051 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-252-21 1040 E. Imperial Hwy, Suite F2 	
Project Description:	<ul style="list-style-type: none"> The project allows for an on-site beer service at an existing retail store (Snails Pace) 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Raul Cueva 	
Approval Date:	<ul style="list-style-type: none"> June 10, 2025 	
Current Status:	<ul style="list-style-type: none"> N/A 	

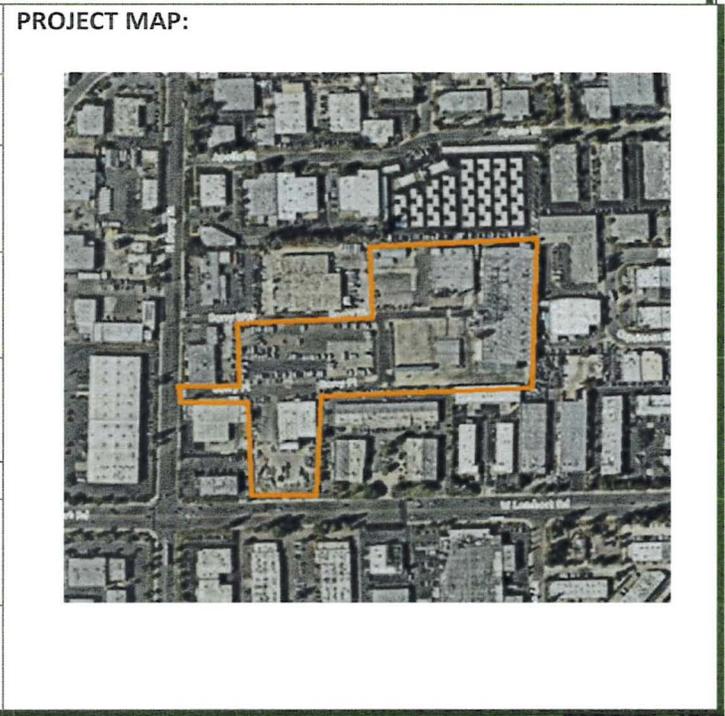
S. POPLAR AVENUE ADMINISTRATIVE REMEDY (MAP ID: 22)

Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR Nos. 2025-01 & 2025-02; ACCELA No: PLN-2025-00009
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-342-20 501 S. Poplar Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for a new RV garage to encroach into the required street side yard and the interior side yard areas
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Alex Horowitz
Approval Date:	<ul style="list-style-type: none"> February 12, 2025
Current Status:	<ul style="list-style-type: none"> N/A

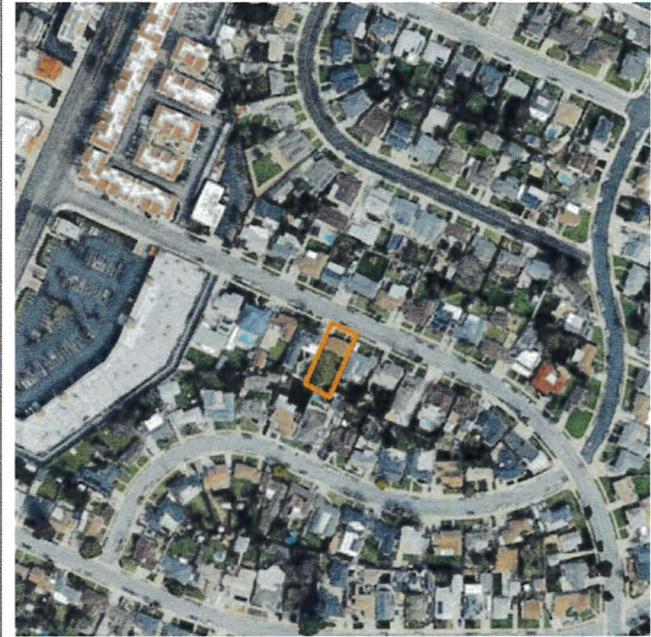


NEW INDUSTRIAL BUILDING (MAP ID: 23)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2024-01; ACCELA No: PLN-2024-00009
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-04 424 Berry Way
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:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Rexford Industrial, Berry, LLC.
Approval Date:	<ul style="list-style-type: none"> July 14, 2025
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process



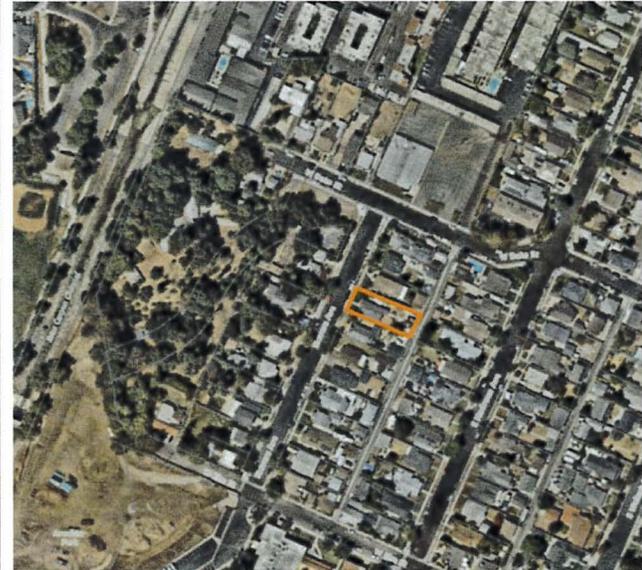
ALDER STREET VARIANCE (MAP ID: 24)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Variance 	
Project No.:	<ul style="list-style-type: none"> ZV No. 2025-01; ACCELA No: PLN-2025-00026 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-321-06 Address: 226 E. Alder Street 	
Project Description:	The Project allowed waiver of the minimum parking requirement in order to construct an addition to the existing single-family residence with a single-car garage	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Peter Bacarro 	
Approval Date:	<ul style="list-style-type: none"> July 22, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	



A 2nd STORY ADU MODIFICATION OF STANDARDS (MAP ID: 25)

Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2024-02; ACCELA No: PLN-2024-00063
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 284-252-21 • 414 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> • The project allows for modification of standards (i.e. height, design standards related to exterior staircase) for a new 2nd story ADU
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Tony Vega
Approval Date:	<ul style="list-style-type: none"> • August 26, 2025
Current Status:	<ul style="list-style-type: none"> • In building permit plan check process

PROJECT MAP:



RAISING CANES DRIVE-THROUGH (MAP ID: 26)

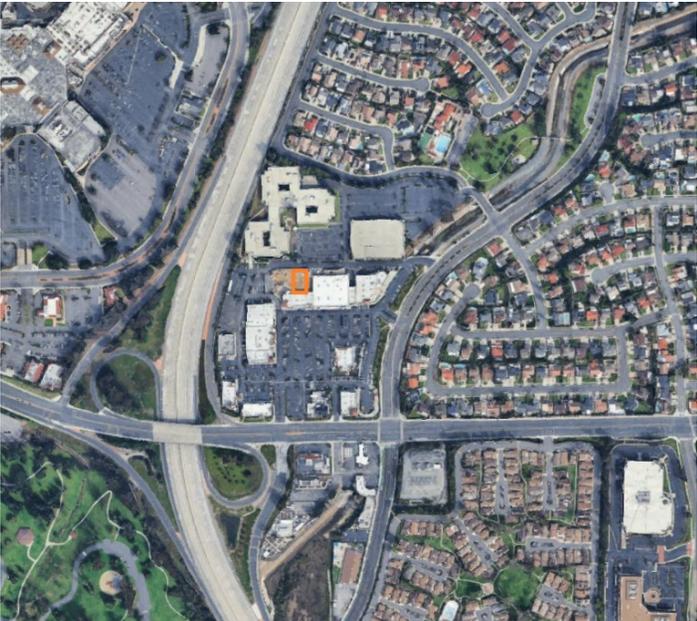
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Plan Review, Precise Development
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-08, PR No. 2024-06, PD No. 2024-04; ACCELA No: PLN-2024-00067
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-103-26 200 S. State College Boulevard
Project Description:	<ul style="list-style-type: none"> The project includes a new drive-through restaurant (Raising Canes)
Project Planner:	Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raising Canes
Approval Date:	<ul style="list-style-type: none"> August 26, 2025
Current Status:	<ul style="list-style-type: none"> In building permit plan check process

PROJECT MAP:



<i>KOY RESTAURANT AND BAR ON-SITE ALCOHOL (MAP ID: 27)</i>	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-10; ACCELA No: PLN-2025-00025
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-391-01 Address: 441 S. Associated Road
Project Description :	<ul style="list-style-type: none"> The project includes on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Koy Restaurant and Bar)
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Grand Salon & Spa, Inc.
Approval Date:	<ul style="list-style-type: none"> August 26, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

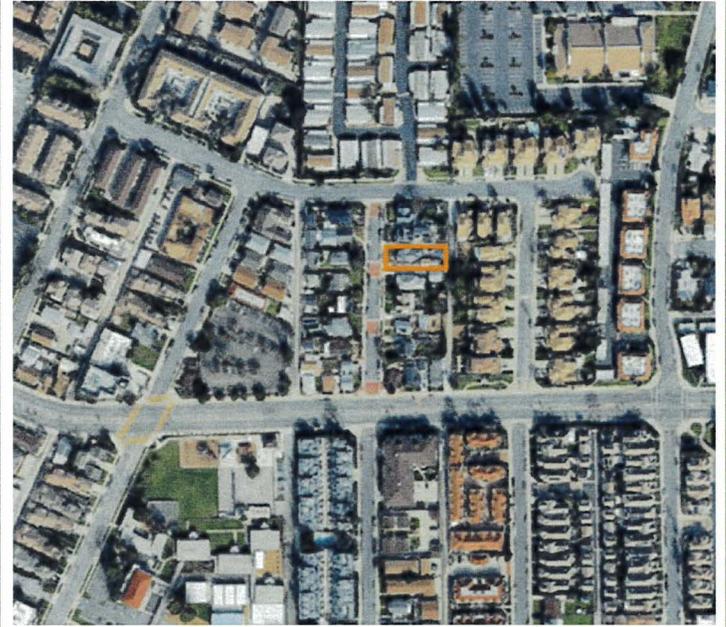
PROJECT MAP:

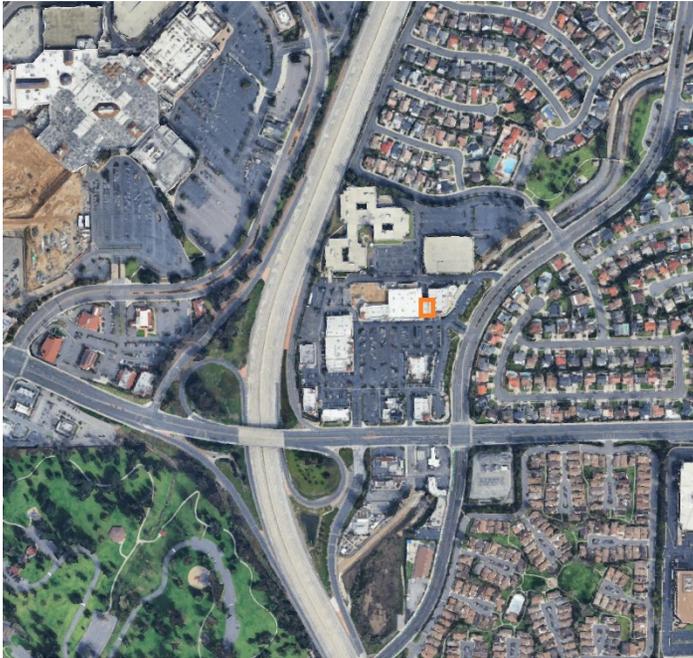


REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 28)

Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-04; ACCELA No: PLN-202-00032
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-273-17 110 S. Redwood Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for modification of wall and fence height to increase by 12 inches along south property line (side)
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raul Luna
Approval Date:	<ul style="list-style-type: none"> August 28, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

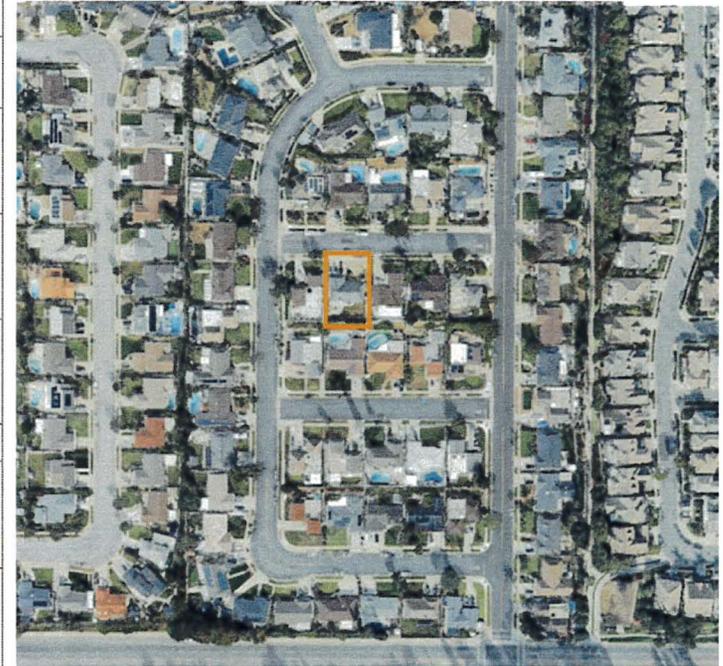
PROJECT MAP:



CHEF'S CUT ON-SITE ALCOHOL (MAP ID: 29)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-05; ACCELA No: PLN-2025-00037 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 415 S. Associated Road 	
Project Description:	<ul style="list-style-type: none"> The project includes on-site beer and wine service at a new restaurant (Chef's Cut) 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (Briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Chef's Cut 	
Approval Date:	<ul style="list-style-type: none"> September 2, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

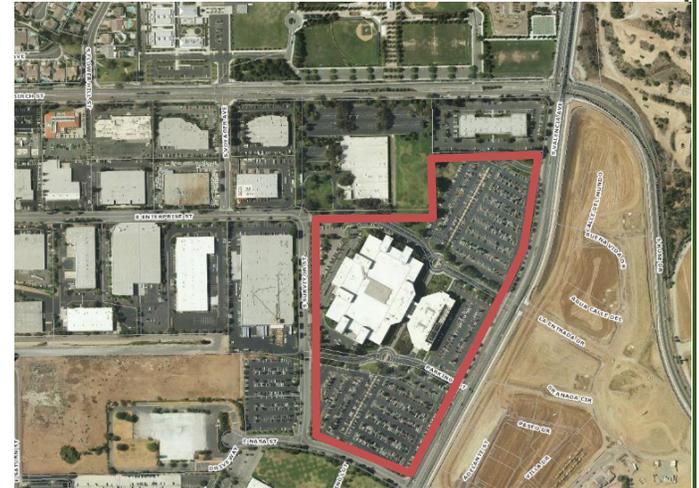
<i>DEANNA DRIVE LOT COVERAGE INCREASE (MAP ID: 30)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-056; ACCELA No: PLN-2025-00039
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 304-124-04 920 Deanna Drive
Project Description:	The project allows the project to exceed the maximum lot coverage allowed for the property by 3% (35% to 38%) to accommodate a room addition
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (Briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Hoel Park
Approval Date:	<ul style="list-style-type: none"> August 25, 2025
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue

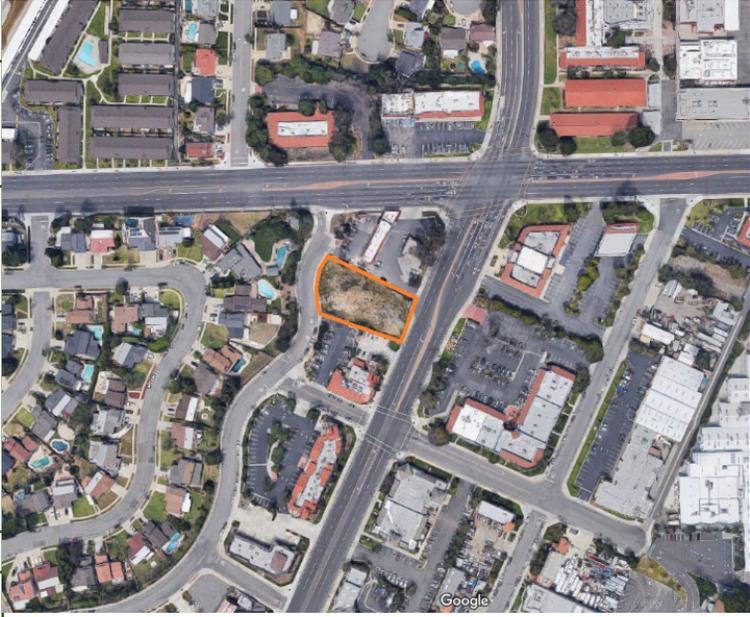
PROJECT MAP:

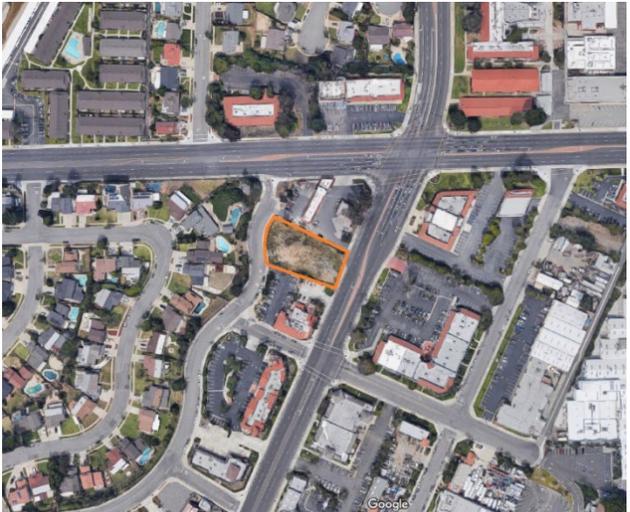


AMAZON FACILITY (MAP ID: 31)	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-09; ACCELA No. PLN 2022-00042
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-233-17 275 W. Valencia
Project Description:	<ul style="list-style-type: none"> The Project would demolish the existing 3-story, 637,503 square-foot, 60-foot high office building (previously occupied by Bank of America) and construct a new 181,500 square-foot, 44-foot high warehouse building that will be used as Amazon's parcel delivery facility.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Tim Reed of Ware Malcomb
Approval Date:	<ul style="list-style-type: none"> Planning Commission: May 13, 2025 City Council (Appeal): August 19, 2025
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process

PROJECT MAP:



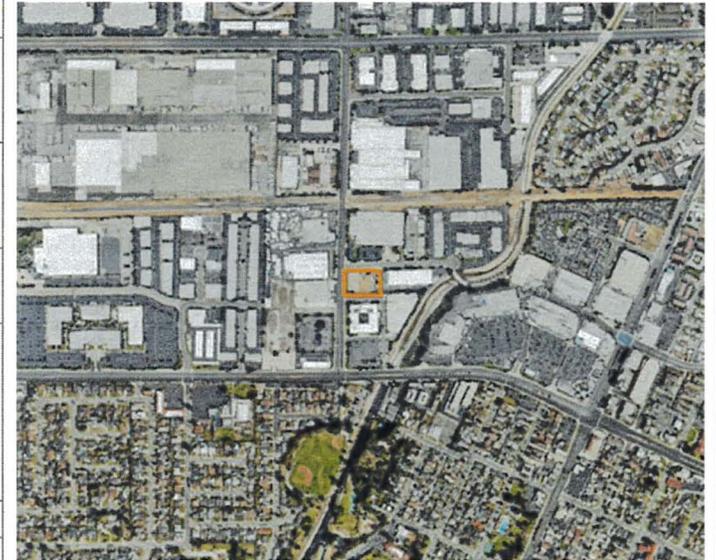
JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 32)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-02 & 02A; ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-301-02 323 N. Brea Blvd. 	
Project Description:	<ul style="list-style-type: none"> The project includes a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units. 	
Project Planner:	<ul style="list-style-type: none"> Marie Dao, Senior Management Analyst (maried@cityofbrea.gov) Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Tish Kelly of Jamboree Housing Corp. 	
Approval Date:	<ul style="list-style-type: none"> Preliminary Plan Review letter: April 10, 2024 Density Bonus: February 25, 2025 	
Current Status:	<ul style="list-style-type: none"> Under building plan check process 	

JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 33)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-02 & 02A; ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-301-02 323 N. Brea Blvd. 	
Project Description:	<ul style="list-style-type: none"> The project includes a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units. 	
Project Planner:	<ul style="list-style-type: none"> Marie Dao, Senior Management Analyst (maried@cityofbrea.gov) Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Tish Kelly of Jamboree Housing Corp. 	
Approval Date:	<ul style="list-style-type: none"> Preliminary Plan Review letter: April 10, 2024 Density Bonus: February 25, 2025 	
Current Status:	<ul style="list-style-type: none"> Under Construction 	

C&C AFFORDABLE HOUSING PROJECT (MAP ID: 34)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-04; DB No. 2025-01 ACCELA No: PLN-2024-00057; PLN-2025-00038
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-143-01 SEC of Mercury Lane and Berry Street
Project Description:	<ul style="list-style-type: none"> The project includes a new 85-unit, 5-story affordable senior housing project
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov) Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) Marie Dao, Senior Management Analyst (maried@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Todd Cottle Preliminary Plan Review letter: November 27, 2024
Approval Date	<ul style="list-style-type: none"> Density Bonus: Finance Committee – August 12, 2025; City Council – August 19, 2025
Current Status:	<ul style="list-style-type: none"> Pending building plan check submittal

PROJECT MAP:



<i>CARBON CANYON COFFEE ON-SITE ALCOHOL (MAP ID: 35)</i>		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-04; ACCELA No: PLN-2025-00034 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 315-052-02 150 Olinda Place 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing on-site beer and wine service at an existing restaurant (Carbon Canyon Coffee) 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (Grahamb@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Carbon Canyon Coffee 	
Approval Date	October 14, 2025	
Current Status:	<ul style="list-style-type: none"> N/A 	

<i>SERVICE CHAMPIONS PARKING LOT (MAP ID: 36)</i>		
Case Type:	<ul style="list-style-type: none"> Plan Review PR No. 2025-02; ACCELA No: PLN- 	<p>PROJECT MAP:</p> 
Project No.:	<ul style="list-style-type: none"> 2025-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 625960122011 Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to construct a new parking lot and a driveway entrance for the project site 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Service Champions 	
Approval Date:	<ul style="list-style-type: none"> September 22, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

<i>BENIHANA EXTERIOR FAÇADE IMPROVEMENTS (MAP ID: 37)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2025-05; ACCELA No: PLN-2025-00045 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-37 Address: 240 S. Brea Boulevard 	
Project Description:	The Applicant is proposing a façade improvement for a new restaurant, Benihana.	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Benihana (Nikki Weaver) 	
Application submittal Date:	<ul style="list-style-type: none"> August 13, 2025 	
Current Status:	<ul style="list-style-type: none"> Approved, Awaiting Construction Submittal 	

<i>LIVING HOPE CHURCH FAÇADE IMPROVEMENTS (MAP ID: 38)</i>		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2025-09; ACCELA No: PLN-2025-00066 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-391-32 1215 W. Lambert Road 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing exterior façade improvements. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Peter Park; Living Hope Church 	
Application submittal Date:	<ul style="list-style-type: none"> October 21, 2025 	
Current Status:	<ul style="list-style-type: none"> Approved, Awaiting Construction Submittal 	

REPEALED/DENIED

(Within one year)

N/A