



Planning Commission Agenda

Tuesday, July 22, 2025, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

**** Revised ****

Also via teleconference:

350 W Central Ave #455, Brea, CA 92821

And also, 625 E. Dogwood Drive, Kuttawa, KY 42055

Melanie Schlotterbeck, Chair

Blake Perez, Vice Chair

Tom Donini, Commissioner **Ted Gribble**, Commissioner **Bill Madden**, 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. Invocation
Pastor Brett Sturgill from The Cause Church.
- 1.C. Pledge of Allegiance
- 1.D. Matters from the Audience

2. CONSENT CALENDAR

- 2.A. June 10, 2025 Planning Commission Meeting Minutes
 - 1. Approve.

3. PUBLIC HEARINGS

- 3.A. Zone Variance No. 2025-01
A request to allow for a deviation from the required off-street parking standard for an addition to a single-family detached dwelling unit, located at 226 East Alder Street.
 - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities);
 - 2. Approve ZV No. 2025-01 to allow for the deviation from the required off-street parking standard to accommodate a 411 square-foot addition to the existing single-family dwelling unit, and subject to the recommended Conditions of Approval.

4. ADMINISTRATIVE ITEMS

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

5. ADJOURNMENT

Date Posted: July 14, 2025



Planning Commission Communication

A. June 10, 2025 Planning Commission Meeting Minutes

Meeting	Agenda Group
Tuesday, July 22, 2025, 6:00 PM	CONSENT CALENDAR Item: 2A.
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

RECOMMENDATION

Staff recommends that the Planning Commission approve the June 10, 2025 Planning Commission Meeting minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Regina Mendoza, Executive Assistant

Attachments

[Draft meeting minutes 6-10-2025.pdf](#)

Draft Minutes

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

June 10, 2025

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

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

Absent:

- **Bill Madden**, Planning Commissioner

1. GENERAL SESSION

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

Chair Schlotterbeck called the meeting to order at 6:02 PM.

1.B. Invocation

Pastor Judy Walker from the Cause Church led the invocation.

1.C. Pledge of Allegiance

Commissioner Gribble led the Pledge of Allegiance.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

Motion was made by Commissioner Donini and seconded by Commissioner Gribble to approve the consent calendar. Motion passed 4-0.

2.A. May 13, 2025 Planning Commission Meeting
Minutes

3. PUBLIC HEARINGS

3.A. Conditional Use Permit No. 2024-05

Esteban Rubiano, Assistant Planner, provided a presentation on the project.

The Planner Commission asked questions regarding the following topics:

- The Department of Alcoholic Beverages Control (ABC) licensing process and requirements
- Criteria for Public Convenience and Necessity (PCN) finding
- Process for extending or amending hours of operations, if any
- The project's menu offerings and food consumption for patrons
- The availability of an on-site restroom
- Compatibility and hours of operations with alcohol service
- Restrictions on the number of PCN findings, if any
- Conditions of Approval
- Possibility for adding a Director-level six-month and 12-month review to evaluate how the ABC permit is functioning

City Attorney Steven Flowers, City Planner Joanne Hwang and Assistant Planner Rubiano responded to the Commissioner's questions.

Chair Schlotterbeck opened the Public Hearing and invited the applicant to speak.

The Project Applicant, Joe Lourenco, addressed the commission and provided responses to the Commissioner's questions.

Chair Schlotterbeck then opened the floor for public comments. Chair Schlotterbeck closed the public hearing after noting that no members of the public wished to address the Commission.

After further discussion, a motion was made by Chair Schlotterbeck and seconded by Commissioner Donini, to approve the project, with the added conditions of approval, which would require the Director-level six-month and one-year review. Motion passed 4-0.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

None.

4.B. Informational/Project Updates

The Commission asked questions regarding the following topics:

- A request to provide the Commission with a status summary of the existing Mills Act contracts.
- Status of the Amazon project, which was appealed to City Council with appeal hearing tentatively scheduled on July 15, 2025.

5. ADJOURNMENT

Chair Schlotterbeck adjourned the meeting at 6:35 PM.



Planning Commission Communication

A. Zone Variance No. 2025-01

A request to allow for a deviation from the required off-street parking standard for an addition to a single-family detached dwelling unit, located at 226 East Alder Street.

Meeting	Agenda Group
Tuesday, July 22, 2025, 6:00 PM	PUBLIC HEARINGS Item: 3A.
TO	FROM
Chair and Members of the Planning Commission	Brianna Co, Planning Technician

EXECUTIVE SUMMARY

The Applicant, Peter Baccaro, requests a Zone Variance (ZV) to allow for a deviation from the required off-street parking standard to accommodate a 411 square-foot addition to the existing single-family dwelling unit, located at 226 East Alder Street, in the Single-Family Residential (R-1) Zone.

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

RECOMMENDATION

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

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
2. Approve ZV No. 2025-01 to allow for the deviation from the required off-street parking standard to accommodate a 411 square-foot addition to the existing single-family dwelling unit, and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site, located at 226 East Alder Street, is an existing 7,800 square-foot residential lot improved with a single-family residence and an attached single-car garage. The Project site is located within Tract 1361, which is a residential tract developed in 1950. The Project site and the surrounding area consist of single-family residential properties bordered by commercial uses along South Brea Boulevard. The Project site has a General Plan Land Use designation of Low Density Residential and a zoning designation of R-1. The surrounding land uses and zoning designations are shown in Tables 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	Single-family residences
East	Single-family residences

South	Single-family residences
West	Single-family residences, Brea Heights Shopping Center, and other commercial businesses (<i>across South Brea Boulevard</i>)

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	R-1
East	R-1
South	R-1
West	R-1 and Mixed-Use III (MU-III)

The Project site is currently developed with an existing 848 square-foot single-family dwelling unit and an attached 250 square-foot single-car garage. The primary ingress and egress to the property is provided by a driveway approach on East Alder Street. The aerial view of the Project site is Figure 1 below.

FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE



Construction History

- On June 8, 1950, the City issued Building Permit No. 655 for the construction of a single-family residence at the Project site.

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

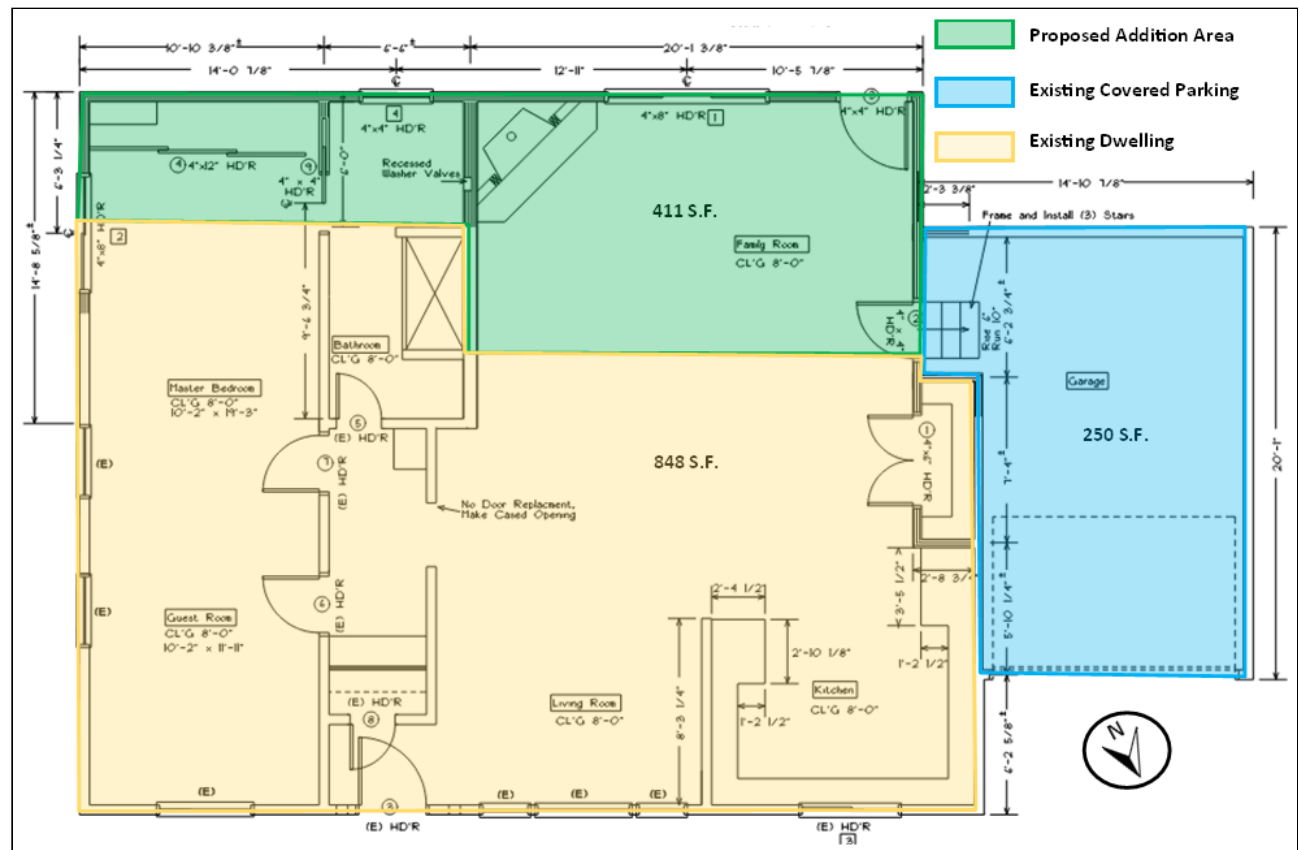
PROJECT DESCRIPTION

The Applicant is requesting a deviation from the required minimum off-street parking standard to increase the size of the existing single-family residence at the Project site. The subject single-family residence is 848 square feet with an attached 250 square-foot single-car garage (total 1,098 square feet). The Project consists of a 411 square-foot addition to the rear of the existing house, which would serve as a new family room and an expansion to the existing master bedroom. The existing street elevation and the proposed floor plan are shown in Figure 3 and 4, respectively, with the proposed addition areas highlighted in green.

FIGURE 2 – EXISTING STREET FRONTAGE ELEVATION



FIGURE 3 – PROPOSED FLOOR PLAN



The proposed addition would meet all applicable development standards for the R-1 Zone as demonstrated in Table 3 below, with the exception of the minimum off-street parking requirement:

TABLE 3 – DEVELOPMENT STANDARDS

Development Standard	Zoning Code (min./max.)	Existing	Proposed Addition
Front Setback	25'-0"	20'-0"	N/A
Side Yard Setback			
East	5'-0"	5'-0"	5'-0"
West	5'-0"	2'-10"	N/A
Rear Yard Setback	10'-0"	83'-11"	77'-11"
Site Coverage	35%	14%	19%

Height	35'-0"	18'-1"	18'-1" (to match the existing residence)
Off-street Parking*	2 covered parking spaces; An existing single-family residence that do not meet the current minimum parking standard may be expanded <u>only if</u> the current requirements for off-street parking are met	1 covered parking space (single-car garage) & 1 uncovered parking space (driveway space)	No change

As shown in Table 3 above, Brea City Code (BCC) Section 20.08.040: Off-Street Parking and Loading, requires single-family dwelling units to have minimum two covered parking spaces. Although the Project site has two off-street parking spaces (one covered space in the existing garage and one uncovered parking space in the driveway), it does not meet the required minimum off-street parking requirement as one of the spaces is an uncovered parking space on the existing driveway that is in tandem to the covered space (single-car garage).

As such, the Project site is considered as legally nonconforming related to off-street parking facilities. Pursuant to BCC Section 20.24.100, properties with nonconforming off-street parking facilities may be expanded only if the current requirements for off-street parking are met, unless the Planning Commission approval of a variance is approved.

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

DISCUSSION

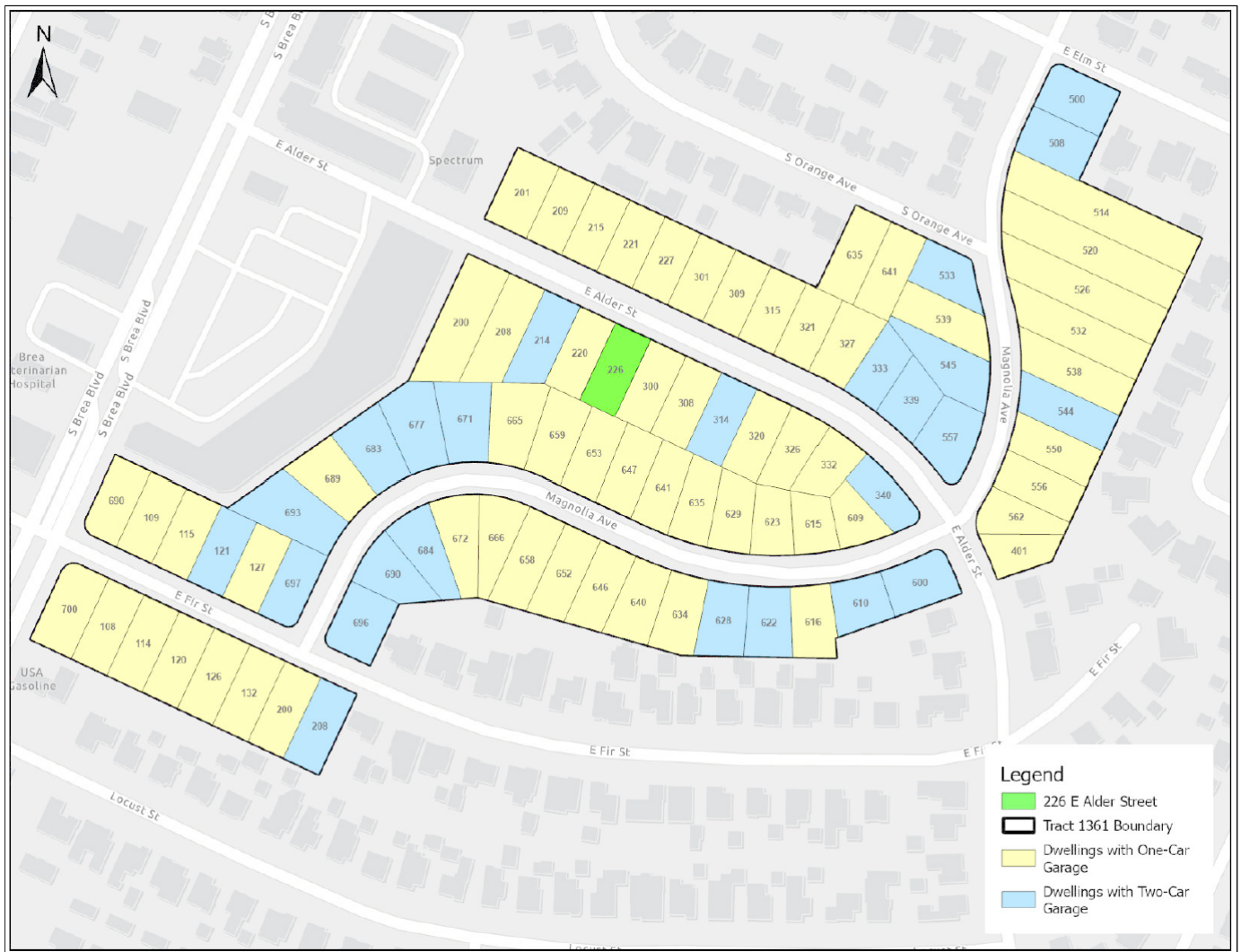
Zone Variance No. 2025-01: Deviation from the Minimum Off-Street Parking Requirement

Pursuant to BCC Section 20.400.030 and Chapter 20.412, the purpose of a variance procedure is to allow deviation from the strict application of regulations of the Zoning Code, in cases where the effect of the strict application would deprive a particular property or privileges enjoyed by other properties in the vicinity and under identical zoning classification. In order for the Planning Commission to approve a variance request, the following two findings must be met:

1. Due to special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the requirements of BCC Title 20 deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.
2. Any variances granted shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and under identical zoning.

The strict application of the minimum off-site parking requirement deprives the homeowner of privileges enjoyed by other property in the vicinity and in nearby R-1 zone. The Project site and the surrounding neighborhood (Tract 1361) were developed in 1950, before the adoption of the City's Zoning Code, which was originally established in 1963. Within Tract 1361, 61 out of 86 existing single-family residential properties are developed with a single-car garage. Figure 4 below demonstrates the existing conditions of Tract 1361.

FIGURE 4 – TRACT 1361



Within Tract 1361, 78% of existing single-family residences have a greater square footage than the subject residence. Among these properties, 49% consists of a single-car garage. Even with the proposed addition, the subject property would remain in the minority as it would still be smaller than 58% of the properties in the tract. As demonstrated, surrounding single-family residences characteristically are larger in square footage with higher site coverage, many with only a single-car garage. Therefore, if the variance is granted, it would allow the homeowner to build out a moderately-sized habitable space that is well within the characteristics of the surrounding neighborhood, even with a single-car garage.

In addition, there are special circumstances associated with the Project site where strict application of the BCC would deprive the homeowner of the privileges enjoyed by other properties in the vicinity. Without approval of the subject variance, constructing a second covered parking space presents additional challenges due to the site constraints. As the existing single-car garage is built within approximately three-feet of the side property line, this prevents the construction of building an attached two-car garage without significantly altering the existing floor plan and potentially changing the overall architectural characteristics of the residence.

To further ensure the Project would be compatible with the existing neighborhood, staff have prepared draft Conditions of Approval (Attachment B). Notable conditions include:

- Condition 1: Plans submitted for building permit must be in substantial conformance with the plans and documents reviewed and approved by the Planning Commission.

- Condition 3: The proposed addition must be in conformance with all other development standards stated within the BCC.
- Condition 8: Full review must be conducted when complete construction documents for the proposed addition are submitted to the Building & Safety division.

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public noticing requirements, which involved mailed notices sent to property owners within 500 feet of the Project site, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment G. As of the writing of this report, staff has not received public comment.

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1, Existing Facilities). The Class 1 exemption applies to the Project because requested deviation from the off-site parking requirement does not result in a physical change other than a minor addition to the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment H.

CONCLUSION

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

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Brianna Co, Planning Technician

Attachments

[Attachment A - Draft Resolution ZV 2025-01.pdf](#)

[Attachment B - Draft Conditions of Approval; ZV 2025-01.pdf](#)

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

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

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

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

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

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

(DRAFT) RESOLUTION NO. PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING ZONE VARIANCE NO. 2025-01: TO ALLOW FOR A DEVIATION FROM THE REQUIRED OFF-STREET PARKING STANDARD FOR AN ADDITION TO THE SINGLE-FAMILY DETACHED DWELLING UNIT, LOCATED AT 226 EAST ALDER STREET.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) received a verified petition for the approval of Zone Variance (ZV) No. 2025-01 to allow for the deviation from the required off-street parking standard (referred to herein as the “Project”) for that certain real property located at 226 East Alder, in the City of Brea, and further legally described as Assessor Parcel Number 284-321-06, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project Applicant is Peter Baccaro of Baccaro Construction Co. Inc., 406 N Palm Street, Suite # 605, Fullerton, CA 92835.

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

(iv) On July 22, 2025, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to adoption of this Resolution.

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

B. RESOLUTION:

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

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

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301. Class 1 exemption applies to the Project because requested deviation from the off-site parking requirement does not result in a physical change other than a minor addition to the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of Zone Variance No. 2025-01 as follows:

a. Finding: That a variance from the terms of Brea City Code (BCC) Title 20 shall be granted because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, and that the strict application of the requirements of BCC Title 20 would deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

Fact: The Project would occur on an R-1 zoned lot with an original single-family dwelling unit with a single-car garage developed as part of Tract 1361 in the 1950s prior to the adoption of the City's Zoning Code, which was originally established in 1963. The dwelling unit was originally constructed approximately three-feet from the side property lines, and the lack of buildable space presents the challenge of constructing an attached two-car garage without significantly altering the existing floorplan and architectural characteristics of the residence. Therefore, the strict application of the requirements of the two covered parking spaces would preclude the property owner from

further utilizing the property as other R-1 properties in the vicinity due to the physical constraints of the property that resulted from the initial development.

b. Finding: Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Fact: The majority of the dwelling units within the tract were developed with a single-car garage and have site coverages that far exceed the subject Property's existing site coverage of 14%. The Project's proposed site coverage of 19% is far less than the maximum permitted in the R-1 Zone. Additionally, within Tract 1361, majority of the existing single-family residences have a larger square-footage, and of those properties, there are a number of properties with a single-car garage that are built-out with larger square-footage and lot coverage than the proposed addition on the Project site. The Project is conditioned to meet all other development standards within the R-1 zone, ensuring consistency with other R-1 properties. The maximum permitted site coverage within the R-1 Zone is 35%, and the Project's proposed addition would increase the coverage from the existing 14% to 19%, which is far less than the maximum permitted site coverage, as enjoyed by other similar properties in the tract, also with a single-car garage.

4. Zone Variance No. 2025-01 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

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

ADOPTED AND APPROVED this 22nd day of July, 2025.

Chair, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 22nd day of July, 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on 22nd day of July, 2025, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2025-XX
ZONE VARIANCE NO. 2025-01**

CONDITIONS OF APPROVAL

Zone Variance (ZV) No. 2025-01 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. All structures on the property shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on July 22, 2025, which includes the site plan and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the approved project plans.
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 Project shall be in conformance with all other development standards stated within the Brea City Code (BCC).
4. All tree removals, if any, shall comply with the City's Tree Preservation Ordinance BCC Chapter 20.74. Prior to removal, tree species type and diameter information shall be identified on future building permit plans.
5. Within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first, the Applicant is responsible for paying all charges related to the processing of the Project. 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.
6. Any permit is subject to expiration and revocation as provided in BCC Section 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.
7. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Zone Variance 2025-01 and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights

authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

Building & Safety Division – Community Development Department

8. The proposed project's designs & construction shall comply with the Codes adopted at the time of permit submittal. Currently, the 2022 CA Building, Mechanical, Electrical, Plumbing, Cal Green, Energy, Fire Codes, ISPSC, City of Brea Municipal Code, and CA state ordinances.
9. Full project review shall be conducted when complete construction documents are submitted to the Building & Safety Division for the proposed residential rear addition and remodel.
10. If the proposed addition is pursued, an automatic residential fire sprinkler system shall be installed, per California Building Code Section 903.2.8(3)c.

TECHNICAL BACKGROUND

Case No: Zone Variance (ZV) No. 2025-01

Property Location: 226 East Alder Street

Lot Size: 7,800 square feet

Applicant: Peter Baccaro
4060 N Palm Street, Suite #604
Fullerton, CA 92835

General Plan Designation: Low Density Residential

Zoning Designation: Single Family Residential (R-1)

Adjacent Zoning

North: R-1

South: R-1

West: R-1 and Mixed-Use III (MU-III)

East: R-1

Site and Neighborhood Characteristics: The Project site is located on a 7,800 square-foot residential lot at 226 East Alder Street, east of North Brea Boulevard. The site is located in a single-family residential neighborhood surrounded by single-family residences.

Public Hearing Notices and Outreach: Legal Notice was published in the Brea Star-Progress on July 10, 2025, and approximately 117 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: July 22, 2025

CASE NO:
ACCELA RECORD NO. PLN-2025-00026
ZONE VARIANCE NO. 2025-01



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: (Print or Type)

Name of Proposed Project: **WEINER PROJECT**

Location of Project (Address Required): **226 E. ALDER STREET, 92821** Legal Description of Project Location (Assessor's Parcel No.): **284-321-06**

APPLICANT INFORMATION:

Applicant's Name: **BACCARO CONST. CO. INC.** Phone: **(714) 870-8051**

Email: **PBACCARO@MSN.COM**

Address: **4060 N. PALM ST. #604**

City: **FULLERTON**

State: **CA**

Zip Code: **92835**

PROJECT CONTACT PERSON: (If Different)

Contact Person: **PETER BACCARO** Phone: **(714) 870-8051**

Email: **PBACCARO@MSN.COM**

PROJECT INFORMATION: (Print or Type)

Zoning Designation: **R-1** General Plan Designation:

Existing Use: **SFR** Proposed Use: **SFR**

Type of Development:

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

Lot Size (square feet): **7,800** Lot Width: **60'-0"** Lot Depth: **130'-0"**

Existing Floor Area (square feet): **848** Existing FAR: Existing Lot Coverage:

STAFF USE ONLY		
Accela Record Number:	PLN-2025-00026	
Project Manager:	Brianna Co	
Entitlement File Number(s):	ZV 2025-01	Related Files:
SUBMITTAL INFO:		Yes 5/13/2025
Date Time Received:	5/13/2025	Received by: B.Co Deposit Received:



PROJECT INFORMATION: (Continued)

Proposed Floor Area (square feet): **411** Proposed FAR: Proposed Lot Coverage:

Proposed No. of Stories: **1**

Proposed Building Height: **16'-7" ±**

Existing Parking Stalls:

Proposed Parking Stalls:

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

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

**EXPAND REAR OF HOUSE 6'-3" FROM BEDROOM, APPROX. 411 SF,
EXPAND REAR BEDROOM AND FAMILY ROOM. REMODEL KITCHEN**

TYPE OF REVIEW REQUESTED: (Select all that apply)Planning Commission/City Council

- | | | |
|---|---|---|
| <input type="checkbox"/> Certificate of Compatibility | <input type="checkbox"/> Planned Community | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Precise Development Plan | <input checked="" type="checkbox"/> Zone Variance |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Trailer | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Tentative Parcel Map | |
| <input type="checkbox"/> Historic Designation | <input type="checkbox"/> Tentative Tract Map | |

Administrative/Community Development Director

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Remedy | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Tree Removal (see pg. 9) |
| <input type="checkbox"/> Minor Conditional Use Permit | <input type="checkbox"/> Public Convenience or Necessity | <input type="checkbox"/> Other _____ |

We are submitting this application to respectfully request a variance from Ordinance No. 0425, which requires two covered off-street parking spaces in the form of a garage or carport. Our property currently includes a legal non-conforming single-car garage and a 26-foot long driveway, which we believe provides sufficient off-street parking for our residence.

We are seeking approval to proceed with the construction of an approximately 411-square-foot addition to our home, which would include a master bedroom and family room extension. Granting this variance would allow us to improve the functionality and livability of our home, without significantly impacting the surrounding neighborhood or deviating from existing community patterns.

We believe this request is both reasonable and consistent with the character of our block. At least 15 other homes on our street—including those directly adjacent to our property—also have original single-car garages and have been granted similar variances to allow home additions. These existing precedents support the fairness and appropriateness of granting our request.

We respectfully ask for your consideration and approval of this variance, which we believe aligns with both the spirit and intent of the ordinance while recognizing the practical circumstances of our property and neighborhood.

PROPERTY OWNER INFORMATION & AUTHORIZATION*(as listed in the Orange County Assessor's records)*Legal Owner's Name: **KAREN WEINER** Company Name:Email: **KMW800@ATT.NET**Phone: **(714) 504-0686**Address: **800 S. BREA BLVD. Apt. #108**City: **BREA**State: **CA**Zip Code: **92821**

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

By: **Karen Weiner** Date: **5-8-2025**
(Signature)By: **KAREN WEINER**
(Printed Name)**DESIGN PROFESSIONAL OR OWNER OF THE COPYRIGHT IF DIFFERENT (OPTIONAL)**

Name(s):

Peter Baccaro

Email:

pbaccaro@msn.com

Phone:

(714) 870-8051Address: **4060 N Palm Street, Suite 604**City: **Fullerton**State: **CA**Zip Code: **92835****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: **Peter Baccaro** Date: **06/16/2025**
(Signature)By: **PETER BACCARO**
(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:

KAREN WEINER

Address: 800 S. BREA BLVD. Apt. #108 State: CA

City: BREA

Zip Code: 92821

Email: KMW800@ATT.NET

Phone: (714) 504-0636

*** 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.

Karen Weiner

Trust Account Owner's Signature

5-8-2025

Date

KAREN Weiner

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, PETER BACCARO, on behalf of KAREN WEINER 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's Signature

05/05/2025

Date

Staff Use Only

ACCELA RECORD NUMBER: TRUST ACCOUNT NUMBER:

SUBMITTAL CHECKLIST

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

APPLIES TO ALL APPLICATIONS

- ☐ **1. COMPLETED PROJECT APPLICATION** - Property owner information & authorization must be included
- ☒ **2. PHOTOGRAPHS** - Photographs should include the project site's existing exterior and interior.
- ☒ **3. LETTER OF REQUEST** - Describe the project/proposal and reason for the request. For businesses, include operations, number of employees, hours of operation, property tenant list, alcohol requests and any other pertinent information. For residential projects, include number of units, phasing/ timing plan and any other pertinent information. *For tree removal permits, a statement indicating the reason for the removal or relocation of tree(s).*
- ☐ **4. PLANS TITLE PAGE**
 - ☒ Date (Resubmitted plans shall reflect new date of submittal)
 - ☒ Project Address
 - ☒ Legal Description
 - ☒ Scope of work
 - ☐ List of Required Entitlements
 - ☒ Owner Information Architect/Designer Information
 - ☒ Zoning Conformance Development Standards (existing/allowed/proposed)
- ☐ **5. SITE PLAN**
 - ☒ Show entire Parcel with property lines and dimensions
 - ☒ Development Summary Table -- noting pertinent information such as proposed square footage, floor area
 - ☒ Provide separate existing and proposed site plans Provide plan drawn to scale with dimensions
 - ☒ Show all setbacks (front, rear and side)
 - ☐ Truck turning radius (industrial and commercial) Show location of:
 - ☐ Carpool/van spaces
 - ☐ Bicycle parking area
 - ☐ Rideshare vehicle loading area
 - ☒ Distance between buildings
 - ☒ Location of utility poles and fire hydrants
 - ☐ Indicate locations of trash enclosures and SCE transformer
 - ☐ Location of proposed monument signs
 - ☐ Proposed outdoor storage area, if any, and required screening Label proposed uses for all building sites on site
 - ☐ Location of bus stop improvements, if applicable to project
 - ☐ Show locations of street and sidewalks, with all improvements (trees, light poles, curbs, etc.)
 - ☐ Show all existing and proposed driveways and driveways immediately adjacent to the site
 - ☐ Show all curb, gutter and driveway within the full right-of-way adjacent to the project site
 - ☐ Photometric plan
 - ☐ Circulation plan
- ☐ **6. FLOOR PLAN**
 - ☒ Provide separate existing and proposed floor plans
 - ☒ Provide plans drawn to scale with dimensions
 - ☒ Label room and/or areas
 - ☒ Provide a window and door schedule (when part of scope)
- ☐ **7. DEPOSIT** - The application will **NOT** be considered submitted until payment is received. Please visit our [Development Processing Fees](#) to verify the deposit amount.

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

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

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

☒ **10. ELEVATIONS**

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

☐ **11. RENDERING(S) - COLOR**

☐ **12. SECTION PLAN**

☐ **13. SIGN PLANS**

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

☐ **14. ROOF PLAN**

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

☐ **15. CONCEPTUAL LANDSCAPE PLAN**

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

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

☐ **17. ENVIRONMENTAL INFORMATION FORM**

☐ **18. COLOR & MATERIAL BOARD**

☐ **19. PRELIMINARY GRADING PLANS**

- ☐ Proposed items should be designated with solid lines, existing with small dashes, and future with long dashes if a phased project.
- ☐ Cross sections at all site boundaries (maximum & minimum conditions)
- ☐ Drainage and flood control facilities-size, type, etc.
- ☐ Easements, property lines, right-of-way

- ☐ Earthwork quantities-borrow and disposal areas
- ☐ Erosion control measures
- ☐ Existing features within and 50 feet beyond the site boundaries (label to remain or to be removed)-natural ground, trees, structures, drainage courses, streets, trails, slopes, etc.
- ☐ Grading (Proposed)-structures, curbs, walls (height), gutters, pavement, walks, swales, mounding, slopes, open space, trails
- ☐ Natural areas to be preserved
- ☐ Parkway culverts where drainage is directed to streets, except for single family residences
- ☐ Retaining walls-top and footing elevations
- ☐ Separate cut and fill areas with a line. In addition, one copy of the plan shall be submitted with fill areas colored in green and cut areas in red
- ☐ Shade pavement areas and slopes 3:1 or steeper
- ☐ Location, elevation, and size of proposed buildings pads
- ☐ Streets-cross sections, improvements, right-of-way, etc.
- ☐ **20. FIRE MASTER PLAN** (applies to new commercial, multifamily residential, and subdivisions). Contact the Fire Department for more information.
 - ☐ Fire access road on property and streets
 - ☐ Fire hydrant locations(s) new and existing
 - ☐ Fire department connection location and control valve location

APPLIES TO TREE REMOVAL PERMIT:

☐ **20. TREE REMOVAL SITE PLAN**

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

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

OTHER DOCUMENTS OR STUDIES

- ☐ **21. PARKING JUSTIFICATION** (for shared parking agreements or parking variance)

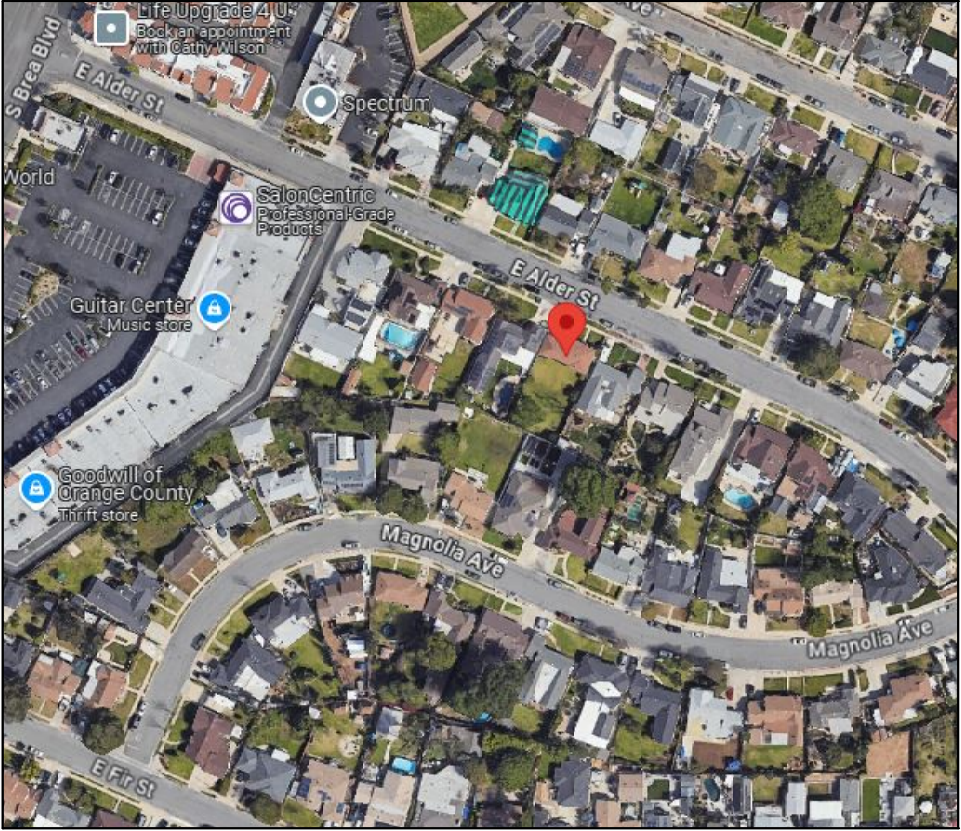
- ☐ **22. PARKING STUDY** (if applicable)

- ☐ **23. ENVIRONMENTAL STUDIES** (if applicable)

- ☐ Traffic Impact Analysis/Traffic Assessment
- ☐ Air Quality Study
- ☐ Habitat Assessment/Jurisdiction Delineation
- ☐ Noise Study
- ☐ Phase 1 and/or 2 Assessment

- ☒ **24. ARTS AND PUBLIC PLACES**

- ☐ **25. PUBLIC NOTIFICATION PACKET** (if applicable)



SCOPE OF WORK:

Add 411 SF consisting of family room expansion, master bedroom expansion, and remodel kitchen.

NOTE:
Per California Civil Code Article 1101.4 and Cal Green Section 3011, all building alterations to a single family home, existing plumbing fixture in the entire house that do not meet compliant flow rates need to be upgraded. Water closets with flow rate in excess of 1.6 gpf will need to be replaced with water closets with a maximum flow rate of 1.28 gpf. Showers with flow rate in excess of 2.5 gpm will need to be replaced with showerheads with a maximum flow rate of 1.8 gpm. Lavatory with a flow rate in excess of 2.2 gpm will need to be replaced with lavatory with a maximum flow rate of 1.2 gpm (1.8 gpm for kitchen faucets).

Project Data

Tract: #134
Lot: #29
APN: 284-321-06

Zoning: R-1
Occupancy: R-3
Type of Construction: V-B

Fire Sprinklers Existing: No

Lot Square footage: 7,800±

Existing House Square Footage: 848 ±
Additional House Square Footage: 411 ±
Existing Garage Square Footage: 250 ±
1,509±

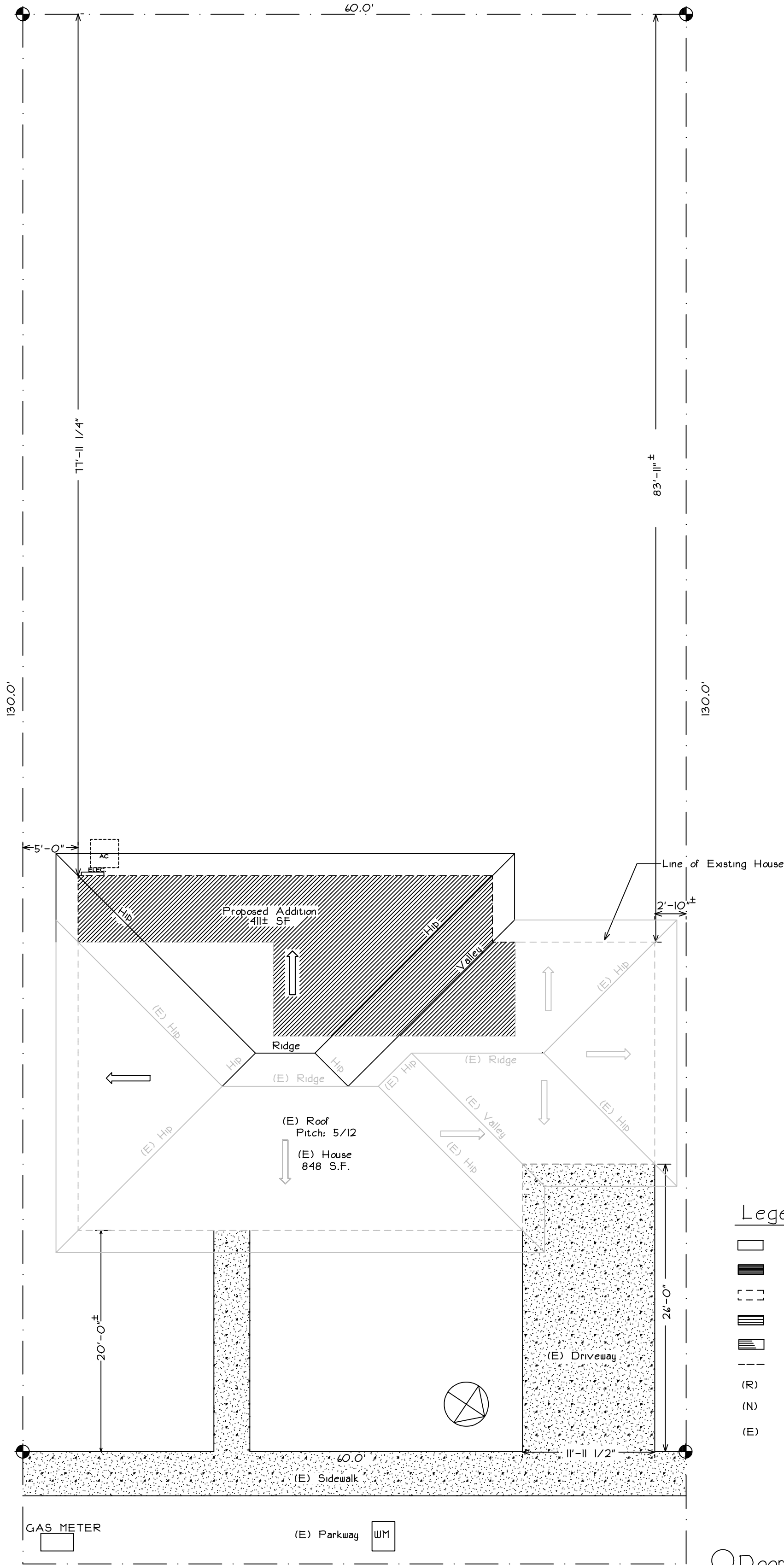
Total lot Coverage: 19.35%
Allowed 35% Lot Coverage: 2,889 ± 1,509± OK

Number of Bedrooms (Existing): 2
Number of Bedrooms (Removal): 1
Number of Additional Bedrooms: 0
Total: 1

Number of Bathrooms (Existing): 1
Number of Additional Bathrooms: 0
Total: 1

GOVERNING CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
BREA MUNICIPAL CODE



226 E. Alder St. Brea, 92821

Scale: 1/8" = 1'-0"

Legend

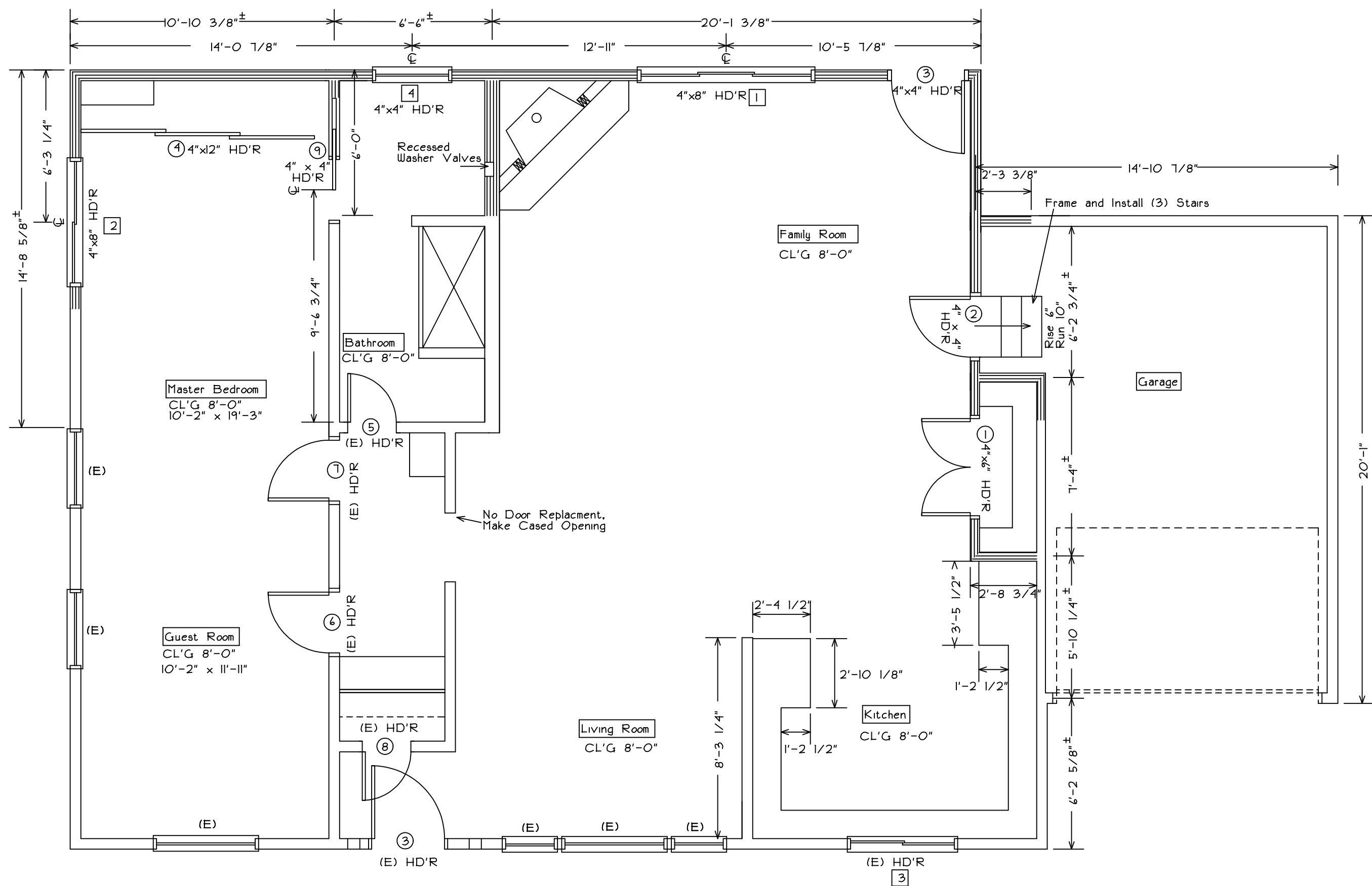
- Existing wall to remain
- New wall
- Remove wall
- Enclose opening, stud-in wall
- Cut new opening
- Remove existing
- Relocate
- New
- Existing

Doors

Sym	Qty	Size	Type	Trim	Hinge	Room	Notes
1	1	4068	Double Swing	Bevel Casing 9/16" x 1 9/16"	—	Pantry	Primed Louver
2	1	2668	Swing	Bevel Casing 9/16" x 1 9/16"	Right	Garage	Fire-Rated T.M. Cobb "Colonist"
3	1	3068	Swing	Bevel Casing 9/16" x 1 9/16"	Left	Front Door Backyard	4 Panel Fir, Exterior
4	1	10068	Bypass	Bevel Casing 9/16" x 1 9/16"	—	Master Bed	T.M. Cobb "Colonist"
5	1	2068	Swing	Bevel Casing 9/16" x 1 9/16"	Left	Master Bath	T.M. Cobb "Colonist"
6	1	2668	Swing	Bevel Casing 9/16" x 1 9/16"	Right	Guest Bed	T.M. Cobb "Colonist"
7	1	2668	Swing	Bevel Casing 9/16" x 1 9/16"	Left	Master Bed	T.M. Cobb "Colonist"
8	1	2068	Swing	Bevel Casing 9/16" x 1 9/16"	Right	Hall Closet	T.M. Cobb "Colonist"
9	1	2668	Pocket	Bevel Casing 9/16" x 1 9/16"	—	Laundry Room	T.M. Cobb "Colonist"

Demolition Plan

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



Floor Plan

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

Windows- Tuscan, White

Sym	Qty	Size	Type	Color	Glazing	Operation	Room	U-Value	SHGC	Notes
1	1	1040	Vinyl Nail On	White	Low E ³ Dual Glaze	"XOX"	Den	.29	.17	Sculpted Grds Tempered
2	1	5048	Vinyl Nail On	White	Low E ³ Dual Glaze	"XOX"	Master Bedroom-New	.29	.16	Sculpted Grds
3	1	4030	Vinyl Retrofit	White	Low E ³ Dual Glaze	"XOX"	Kitchen	.29	.16	Sculpted Grds
4	1	3030	Vinyl Retrofit	White	Low E ³ Dual Glaze	Double Hung	Bathroom	.29	.16	

ATTACHMENT F

REVISIONS	BY

Baccaro Construction Co., Inc.
4060 N. Palm St. Unit 604
Fullerton, CA 92835
(714) 870-8051 Lic.#425570

Site Plan/Floor Plan

Karen Weiner
226 E. Alder St.
Brea, 92821
(714) 504-0686

Date: 5/01/25

Scale: As Noted

Drawn: PB

Job: Weiner

SHEET
T-1

"EXHIBIT "B"

CITY OF BREa

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR ZONE VARIANCE NO. 2025-01:
TO ALLOW FOR THE DEVIATION FROM THE REQUIRED OFF-STREET PARKING STANDARD
FOR AN ADDITION TO THE EXISTING SINGLE-FAMILY DWELLING UNIT, LOCATED AT 226
EAST ALDER STREET

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

- DATE AND TIME
OF HEARING:

Tuesday, July 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, Peter Bacarro, is requesting the following entitlement: Zone Variance No. 2025-01 to allow the deviation from the required off-street parking standard to accommodate a construction of a 411 square-foot addition to an existing single-family dwelling unit.
- LOCATION:

The project site is located at 226 East Alder, which is a 7,800 square-foot residential lot with an existing 848 square-foot detached single-family dwelling unit. The project site has a General Plan Land Use designation of Low Density Residential and a Zoning designation of Single Family Residential (R-1).
- ENVIRONMENTAL:

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1).

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.

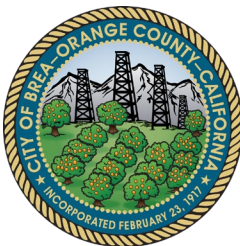
COMMUNITY DEVELOPMENT DEPARTMENT



Joanne Hwang, AICP, City Planner

AREA MAP





CEQA NOTICE OF EXEMPTION

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

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

PROJECT TITLE/CASE NO.:

ZONE VARIANCE NO. 2025-01: WEINER RESIDENTIAL PROJECT

PROJECT LOCATION:

226 East Alder Street, Brea, CA 92821

PROJECT DESCRIPTION:

Request to allow the deviation from the required off-street parking standard for the construction of a 411 square-foot addition to an existing 848 square-foot single-family residence.

Name of Public Agency Approving Project:

City of Brea

Project Applicant & Address:

Peter Baccaro
P.O. Box 139044
Dallas, TX 91740
(972) 828-7084

Exempt Status: (Check one)

☐ Ministerial

☐ Declared Emergency

☐ Emergency Project

☒ Categorical Exemption (Sec. 15301)

☐ Statutory Exemption

☐ Other:

Reason why the project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the requested deviation from the off-site parking requirement does not result in a physical change other than a minor addition to the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

Jason Killebrew, Assistant City Manager/ Community Development Director

Date



City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group
Tuesday, July 22, 2025, 6:00 PM	ADMINISTRATIVE ITEMS Item: 4B.

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated July 11, 2025 (Attachment A)

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Planning Update - Updated 07.11.2025.pdf](#)

City of Brea

Project Updates

July 11, 2025

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	Amazon Facility	275 Valencia Avenue
3	Albertson's Distribution Center Office Building	200 N. Puente Street
4	Loading Dock Addition	750 Challenger Street
5	New Industrial Building	424 Berry Way
6	Jamboree Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
7	New residential development (Preliminary Plan Review)	112 Bracken Street
8	A 2 nd story ADU height increase	401 Sycamore Avenue
9	C&C Affordable Housing Project Density Bonus Request	SEC Mercury Lane & Berry Street
10	A 2 nd story ADU modification of standards	414 Sievers
11	Raising Canes Drive-through	200 S. State College Boulevard
12	Mills Act Contract	420 S. Madrona Avenue
13	Service Champions parking lot	625 Columbia Street
14	Brea 265 Tentative Tract Map Amendment	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
15	Brea 265 Planning Area 1	Northeast area of Rose Drive/Blake Road
16	Koy Restaurant and Bar on-site alcohol	441 S. Associated Road
17	Karma Lounge on-site alcohol	215 S. Brea Boulevard
18	Alder Street variance	226 E. Alder Street
19	Redwood Avenue administrative remedy	110 S. Redwood Avenue
20	Thai 7 Bistro on-site alcohol	215 W. Birch Street #2
21	Carbon Canyon Coffee on-site alcohol	150 Olinda Place
22	Chef's Cut on-site alcohol	415 S. Associated Road
23	Deanna Drive lot coverage increase	920 Deanna Drive

• **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
5	Gaslight Square Redevelopment	255 E. Imperial Highway
6	Southlands Church Fence Height	2950 E. Imperial Highway
7	Boiling Crab – Outdoor Patio and On-site Alcohol	120 S. Brea Boulevard #106
8	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
9	Wireless Co-location	145 S. State College Boulevard
10	California Spine Institute	721 E. Imperial Highway
11	Dr. Squatch Fence Height	114 N. Berry Street
12	Wireless Facility Modification	185 E. Alder Street
13	New Wireless Facility	724 N. Brea Boulevard
14	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
15	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
16	Light Industrial Building	3200 Nasa Street
17	South Brea Townhomes	685 S. Brea Boulevard
18	AT&T Wireless Rooftop Facility	380 W. Central Avenue
19	Pet Aquamation	580 W. Lambert Road
20	Increase in wall height	839 Mango Street
21	Our Nest on-site alcohol	732 N. Brea Boulevard
22	Reduction in required parking spaces	440 S. Brea Boulevard
23	Saint Matthew Ecumenical Catholic Church	500 E. Imperial Highway
24	7-Eleven off-site alcohol sale	3310 E. Imperial Highway
25	Brea Plaza Apartments	1639 E. Imperial Highway
26	Greenbriar residential development	1698-1700 Greenbriar Lane
27	420 Apollo office use	420 Apollo Street, Unit A
28	7-Eleven off-site alcohol sale	295 W. Central Avenue
29	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
30	Aquatic Sports Performance	396 Cliffwood Park Street
31	Main Event	245 W. Birch Street
32	Studio J Dance Studio	1150 W. Central Avenue #C

Story Map ID	Project Name	Address
33	Tempo Geisha	101 E. Imperial Hwy
34	Pace & Pint on-site alcohol	1040 E. Imperial Hwy Suite F2
35	Moorpark Drive administrative remedy	1842 Moorpark Drive

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

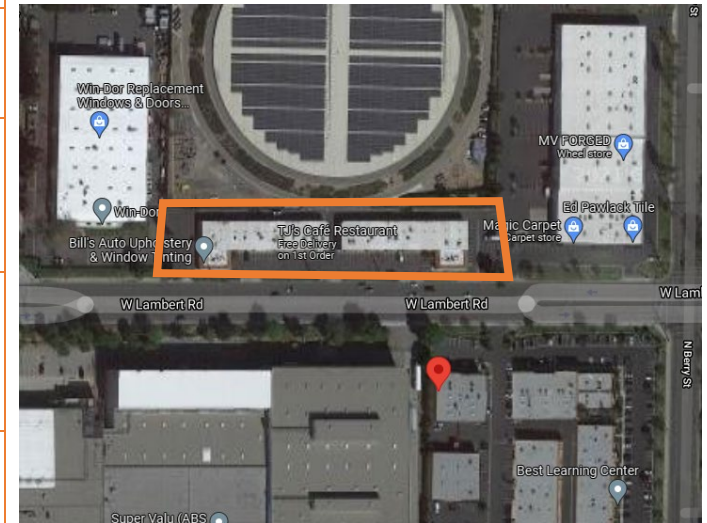
N/A

In-Process/Review

LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)

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.

PROJECT MAP:




AMAZON FACILITY (MAP ID: 2)

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 proposes to 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
Application submittal Date:	<ul style="list-style-type: none"> May 31, 2022
Current Status:	<ul style="list-style-type: none"> On May 13, 2025, Planning Commission certified the Project's EIR and approved the Project; however, an appeal of the Planning Commission decision was submitted within the 10-day appeal period; City Council review of the appeal is expected to occur in August (<i>tentative</i> date August 19, 2025)

PROJECT MAP:



ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 3)		
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	PROJECT MAP: 
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 St 	
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, 2023 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant. 	

LOADING DOCK ADDITION (MAP ID: 4)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-05; ACCELA No: PLN-2023-00031
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-223-19 750 Challenger Street
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to add a secondary loading dock and restripe parking stalls.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Esther Yang
Application submittal Date:	<ul style="list-style-type: none"> April 27, 2023
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:

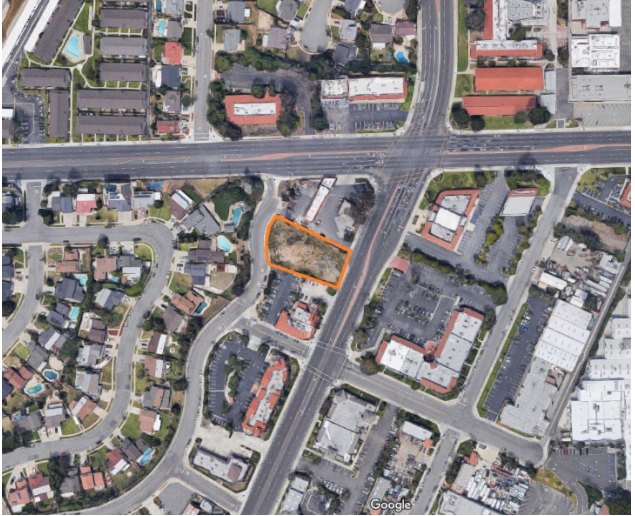


NEW INDUSTRIAL BUILDING (MAP ID: 5)

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:	<ul style="list-style-type: none"> The Applicant is proposing to demolish existing industrial buildings located at the eastern portion of the parcel and construct 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.
Application submittal Date:	<ul style="list-style-type: none"> February 6, 2024
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



<i>JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 6)</i>		
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-01; ACCELA No: PLN-2024-00014/PLN-2024-00031 	
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 Applicant is proposing 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.net) 	
Applicant:	<ul style="list-style-type: none"> Tish Kelly of Jamboree Housing Corp. 	
Application submittal Date:	<ul style="list-style-type: none"> March 12, 2024 	
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on April 10, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. Density Bonus application was approved February 25, 2025. Under building plan check process. 	

NEW RESIDENTIAL DEVELOPMENT (MAP ID: 7)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-02; ACCELA No: PLN-2024-00018
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"> Brianna Co, Planning Technician (briannac@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"> March 26, 2024
Current Status:	<ul style="list-style-type: none"> 1st round of preliminary comment letter was issued on April 25, 2024. Subsequently, at the request of the applicant, a 2nd round of review was conducted and the 2nd preliminary comment letter was issued on October 31, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.

PROJECT MAP:



A 2nd STORY ADU HEIGHT INCREASE (MAP ID:8)

Case Type:	<ul style="list-style-type: none"> Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> CC No. 2024-01; ACCELA No: PLN-2024-00027
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-223-01 401 Sycamore Avenue
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting an increase in maximum height of a 2nd story ADU from 16 feet to 23 feet
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Jasmeet Gill Kennington
Application submittal Date:	<ul style="list-style-type: none"> June 11, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

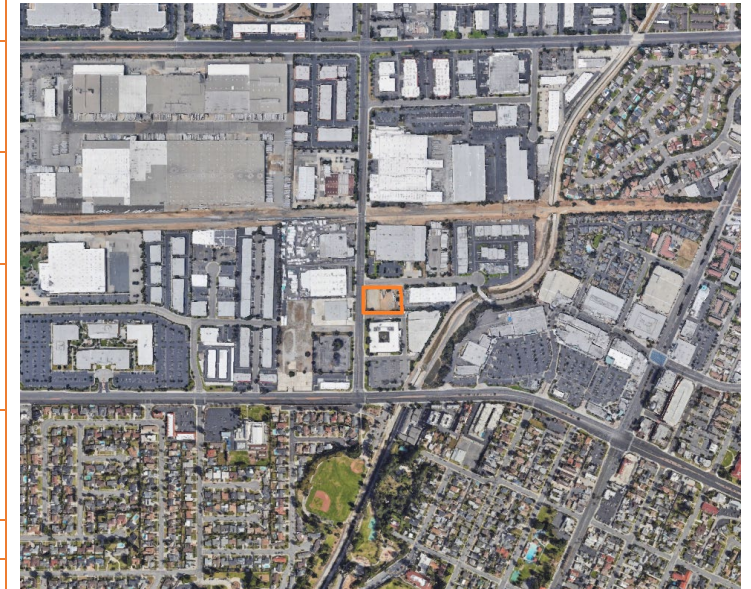
PROJECT MAP:



C&C AFFORDABLE HOUSING PROJECT (MAP ID: 9)

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 Applicant is requesting a substantial conformance review of a new 85-unit, 5-story affordable senior housing project with the previously approved project at the project site (Mercury Lane workforce housing project – a 114-unit apartment)
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Todd Cottle
Application submittal Date:	<ul style="list-style-type: none"> October 29, 2024; June 18, 2025
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on November 27, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. Project preview for the City Council was held on April 15, 2025, as a study session item. Density Bonus application currently under review

PROJECT MAP:



A 2nd STORY ADU MODIFICATION OF STANDARDS (MAP ID: 10)

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 Applicant is requesting modification of standards (i.e. height, design standards related to exterior staircase) for a new 2nd story ADU
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Tony Vega
Application submittal Date:	<ul style="list-style-type: none"> December 4, 2024
Current Status:	<ul style="list-style-type: none"> Under review

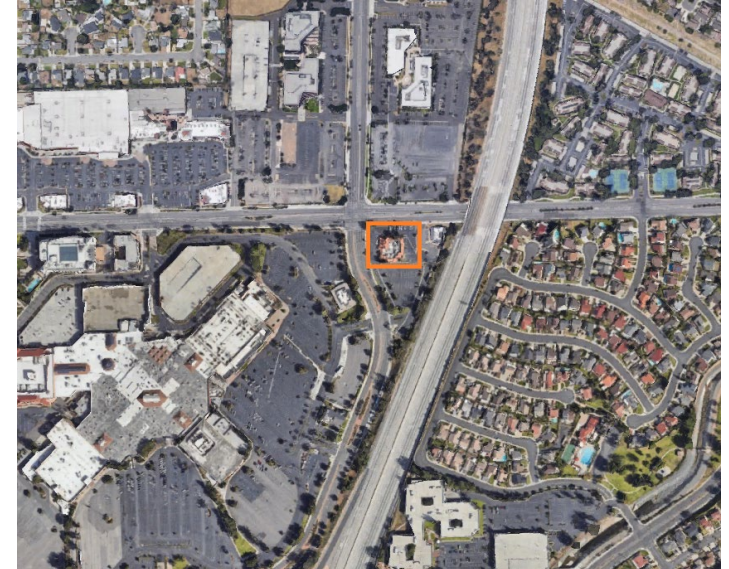
PROJECT MAP:



RAISING CANES DRIVE-THROUGH (MAP ID: 11)

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 Applicant is requesting a new drive-through restaurant (Raising Canes)
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raising Canes
Application submittal Date:	<ul style="list-style-type: none"> December 17, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the Applicant

PROJECT MAP:



MILLS ACT CONTRACT (MAP ID: 12)

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:	<ul style="list-style-type: none"> 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

PROJECT MAP:



SERVICE CHAMPIONS PARKING LOT (MAP ID: 13)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2025-02; ACCELA No: PLN-2025-00012
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-222-01 625 Columbia 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
Application submittal Date:	<ul style="list-style-type: none"> February 26, 2025
Current Status:	<ul style="list-style-type: none"> Under review

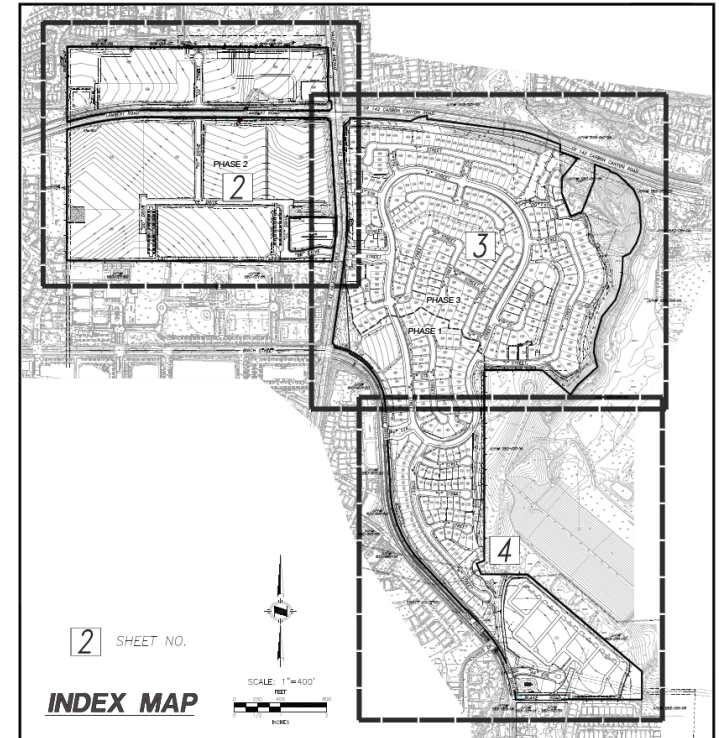
PROJECT MAP:



BREA 265 TENTATIVE TRACT MAP AMENDMENT (MAP ID: 14)

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: 15)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2025-03; 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
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

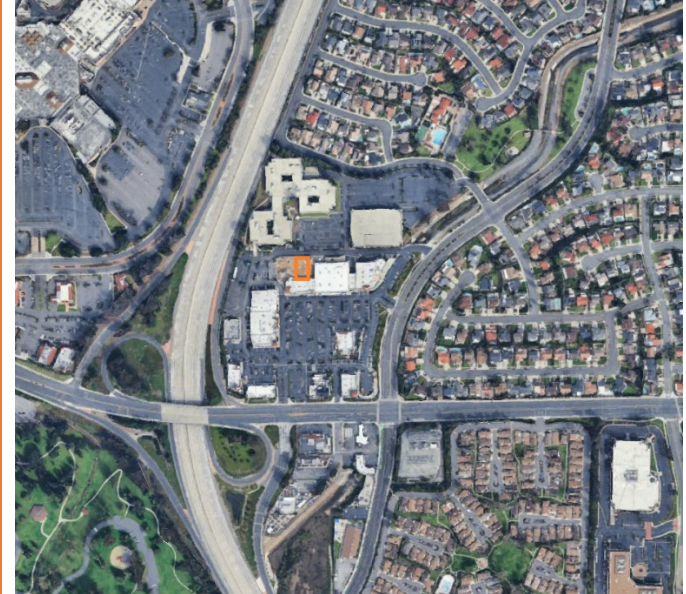
PROJECT MAP:



KOY RESTAURANT AND BAR ON-SITE ALCOHOL (MAP ID: 16)

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 Applicant is proposing an 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.
Application submittal Date:	<ul style="list-style-type: none"> May 6, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



KARMA LOUNGE ON-SITE ALCOHOL (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-11; ACCELA No: PLN-2025-00027
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-17 Address: 215 S. Brea Boulevard
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing an on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Karma Lounge)
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Karma Lounge
Application submittal Date:	<ul style="list-style-type: none"> May 15, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

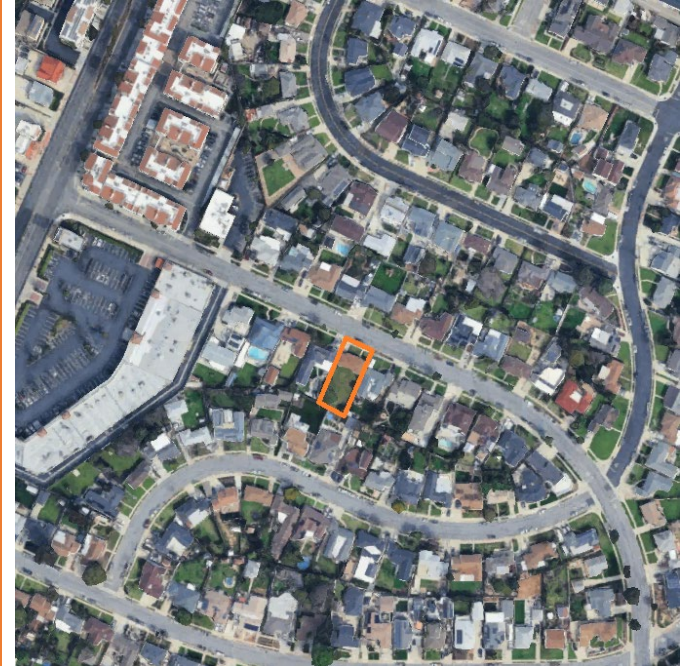
PROJECT MAP:



ALDER STREET VARIANCE (MAP ID: 18)

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:	<ul style="list-style-type: none"> The Applicant is requesting a variance to waive 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
Application submittal Date:	<ul style="list-style-type: none"> May 12, 2025
Current Status:	<ul style="list-style-type: none"> Planning Commission public hearing is scheduled on July 22, 2025

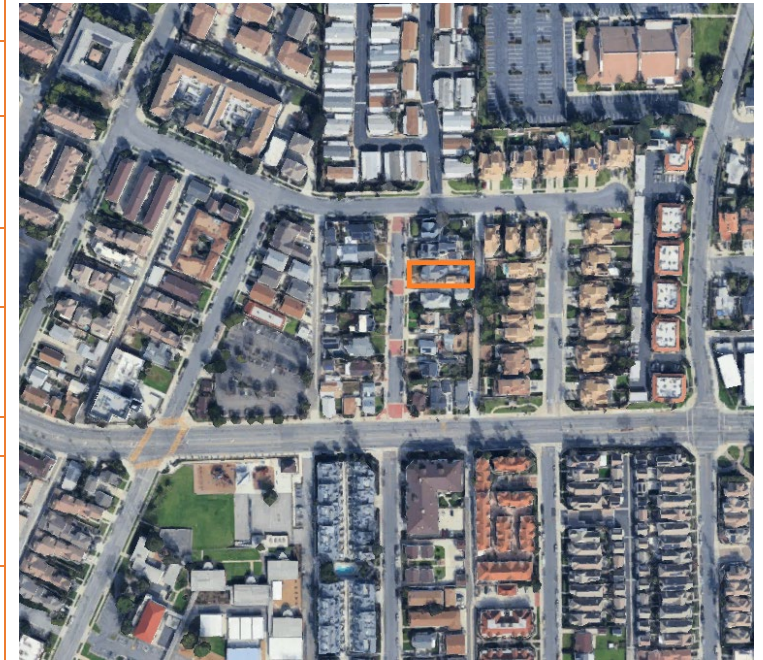
PROJECT MAP:



REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAP ID: 19)

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 Applicant is proposing modification of wall and fence height to increase by 12 inches along south property line (side)
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raul Luna
Application submittal Date:	<ul style="list-style-type: none"> June 3, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



THAI 7 BISTRO ON-SITE ALCOHOL (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. 2025-03; ACCELA No: PLN-2025-00031
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-362-27 215 W. Birch Street #2
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing on-site beer and wine service at an existing restaurant (Thai 7 Bistro)
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Thai 7 Bistro
Application submittal Date:	<ul style="list-style-type: none"> June 3, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



CARBON CANYON COFFEE ON-SITE ALCOHOL (MAP ID: 21)

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
Application submittal Date:	<ul style="list-style-type: none"> June 17, 2025
Current Status:	<ul style="list-style-type: none"> Under review

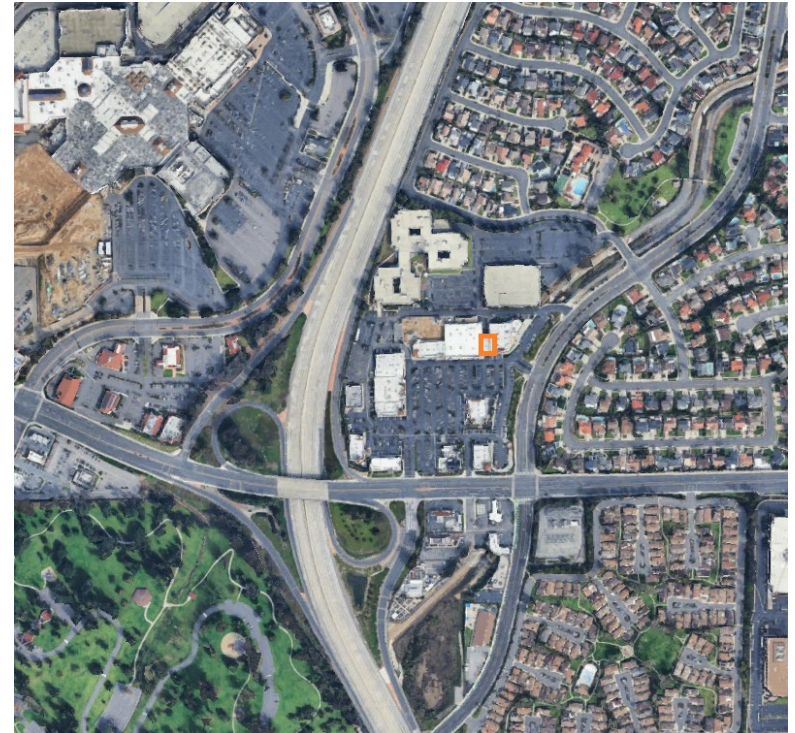
PROJECT MAP:



CHEF'S CUT ON-SITE ALCOHOL (MAP ID: 22)

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 Applicant is proposing 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
Application submittal Date:	<ul style="list-style-type: none"> June 23, 2025
Current Status:	<ul style="list-style-type: none"> Under review

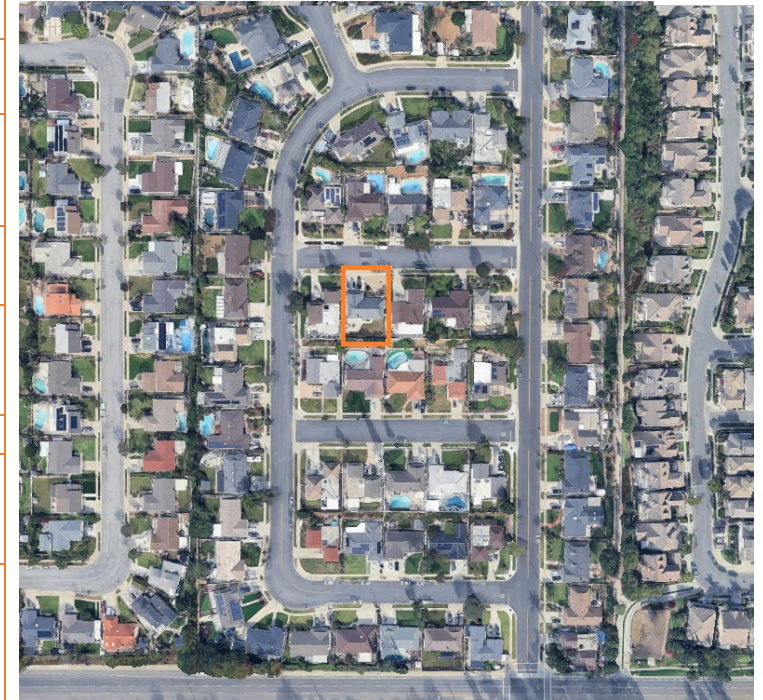
PROJECT MAP:



DEANNA DRIVE LOT COVERAGE INCREASE (MAP ID: 23)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-06; 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:	<ul style="list-style-type: none"> The Applicant is requesting 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
Application submittal Date:	<ul style="list-style-type: none"> June 25, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)

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 under Project in Process/Review (Map ID 9)

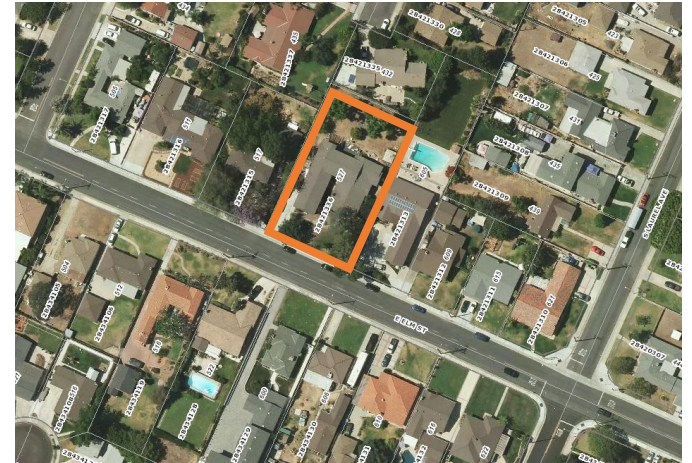
RENDERING:



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

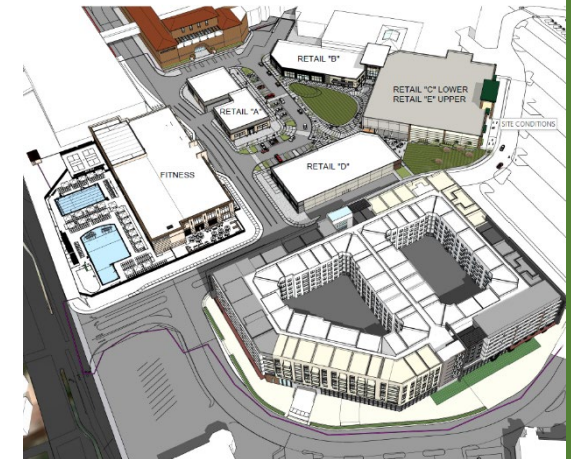
PROJECT MAP:



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
Project No.:	<ul style="list-style-type: none"> 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:	<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:	<ul style="list-style-type: none"> The project includes: (1) General Plan Amendment to change the General Plan Land Use designation of the Project site and the Brea Mall from Regional Commercial to Mixed Use I; (2) Zone Change to change the zoning designation of the site from Major Shopping Center (C-C) with a Precise Development (P-D) overlay to Mixed Use I (MU-I); (3) Development Agreement to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan to demolish the former Sears building and surface parking lot and allow a new mixed-use development that includes retail, restaurants, for-rent residential apartments, a resort-type fitness center and an outdoor gathering space; (5) Tentative Parcel Map for subdivision; and (6) Conditional Use Permits for shared parking, to establish the Brea Mall sign program, to allow on-site alcohol consumption of beer, wine and distilled spirits within dining establishments and to allow a fitness center
Project Planner:	<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:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



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

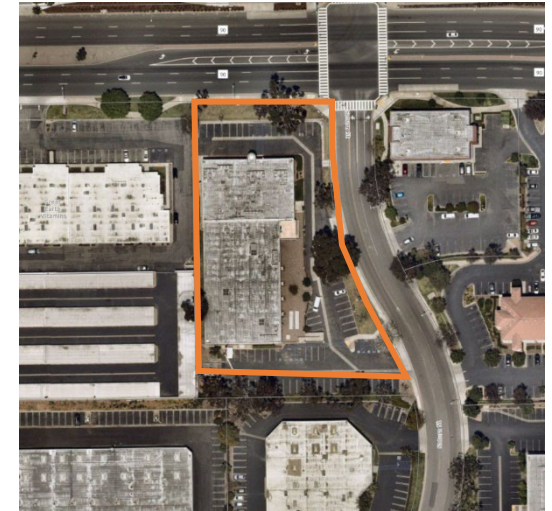
PROJECT MAP:



SOUTHLANDS CHURCH FENCE HEIGHT (MAP ID: 6)

Case Type:	<ul style="list-style-type: none"> Administrative Adjustment
Project No.:	<ul style="list-style-type: none"> AR 2023-01; ACCELA No. PLN 2022-00027
Project Location:	<ul style="list-style-type: none"> 2950 E. Imperial Highway Assessor's Parcel Number (APN): 336-631-21
Project Description:	<ul style="list-style-type: none"> The Project increases the height of the fence along Imperial Highway from 30 inches to 42 inches.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Southlands Church
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the application on February 1, 2023
Current Status	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



BOILING CRAB OUTDOOR PATIO AND ON-SITE ALCOHOL (MAP ID: 7)

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"> Aejandra 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	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 8)

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 Hwy
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:



WIRELESS FACILITY CO-LOCATION (MAP ID: 9)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-07; ACCELA No: PLN-2023-00047
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-331-12 145 S. State College Boulevard
Project Description:	<ul style="list-style-type: none"> The project modifies an existing wireless facility to add additional antennas and support equipment.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Meghan Graham
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on October 10, 2023.
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue

PROJECT MAP:



CALIFORNIA SPINE INSTITUTE (MAP ID: 10)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Administrative Remedy
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-05; AR No. 2023-04; ACCELA No: PLN-2023-00030
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-314-07 721 E Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The project includes a second story addition to an existing office building along with related site improvements.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raed Ali and Eric Lin
Approval Dates	<ul style="list-style-type: none"> December 12, 2023
Current Status:	<ul style="list-style-type: none"> Under Building plan check process

PROJECT MAP:




DR. SQUATCH FENCE HEIGHT (MAP ID: 11)

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:	<ul style="list-style-type: none"> 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: 12)		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
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 	
Project Description:	<ul style="list-style-type: none"> 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 	

NEW WIRELESS FACILITY (MAP ID: 13)		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
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:	<ul style="list-style-type: none"> 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 	

BREA PLAZA SIGN PROGRAM AMENDMENT (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP 2023-10; ACCELA No: PLN-2023-00054
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 East Imperial Highway
Project Description:	<ul style="list-style-type: none"> The project amends the existing comprehensive sign program for Brea Plaza shopping center.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen
Approval Date:	<ul style="list-style-type: none"> May 14, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:




IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 15)

Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> TPM No. 2022-179; ACCELA No: PLN-20224-00016
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-342-05 and 296-114-01 915, 955, 975 W. Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to subdivide the existing property into four parcels.
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> James McGrade of Imperial Mariner, LLC
Approval Date	<ul style="list-style-type: none"> June 25, 2024
Current Status:	<ul style="list-style-type: none"> Under final map review process

PROJECT MAP:



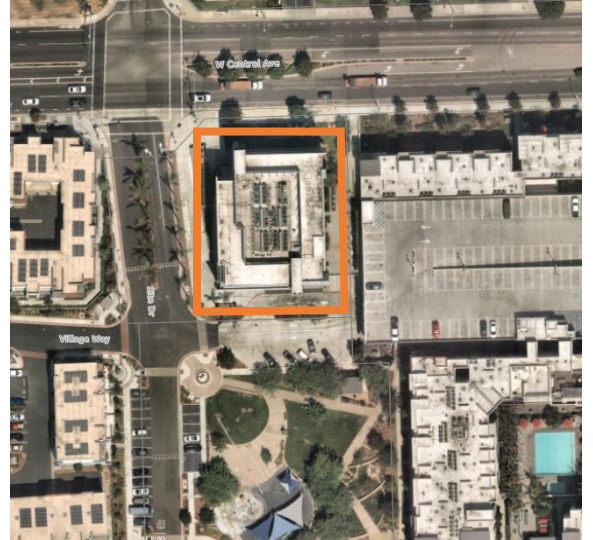
<i>LIGHT INDUSTRIAL BUILDING (MAP ID: 16)</i>		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR 2023-08; ACCELA No: PLN-2023-00049 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-303-11 3200 Nasa Street 	
Project Description:	<ul style="list-style-type: none"> 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"> Under building plan check process 	

SOUTH BREA TOWNHOMES (MAP ID: 17)

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"> Demolition completed; Under building plan check process

PROJECT MAP:

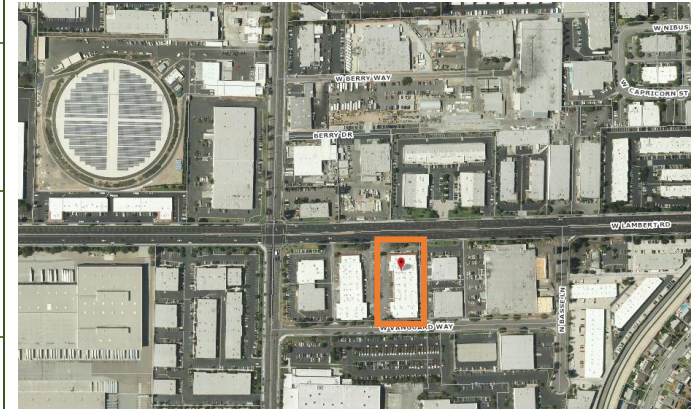


AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 18)		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-241-10 380 W Central Ave 	
Project Description:	<ul style="list-style-type: none"> 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"> Building permit ready to issue 	

PET AQUAMATION BUSINESS (MAP ID: 19)

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"> 580 W Lambert Road, Unit E Assessor's Parcel Number (APN): 296-081-07
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

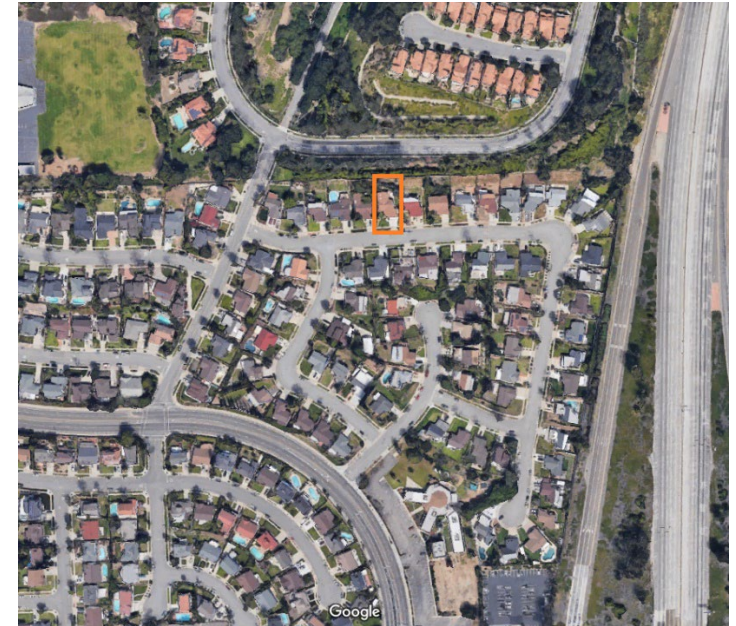
PROJECT MAP:



INCREASE IN WALL HEIGHT (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. 2024-06; ACCELA No: PLN-2024-00040
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-051-06 839 Mango St.
Project Description:	<ul style="list-style-type: none"> The project includes increase in the height of wall within the front yard up to 5 feet along the east property line
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Eric Lavold
Approval Date:	<ul style="list-style-type: none"> October 2, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

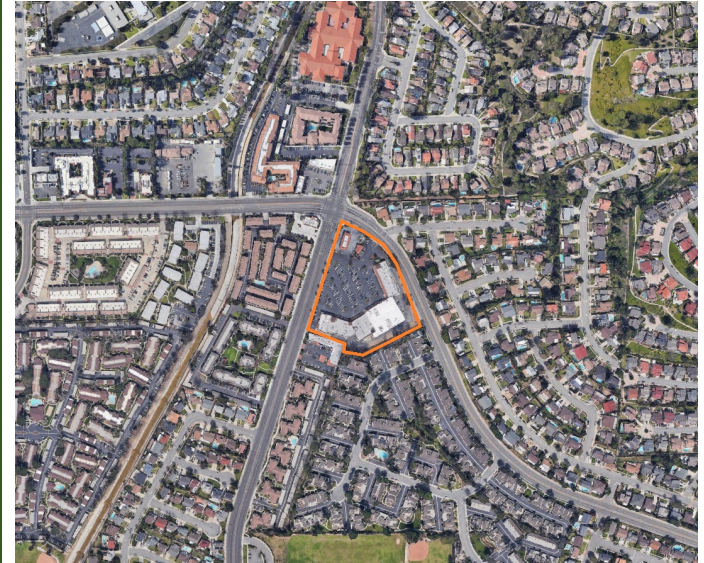
PROJECT MAP:



OUR NEST ON-SITE ALCOHOL (MAP ID: 21)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-07; ACCELA No: PLN-2024-00054
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-170-03 732 N. Brea Boulevard
Project Description:	<ul style="list-style-type: none"> The project includes on-site full alcohol service at a new restaurant (Our Nest)
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Jonpaul Ugay
Approval Date	<ul style="list-style-type: none"> December 10, 2024
Current Status:	<ul style="list-style-type: none"> Restaurant under construction

PROJECT MAP:




REDUCTION IN REQUIRED PARKING SPACES (MAP ID: 22)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-08; ACCELA No: PLN-2024-00045
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-243-09 & 10 440 S. Brea Blvd.
Project Description:	<ul style="list-style-type: none"> The project allows a reducing the minimum required parking spaces to accommodate a new dentist office
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Sultram Han
Approval Date	<ul style="list-style-type: none"> December 17, 2024
Current Status:	<ul style="list-style-type: none"> N/A (business T.I. is under building permit process)

PROJECT MAP:



SAINT MATTHEW ECUMENICAL CATHOLIC CHURCH (MAP ID: 23)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-06; ACCELA No: PLN-2024-00052 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-211-31 500 E. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project establishes a new church. 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Tony Russo 	
Approval Date	<ul style="list-style-type: none"> January 28, 2025 	
Current Status:	<ul style="list-style-type: none"> N/A 	

7-ELEVEN OFF-SITE ALCOHOL SALE (MAP ID: 24)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-01; ACCELA No: PLN-2025-00003
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 336-203-13 3310 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The Project allows for an expansion the existing off-site alcohol sale from beer and wine (ABC Type 20) to full alcohol (ABC Type 21)
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dayna Epley of 7-Eleven
Approval Date	<ul style="list-style-type: none"> March 25, 2025
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



BREA PLAZA APARTMENTS (MAP ID: 25)

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 East 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

PROJECT MAP:

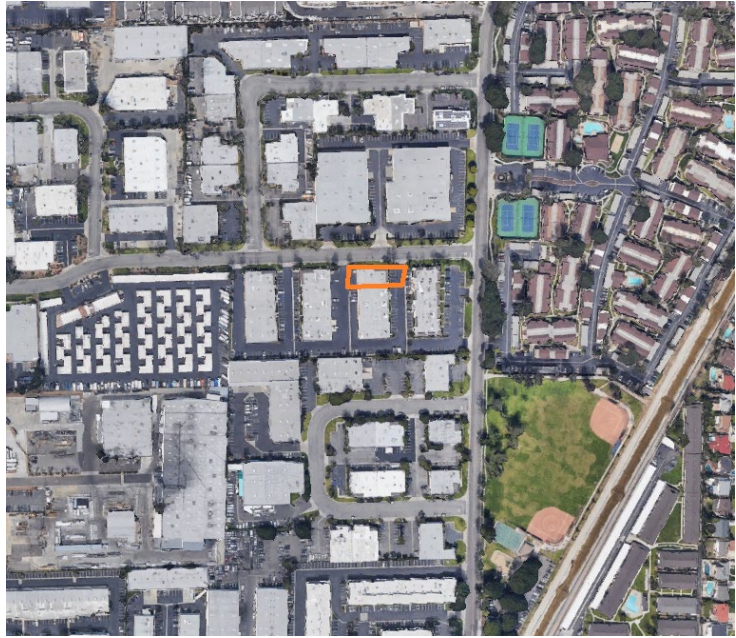



GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 26)

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
Current Status:	<ul style="list-style-type: none"> Site clearance and demolition has begun; Under building plan check process
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)

PROJECT MAP:

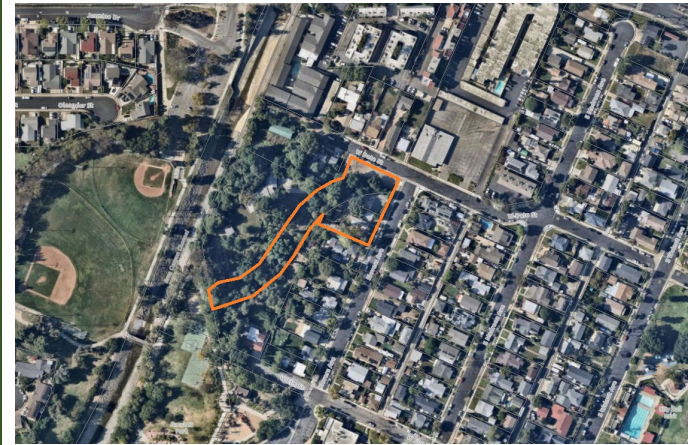


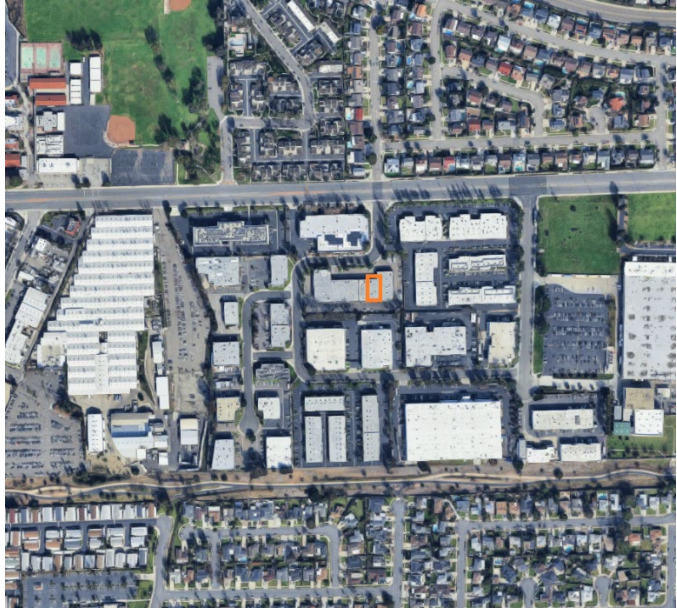
420 APOLLO OFFICE USE (MAP ID: 27)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-04; ACCELA No: PLN-2025-00006 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-20 420 Apollo Street, Unit A 	
Project Description:	<ul style="list-style-type: none"> The project establishes an office use within an existing industrial complex 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> F.P.L Evergreen LLC 	
Approval Date:	<ul style="list-style-type: none"> April 22, 2025 	
Current Status:	<ul style="list-style-type: none"> N/A 	

7-ELEVEN OFF-SITE ALCOHOL SALE (MAP ID: 28)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-06; ACCELA No: PLN-2025-00011 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 304-042-13 295 W. Central Avenue 	
Project Description:	<ul style="list-style-type: none"> The project allows for an expansion of the existing off-site alcohol sale from beer and wine (ABC Type 20) to full alcohol (ABC Type 21) 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Dayna Epley of 7-Eleven 	
Approval Date:	<ul style="list-style-type: none"> April 22, 2025 	
Current Status:	<ul style="list-style-type: none"> N/A 	

<i>SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 29)</i>	
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:



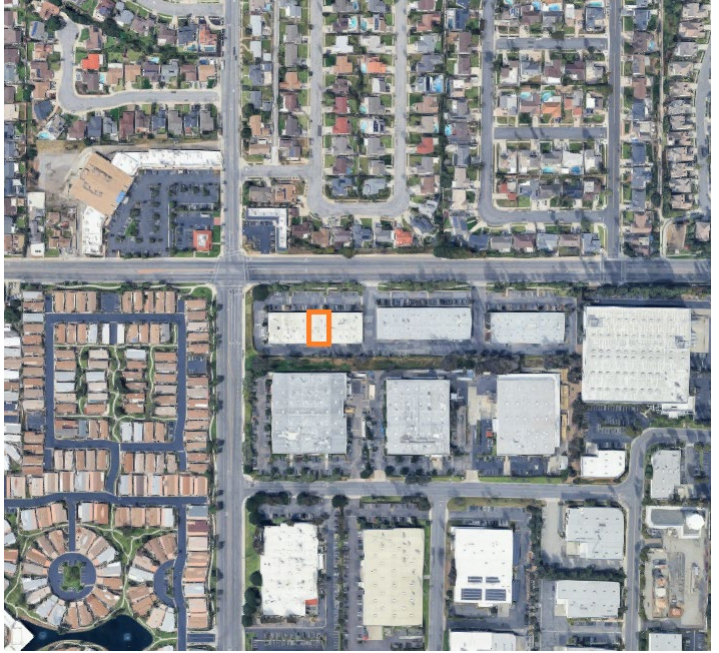
<i>AQUATIC SPORTS PERFORMANCE (MAP ID: 30)</i>		
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-01; ACCELA No: PLN-2025-00016 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-191-05 396 Cliffwood Park Street 	
Project Description:	<ul style="list-style-type: none"> The project establishes a private training facility for swimmers 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Aquatic Sports Performance 	
Approval Date:	<ul style="list-style-type: none"> May 13, 2025 	
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process 	

MAIN EVENT (MAP ID: 31)

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:	<ul style="list-style-type: none"> 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 building plan check process

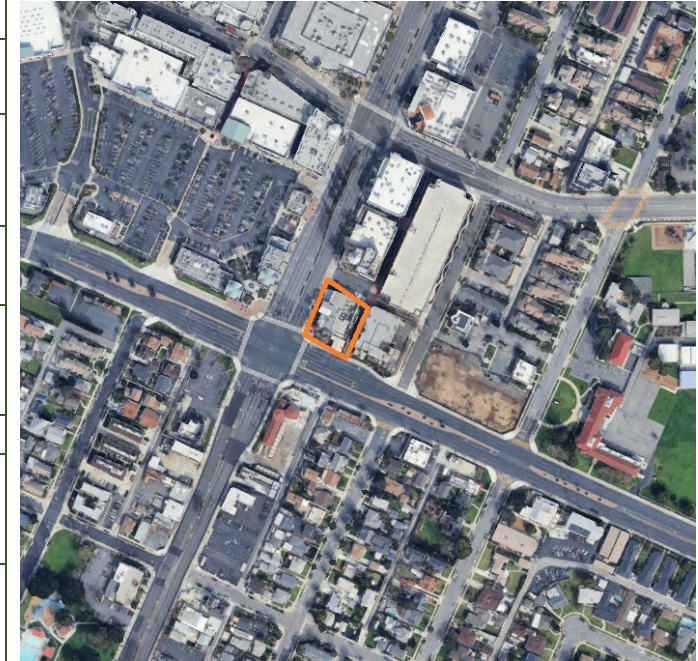
PROJECT MAP:

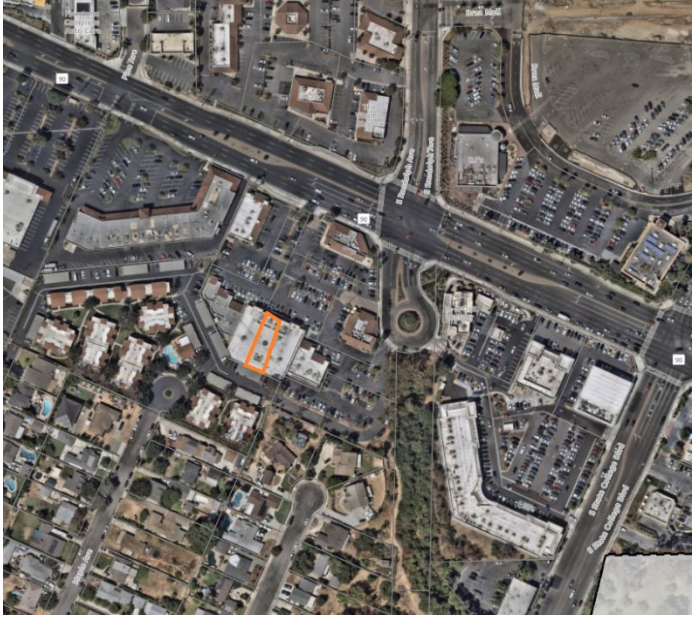


STUDIO J DANCE (MAP ID: 32)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-02; ACCELA No: PLN-2025-00017 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-214-01 1150 W. Central Avenue #C 	
Project Description:	<ul style="list-style-type: none"> The project establishes an instructional dance studio 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Studio J Dance, LLC 	
Approval Date:	<ul style="list-style-type: none"> May 23, 2025 	
Current Status:	<ul style="list-style-type: none"> In operation 	

<i>TEMPO GEISHA (MAP ID: 33)</i>	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2026-04; ACCELA No: PLN-2025-00028
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-29 101 E. Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The project allows for removal of brewery equipment
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Tempo Geisha
Approval Date:	<ul style="list-style-type: none"> May 20, 2025
Current Status:	<ul style="list-style-type: none"> Work completed

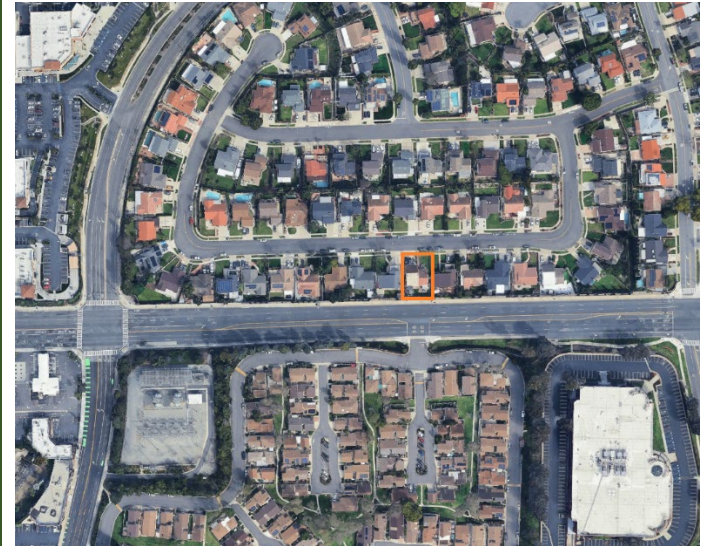
PROJECT MAP:



<i>PACE & PINT ON-SITE ALCOHOL (MAP ID: 34)</i>		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 	

<i>MOORPARK DRIVE ADMINISTRATIVE REMEDY (MAP ID: 35)</i>	
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-03; ACCELA No: PLN-2025-00029
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-024-19 Address: 1842 Moorpark Drive
Project Description:	<ul style="list-style-type: none"> The project allows an increase in the maximum lot coverage by 9% to accommodate a new covered patio in the front yard
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Ana Maria Velasco
Approval Date:	<ul style="list-style-type: none"> June 9, 2025
Current Status:	<ul style="list-style-type: none"> Patio under construction

PROJECT MAP:



REPEALED/DENIED

(Within one year)

N/A