



Planning Commission Agenda

Tuesday, June 10, 2025, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

Also via teleconference:

350 W Central Ave #455, Brea, CA 92821

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/83350146111?pwd=MIVHv3O2EIQ9XHbxgD7NI3alq6l6VM.1> 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 Judy Walker from The Cause Church
- 1.C. Pledge of Allegiance
- 1.D. Matters from the Audience

2. CONSENT CALENDAR

- 2.A. May 13, 2025 Planning Commission Meeting Minutes
 - 1. Approve.

3. PUBLIC HEARINGS

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

A request to allow on-site sale and consumption of beer as an ancillary service at an existing sporting goods store (A Snail's Pace Running Shop), located at 1040 East Imperial Highway, Suite F2.

 - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and
 - 2. Approve CUP No. 2024-05 to allow on-site sale and consumption of beer (Type 40 ABC license) as an ancillary service at an existing sporting goods store (A Snail's Pace), based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

4. ADMINISTRATIVE ITEMS

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

5. ADJOURNMENT

Date Posted: June 9, 2025



Planning Commission Communication

A. May 13, 2025 Planning Commission Meeting Minutes

Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	CONSENT CALENDAR Item: 2A.

RECOMMENDATION

Staff recommends that the Planning Commission approve the May 13, 2025 Planning Commission Meeting minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Attachment A - May 13, 2025 Planning Commission Meeting Minutes.pdf](#)

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

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

May 13, 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
- **Bill Madden**, Planning Commissioner

1. GENERAL SESSION

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

Chair Schlotterbeck called the meeting to order at 6:07 p.m.

1.B. Invocation

Pastor Crockett provided the invocation from Crosspointe Church.

1.C. Pledge of Allegiance

Commissioner Donini led the Pledge of Allegiance.

1.D. Matters from the Audience

No speakers came down to the podium.

City Planner, Joanne Hwang noted staff received seven total written comments for Item 3B, which have been provided to the commissioners and the public.

2. CONSENT CALENDAR

2.B. April 22, 2025 Planning Commission Meeting Minutes

Motion was made by Commissioner Donini and seconded by Commissioner Madden to approve the consent calendar. Motion passed 5-0.

3. PUBLIC HEARINGS

3.A. Conditional Use Permit Nos. 2025-02 and 2025-03, Plan Review 2025-01

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

The Planning Commission asked questions regarding the following topics:

- Clarification on the façade improvement (i.e. additional square footage and the enclosure of the walkway of the side entrance)
- Type 47 license status and how it fits in the allotted number of type 47 licenses for the surrounding geographic area
- Condition of Approval #10 regarding amplified music (inside vs. outside)
- Potential impact on the Ash Street Cottages from the proposed pylon sign and the associated illumination
- Potential for requiring a line of sight analysis for the pylon sign
- Public noticing to the apartment tenants
- Hours for the alcohol service
- Monitoring and regulation applicable for alcohol service
- Location of parking and current usage of the parking structures
- The movement of alcohol throughout the building
- Monitoring of unruly customers in the facility and security measures
- Monitoring of patrons, including underaged individuals

Assistant Planner Rubiano and City Planner Hwang responded to the commissioners' questions.

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

Project applicant, Mike Gray, introduced himself and the project's Operations Director, Mike Runyan, and responded to the Commissioner's questions.

Chair Schlotterbeck then opened the floor for public comments.

The following member of the public shared concerns of the project:

- Laurie Hobbs

The following member of the public spoke in support of the project:

- Dwight Manley

The Commission requested clarification on the following:

- Sign illumination
- Operating hours of the sign
- The line of sight analysis

A member of the applicant's sign company team, Mr. Wilson, provided clarification regarding the potential light pollution and responded to the Commissioner's questions.

Chair Schlotterbeck closed the public hearing after noting that no additional members of the public wished to address the Commission.

A motion was made by Vice Chair Perez and seconded by Commissioner Madden to approve Conditional Use Permit Nos. 2025-02 and 2025-03, with the added conditions of approval, which would require a line of sight analysis to be completed prior to building permit issuance.

The motion carried with a vote of 5-0.

3.B. DJT4 Parcel Delivery Facility (Amazon) - Environmental Impact Report No. 2023-01, Vesting Tentative Parcel Map No. 2022-193, and Plan Review No. 2022-09

Prior to the staff's presentation, Commissioner Gribble disclosed that he submitted a comment letter during the projects Draft EIR public review process, which was prior to him being appointed as a Planning Commissioner, and that he is committed to giving the applicant a fair hearing.

Jessica Newton, Senior Planner, provided a presentation of the project and clarified staff received eight written comments.

The Planning Commission asked questions regarding the following topics:

- Clarification on some of the items that were requested by the Commission at the November 12, 2024 meeting
- The ingress route of overnight line-haul trucks
- Whether Lambert Road is a truck route, and any alternative truck routes
- Delivery van, line-haul truck, and employee vehicle paths
- EV charging systems

- Housing Element
- Clarification on the project landscaping and bike facilities
- Post occupancy conditions review
- Indoor vs. outdoor loading activity
- Clarification on land uses within MU-II and M-1 zoning districts
- Whether the EIR takes into account the company growth impacts and increased Amazon operations in the future
- Location of fueling and repair of vans
- Short-term contracted employees
- Condition and operation of Valencia Avenue (Caltrans)
- Coordination with other jurisdictions

Senior Planner Newtown, City Planner Hwang, Assistant City Manager/Community Development Director Jason Killebrew, , City Traffic Engineer David Roseman, and City's EIR consultant, John Bellas of Michael Baker International, responded to the commissioners' questions.

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

Tim Hou and Jason Friedman of the project applicant's team provided a presentation, and responded to the commissioner's questions related to:

- Schedules of the flex vehicle drivers
- The existing bus stop location and the improvements
- Overnight parking city streets vs. private properties
- Refueling for the vans
- The facility's capacity on opening day and its ability to operate at an increased capacity
- EV line-haul trucks, available supply, and future plans for EV roll-out
- Transition of van fleet from diesel to electric
- Build-out of transportation fueling hubs for renewable natural gas and electric battery
- Capacity and availability of electricity related to facility operation, including future EV fleet
- Partnership with utility companies

- The sustainability plans and goals of the company
- The facility connection to the grid and intention to have solar panels
- Minimum age required to be employed by Amazon
- Intentions of recruiting with the local vicinity, and Brea in particular
- Partnerships with Brea-Olinda School District
- The back-up sounds for the delivery vans and line-haul trucks
- West-end of facility's distance to the residential area
- Details of the exterior loading activities
- Transit incentives to encourage Amazon employees to use public transportation

After taking an eight-minute recess, Chair Schlotterbeck then opened the floor for public comments.

The following members of the public spoke in support of the project:

- Kris Murray
- Debye Payne
- Bill McMillan
- Lacy Schoen
- Ricardo Perez
- Paul Simonds
- Jill Dunn
- Tanya Huyhn
- Eric Padilla

The following members of the public spoke in opposition of the project:

- Lisa Irwin
- Aidan Marshall
- Dave Maxey
- Carol Gray

- Daniel Osborne
- Stanley Suh
- Sandra Spencer
- Chris Stern
- Laurie Hobbs
- Jose Pina
- Adam Elliott
- Marie Nunez
- Kathryn Bigelow
- Hatem Kateb

The Planning Commission requested clarification regarding the following topics:

- Potential traffic impacts to Carbon Canyon Road
- Whether or not Chino Hills is part of the service area for the proposed facility
- The economic benefit of the Amazon facility
- Sales tax and point of sale
- Permitted construction hours
- The City's adopted noise ordinance and the setting of construction parameters
- The City's goals of meeting an improved electric fleet of vehicles
- Sustainability and alternative use
- The current security alarm system
- Land use within MU-II and M-1 zoning district
- Residents' concerns related to noise
- Development and land use history of the project site
- The evaluation of the impact of the traffic noise and noise level considerations
- Noise level difference between compressed natural gas (CNG) and diesel vehicles
- Potential improvements to the roadway condition and updates to the traffic signal timing along Valencia Avenue

- Potential landscaping improvements along the east side of Valencia Avenue for enhanced screening and noise reduction

Senior Planner, Newton, City Planner, Hwang, Assistant City Manager/Community Development Director, Killebrew, Mr. Hou of Amazon, and Mr. Bellas of Michael Baker International, provided the requested clarifications.

Chair Schlotterbeck closed the public hearing after noting that no additional members of the public wished to address the Commission.

After further discussion and deliberation, a motion was made by Chair Schlotterbeck and seconded by Vice Chair Perez to recommend approval of the project to the City Council, with direction for staff to reach out to Caltrans to request roadway improvement and traffic signal timing modification on Valencia Avenue.

The motion carried with a vote of 5-0.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

Commissioner Madden announced two installations that were approved at the April 25, 2025 Art in Public Places Committee meeting.

4.B. Informational/Project Updates

None.

5. ADJOURNMENT

Chair Schlotterbeck adjourned the meeting at 10:35 pm.



Planning Commission Communication

A. Conditional Use Permit No. 2024-05

A request to allow on-site sale and consumption of beer as an ancillary service at an existing sporting goods store (A Snail's Pace Running Shop), located at 1040 East Imperial Highway, Suite F2.

Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	PUBLIC HEARINGS Item: 3A.
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

EXECUTIVE SUMMARY

The Applicant, Joe Lourenco, owner of Pace and Pint (doing business as [DBA] A Snail's Pace Running Shop), is requesting Conditional Use Permit (CUP) No. 2024-05 to allow on-site sale and consumption of beer as an ancillary service at an existing sporting goods store, A Snail's Pace Running Shop, located within the Brea Towne Centre at 1040 East Imperial Highway, Suite F2 (the "Project Site"). The Project Site is located in a General Commercial (C-G) Zone with a Precise Development (PD) Overlay. The request would require a Type 40 (on-sale beer) license from the California Department of Alcoholic Beverage Control (ABC).

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 CUP No. 2024-05 to allow on-site sale and consumption of beer (Type 40 ABC license) as an ancillary service at an existing sporting goods store (A Snail's Pace), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project Site is located at 1040 East Imperial Highway, Suite F2, which is a tenant space within an existing building in a retail commercial center known as the Brea Towne Centre. The subject tenant suite is 4,836 square feet in size and is currently occupied by A Snail's Pace Running Shop. The Brea Towne Centre is situated on the southwest corner of Randolph Avenue and Imperial Highway and it features a mixture of service-oriented businesses, retail, and restaurants. The Project Site has a General Plan Land Use designation of General Commercial and zoning designation of C-G with a PD Overlay. The surrounding land uses and zoning designation are shown in Table 1 and 2 below:

TABLE 1 – SURROUNDING LAND USES

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

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	C-G with a PD Overlay and Mixed-Use I (MU-I)
East	C-G with a PD Overlay
South	R-1 (Single-Family Residential) and R-3 (Multiple Family Residential) with a PD Overlay
West	C-G with a PD Overlay

The Project Site is currently developed with commercial buildings and associated surface parking and landscaping areas. Ingress and egress to the site are provided by two existing driveways, which are located on Imperial Highway and Randolph Avenue. Figure 1 below shows the aerial view of the Project Site.

FIGURE 1 – AERIAL VIEW



Entitlement History

- On April 24, 1979, the Planning Commission adopted Resolution No. PC 23-79 approving PD No. 19-78, which allowed for the construction of four commercial shop buildings consisting of 39,314 square feet of floor area on an approximately 3.7-acre lot.

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

PROJECT DESCRIPTION

The Applicant proposes to establish on-site sale and consumption of beer (Type 40 ABC license) as an ancillary service at the existing sporting goods store. A Snail's Pace Running Shop is an existing sporting goods retailer offering a wide range of athletic footwear, apparel, and accessories. The business also supports a strong running community through its Run Club, with weekly social runs, training programs, and events for all running levels. Combining expert service with community engagement, A Snail's Pace Running Shop strives to be a hub for Southern California runners.

The proposed on-site sale and consumption of beer service, "Pace and Pint," would introduce a unique retail concept allowing customers to enjoy a beer while shopping for athletic gear. This additional service is intended to enhance the in-store experience and broaden the store's appeal while remaining ancillary to the primary retail operations. The hours of operation are proposed to remain the same and would continue to be Monday to Friday from 10:00 a.m. to 7:00 p.m. and Saturday to Sunday 10:00 a.m. to 6:00 p.m. The proposed bar area is approximately 442 square feet, and is located towards the back of the existing retail area. The building footprint of the suite would remain the same as no expansion is proposed at this time. The proposed floor plan is shown in Figure 2 below:

FIGURE 2 – PROPOSED FLOOR PLAN



The Project Application, Letter of Request, Project Plans, and Menu are Attachments E, F, G, and H, respectively.

DISCUSSION

Conditional Use Permit No. 2024-05: On-site Sale and Consumption of Beer

Pursuant to the permitted uses in the C-G Zone listed in Brea City Code (BCC) Section 20.11.020.A, on-site sale of alcoholic beverages as an ancillary service is permitted subject to the Planning Commission approval of a CUP. Although patrons would be permitted to consume beer throughout the store, the alcohol service would be ancillary to the retail land use of the Project Site. The proposed bar area is approximately 442 square feet, which is roughly ten percent of the total square footage of the subject tenant space (4,836 square feet). The remaining 4,394 square feet would be utilized for the retail service area, an office and storage/break room spaces, ensuring that the proposed ancillary alcohol service complements rather than overtaking the store's primary function as a sporting goods retailer. The proposed ancillary alcohol service is consistent with the existing services provided in the surrounding area, as the Brea Towne Centre features several establishments that currently offer alcohol service (e.g. Origami Handroll Bar, Tempo Cantina). In addition, the integration of retail and on-site alcohol consumption aligns with the City's General Plan Policy CD-1.11, which seeks to "Maintain a mixture of business and retail uses within the community." The Project contributes to the overall goal and intentions of the City's General Plan by diversifying commercial offerings in the area.

To further ensure the Project would be compatible with surrounding uses and not adversely affect the public, health, or general welfare, draft Conditions of Approval (Attachment B) is recommended. Notable conditions include:

- Condition 3 & 4: The Applicant is required to obtain and maintain a “Type 40” license from The California Department of Alcohol and Beverage Control (ABC).
- Condition 7: No live entertainment on the premises would be permitted unless proper permits have been obtained.
- Condition 8: All business operations must comply with the City’s Noise Ordinance.
- Condition 11: The sporting goods store must be open and in operation in order for the alcohol service to occur at the Project Site.

Lastly, the Project has been reviewed by the Fire and Police Departments, as well as the Building and Safety Division, and is required to comply with all applicable Building and Fire codes, thereby ensuring the continued protection of public health, safety, and welfare. As such, the Project, as proposed and conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

Public Convenience or Necessity

ABC establishes the allowable number of on-sale and off-sale license within a given census tract based on the population within the census track. An “undue concentration” of license occurs when the ratio of on-sale and/or off-sale licenses to population in a census tract exceeds the ratio of licenses to population in the county. In such cases, ABC would approve additional licenses only if the City finds that such additional licenses would serve as a public convenience or necessity (PCN).

The Project Site is within United States Census Tract 15.04, and according to ABC records, Census Tract 15.04 is allowed six on-sale and two off-sale licenses without the need for a PCN finding. There are currently 35 active on-sale licenses and four active off-sale licenses within Census Tract 15.04. As such, a PCN finding is required for the Project.

The aforementioned census tract generally covers the area between Brea Boulevard, the 57 Freeway, Elm Street, and The Tracks at Brea, encompassing key commercial areas of the City, including the Brea Mall, various commercial centers along Imperial Highway, and portions of Downtown Brea. While this area contains a high number of alcohol licenses, this is mainly due to the fact that this census tract has a high concentration of numerous commercial centers, the Brea Mall, and portions of Downtown Brea. The issuance of a Type 40 Alcohol License to Pace and Pint represents a unique and community-enhancing use that differs from traditional bar or restaurant settings. A Snail’s Pace Running Shop is a long-established specialty running shop that already serves as a hub for local runners, hosting monthly events and supporting a running club of over 150 members. The addition of an ancillary on-site beer service would complement the shop’s health and community focused environment by offering a relaxed, social setting for patrons to gather after a run or while shopping. This innovative concept is anticipated to increase foot traffic, grow merchandise and beverage sales, and generate additional revenue for both the business and the City. As such, the Project provides for a public convenience or necessity.

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 I. As of the writing of this report, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1, Existing Facilities). The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of beer is limited to adding an ancillary service to an existing sporting goods retailer and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment J.

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: Esteban Rubiano, Assistant Planner

Attachments

[Attachment A - Draft Resolution Conditional Use Permit No. 2024-05.pdf](#)

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

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

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

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

[Attachment F - Letter of Request.pdf](#)

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

[Attachment H - Menu.pdf](#)

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

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

(DRAFT) RESOLUTION NO. PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2024-05 TO ALLOW ON-SITE SALE AND CONSUMPTION OF BEER (TYPE 40) AS AN ANCILLARY SERVICE AT AN EXISTING SPORTING GOODS STORE LOCATED AT 1040 EAST IMPERIAL HIGHWAY, SUITE F2.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) received a verified petition for the approval of Conditional Use Permit (CUP) No. 2024-05 to allow for on-site sale and consumption of beer as an ancillary service at an existing sporting goods store, A Snail’s Pace Running Shop (referred to herein as the “Project”), for that certain real property located at 1040 East Imperial Highway Suite F2, in the City of Brea, and further legally described as Assessor Parcel Number 284-181-04, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project applicant is Joe Lourenco, owner of Pace and Pint (doing business as [DBA] A Snail’s Pace Running Shop) (the “Applicant”), 1040 East Imperial Highway, Suite F2, Brea, CA 92821.

(iii) The Project site is zoned General Commercial (C-G) with a Precise Development (PD) Overlay and designated as General Commercial by the General Plan.

(iv) CUP No. 2024-05 would allow on-site sale and consumption of beer, consistent with the California Department of Alcoholic Beverage Control (ABC) On-Sale Beer alcohol license (Type 40).

(v) On June 10, 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.

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

B. RESOLUTION:

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

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

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301. Class 1 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of beer at the Project site is limited to adding an ancillary component to an existing sporting goods retailer and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of Conditional Use Permit No. 2024-05 as follows:

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

Fact: The Project site is zoned C-G with a PD Overlay. Pursuant to Section 20.11.020.A of the Brea City Code (BCC), the on-site sale and consumption of beer as an ancillary service requires the review and approval of a conditional use permit by the Planning Commission.

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

Fact: The proposed ancillary alcohol service is consistent with the existing services provided in the surrounding area, as the existing shopping center where the Project site is located (known as Brea Towne Centre) offers a mix of restaurants, retail, and service-oriented businesses, including several establishments that currently offer alcohol service. In addition, the proposed on-site sale and consumption of beer as an ancillary service at an existing sporting goods store is consistent with General Plan Policy CD-1.11 in that it would maintain a mixture of business and retail uses within the community. As the request for on-site sale and consumption of beer is ancillary to the sporting goods retail use, this request is not anticipated to result in significant impacts on City services or to be detrimental to existing uses in the zone.

c. Finding: The site is adequate in size and shape to accommodate the proposed development and all of the yards, setback, walls,

fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood.

Fact: The Project site is a 4,836 square-foot tenant suite within an existing building that is located in the Brea Towne Centre. The Project does not propose any expansion or modification of the existing building. As such, the Project site is adequate in size and shape to accommodate the proposed development.

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

Fact: Vehicular access to the Project site will continue to be provided through one driveway off Imperial Highway and two driveways off of Randolph Avenue. The Project is not anticipated to result in negative traffic or parking impacts to the adjacent uses as the Project consists of allowing on-site sale and consumption of beer as an ancillary component to an existing sporting goods store located within an existing shopping center, without any building expansion.

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

Fact: The Project is designed to comply with all applicable development standards and would operate similarly to other existing commercial land uses in the Brea Towne Centre. All activities would be conducted within the building, and conditions of approval have been included to ensure that the

proposed on-site sale and consumption of beer remain as an ancillary component. Therefore, the Project would not negatively affect adjacent properties and land uses.

f. Finding: The Project provides a public convenience or necessity.

Fact: The Project would provide for a public convenience or necessity as it would offer a new amenity for local residents, combining fitness and leisure in a way that supports social connection while complementing the existing uses in the Brea Towne Centre. The ancillary component is anticipated to increase customer visits which in turn would have a positive fiscal impact.

4. CUP No. 2024-05 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 10th day of June, 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 10th day of June 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 10th day of June 2025, by the following votes:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

DRAFT

EXHIBIT A OF RESOLUTION NO. 2025-XX**CONDITIONAL USE PERMIT NO. 2024-05****CONDITIONS OF APPROVAL**

Conditional Use Permit (CUP) No. 2024-05 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. Development and operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on June 10, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
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. Prior to initiating alcoholic beverage sales or consumption, the Applicant shall obtain a Type 40 (On-Sale Beer) alcoholic beverage license from the California Department of Alcohol Beverage Control (ABC). The sale of alcoholic beverages shall occur in full accordance with all applicable ordinances, regulations, rules, and requirements promulgated by the ABC, as well as all other applicable federal, state, and local authorities. Any modifications of license types for on-site sale and consumption are subject to City approval.
4. The Applicant shall maintain a "Type 40" alcoholic beverage license from the ABC as long as on-site sale and consumption of beer is provided at the Project site.
5. Any violation of the regulations of the ABC, as it pertains to the subject location and the on-site sale and consumption of beer, may result in the revocation of the subject CUP, as provided for in Section 20.412.020 of the Brea City Code.
6. The on-site sale and consumption of beer shall remain as an ancillary service to the primary retail use and operation of the sporting goods store.
7. There shall be no exterior advertising of any kind or type promoting or indicating the availability of alcoholic beverages including, but not limited to, advertising directed to the exterior from within.
8. Service of alcoholic beverages shall be limited to the confines of the establishment. The Applicant shall be responsible for supervising and controlling the activities of

their customers within the establishment. The Applicant shall ensure that no disorderly behavior occurs in these areas and that drinks are not taken to the exterior of the business. Failure of the Applicant to perform in this manner shall be cause for review and revocation of this conditional use permit as it pertains to the service of alcoholic beverages, as provided for in Section 20.412.020 of the Brea City Code.

9. There shall be no live entertainment, amplified music, or dancing permitted on the premise at any time, as specified under Brea City Code Chapter 5.228, unless the proper permits have been obtained from the City of Brea.
10. The business operations shall comply with the City's Noise Ordinance.
11. The hours of alcohol sales shall be restricted to the hours of the sporting goods store (hours of operation). The sporting goods store must be open and in operation in order for the alcohol service to occur at the Project site.
12. In the event of repeated or disproportionately high numbers of calls for law enforcement or other public safety service, or based upon input from the Brea Police Department or surrounding businesses or residents, the City Planner may require, at his/her/their discretion, that the Applicant provide additional on-site security and/or safety measures at the property, as may be reasonably calculated to address situations or circumstances leading to or causing such increased calls for service, or complaints or comments from surrounding residents or businesses.
13. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
14. Any permit is subject to expiration and revocation as provided in Brea City Code Section 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
15. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Conditional Use Permit No. CUP 2024-05 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.

Fire Department

16. The Applicant shall submit a Fire Alarm Tenant Improvement for review and approval prior to issuance of Certificate of Occupancy.
17. The Applicant shall store compressed gases for beer in a secured manner. Additional detection may be required if quantity of compressed gas meets requirements in CFC Ch. 9.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit (CUP) No. 2024-05
Property Location:	1040 East Imperial Highway, Suite F2
Parcel Size:	68,971 square feet (1.58 acres)
Tenant Space Size:	4,836 square feet
Applicant:	Joe Lourenco on behalf of Pace and Pint 1040 East Imperial Highway, Suite F2 Brea, CA 92821
General Plan Designation:	General Commercial
Zoning Designation:	C-G (General Commercial), Precise Development (PD) Overlay
Adjacent Zoning	
North:	C-G with a PD Overlay
South:	R-1 (Single-Family Residential) and R-3 (Multiple Family Residential) with a PD Overlay
West:	C-G with a PD Overlay
East:	C-G with a PD Overlay
Site and Neighborhood Characteristics:	The Project site is located in the Brea Towne Centre, at 1040 East Imperial Highway, on the southwest corner of Imperial Highway and Randolph Avenue. The site is surrounded by various uses including residential and commercial.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star-Progress on May 29, 2025, and approximately 52 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: June 10, 2025

CASE NO:

ACCELA RECORD NO. PLN-2024-00051
CONDITIONAL USE PERMIT NO. 2024-05

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Conditional Use Permit for Liquor License Type 40 - On-Sale Beer

Location of Project *(Address Required)*: 1040 E. Imperial Hwy, F2
Brea, Ca 92821

Legal Description of Project Location *(Assessor's Parcel No.)*: 284-181-04

APPLICANT INFORMATION:

Applicant's Name: Pace and Pint Phone: 714-717-4682

Email: joe.lourenco@asnailspace.net

Address: 1040 E Imperial Hwy, F2

City: Brea

State: Ca

Zip Code: 92821

PROJECT CONTACT PERSON: *(If Different)*

Contact Person: Raul Cueva Jr. Phone: 424-207-1489

Email: raul@liquorlicenseagents.com

PROJECT INFORMATION: *(Print or Type)*

Zoning Designation: COMMERCIAL General Plan Designation:

Existing Use: Running Shop Proposed Use: Athletic Store/Mini Convenience Market

Type of Development:

Residential Commercial Industrial Mixed-Use

Lot Size *(square feet)*: 68,955

Lot Width:

Lot Depth:

Existing Floor Area *(square feet)*:

Existing FAR:

Existing Lot Coverage:

STAFF USE ONLY

Accela Record Number: **PLN-2024-00051**

Project Manager:

Entitlement File Number(s): CUP No. 2024-05 **Related Files:**

SUBMITTAL INFO:

Date Time Received: **10/21/24**

Received by: **GB**

Deposit Received: **\$2,000**

PROJECT INFORMATION: (Continued)

Proposed Floor Area (square feet):

Proposed FAR:

Proposed Lot Coverage: N/A

Proposed No. of Stories: N/A

Proposed Building Height: N/A

Existing Parking Stalls:

191

Proposed Parking Stalls: N/A

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

Check if project description is attached.

TYPE OF REVIEW REQUESTED: (Select all that apply)

Planning Commission/City Council

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

Administrative/Community Development Director

- Administrative Remedy
- Tree Removal (see pg. 9)
- Plan Review
- Other _____

PROPERTY OWNER INFORMATION & AUTHORIZATION

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

Legal Owner's Name: KKC Imperial, LLC

Company Name: KKC Imperial, LLC

Email: tvan@athena-pm.com

Phone: 949 398-8750

Address: 730 El Camino Way Ste 200

City: Tustin

State: Ca

Zip Code: 92780

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

By: [Signature] Date: 8/20/24
(Signature)

By: Thong van
(Printed Name)

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

Name(s): N/A

Email:

Phone:

Address:

City:

State:

Zip Code:

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: [Signature] Date: 8/20/24
(Signature)

By: Thong van
(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 including, but not limited to:

- Reviewing plans/submittal packages.
- Routing plans to, and communicating with other city staff and outside agencies.
- Researching documents relative to site history and site visits/inspections.
- Consulting with applicant and other interested parties (e.g. neighbors, adjacent property or business owners) in person or by phone.
- Preparing environmental documents, staff reports, presentations, and resolutions.
- Preparing pertinent maps, graphs and exhibits.
- Attending meetings / public hearings before the Planning Commission / City Council.
- Review of tentative maps and improvement plans by City staff.
- On-site inspections of the project by City staff.
- Consultant services

TRUST ACCOUNT OWNER:

Name of Individual or Corporation Financially Responsible for the Project: Pace and Pint

Address: 1040 E Imperial Hwy, F2

City: Brea

Zip Code: 92821

Email: joe.lourenco@asnailspace.net


Phone: 714-717-4682

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 approximately that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be returned to me after the conclusion of the process or final inspection of the completed project, whichever occurs later.

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

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


Trust Account Owner's Signature

8/20/24
Date


Joe Lourenco
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, JOE LOURENCO, on behalf of Pace and Pint 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

8/20/24
Date

Staff Use Only

ACCELA RECORD NUMBER:

PLN-2024-00051

TRUST ACCOUNT NUMBER:

T250249



Letter of Request

The Applicant, Pace and Pint, DBA A Snail's Pace Running Shop is owned and operated by Joseph Lourenco. He is requesting a Conditional Use Permit to allow for the sale of beer for on-site or off-site consumption in conjunction with a 4,836.06 square foot Running Shop. The subject property is located at 1040 E Imperial Hwy, F2 Brea, Ca 92821. The premise is located along E Imperial Hwy between State College Blvd and Laurel Ave.

The subject premise is located within a commercial shopping strip with other adjacent commercial uses. The space is not undergoing any structural changes to the size, mass or height of the existing building. However, the interior of the existing store was re-modeled to accommodate a bar area with draft beers. This will allow patrons the chance to have a beer after shopping or after a run. The owner Joe hosts a group of runners every month to get together and train and network amongst each other. The bar area will be available during business hours and patrons will be able to shop around the store or hang out at the bar area if there is no shopping. Our goal is to have a new concept where shoppers and runners can have a beer while shopping. The patrons will also have access to sandwiches and snacks for purchase while they drink a beer.

The running store and bar area will be available to all patrons during business hours. The location, A Snail's Pace Running Shop, has been in business for 45 years with 4 locations and has become a landmark for runners around the country. The owner Joseph Lourenco is trying to pioneer a new concept for a market that will encourage city tourism. This new concept will provide a new source of income for the business as well as for the city of Brea through more sales of merchandise. The stores hours will be Monday – Friday 10:00am – 7:00pm, Saturday 10:00am – 6:00pm and Sunday 10:00am – 6:00pm.

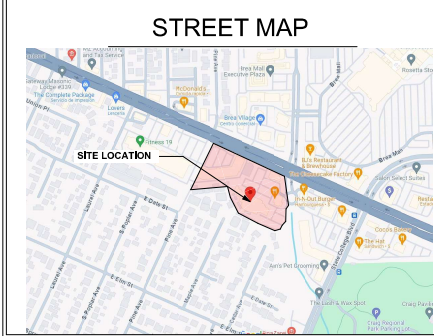
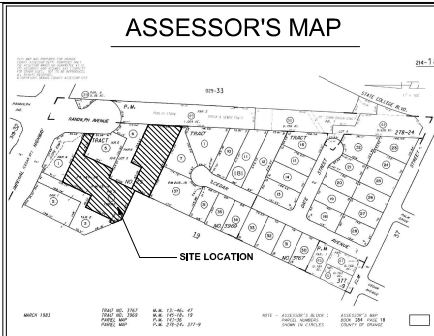
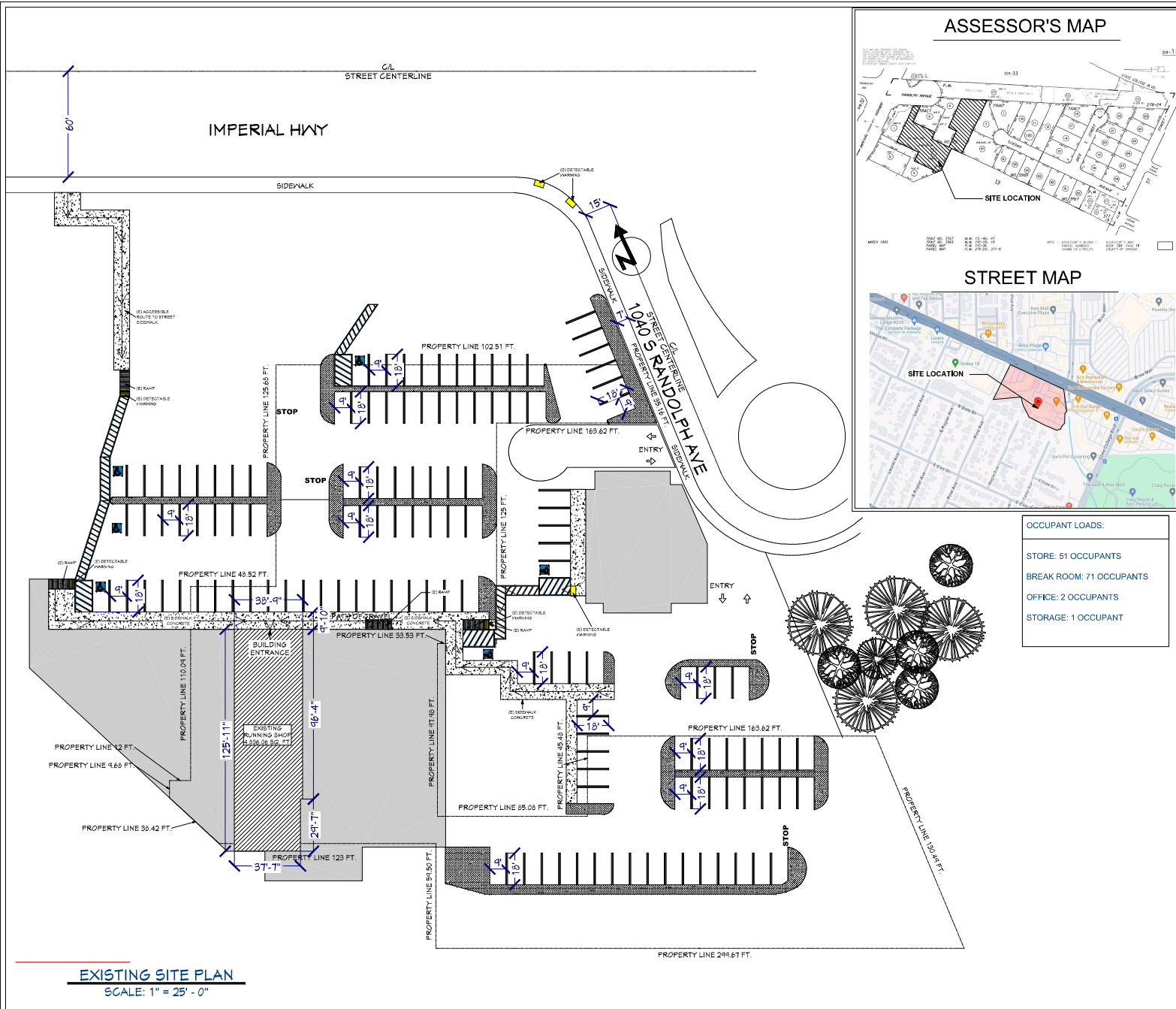
With the acquisition of a Type 40 Liquor License, it will allow my running shop to be a one-of-a-kind shop. Joe wants to pioneer a new concept of buying running shoes and athletic clothing. It would allow for a patron to have a beer while they shop or after a run. As part of the experience the patrons will have the option to purchase sandwiches and snacks with the purchase of their beer. This alcohol license will be for incidental use and will not be the primary feature of the Running Store.

The business is surrounded by large residential communities. The Craig Regional Park is located within 1,000 feet of the shoe store and offers areas for runners to safely run around the park. This new concept will bring runners and athletes from the local community and surrounding cities into Brea to experience this new concept and service. The shoe stores located in the surrounding shopping centers are not primarily a Running Shop and sell shoes for many occasions. A Snails Pace Running Shop specializes in the sport of running. A Snail's Pace Running Shop offers their unique 3-2-Run fit process and uses cutting-edge technology to analyze your foot and running



gait, ensuring a perfect shoe match from over 200 styles. Pace and Pint also offers a reward program to the patrons and has a running club with over 150 runners. Each employee receives months of training to accurately conduct a static and dynamic analysis of our patrons' feet. The store also has a 3D digital foot-mapping scanner and software that measures the foot length, width and arch height. This allows us to recommend the perfect comfortable running shoe. No other shoe store in the area offers this technology and service.

As a small business owner and member of the community, the applicant is aware of the character of the neighborhood and is dedicated to not only preserving but contributing to it. The approval will generate city revenue. The applicant is committed to operating the business responsibly and is prepared to take all necessary measures to ensure it is cohesive with the goals of the community. He is excited at the opportunity to rebrand the store to meet the needs of their customers. Early community feedback on the concept has been positive and favorable. Any conditions imposed with the herein grant will further safeguard the welfare of the community.



OCCUPANT LOADS:

- STORE: 51 OCCUPANTS
- BREAK ROOM: 71 OCCUPANTS
- OFFICE: 2 OCCUPANTS
- STORAGE: 1 OCCUPANT

LEGAL DESCRIPTION

BUILDING: (E) COMMERCIAL BUILDING

ADDRESS: 1040 E IMPERIAL HWY, SUITE F2, BREAA, CA 92821

LEGAL DESCRIPTION: TRACT # --, LOT # 3, ARB # NONE

ASSESSOR'S ID. NUMBER: 284-181-04

CONSTRUCTION TYPE: VA-1 HR

OCCUPANCY GROUP: M

ZONING/LAND USE: C-G GENERAL COMMERCIAL WITH A PD OVERLAY

PROPOSED LAND USE: RETAIL SALES

LOT AREA: 68,971 (sq ft)

EXISTING BUILDING SQUARE FOOTAGE (AREA OF WORK): 4,836.06 (sq ft) TOTAL

OF STORIES: 1

BUILDING EQUIPPED WITH FIRE SPRINKLER/FIRE ALARM: YES

SCOPE OF WORK

1. COMPLETE INTERIOR REMODEL.
2. RELOCATE DRESSING ROOMS.
3. READJUST THE BREAKROOM AREA.
4. NO EXTERIOR CHANGES ARE PROPOSED.
5. NO NEW SQ. FT. IS PROPOSED.
6. NEW LIGHTING AND ELECTRICAL RELOCATION.

PROJECT CODES

2022 California Building Code
 2022 California Plumbing Code
 2022 California Mechanical Code
 2022 California Electrical Code
 2022 California Green Building Standard Code
 2022 California Energy Code.
 City of Brea Municipal Code

SHEET INDEX

A-1.0 SITE PLAN & PROJECT INFORMATION
 A-1.2 GENERAL NOTES
 AD-1 ACCESSIBILITY DETAILS
 A-2.0 EXISTING FLOOR PLAN
 A-3 PROPOSED FLOOR PLAN
 A-3.1 PROPOSED DRESSING ROOM DETAILS
 A-4.0 PROPOSED EXIT FLOOR PLAN
 A-5.0 PROPOSED REFLECTED CEILING
 ID-6.1 ELEVATIONS
 ID-6.2 ELEVATIONS
 ID-6.3 ELEVATIONS

ELECTRICAL
 E-1.0 ELECTRICAL NOTES
 E-2.0 ELECTRICAL SITE PLAN
 E-3.0 POWER PLAN
 E-4.0 PROPOSED LIGHTING PLAN
 E-4.1 SPEC SHEETS
 E-4.2 SPEC SHEETS
 E-5.0 ENERGY REPORT

PLUMBING
 P-1.0 PLUMBING NOTES AND DETAILS
 P-2.0 PLUMBING SITE PLAN
 P-3.0 HOT AND COLD WATER FLOOR PLAN
 P-4.0 WASTE AND VENT FLOOR PLAN
 P-5.0 PLUMBING DI

SS DESIGN
 56 DESIGN ST
 NORTHridge, CA 91325
 PHONE: 818.592.9293

REVISION	DATE	DESCRIPTION

OWNER: JOSEPH LOURENCO
 JOB ADDRESS: 1040 E IMPERIAL HWY, SUITE F2, BREAA, CA 92821

EXISTING SITE PLAN

DATE: 6/28/2024

PROJECT #: 24-018

SHEET: A1

APPROVED BY:

DATE:

PLEASE BE ADVISED, UPON FINAL APPROVAL OF DESIGN, ANY ITEMS NOT ORIGINALLY PART OF BUILDER BOY SCOPE OF WORK ARE SUBJECT TO A CHANGE ORDER

SHOE STORE REMODEL
 LOURENCO
 1040 E. IMPERIAL HWY
 BREA, CA 92821

DRAWN BY:
 EMMA MINO

DATE: 08.02.23

SCALE: XX" = 1'-0"

REVISIONS		
#	SHEETS	DATE

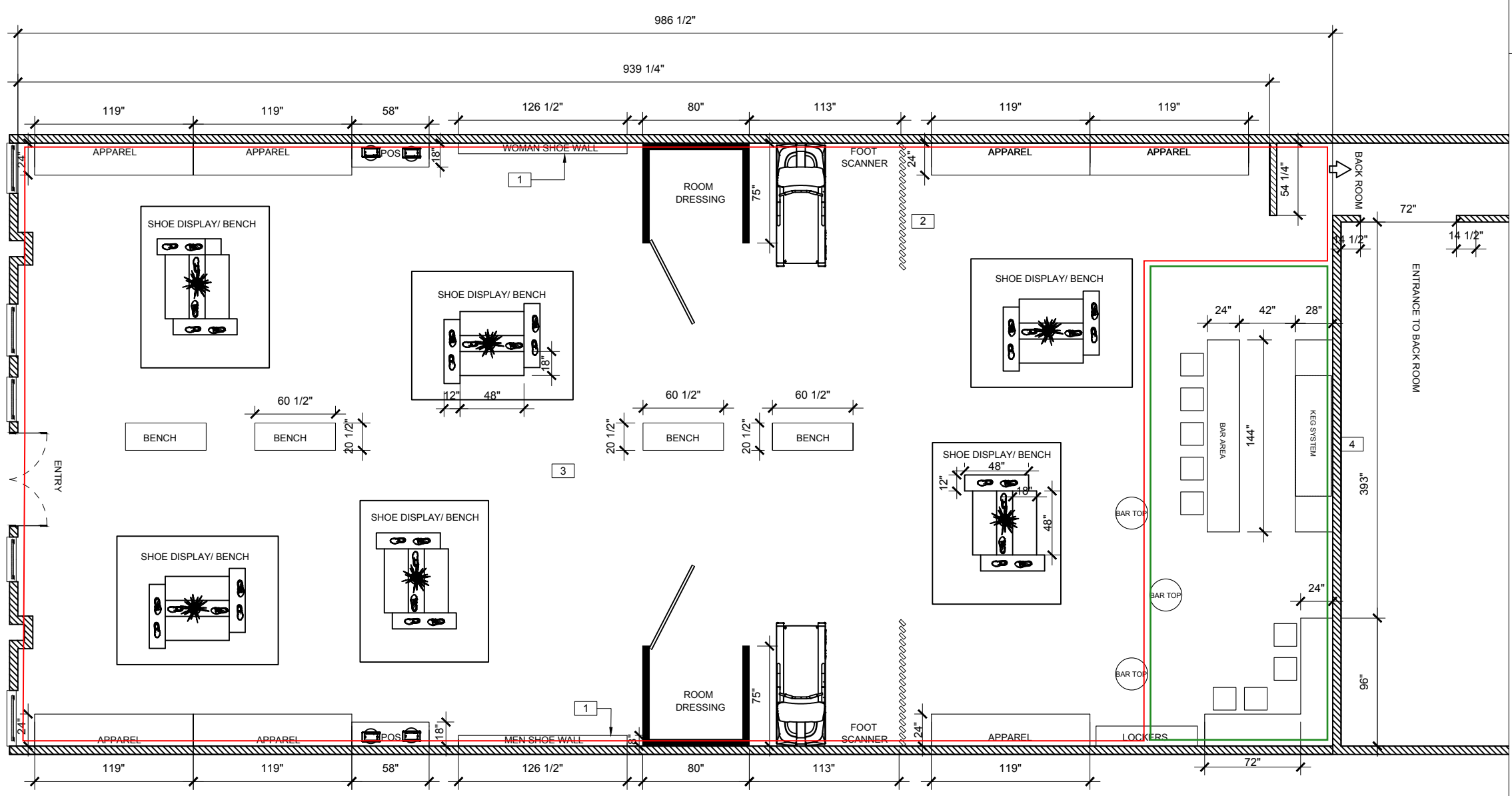
SHEET #:
ID 2.1
FLOOR PLAN

PRINT DATE: 08.02.23

- LEGEND:**
- NEW WALL
 - NEW PONY WALL
 - EXISTING WALL
 - (N) NEW
 - (E) EXISTING

- GENERAL NOTES:**
- REFER TO THIS SHEET FOR NEW ROOM SIZES, NEW & DEMO WALLS, AND DOOR & WINDOW PLACEMENT.
 - ALL DIMENSIONS ON THIS SHEET ARE IN REFERENCE TO PLUMBING AND LOWER CABINETRY/MILLWORK. REFER TO ELEVATIONS FOR UPPER CABINET SIZES.
 - PROVIDE POWER FOR ALL APPLIANCES AND OTHER RELATED FIXTURES AS REQUIRED.
 - REFER TO MANUFACTURER'S WEBSITE FOR ACTUAL APPLIANCE & FIXTURE DIMENSIONS, INSTALLATION GUIDELINES, & WARRANTY MAINTENANCE INFORMATION.
 - CONSTRUCTION TO FIELD VERIFY ALL MEASUREMENTS.
 - ALL BUILT-IN MILLWORK BY CONSTRUCTION, UNLESS NOTED OTHERWISE.

- PLAN SPECIFIC NOTES:**
- FRAME OUT FOR SHOE WALL
 - 2 X 6 ROOM DIVIDER
 - POLISHED CONCRETE FLOORING
 - NEW WALL



— PRIMARY SPORTING GOODS = 2483 SQFT.
— ANCILARY BAR AREA = 442 SQFT.



PACE AND PINT

SNACK MENU

CLIFF BAR - \$1.90

PICKY BAR - \$2.75

MAURTEN SOLID - \$1.00

CHIPS - \$2.50

BEER - \$5-12

CITY OF BREa

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2024-05: TO ALLOW FOR AN ANCILLARY ON-SITE SALE AND CONSUMPTION OF BEER (TYPE-40 LICENSE) IN CONJUNCTION WITH AN EXISTING SPORTING GOODS STORE LOCATED AT 1040 EAST IMPERIAL HIGHWAY, SUITE F2.

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

DATE AND TIME OF HEARING: Tuesday, June 10, 2025, 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, Pace and Pint, is requesting the following entitlement: Conditional Use Permit No. 2024-05 to allow for the ancillary on-site sale and consumption of beer (Type-40 ABC license) in conjunction with an existing sporting goods store. The Project also includes a request for a determination of Public Convenience or Necessity (PCN).

LOCATION: The Project site is located in the Brea Towne Centre, at 1040 East Imperial Highway, Suite F2. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of C-G General Commercial.

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.

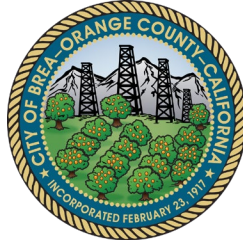
FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING planner@cityofbrea.gov.

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.: **CONDITIONAL USE PERMIT NO. 2024-05: A REQUEST TO ALLOW ON-SITE SALE AND CONSUMPTION OF BEER AS AN ANCILLARY SERVICE AT AN EXISTING SPORTING GOODS STORE (A SNAIL'S PACE RUNNING SHOP)**

PROJECT LOCATION: 1040 EAST IMPERIAL HIGHWAY, SUITE F2, BREA CA 92821

PROJECT DESCRIPTION: Establish an ancillary service of on-site sale and consumption of beer (Type 40) at an existing sporting goods store (A Snail's Pace Running Shop) within an existing tenant suite of 4,836 square feet.

Name of Public Agency Approving Project: City of Brea

Project Applicant & Address: Joe Lourenco (Pace and Pint)
1040 East Imperial Highway, Suite F2
Brea, CA 92821

Exempt Status: (Check one)

- | | |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15301) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (15282(s)) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: |

Reason why project is exempt: Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, and facilities, involving negligible or no expansion of existing or former use. The Project is limited to adding an ancillary service to an existing sporting goods retailer and does not include physical expansions or modification of the existing building.

Jason Killebrew, Community Development Director

Date



City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group
Tuesday, June 10, 2025, 6:00 PM	ADMINISTRATIVE ITEMS Item: 4B.

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated May 30, 2025 (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Attachment A - Planning Update 05.30.2025.pdf](#)

City of Brea

Project Updates

May 30, 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 (Preliminary Plan Review)	SEC Mercury Lane & Berry Street
10	Pace & Pint on-site alcohol	1040 E. Imperial Hwy Suite F2
11	A 2 nd story ADU modification of standards	414 Sievers
12	Raising Canes Drive-through	200 S. State College Boulevard
13	Mills Act Contract	420 S. Madrona Avenue
14	Service Champions parking lot	625 Columbia Street
15	Brea 265 Tentative Tract Map Amendment	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
16	Brea 265 Planning Area 1	Northeast area of Rose Drive/Blake Road
17	Koy Restaurant and Bar on-site alcohol	441 S. Associated Road
18	Karma Lounge on-site alcohol	215 S. Brea Boulevard
19	Alder Street variance	226 E. Alder Street
20	Moorpark Drive administrative remedy	1842 Moorpark Drive

• APPROVED/ENTITLED

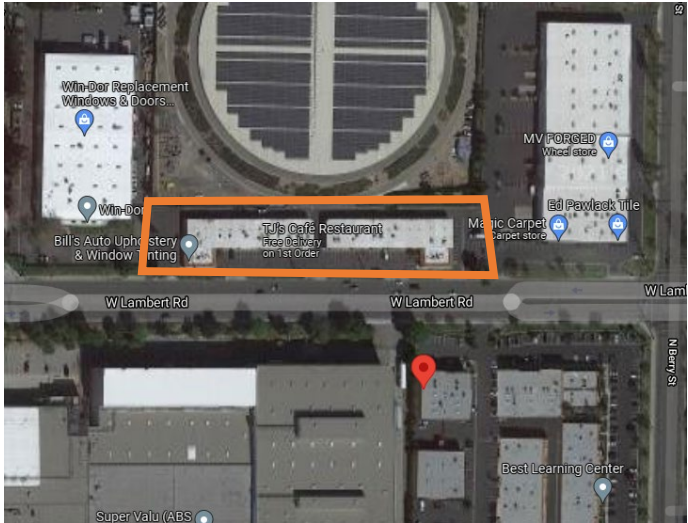
Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Accessory Dwelling Unit	527 E. Elm Street
3	Industrial Building	2727 E. Imperial Highway
4	Brea Mall Mixed Use Project	100 Brea Mall Road
5	Gaslight Square Redevelopment	255 E. Imperial Highway
6	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	Finney's Crafthouse & Kitchen exterior modification	215 S. Brea Boulevard
22	Ausletics fitness studio	2868 E. Imperial Highway
23	Our Nest on-site alcohol	732 N. Brea Boulevard
24	Reduction in required parking spaces	440 S. Brea Boulevard
25	Saint Matthew Ecumenical Catholic Church	500 E. Imperial Highway
26	7-Eleven off-site alcohol sale	3310 E. Imperial Highway
27	Brea Plaza Apartments	1639 E. Imperial Highway
28	Greenbriar residential development	1698-1700 Greenbriar Lane
29	420 Apollo office use	420 Apollo Street, Unit A
30	7-Eleven off-site alcohol sale	295 W. Central Avenue
31	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
32	Aquatic Sports Performance	396 Cliffwood Park Street

Story Map ID	Project Name	Address
33	Main Event	245 W. Birch Street
34	Studio J Dance Studio	1150 W. Central Avenue #C

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

N/A

In-Process/Review

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


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 July (no tentative date set yet)

PROJECT MAP:



ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 3)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-231-12 200 N Puente 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)		PROJECT MAP: 
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 	

NEW INDUSTRIAL BUILDING (MAP ID: 5)		PROJECT MAP:
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 	



JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 6)	
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-01; 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. Pending submittal of building plan check.

PROJECT MAP:



NEW RESIDENTIAL DEVELOPMENT (MAP ID: 7)		PROJECT MAP:
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. 	

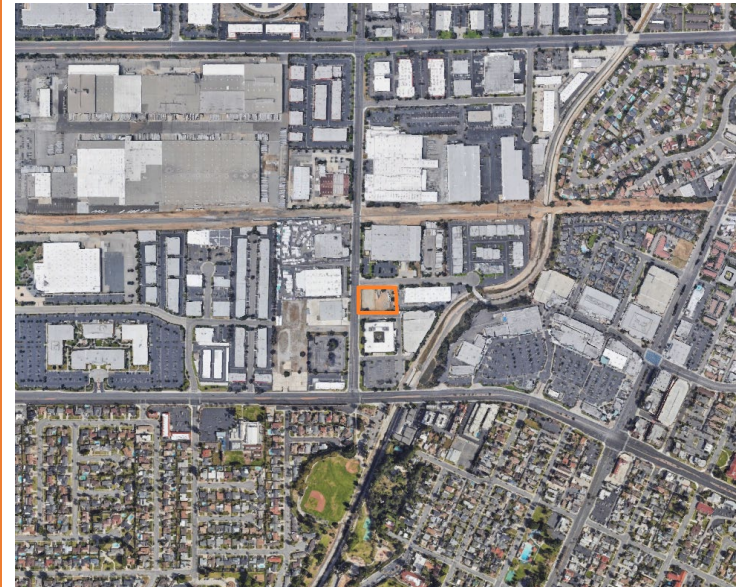


A 2nd STORY ADU HEIGHT INCREASE (MAP ID:8)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility 	
Project No.:	<ul style="list-style-type: none"> • CC No. 2024-01; ACCELA No: PLN-2024-00027 	
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel 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 	



C&C AFFORDABLE HOUSING PROJECT (MAP ID: 9)	
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-04; ACCELA No: PLN-2024-00057
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
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. Pending further action from the Applicant

PROJECT MAP:



PACE & PINT ON-SITE ALCOHOL (MAP ID: 10)

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 Applicant is proposing 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
Application submittal Date:	<ul style="list-style-type: none"> October 21, 2024
Current Status:	<ul style="list-style-type: none"> Planning Commission public hearing is scheduled on June 10, 2025.

PROJECT MAP:



<i>A 2nd STORY ADU MODIFICATION OF STANDARDS (MAP ID: 11)</i>	
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"> • Pending resubmittal from the applicant

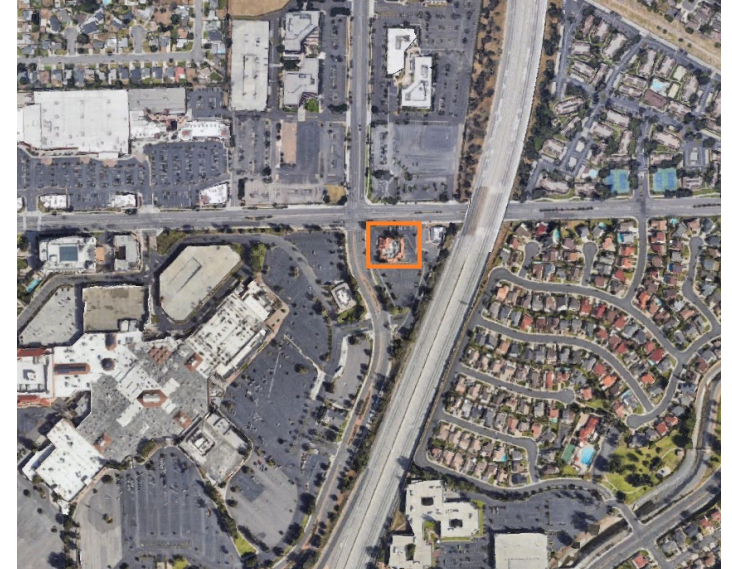
PROJECT MAP:




RAISING CANES DRIVE-THROUGH (MAP ID: 12)

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: 13)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Mills Act Contract 	
Project No.:	<ul style="list-style-type: none"> MA No. 2025-01; ACCELA No: PLN-2025-00004 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-241-06 420 S. Madrona Avenue 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	<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 	

<i>SERVICE CHAMPIONS PARKING LOT (MAP ID: 14)</i>	
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"> Pending resubmittal from the applicant

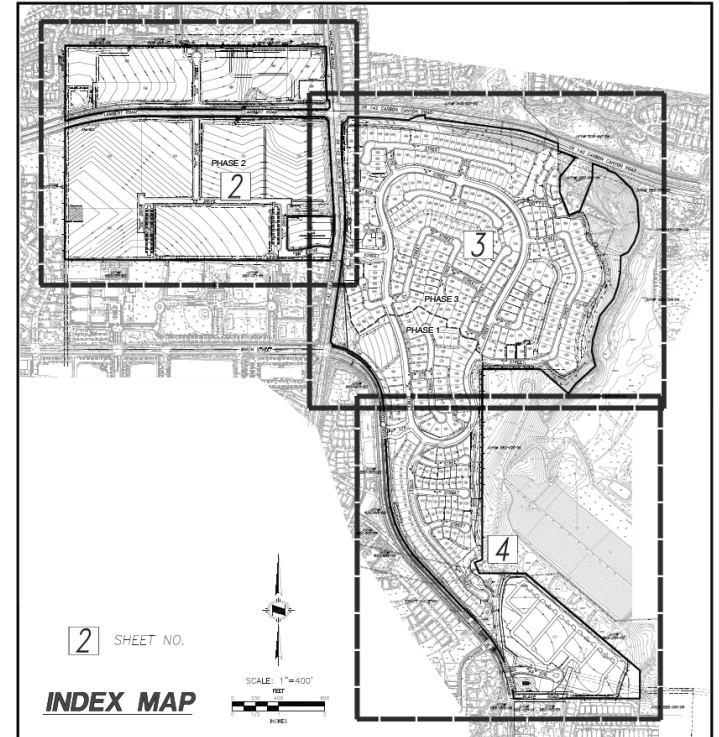
PROJECT MAP:



BREA 265 TENTATIVE TRACT MAP AMENDMENT (MAP ID: 15)

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: 16)

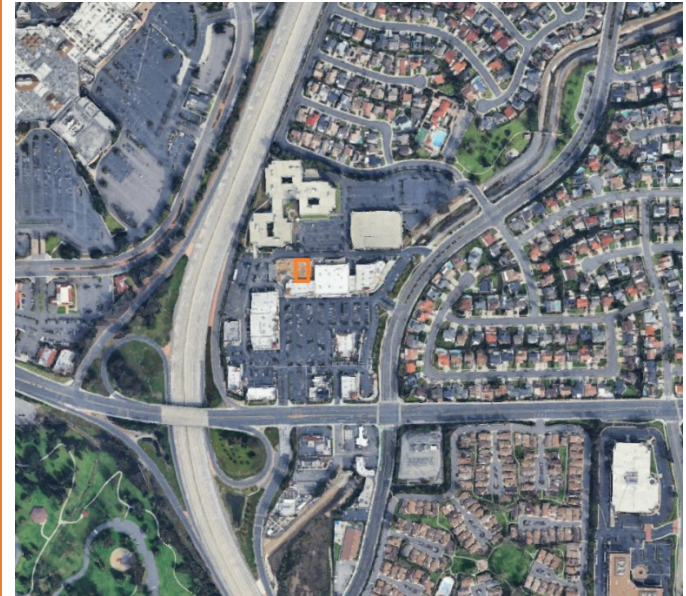
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2025-03; ACCELA No: PLN-2025-00020
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 322-031-14, -19, & -21 Address TBD; Planning Area 1 of Brea 265 Specific 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:



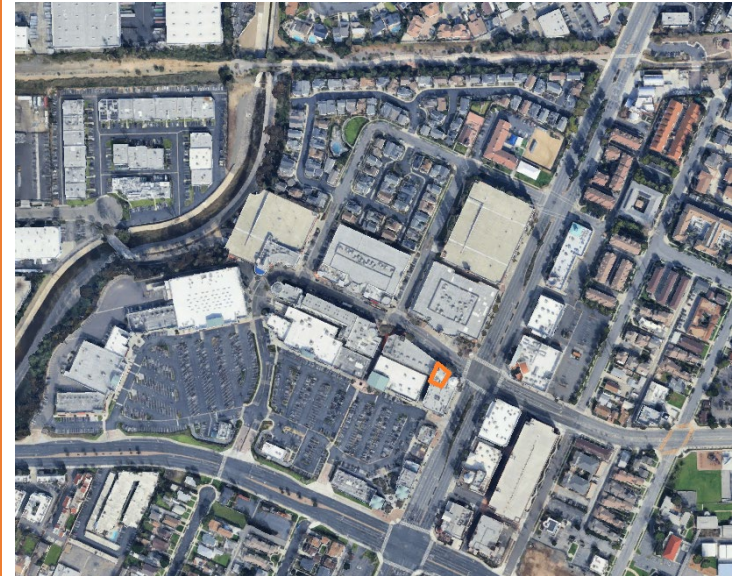
<i>Koy Restaurant and Bar On-Site Alcohol (MAP ID: 17)</i>	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2025-10; ACCELA No: PLN-2025-00025
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 319-391-01 • Address: 441 S. Associated Road
Project Description:	<ul style="list-style-type: none"> • The 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:



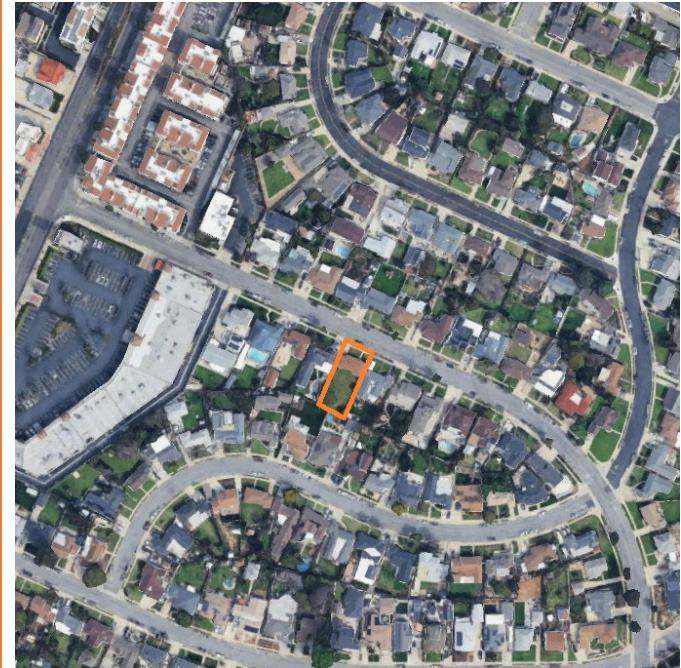
<i>Karma Lounge On-Site Alcohol (MAP ID: 18)</i>	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2025-11; ACCELA No: PLN-2025-00027
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 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"> • Under review

PROJECT MAP:



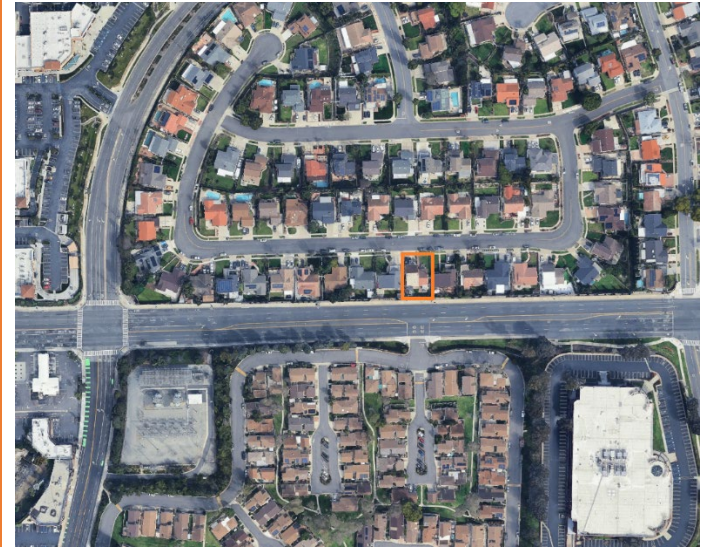
<i>Alder Street Variance (MAP ID: 19)</i>	
Case Type:	<ul style="list-style-type: none"> Variance
Project No.:	<ul style="list-style-type: none"> ZV No. 2025-01; ACCELA No: PLN-2025-00026
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-321-06 Address: 226 E. Alder 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"> Under review

PROJECT MAP:




<i>Moorpark Drive Administrative Remedy (MAP ID: 20)</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 Applicant is requesting to increase 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
Application submittal Date:	<ul style="list-style-type: none"> May 27, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:

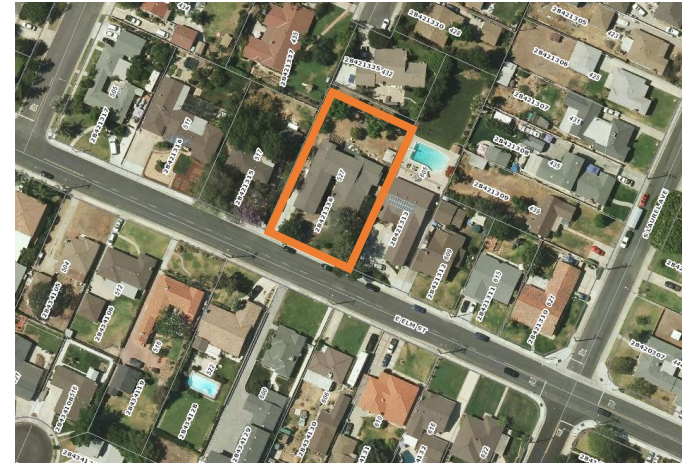



Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)		RENDERING: 
Case Type:	<ul style="list-style-type: none"> Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report 	
Project No.:	<ul style="list-style-type: none"> PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-05 Southeast corner of Mercury Lane and Berry Street 	
Project Description:	<ul style="list-style-type: none"> The project is a new 5-story building with 114 workforce residential units. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant	<ul style="list-style-type: none"> Dwight Manley 	
Approval Dates:	<ul style="list-style-type: none"> Planning Commission recommended approval of the project to the City council on April 28, 2020 City Council approved the project on June 2, 2020 	
Current Status:	<ul style="list-style-type: none"> Refer to C&C Affordable Housing Project under Project in Process/Review (Map ID 9) 	

<i>ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 2)</i>	
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)		PROJECT MAP: 
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 	

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

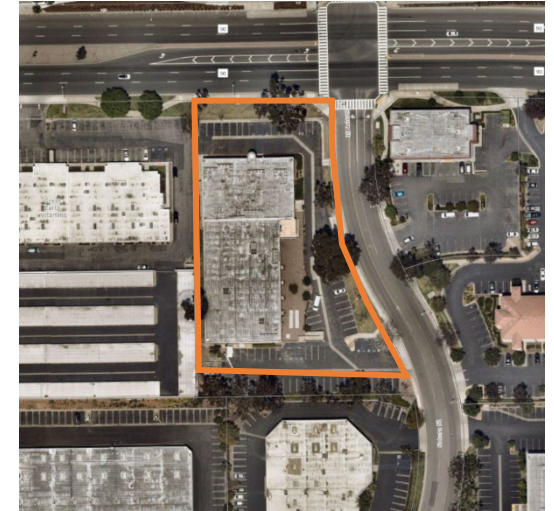
PROJECT MAP:



GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 5)		PROJECT MAP:
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); ACELA 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 	

<i>SOUTHLANDS CHURCH FENCE HEIGHT (MAP ID: 6)</i>	
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)		PROJECT MAP: 
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 	


DR. SQUATCH FENCE HEIGHT (MAP ID: 11)		PROJECT MAP: 
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 	


<i>WIRELESS FACILITY MODIFICATION (MAP ID: 12)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-02; ACCELA No: PLN-2023-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-333-42 185 E. Alder 	
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 	

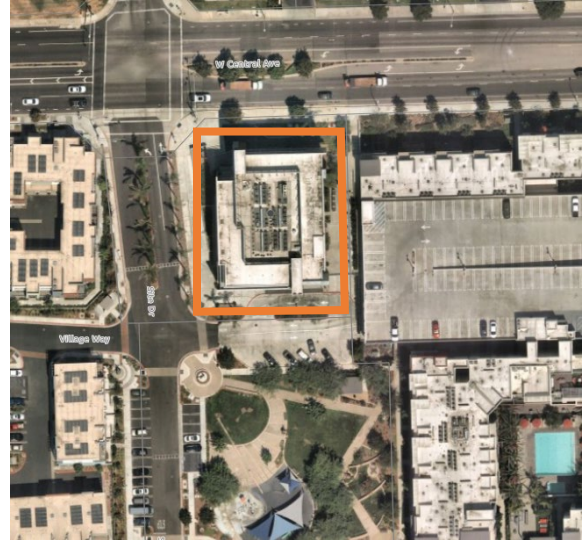
NEW WIRELESS FACILITY (MAP ID: 13)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: PLN-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	<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)		PROJECT MAP: 
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 	

<i>IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 15)</i>		PROJECT MAP: 
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 	

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

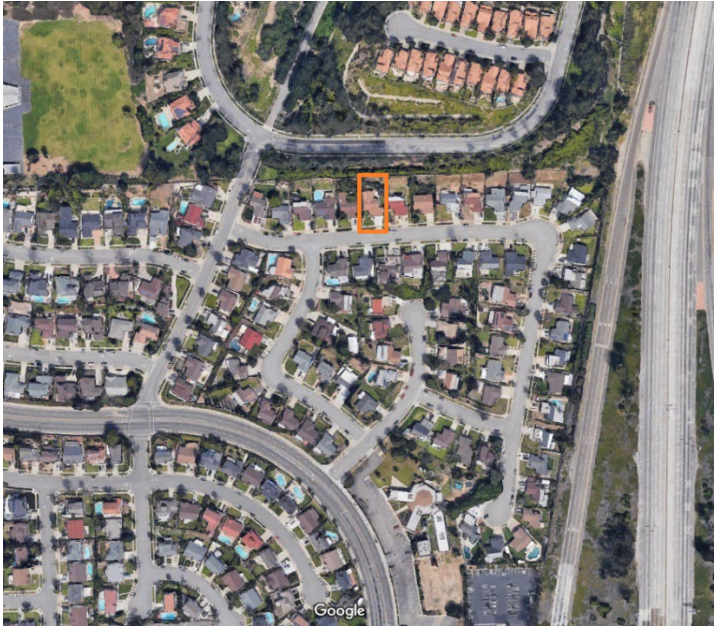
SOUTH BREa TOWNHOMES (MAP ID: 17)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit 	
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; ACCELA No: PLN-2023-00081 	
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 	

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

FINNEY'S CRAFTHOUSE & KITCHEN EXTERIOR MODIFICATION (MAP ID: 21)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2024-04; ACCELA No: PLN-2024-00038
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-17 215 S. Brea Blvd.
Project Description:	<ul style="list-style-type: none"> The project would modify the exterior façade and signage on the existing building to accommodate for a new restaurant, Finney's Crafthouse & Kitchen
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Marion Gonzales
Approval Date:	<ul style="list-style-type: none"> November 14, 2024
Current Status:	<ul style="list-style-type: none"> Restaurant in operation

PROJECT MAP:



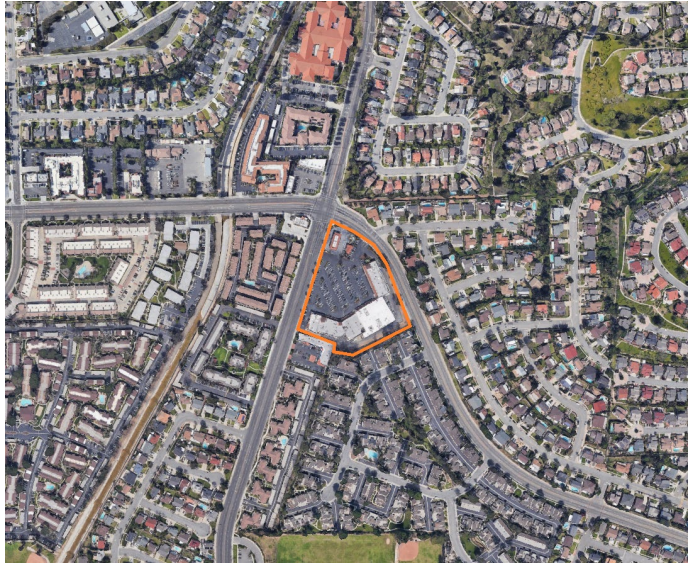
AUSLETICS FITNESS STUDIO (MAP ID: 22)	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-09; ACCELA No: PLN-2024-00047
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 336-631-29 2868 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The project would establish a new fitness studio.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Snez Velijanovska
Approval Date:	<ul style="list-style-type: none"> November 14, 2024
Current Status:	<ul style="list-style-type: none"> Business in operation

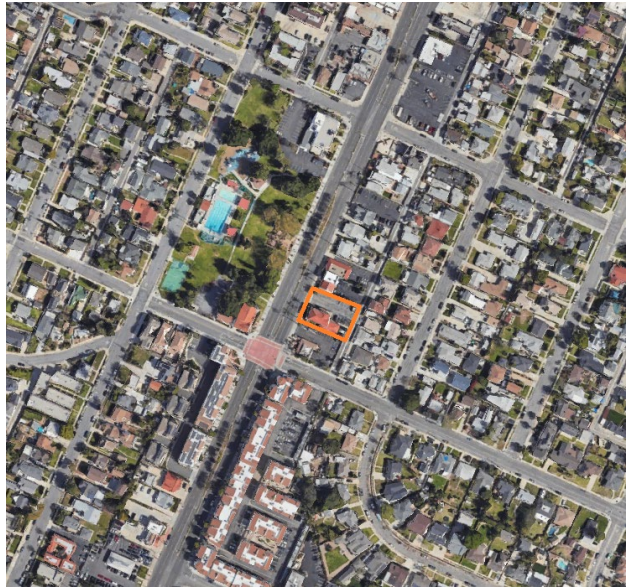
PROJECT MAP:



OUR NEST ON-SITE ALCOHOL (MAP ID: 23)	
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

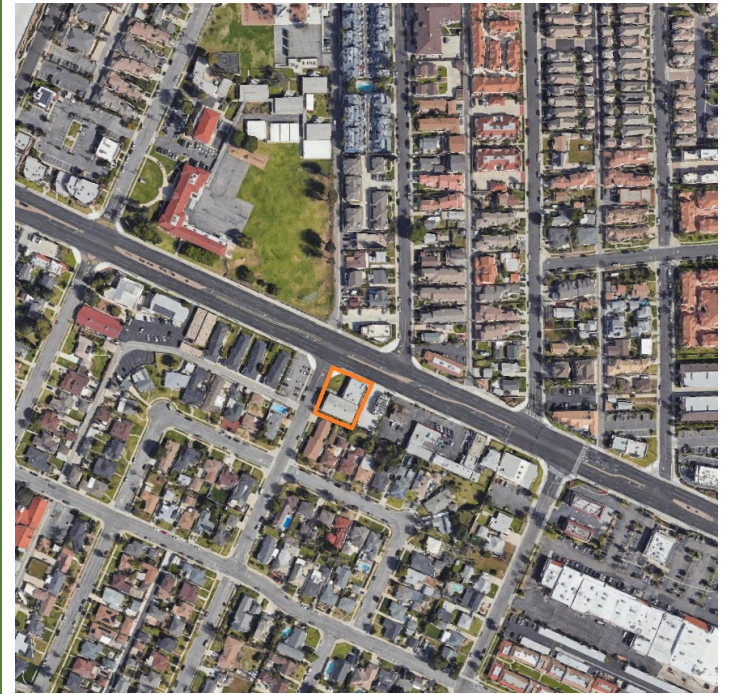
PROJECT MAP:



<i>REDUCTION IN REQUIRED PARKING SPACES (MAP ID: 24)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 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) 	

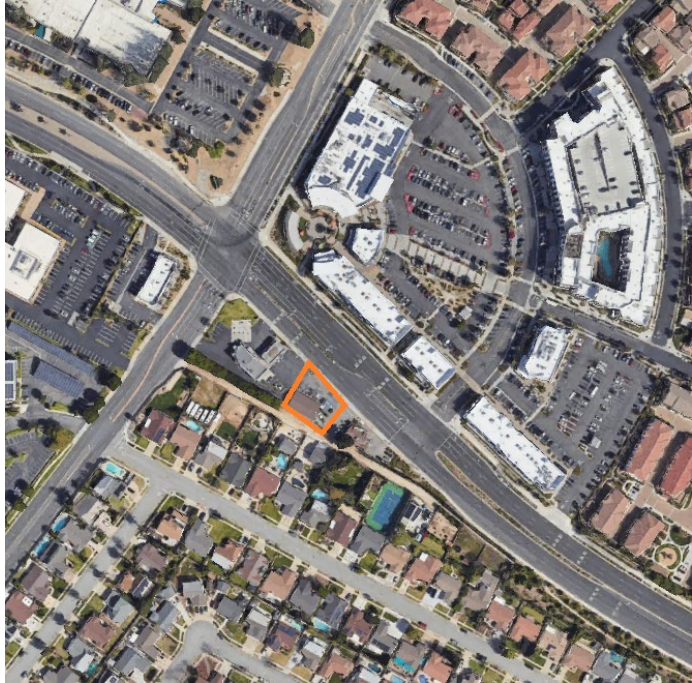
<i>SAINT MATTHEW ECUMENICAL CATHOLIC CHURCH (MAP ID: 25)</i>	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2024-06; ACCELA No: PLN-2024-00052
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (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


PROJECT MAP:



7-ELEVEN OFF-SITE ALCOHOL SALE (MAP ID: 26)	
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: 27)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum 	
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-01, ZC No. 2024-01, PD No. 2024-01, CUP No. 2024-03, 04 and 05; ACCELA No: PLN-2024-00017 	
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-102-25 1639 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 	

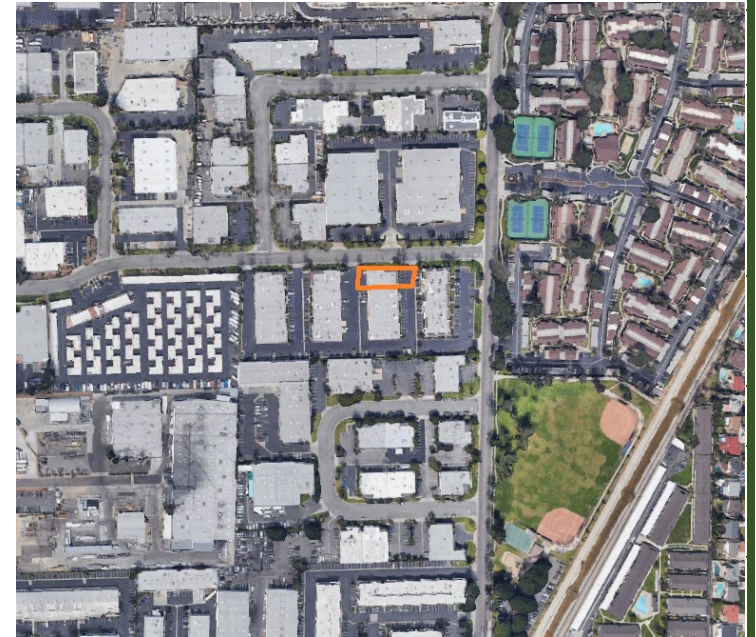
GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 28)	
Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Plan Review, Development Agreement, Precise Development, Tentative Tract Map, Environmental Impact Report
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-02, 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"> Pending building plan check process

PROJECT MAP:



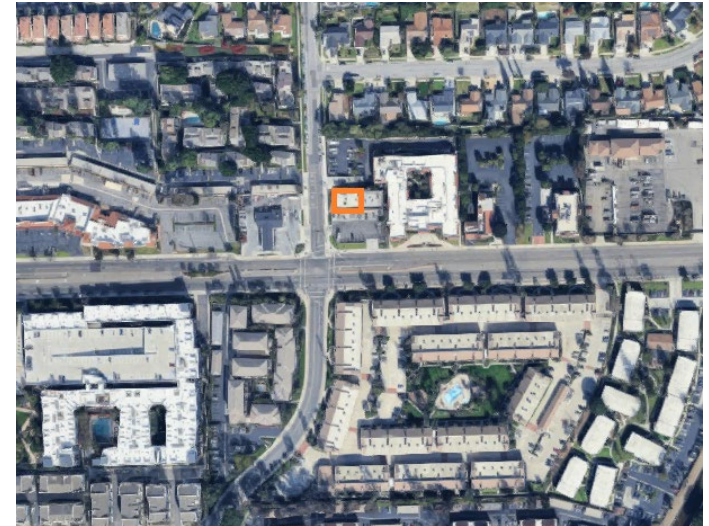
420 APOLLO OFFICE USE (MAP ID: 29)	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-04; ACCELA No: PLN-2025-00006
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-20 420 Apollo 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

PROJECT MAP:



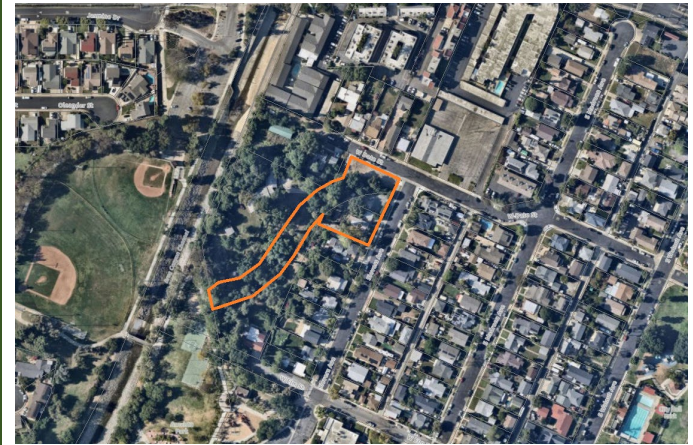
7-ELEVEN OFF-SITE ALCOHOL SALE (MAP ID: 30)	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-06; ACCELA No: PLN-2025-00011
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 304-042-13 295 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

PROJECT MAP:



<i>SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 31)</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:



AQUATIC SPORTS PERFORMANCE (MAP ID: 32)	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-01; ACCELA No: PLN-2025-00016
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-191-05 396 Cliffwood Park Street
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to establish 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"> Pending building COO process

PROJECT MAP:



MAIN EVENT (MAP ID: 33)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-02 and CUP No. 2025-03; ACCELA No: PLN-2025-00005 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-362-25 245 W. Birch Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting 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 	

STUDIO J DANCE (MAP ID: 34)	
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 Applicant is proposing to establish 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"> Pending Building COO process

PROJECT MAP:



REPEALED/DENIED

(Within one year)

N/A