



Planning Commission Agenda

Tuesday, August 26, 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/89166452644>. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

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

1. GENERAL SESSION

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

2. CONSENT CALENDAR

- 2.A. July 22, 2025 Planning Commission Meeting Minutes
— Approve.

3. PUBLIC HEARINGS

3.A. Conditional Use Permit No. 2025-10

A request to allow for the on-site sale and consumption of alcoholic beverages (Type 47 License) with a determination of Public Convenience or Necessity at a new restaurant (Koy Bar & Restaurant) located at 441 South Associated Road, Unit B.

- 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. 2025-10 to allow for the on-site sale and consumption of alcoholic beverages (Type 47 License) with a determination of Public Convenience or Necessity at a new restaurant (Koy Restaurant & Bar), based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval.

3.B. Certificate of Compatibility No. 2024-02

A request to allow the construction of a new accessory dwelling unit (ADU) above a new garage that would exceed the maximum height limit permitted for an ADU by 6'-2" (16' allowed, 22'-2" proposed)

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303; and,
- 2. Approve Certificate of Compatibility (COC) No. 2024-02 to allow a new ADU located above a new detached garage to exceed the maximum height limit by 6'-2", based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval.

3.C. Raising Cane's Restaurant Project - Precise Development No. 2024-04 and Conditional Use Permit Nos. 2024-08 and 2024-09

A request to allow the demolition of an existing 11,170-square-foot restaurant building and the construction of a new 3,164-square-foot restaurant building with a drive-through facility and a 780-square-foot outdoor dining area with 33 seats, along with a comprehensive sign program.

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures) and Section 15332 (Class 32, In-Fill Development Projects); and,
- 2. Adopt resolutions approving the following entitlements based on findings and conclusions in the corresponding resolutions, and subject to the recommended Conditions of Approval: - PD No. 2024-04, to allow the demolition of an existing 11,170 square-foot restaurant building and the construction of a new 3,164-square-foot drive-through restaurant building with a 780 square-foot outdoor dining area (33 seats); - CUP No. 2024-08 to allow a drive-through facility in conjunction with the new restaurant; and - CUP No. 2024-09 to establish a comprehensive sign program.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

4.B. Informational/Project Updates

- Receive and file.

5. ADJOURNMENT

Date Posted: August 19, 2025