



Planning Commission Agenda

Tuesday, July 23, 2024, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

Also via teleconference: 350 W Central Ave #455, Brea, CA 92821 and 625 E Dogwood Dr, Kuttawa, KY 42055

Joseph Covey, Chair

Melanie Schlotterbeck, Vice Chair

Tom Donini, Commissioner

Bill Madden, Commissioner

Blake Perez, 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.net. 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.net. 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>. (for viewing only). 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: CALL TO ORDER/ROLL CALL - COMMISSION

2: INVOCATION

Ernie Benavides - The Cause Church

3: PLEDGE OF ALLEGIANCE

4: MATTERS FROM THE AUDIENCE

5: CONSENT CALENDAR

5A. June 25, 2024 Planning Commission Minutes

- 1. Approve.

5B. Quarterly Monitoring Report

- 1. Receive and file.

6: PUBLIC HEARINGS

6A. South Brea Townhomes- Tentative Tract Map No. 19315, Density Bonus No. 2023-01, and Precise Development No. 2023-03

A request to allow demolition of an existing commercial building and construction of a housing development consisting of 29 single-family attached units and three live/work units, for a total of 32 units, located at 685 South Brea Boulevard.

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332; 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:
 - a. TTM No. 19315, to subdivide the Project Site for condominium purposes to construct a total of 32 residential units, including three live/work units;
 - b. DB No. 2023-01, to utilize the following Density Bonus provisions: 1) Density Bonus parking standards; and 2) waivers of five development standards, which includes reductions of the front setback to between 6" and 1'-6", the street side setbacks to between 3'-4" and 5', the landscaping setbacks to between 1'-11" and 5'-11", the common open space requirement to 23 square feet per dwelling unit, and the private open space requirement to 50 square feet per dwelling unit.
 - c. PD No. 2023-03, to demolish the existing commercial building and construct a new housing development that would include 29 residential single-family attached units and three live/work units, for a total of 32 units, dispersed in four buildings.

7: ADMINISTRATIVE ITEMS

7A. Committee Reports

7B. Informational/Project Updates

- 1. Receive and file.

8: ADJOURNMENT
