



## Planning Commission Agenda

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Tuesday, March 11, 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](http://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](mailto: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>. 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

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

### 1B. Invocation

Pastor Tyler Lemen from Birch Street Friends

### 1C. Pledge of Allegiance

### 1D. Matters from the Audience

## 2. CONSENT CALENDAR

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### 2A. February 25, 2025 Planning Commission Meeting Minutes

- 1. Approve.

## 3. PUBLIC HEARINGS

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### 3A. Brea Plaza Shopping Center Apartment Project (Brea Plaza Living)– General Plan Amendment No. 2024-01, Zone Change No. 2024-01, Density Bonus No. 2024-01, Precise Development No. 2024-01 and Conditional Use Permit Nos. 2024-03, 2024-04, and 2025-05.

A request to allow construction of a new residential development consisting of a 120-unit apartment building atop a parking structure at 1639 East Imperial Highway.

- 1. Adopt a resolution recommending that the City Council:
  - Adopt resolutions approving GPA No. 2024-01, DB No. 2024-01, PD No. 2024-01 and CUP Nos. 2024-03, 2024-04, and 2024-05; and
  - Adopt an ordinance approving ZC No. 2024-01

### 3B. Environmental Impact Report No. 2024-01, Vesting Tentative Tract Map No. 2024-01, General Plan Amendment No. 2024-02, Zone Change No. 2024-02, Precise Development No. 2024-02, and Development Agreement No. 2024-01: Greenbriar Residential Project (The Village at Greenbriar) at 1698-1700 Greenbriar Lane

A request to allow demolition of an existing office building and a parking structure, and construction of a housing development consisting of 179 single-family attached units located at 1698-1700 Greenbriar Lane.

- 1. Adopt a resolution recommending that the City Council:
  - Adopt resolutions certifying the Environmental Impact Report and approving GPA No. 2024-02, TTM No. 2024-01, and PD No. 2024-02; and
  - Adopt ordinances approving ZC No. 2024-02 and DA No. 2024-01

## 4. ADMINISTRATIVE ITEMS

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### 4A. Committee Reports

### 4B. Informational/Project Updates

- 1. Receive and file.

## 5. ADJOURNMENT

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*Date Posted: March 7, 2025*