



Planning Commission Agenda

Tuesday, April 22, 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

- 1A. Call to Order/Roll Call - Commission
- 1B. Invocation
 - Pastor Dan Crane from Formation Church
- 1C. Pledge of Allegiance
- 1D. Matters from the Audience

2. CONSENT CALENDAR

- 2A. March 11, 2025 Planning Commission Meeting Minutes
 - 1. Approve.
- 2B. March 25, 2025 Planning Commission Meeting Minutes
 - 1. Approve.

3. PUBLIC HEARINGS

- 3A. Conditional Use Permit No. 2025-06

A request to allow off-site sale of alcoholic beverages (Type 21) at an existing convenience store (7-Eleven) at 295 W Central Avenue.

 - 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. 2025-06 to allow for the off-site sale of alcoholic beverages (Type 21-Off-sale General) at an existing convenience store (7-Eleven), based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.
- 3B. Conditional Use Permit No. 2025-04

A request to establish and operate an administrative and professional office use at 420 Apollo Street, Suite A

 - 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. 2025-04 to establish and operate an administrative and professional office use within an existing tenant space in a Light Industrial (M-1) Zone, based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.
- 3C. Tentative Parcel Map No. 2024-135

A subdivision request to reconfigure seven existing parcels into four parcels at 411 Sievers Avenue.

 - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15 – Minor Land Division); and,
 - 2. Approve TPM No. 2024-135 to reconfigure seven existing parcels into four parcels, in a Single Family Residential (R-1) Zone, based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

4. ADMINISTRATIVE ITEMS

4A. Fiscal Year 2025-26 Capital Improvement Program Finding of Conformance with the General Plan

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- 2. Adopt a resolution finding that the FY 2025-26 CIP projects, as identified within the General Plan Conformance Matrix, are in conformance with the General Plan.

4B. Committee Reports

4C. Informational/Project Updates

- 1. Receive and file.

5. ADJOURNMENT

Date Posted: April 16, 2025