



Planning Commission Agenda

Tuesday, May 13, 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>. 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 Rick Crockett from Crosspointe Church
- 1C. Pledge of Allegiance
- 1D. Matters from the Audience

2. CONSENT CALENDAR

- 2A. April 22, 2025 Planning Commission Meeting Minutes
 - 1. Approve.

3. PUBLIC HEARINGS

- 3A. Conditional Use Permit Nos. 2025-02 and 2025-03, Plan Review 2025-01
A request to allow on-site sale and consumption of beer, wine and distilled spirits in conjunction of a restaurant, to establish a comprehensive sign program, and to construct building façade improvements for a new indoor recreational facility (Main Event)
 - 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities);
 - 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. Conditional Use Permit (CUP) No. 2025-02 to allow an on-site sale and consumption of beer, wine and distilled spirits in conjunction of a restaurant (Type 47 ABC license); b. CUP No. 2025-03 to establish a comprehensive sign program; and c. Plan Review (PR) No. 2025-01 to allow façade improvements
- 3B. DJT4 Parcel Delivery Facility (Amazon) - Environmental Impact Report No. 2023-01, Vesting Tentative Parcel Map No. 2022-193, and Plan Review No. 2022-09
A request to allow the demolition of an existing office building and development of a parcel delivery facility (Amazon) at 275 Valencia Avenue.
 - 1. Adopt a resolution (Attachment A) certifying to certify a California Environmental Quality Act (CEQA) Environmental Impact Report (EIR), State Clearinghouse No. 2023070241, which analyzed the environmental impacts resulting from construction and operation of the Project, and which was prepared pursuant to CEQA Guidelines Sections 15132 (Contents of Final EIR), and CEQA Guidelines Section 15090 (Certification of the Final EIR); 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. PR No. 2022-09, to allow the demolition of an existing 637,503-square-foot office building, surface parking, and associated landscape areas, and construction of an industrial warehousing development consisting of a 181,500-square-foot parcel delivery facility, including surface parking and associated landscape areas; and b. TPM No. 2022-193, to reconfigure and merge three existing lots into one lot.

4. ADMINISTRATIVE ITEMS

4A. Committee Reports

4B. Informational/Project Updates

— 1. Receive and file.

5. ADJOURNMENT

Date Posted: May 7, 2025