

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

February 25, 2025

Roll Call: *(The following members were in attendance)*

- **Melanie Schlotterbeck**, Planning Commission Chair
- **Blake Perez**, Planning Commission Vice Chair
- **Tom Donini**, Planning Commissioner
- **Bill Madden**, Planning Commissioner

Absent: **Ted Gribble**, Planning Commissioner

1. GENERAL SESSION

1A. Call to Order/Roll Call - Commission

Vice Chair Schlotterbeck called the meeting to order at 6:00 PM.

1B. Invocation

Pastor Doug Green with the North Hills Church led the invocation.

1C. Pledge of Allegiance-

Vice Chair Perez led the Pledge of Allegiance.

1D. Matters from the Audience

None.

2. CONSENT CALENDAR

2A. January 28, 2025 Planning Commission Meeting Minutes

City Planner Joanne Hwang identified an error in the draft meeting minutes and recommended amending them to correctly record Commissioner Madden's appointment to the Arts in Public Places Committee.

Motion was made by Commissioner Donini and seconded by Vice Chair Perez. Motion passed 4-0-1, with Commissioner Gribble absent.

3. ADMINISTRATIVE ITEMS

3A. Project Introduction - Greenbriar Residential Development at 1698-1700 Greenbriar Lane

Rebecca Pennington, Senior Planner, provided a presentation of the project.

The applicant provided a presentation of the project.

The Planning Commission asked questions regarding the following topics:

- Clarification on whether the units would include elevators or lifts
- Any connection to Glenbrook HOA recreational facilities
- Completion date of off-site housing development (Mercury Lane)
- Proposed art piece at the private park area within the development
- Windows on the units and complying with noise standards
- EV charging stations at guest parking areas
- Separation between Brea Plaza and Greenbriar
- Homeowners Association (HOA)
- Explanation of parking deviation
- Grade difference within the site relative to adjacent streets and neighboring property
- Cut-through traffic within the Glenbrook neighborhood
- Potential for smart signals on Birch Street, Greenbriar Lane and Associated Road
- Installation of rooftop solar
- Vegetation/landscape palette
- Clarification of integration of residential and non-residential uses within Mixed-Use II zoning designation
- Arts in Public Places requirements
- Pedestrian access to/from Brea Plaza
- Trash requirements
- Overnight parking permits

- Minor conditional use permit process
- Clarification on parking ratios for single family, attached vs. multi-family
- Proposed affordable housing project on Mercury Lane and connection to former project
- Expiration date of the existing Memorandum of Understanding (MOU) between the project site and Brea Plaza
- Timeline of the Environmental Impact Report (EIR)
- Flow of construction traffic
- Potential for a traffic signal at Birch Street and Redbay Avenue
- Current parking restrictions on Greenbriar Lane
- Park development impact fees and open space requirement
- Grade differential between the east and west side of the project
- Potential vehicular connection between Brea Plaza and Greenbriar
- Garden areas for units and related green waste
- Location of water feature for the project
- 500 feet public notification

3B. Committee Reports

None.

3C. Informational/Project Updates

None.

4. ADJOURNMENT

Chair Schlotterbeck adjourned the meeting at 7:25 PM.

Respectfully submitted,

The foregoing minutes are hereby approved
this 11th day of March, 2025.



Joanne Hwang, City Planner



Melanie Schlotterbeck, Chair