

Minutes for the Planning Commission

1 Civic Center Circle

Brea, California 92821

March 11, 2025

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

- **Melanie Schlotterbeck**, Chair
- **Blake Perez**, Vice Chair
- **Tom Donini**, Commissioner
- **Bill Madden**, Commissioner
- **Ted Gribble**, Commissioner

1. GENERAL SESSION

1A. Call to Order/Roll Call - Commission

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

1B. Invocation

Pastor Tyler Lemen with Birch Street Friends Church led the invocation.

1C. Pledge of Allegiance

Commissioner Gribble led the Pledge of Allegiance.

1D. Matters from the Audience

Elizabeth Hansberg, co-founder of People For Housing OC, commented on the urgency of housing, commended the City's efforts to meet housing element requirements, and advocated for implementing varied housing programs.

City Planner, Joanne Hwang noted staff received ten written email comments regarding Item 3A and 3B, which had been provided to the commissioner and the public.

2. CONSENT CALENDAR

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

Motion was made by Commissioner Madden and seconded by Vice Chair Perez to approve the consent calendar. Motion passed 5-0.

3. PUBLIC HEARINGS

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.

Prior to the staff presentation, Commissioner Gribble recused himself due to potential issues with the due process rights of the owner of the project site, based on his involvement in the group that opposed a development project that was previously proposed at the project site.

Jessica Newton, Senior Planner, provided a presentation of the project.

The Planning Commission asked questions regarding the following topics:

- Clarification on the project consideration/approval process
- Cumulative CEQA/EIR Impact
- Clarification on Condition of Approval Nos. 16, 74, and 101
- Whether or not the pedestrian accessway would have gates
- Caltrans traffic study
- Compliance with the State's organic waste requirements
- Clarification what constitutes as health and safety impacts under the State density bonus law
- Potential impacts of the reduced setbacks on accessibility of emergency service vehicles
- Type of signage (illuminated vs lighted)
- Clarification on the parking demand study
- Construction staging areas
- Location for delivery/loading area for packages, move-ins/outs, etc.
- Landscaping plan and plant palette
- Security cameras for bicycle storage room
- The distribution of EV charging stations
- Impact fees, such as park fees and school fees
- Ingress/egress at the property

- Bird-safe balcony glass
- Clarification of the previous project's approval, referendum, and withdrawal
- Easement and separation between two agenda items
- The City's role in coordinating bus routes within the City with Orange County Transit Authority (OCTA)
- Park impact fee and how the City prioritizes the usage of such fee
- The zoning designation of the previous project and the current project
- Clarification on the parking demand study findings
- Shared parking between shopping center and proposed project
- Process for updating parking management plan
- Micro transit program

City Attorney Steven Flower, City Planner Joanne Hwang, Assistant City Manager/Community Development Director Jason Killebrew, Senior Planner Jessica Newton, Traffic Engineer Dave Roseman, and Angela Wolfe from First Carbon Solutions (City's consultant) responded to the commissioners' questions.

Chair Schlotterbeck opened the Public Hearing and invited the applicant to speak.

Project contact, Waad Nadhir of BOSC Realty Advisors, provided a presentation of the project and responded to commissioners' questions with Marice DiPasquale providing additional details.

Chair Schlotterbeck then opened the floor for public comments.

The following members of the public spoke in support of the project:

- Dennis Arp
- Roland Trudell
- Craig Farris
- Son Mai
- Bev Perry
- Dwight Manley

The following members of the public spoke in opposition of the project:

- Carolyn Dail
- Zubin Chichgar
- Moneque Pratt

Chair Schlatterbeck closed the public hearing after noting that no additional members of the public wished to address the Commission. After further discussion and deliberation, a motion was made by Chair Schlatterbeck and seconded by Vice Chair Perez to recommend approval of the project to the City Council, with the following items:

- Addition of a new condition of approval, requiring the Applicant to participate in a micro-transit circulation system/program (i.e. trolley system) if such a program becomes available in the future.
- Recommendation that the City Council consider the following:
 - Requiring the inclusion of at least one California-native, drought-tolerant tree in the landscaping plan; and
 - Direct staff to communicate with Orange County Transit Authority (OCTA) regarding potential extension/modification of the existing bus service along Associated Road to accommodate future residential dwelling units in the area.

The motion carried with a vote of 3-0-1-1 with Commissioner Donini's abstention and Commissioner Gribble's recusal.

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

Prior to the staff presentation, Commissioner Donini recused himself as he received a campaign contribution in amount that is larger than \$500 from one of the owners of the project site within the last 12 months.

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

The Planning Commission asked questions regarding the following topics:

- Parking Enforcement
- MU-II zoning designation

- Clarification on Condition of Approval Nos. 10, 90, 91, and 116
- Fair share cost related to traffic signal at Brea Plaza
- Potential traffic signal at Redbay Avenue/Birch Street
- Clarification on Traffic Study
- Cut-thru traffic in the Glenbrook neighborhood
- Potential traffic calming measures on Aurora Avenue and Greenbriar Lane
- Proposed traffic signal modifications at Greenbriar Lane/Associated Road
- Any shared access of Glenbrook HOA amenities
- Recreation Vehicle storage
- Incorporation of California-native trees in landscaping design
- Traffic volume comparison between office use and proposed residential use
- Clarification on peak period used in the traffic study
- Property owner of the existing "knuckle" on Greenbriar Lane
- Stop signs at the entries to the project site
- Construction staging areas
- Availability of utilities, such as water and power, and whether the existing system would be able to handle increased usage; past water main breaks
- Pedestrian access to/from Brea Plaza
- Project phasing
- Grade difference along Greenbriar Lane
- City of Brea overnight parking permit requirements
- Signage for the Tracks at Brea near project site
- Potential for providing parking over flood control channel
- Need for directional signage
- Crosswalk near school bus stop

Chair Schlotterbeck then opened the Public Hearing and invited the applicant to speak.

The applicant's representative, Peter Carlson of Carlson Strategic Land Solutions, provided a presentation of the project and responded to commissioners' questions.

City Attorney Steven Flower, City Planner Joanne Hwang, Community Development Director Jason Killebrew, Senior Planner Rebecca Pennington, and Traffic Engineer Dave Roseman responded to the commissioners' questions.

Chair Schlotterbeck then opened the floor for public comments.

The following member of the public spoke in support of the project:

- Dennis Arp

The following members of the public spoke in partial support of the project, stating that there are still concerns and/or questions:

- Carolyn Dail
- Zubin Chichgar

The following member had comments and questions regarding the project:

- Craig Farris

The Following member of the public spoke in opposition of the project:

- Bev Perry

Chair Schlotterbeck closed the public hearing after noting that no additional members of the public wished to address the Commission.

After further discussion and deliberation, Motion was made by Commissioner Madden and seconded by Vice Chair Perez to recommend approval of the project to the City Council, with the following items:

- Several revisions and additional conditions of approval were added, as follows:
 - Revision to Condition of Approval No. 90 to require a community engagement for the potential traffic signal modification at Greenbriar Lane/S. Associated Road;
 - Revision to Condition of Approval No. 10 to update language related to pedestrian connection to Brea Plaza;
 - Revision to Condition of Approval No. 8 to require at least one California-native tree;

- A new condition requiring installation of a sign providing direction to The Tracks at Brea; and
- A new condition requiring installation of a free book exchange structure.
- Recommendation that the City Council consider the following:
 - Require the Applicant to provide sufficient funds for the City to comprehensively study and implement measures that may be needed to address identified issues related to cut-through traffic within Glenbrook neighborhood;
 - Encourage the Applicant to study feasibility of providing parking over the flood control; and
 - Study feasibility of a crosswalk at the new 4-way intersection within Greenbriar Lane to accommodate for a school bus stop during the design phase of the project, and if warranted, require the project to install such crosswalk

The motion carried 4-0-1 with Commissioner Donini's recusal.

4. ADMINISTRATIVE ITEMS

4A. Committee Reports

Commissioner Madden provided an update regarding the Art in Public Places committee.

4B. Informational/Project Updates

None.

5. ADJOURNMENT

Chair Schlotterbeck adjourned the meeting at 10:38 PM

Respectfully submitted,

The foregoing minutes are hereby approved this
22nd day of April, 2025.



Joanne Hwang, City Planner



Melanie Schlotterbeck, Chair