

Minutes for the Planning Commission

1 Civic Center Circle
Brea, California 92821

March 25, 2025

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

- Melanie Schlotterbeck, Planning Commission Chair
- Blake Perez, Planning Vice Chair
- Tom Donini, Planning Commissioner
- Ted Gribble, Planning Commissioner
- Bill Madden, 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 Tyler Lemen from the Birch Street Friends Church led the invocation.

1C. Pledge of Allegiance-

Commissioner Madden led the Pledge of Allegiance.

1D. Matters from the Audience -

None.

2. CONSENT CALENDAR

2A. General Plan Annual Progress Report 2024-

Motion was made by Vice Chair Perez and seconded by Commissioner Madden. Motion passed 5-0.

3. PUBLIC HEARINGS

3A. Conditional Use Permit No. 2025-01

Planning Technician, Brianna Co, provided a presentation of the project.

Chair Schlatterbeck opened the Public Hearing by inviting the applicant to speak.

The Planning Commission had comments and questions on the following items:

- Regulations regarding number of ABC licenses permitted
- Hours of operations
- Number of employees
- Location of liquor cabinet and potential for requiring relocation to behind the counter
- Limitation on size of alcohol containers

Seeing no members of the public wishing to address the Commission, Chair Schlatterbeck closed the Public Hearing.

Motion was made by Vice Chair Perez and seconded by Commissioner Donini to approve Conditional Use Permit No. 2025-01 with an added condition that the cabinet that stores liquor be relocated to an area behind the counter within a one-year timeframe

3B. ZOTA No. 2025-01: Density Bonus Ordinance

City Planner, Joanne Hwang, provided a presentation of proposed ZOTA No. 2025-01: Density Bonus Ordinance.

The Planning Commission had comments and questions on the following items:

- Difference between incentives/concession and waivers
- Clarification on unlimited waivers
- Definition of major transit stops and unobstructed access
- Clarification on additionally reduced parking standards
- Difference between the City's Affordable Housing Ordinance vs. State Density Bonus Law
- Equity share agreement of for-sale units
- Percentage of equity share the City receives
- Requirements related to replacement units
- Clarification on the qualifying criteria for senior housing development
- Level of local control
- Legal ramification of non-compliance

- Clarification on whether or not the proposed ordinance exceeds the State requirements
- Clarification on the grounds for denial of requested incentives/waivers
- Examples of past projects that utilized Density Bonus law provision
- Intent of the proposed ordinance
- Clarification on City's authority related to projects that requires legislative action

City Planner Hwang and City Attorney Steven Flower responded to the Planning Commissions inquiries and provided further clarification.

Chair Schlotterbeck opened the public hearing. Seeing no one from the public wishing to address the Commission, she then closed it.

Motion was made by Commissioner Madden and seconded by Commissioner Gribble to recommend the City Council approve the proposed ZOTA No. 2025-01: Density Bonus Ordinance. Motion passed 5-0.

4. ADMINISTRATIVE ITEMS

4A. Committee Reports

None.

4B. Informational/Project Updates

Commissioner Gribble inquired how to obtain additional information regarding projects if needed.

City Planner Hwang recommended contacting her directly for additional information.

5. ADJOURNMENT

Chair Schlotterbeck adjourned the meeting at 7:12 PM.

Respectfully submitted,

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


Joanne Hwang, City Planner


Melanie Schlotterbeck, Chair