

## **Minutes for the Planning Commission**

1 Civic Center Circle

Brea, California 92821

May 13, 2025

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

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

### **1. GENERAL SESSION**

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#### **1.A. Call to Order/Roll Call - Commission**

Chair Schlotterbeck called the meeting to order at 6:07 p.m.

#### **1.B. Invocation**

Pastor Crockett provided the invocation from Crosspointe Church.

#### **1.C. Pledge of Allegiance**

Commissioner Donini led the Pledge of Allegiance.

#### **1.D. Matters from the Audience**

No speakers came down to the podium.

City Planner, Joanne Hwang noted staff received seven total written comments for Item 3B, which have been provided to the commissioners and the public.

### **2. CONSENT CALENDAR**

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#### **2.B. April 22, 2025 Planning Commission Meeting Minutes**

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

### **3. PUBLIC HEARINGS**

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### 3.A. Conditional Use Permit Nos. 2025-02 and 2025-03, Plan Review 2025-01

Esteban Rubiano, Assistant Planner, provided a presentation of the project.

The Planning Commission asked questions regarding the following topics:

- Clarification on the façade improvement (i.e. additional square footage and the enclosure of the walkway of the side entrance)
- Type 47 license status and how it fits in the allotted number of type 47 licenses for the surrounding geographic area
- Condition of Approval #10 regarding amplified music (inside vs. outside)
- Potential impact on the Ash Street Cottages from the proposed pylon sign and the associated illumination
- Potential for requiring a line of sight analysis for the pylon sign
- Public noticing to the apartment tenants
- Hours for the alcohol service
- Monitoring and regulation applicable for alcohol service
- Location of parking and current usage of the parking structures
- The movement of alcohol throughout the building
- Monitoring of unruly customers in the facility and security measures
- Monitoring of patrons, including underaged individuals

Assistant Planner Rubiano and City Planner Hwang responded to the commissioners' questions.

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

Project applicant, Mike Gray, introduced himself and the project's Operations Director, Mike Runyan, and responded to the Commissioner's questions.

Chair Schlotterbeck then opened the floor for public comments.

The following member of the public shared concerns of the project:

- Laurie Hobbs

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

- Dwight Manley

The Commission requested clarification on the following:

- Sign illumination
- Operating hours of the sign
- The line of sight analysis

A member of the applicant's sign company team, Mr. Wilson, provided clarification regarding the potential light pollution and responded to the Commissioner's questions.

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

A motion was made by Vice Chair Perez and seconded by Commissioner Madden to approve Conditional Use Permit Nos. 2025-02 and 2025-03, with the added conditions of approval, which would require a line of sight analysis to be completed prior to building permit issuance.

The motion carried with a vote of 5-0.

3.B. DJT4 Parcel Delivery Facility (Amazon) - Environmental Impact Report No. 2023-01, Vesting Tentative Parcel Map No. 2022-193, and Plan Review No. 2022-09

Prior to the staff's presentation, Commissioner Gribble disclosed that he submitted a comment letter during the projects Draft EIR public review process, which was prior to him being appointed as a Planning Commissioner, and that he is committed to giving the applicant a fair hearing.

Jessica Newton, Senior Planner, provided a presentation of the project and clarified staff received eight written comments.

The Planning Commission asked questions regarding the following topics:

- Clarification on some of the items that were requested by the Commission at the November 12, 2024 meeting
- The ingress route of overnight line-haul trucks
- Whether Lambert Road is a truck route, and any alternative truck routes
- Delivery van, line-haul truck, and employee vehicle paths
- EV charging systems

- Housing Element
- Clarification on the project landscaping and bike facilities
- Post occupancy conditions review
- Indoor vs. outdoor loading activity
- Clarification on land uses within MU-II and M-1 zoning districts
- Whether the EIR takes into account the company growth impacts and increased Amazon operations in the future
- Location of fueling and repair of vans
- Short-term contracted employees
- Condition and operation of Valencia Avenue (Caltrans)
- Coordination with other jurisdictions

Senior Planner Newtown, City Planner Hwang, Assistant City Manager/Community Development Director Jason Killebrew, , City Traffic Engineer David Roseman, and City's EIR consultant, John Bellas of Michael Baker International, responded to the commissioners' questions.

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

Tim Hou and Jason Friedman of the project applicant's team provided a presentation, and responded to the commissioner's questions related to:

- Schedules of the flex vehicle drivers
- The existing bus stop location and the improvements
- Overnight parking city streets vs. private properties
- Refueling for the vans
- The facility's capacity on opening day and its ability to operate at an increased capacity
- EV line-haul trucks, available supply, and future plans for EV roll-out
- Transition of van fleet from diesel to electric
- Build-out of transportation fueling hubs for renewable natural gas and electric battery
- Capacity and availability of electricity related to facility operation, including future EV fleet
- Partnership with utility companies

- The sustainability plans and goals of the company
- The facility connection to the grid and intention to have solar panels
- Minimum age required to be employed by Amazon
- Intentions of recruiting with the local vicinity, and Brea in particular
- Partnerships with Brea-Olinda School District
- The back-up sounds for the delivery vans and line-haul trucks
- West-end of facility's distance to the residential area
- Details of the exterior loading activities
- Transit incentives to encourage Amazon employees to use public transportation

After taking an eight-minute recess, Chair Schlotterbeck then opened the floor for public comments.

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

- Kris Murray
- Debye Payne
- Bill McMillan
- Lacy Schoen
- Ricardo Perez
- Paul Simonds
- Jill Dunn
- Tanya Huyhn
- Eric Padilla

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

- Lisa Irwin
- Aidan Marshall
- Dave Maxey
- Carol Gray

- Daniel Osborne
- Stanley Suh
- Sandra Spencer
- Chris Stern
- Laurie Hobbs
- Jose Pina
- Adam Elliott
- Marie Nunez
- Kathryn Bigelow
- Hatem Kateh

The Planning Commission requested clarification regarding the following topics:

- Potential traffic impacts to Carbon Canyon Road
- Whether or not Chino Hills is part of the service area for the proposed facility
- The economic benefit of the Amazon facility
- Sales tax and point of sale
- Permitted construction hours
- The City's adopted noise ordinance and the setting of construction parameters
- The City's goals of meeting an improved electric fleet of vehicles
- Sustainability and alternative use
- The current security alarm system
- Land use within MU-II and M-1 zoning district
- Residents' concerns related to noise
- Development and land use history of the project site
- The evaluation of the impact of the traffic noise and noise level considerations
- Noise level difference between compressed natural gas (CNG) and diesel vehicles
- Potential improvements to the roadway condition and updates to the traffic signal timing along Valencia Avenue

- Potential landscaping improvements along the east side of Valencia Avenue for enhanced screening and noise reduction

Senior Planner, Newton, City Planner, Hwang, Assistant City Manager/Community Development Director, Killebrew, Mr. Hou of Amazon, and Mr. Bellas of Michael Baker International, provided the requested clarifications.

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, a motion was made by Chair Schlotterbeck and seconded by Vice Chair Perez to approve project, with direction for staff to reach out to Caltrans to request roadway improvement and traffic signal timing modification on Valencia Avenue.

The motion carried with a vote of 5-0.

#### **4. ADMINISTRATIVE ITEMS**

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##### **4.A. Committee Reports**

Commissioner Madden announced two installations that were approved at the April 25, 2025 Art in Public Places Committee meeting.

##### **4.B. Informational/Project Updates**

None.

#### **5. ADJOURNMENT**

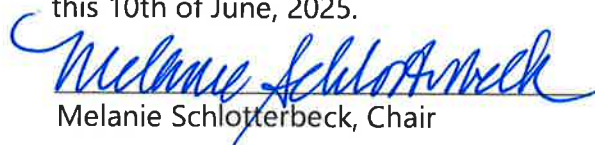
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Chair Schlotterbeck adjourned the meeting at 10:35 pm.

Respectfully submitted,

  
Joanne Hwang, City Planner

The foregoing minutes are hereby approved  
this 10th of June, 2025.

  
Melanie Schlotterbeck, Chair

