

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

July 22, 2025

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

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

1. GENERAL SESSION

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

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

1.B. Invocation-

Pastor Brett Sturgill provided the invocation from the Cause Church.

1.C. Pledge of Allegiance-

Vice Chair Perez led the Pledge of Allegiance.

1.D. Matters from the Audience -

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

2. CONSENT CALENDAR

2.A. June 10, 2025 Planning Commission Meeting Minutes-

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

3. PUBLIC HEARINGS

3.A. Zone Variance No. 2025-01

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

The Planning Commission asked questions regarding the following topics:

- Clarification on the requested deviation from the Code and non-conformity related to required parking
- Clarification on the existing non-conforming setback on the west side of the property
- Clarification on Condition No. 10 and automatic fire sprinkler system requirements for single-family homes
- Clarification on the criteria used by the Building Official in making the determination on what constitutes as a substantial improvement that would require the automatic fire sprinkler system

City Attorney Steven Flowers, City Planner Hwang and Planning Technician Co responded to the Commissioners' questions.

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

The Project Applicant, Peter Bacarro, addressed the Commission and provided an overview of the project.

Chair Schlotterbeck opened the floor for public comments.

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

- Lorie Davies

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 Donini, to approve the project, with the revised amendment of Condition No. 10. Motion passed 5-0.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

None.

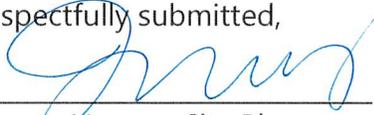
4.B. Informational/Project Updates

City Planner Hwang confirmed the Amazon's Appeal hearing has been tentatively scheduled for August 19, 2025 for City Council consideration.

5. ADJOURNMENT

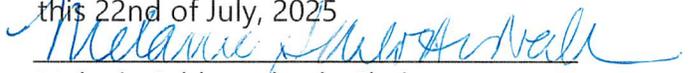
Chair Schlotterbeck adjourned the meeting at 6:33 PM.

Respectfully submitted,



Joanne Hwang, City Planner

The foregoing minutes are hereby submitted
this 22nd of July, 2025



Melanie Schlotterbeck, Chair