Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

July 23, 2024, 6:00 PM

1. CALL TO ORDER/ROLL CALL - COMMISSION

Chair Covey called the meeting to order at 6:02 pm. All members were present with Vice Chair Schlotterbeck and Commissioner Madden participating via zoom.

2. INVOCATION

Pastor Ernie Benavides with The Cause Church provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Donini led the Pledge of Allegiance.

4. MATTERS FROM THE AUDIENCE

City Planner, Joanne Hwang, noted staff received nine additional comment letters for Item 6A.

5. CONSENT CALENDAR

Vice Chair Schlotterbeck made a motion to approve the consent calendar and Commissioner Perez seconded the motion.

5A. June 25, 2024 Planning Commission Minutes-

The motion was approved with a 4-0-1 vote with Commissioner Donini recusing himself due to his absence from that meeting.

5B. Quarterly Monitoring Report-

The motion was approved with a 4-0-1 vote with Commissioner Madden recusing himself due his residence location.

6. PUBLIC HEARINGS

Commissioner Donini recused himself from Item 6A as a result of a social media post he made earlier in the day about the proposed project, which was deemed prejudicial against the project in the opinion of the City Attorney's office, and left the meeting.

Chair Covey and Commissioner Perez independently noted they visited the project site for Item 6A.

6A. South Brea Townhomes- Tentative Tract Map No. 19315, Density Bonus No. 2023-01, and Precise Development No. 2023-03-

Senior Planner, Jessica Newton, provided a presentation of the project, and noted a correction related to a typing error in the Attachment A.

The Planning Commission asked a number of questions regarding the following:

- Use restrictions and allowable uses for the live/work units;
- Lack of new trees along Brea Boulevard
- Possibility of owner occupancy requirement
- Integrated Crime Center (ICC) improvements
- Fire hydrant locations
- Utilization of solar
- ADA accessibility requirements
- Driveways
- Mixed Use zoning standards
- State Density Bonus Law provisions related to waivers, concessions and parking
- No Net Loss law finding
- Project schedule
- Basis for additional monetary contribution to the park funds
- Parking for patrons of the businesses for live/work units
- List of qualified low/moderate income applicants

Note: There was a brief recess from 6:34 pm - 6:36 pm to address technical difficulties with Commissioner Madden.

Chair Covey opened the Public Hearing

Applicant - Patrick Chien of City Ventures, introduced the development team, gave a presentation, and responded to the Commission question regarding the project schedule.

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

- Elizabeth Hansburg of People for Housing Orange County

- Dennis Arp
- Carolyn McMorrow
- Ashely Cole of Chamber of Commerce
- Lacy Schoen of Chamber of Commerce

Jason Marechal, the Applicant's civil engineer, requested a modification to Condition No. 74, in which Jason Killebrew, Community Development Director, responded with suggested language.

Chair Covey closed the Public Hearing

The Commission had stated that the project helps meet the City's General Plan and Housing Element goals since the Project site currently has the appropriate land use designation, provides types of housing needed in the City, the design is appropriate to the neighborhood, and incorporates needed sustainability features.

Vice Chair Schlotterbeck made the motion to approve with the modification proposed by staff to correct the typo in the Resolution and the suggested language modification to Condition 74 to include the language "to the satisfaction of the Fire Marshal." Commissioner Perez seconded and the motion passed 4-0.

7. ADMINISTRATIVE ITEMS

7A. Committee Reports -

Commissioner Perez reported on the recent General Plan Steering Committee meeting that covered Economic Development and Land Use.

Chair Covey noted the next Art in Public Places Committee meeting will be August 26th.

7B. Informational/Project Updates-

Chair Covey thanked Kristen Steyerman and the special events team for another fun and successful Fourth of July Country Fair.

Vice Chair Schlotterbeck noted the County of Orange is currently updating its General Plan and creating a Climate Action Plan which provides opportunities for anyone interested to engage in other ways that affects Brea and our sphere of influence.

8. ADJOURNMENT

Chair Covey adjourned the meeting at 7:15 pm.

Respectfully submitted,

Joanne Hwang, City Planner

The foregoing minutes are hereby approved this 24th day of September, 2024

Joseph Covey, Chair