

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

December 10, 2024

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

- **Joseph Covey**, Planning Commission Chair
- **Tom Donini**, Planning Commissioner
- **Bill Madden**, Planning Commissioner

Absent: Schlotterbeck, Perez

1. CALL TO ORDER/ROLL CALL - COMMISSION

Chair Covey called the meeting to order at 6:00 pm.

Present: Covey, Donini, Madden

Absent: Schlotterbeck, Perez

2. INVOCATION - Pastor David Tebay with Calvary Community Church

Pastor David Tebay with the Calvary Community Church led the invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Madden led the Pledge of Allegiance.

4. COMMENDATION

4A. Commendation: Outgoing Planning Commission Chair - Joseph Covey

City Planner Joanne Hwang presented Chair Covey with a Commendation, recognizing his time served on the Planning Commission from January 2023 to December 2024, in roles of Vice Chair and Chair. She also highlighted the projects that came before the Planning Commission during his tenure.

5. MATTERS FROM THE AUDIENCE

5A. Matters from the Audience

Interim Assistant City Manager Jason Killebrew expressed his appreciation to Chair Covey for his service and future endeavor with the BOUSD. Mr. Killebrew also recognized Laura Pierce for her upcoming retirement and thanked her for her 18 years of service to the City of Brea.

6. CONSENT CALENDAR

6A. Re-Adoption of 2025 Planning Commission Calendar

6B. Approval of November 12, 2024 Meeting Minutes

Commissioner Donini referenced Item 6B and asked how the Planning Commission's comments on the item would be addressed. City Planner Hwang noted that the meeting minutes will be used to prepare materials for the future public hearing.

6A. Re-Adoption of 2025 Planning Commissioner Calendar

6B. Approval of November 12, 2024 Planning Commission Minutes

Motion was made by Commissioner Donini and seconded by Commissioner Madden to approve both consent calendar items and the motion carried 3 - 0.

7. PUBLIC HEARINGS

7A. Conditional Use Permit No. 2024-07

The Commissioners disclosed they have frequented an existing business at the project site (Brea Center) and some have eaten at the applicant's existing Fullerton location.

Assistant Planner Cristal Nava provided the presentation.

Commissioner Donini requested the wording be modified for Condition 12 regarding the signage for alcohol.

City Planner Hwang confirmed the revised language for Condition 12 to read as "There shall be no exterior advertising or sign of any kind promoting or indicating the availability beer, wine, and distilled spirits, including advertising directed to the exterior from within."

Chair Covey Opened the Public Hearing.

The Planning Commission asked questions regarding the following topics:

- Any concern with another business in the center with a similar name
- Clarification on hours of operation

The applicant, Mr. Ugay provided responded to the Commission's questions.

Seeing no one from the public wishing to address the Commission, Chair Covey closed the public hearing.

Motion was made by Commissioner Madden and seconded by Commissioner Donini to approve with the language modification to Condition 12 and the motion carried 3 - 0.

8. ADMINISTRATIVE ITEMS

8A. Committee Reports

None.

8B. Informational/Project Updates

None.

9. ADJOURNMENT

Chair Covey expressed his heartfelt thank you to his fellow Commissioners and staff and stated that he appreciated his time being a part of the Planning Commission and will carry forward what he has learned to his new role with the BOUSD school board.

Chair Covey adjourned the meeting at 6:26 pm.

Respectfully submitted,

The foregoing minutes are hereby approved
this 28th day of January 2025.



Joanne Hwang, City Planner



Melanie Schlotterbeck, Chair

