



## PLANNING COMMISSION AGENDA

**Tuesday, October 26, 2021**

**Planning Commission Hearings 6:30 p.m.**

*Melanie Schlotterbeck, Chair*

*Sara Barnes-Ramos, Commission Member*

*Dan Phu, Commission Member*

*Gary Brattain, Vice Chair*

*Amit Chandel, Commission Member*

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This agenda contains a brief general description of each item the Commission will consider. The Planning Division has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Division at (714) 990-7674 or view the Agenda and related materials on the City's website at [www.cityofbrea.net](http://www.cityofbrea.net).

**Procedures for Addressing the Commission** Pursuant to Government Code Section 54953(e), members of the Planning Commission may participate in this meeting via teleconference. Members of the public may observe the meeting telephonically or otherwise electronically, and may offer comments in real-time, as follows:

- To provide comments in person, the Council Chambers will be open to members of the public.
- Written comments may be sent to the Planning Division at [planning@cityofbrea.net](mailto:planning@cityofbrea.net) no later than 4:00 p.m. on **Tuesday, October 26, 2021**. Any comments received via email will be summarized aloud into the record at the meeting.
- To provide comments by teleconference (Zoom), members of the public must contact City Staff at (714) 990-7674 or [planning@cityofbrea.net](mailto:planning@cityofbrea.net) no later than 4:00 p.m. on **Tuesday, October 26, 2021**, to obtain the Zoom Meeting ID number and password. Teleconference participants will be muted until recognized at the appropriate time by the Commission.

### **Special Accommodations**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (714) 990-7674. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

### **Important Notice**

Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

**ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756 FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.**

# PLANNING COMMISSION PUBLIC HEARINGS

6:30 p.m. - Council Chambers, Plaza Level

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1. **CALL TO ORDER / ROLL CALL - COMMISSION**
2. **INVOCATION** - Pastor Fellows- Refinery Church
3. **PLEDGE OF ALLEGIANCE**
4. **MATTERS FROM THE AUDIENCE**

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## **APPROVAL OF MINUTES**

5. Approval of Planning Commission Meeting Minutes of September 28, 2021.

**PUBLIC HEARINGS** *This portion of the meeting is for matters that legally require an opportunity for public input. Audience participation is encouraged and is limited to 3 minutes per speaker.*

6. Amendment to Conditional Use Permit No. 12-08 (CUP No. 2021-12 for tracking purposes) to allow an expansion of the service of beer and wine to an outdoor patio area at an existing restaurant located at 2435 E. Imperial Highway, Unit A, within the Birch Hills Specific Plan (BHSP) zone.
7. Conditional Use Permit No. 2021-03: a request to establish a sign program for the new express car wash at 300 South Brea Boulevard, in the C-G (PD), General Commercial (Precise Development) zone.
8. General Plan Amendment No. 2021-04, Zone Change No. 2021-02, Precise Development No. 2021-03, and Conditional Use Permit No. 2021-17 and 2021-18: to allow the demolition of an existing 18,450 square-foot movie theater and 139 spaces of an existing surface parking lot, and allow an approximately 243,112 square-foot mixed-use building, on a 2.2-acre site, containing 189-residential dwelling units, 21,355 square-feet of office space, and a parking garage with 397 parking spaces, at 1639 East Imperial Highway.

**CONSENT CALENDAR** *The Planning Commission approves all Consent Calendar matters with one motion unless Commission or Staff requests further discussion of a particular item. Items of concern regarding Consent Calendar matters should be presented during "Matters from the Audience."*

9. Receive and File the Quarterly Traffic Monitoring Report for Tentative Parcel Map No. 2016-178 located at the Northwest Corner of Birch Street and State College Boulevard.

**ADMINISTRATIVE ITEMS** - *This agenda category is for Commission consideration of a wide variety of topics. Public comments regarding items in this section should be presented during "Matters from the Audience."*

10. **PLANNING DIVISION UPDATES**
11. **COMMITTEE REPORTS**

12. INFORMATIONAL / PROJECT UPDATES
13. ADJOURNMENT