



## PLANNING COMMISSION AGENDA

**Tuesday, September 27, 2022**

**Study Session 6:00 p.m.**

**Planning Commission Hearings 7:00 p.m.**

**Gary Brattain, Chair**

**Melanie Schlotterbeck, Commission Member**

**Dan Phu, Commission Member**

**Bill Madden, 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 via teleconference 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, September 27, 2022**. 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, September 27, 2022**, 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.**

# STUDY SESSION

6:00 p.m. - Council Chambers, Plaza Level

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## CALL TO ORDER / ROLL CALL

1. **MATTERS FROM THE AUDIENCE**
  2. **PLANNING COMMISSION COMPENSATION RESOLUTION UPDATE**
  3. **BREA MALL MIXED-USE PROJECT - PROJECT PREVIEW**
  4. **AGENDA ITEMS / CLARIFY REGULAR MEETING TOPICS**
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## PLANNING COMMISSION PUBLIC HEARINGS

7:00 p.m. - Council Chambers, Plaza Level

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5. **CALL TO ORDER / ROLL CALL - COMMISSION**
6. **INVOCATION** - Pastor Doug Green - North Hills Church
7. **PLEDGE OF ALLEGIANCE**
8. **MATTERS FROM THE AUDIENCE**

## APPROVAL OF MINUTES

9. Approval of Planning Commission Meeting Minutes of August 23, 2022.

**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.*

10. Conditional Use Permit No. 2022-09: Amendment to Conditional Use Permit No. 97-13 to allow an approximate 2,142 square foot expansion of on-site sale and consumption of beer and wine service at an existing restaurant (De Oro La Puerta) located at 171 S. Kraemer Boulevard, Suite D-1, D-2, D-3.
11. Conditional Use Permit No. 2022-08: to allow a medical aesthetics training and education facility located at 910 East Birch Street, Suite 380.
12. Tentative Tract Map No. 16423: to allow subdivision of lands for residential, parks, and open space uses to implement The Brea 265 Specific Plan.
13. General Plan Amendment No. 2021-02 and Zone Change No. 2021-01: to amend the General Plan Land Use and Zoning Designations of three housing opportunity sites and three additional potential sites identified in the City's 6<sup>th</sup> cycle Housing Element, as part of the Housing Element implementation effort.

**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."*

- 14. PLANNING DIVISION UPDATES**
- 15. COMMITTEE REPORTS**
- 16. INFORMATIONAL / PROJECT UPDATES**
- 17. ADJOURNMENT**