

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

August 26, 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- 6:00 PM

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

1.B. Invocation

Pastor Travis Morrill provided the invocation from Friends Community Church.

1.C. Pledge of Allegiance

Commissioner Donini led the Pledge of Allegiance.

1.D. Matters from the Audience

Paul Davis, a Brea resident, spoke about his financial situation related to his housing and inquired about filing a grievance. It was confirmed that Jason Killebrew, Assistant City Manager, will meet with Mr. Davis in an effort to resolve his issue.

City Planner Joanne Hwang noted that staff received three public comments, (two written comments for Item 3B and one written comment for Item 3C), which have been provided to the commissioners and the public prior to the meeting.

2. CONSENT CALENDAR

2.A. July 22, 2025 Planning Commission Meeting Minutes

Motion was made by Commissioner Madden and seconded by Commissioner Donini to approve the consent calendar. Motion passed 5-0.

3. PUBLIC HEARINGS

3.A. Conditional Use Permit No. 2025-10

Cristal Nava, Assistant Planner, provided a presentation on the project.

The Planning Commission asked questions regarding the following topics:

- Clarification on the over concentration of alcoholic licenses in the City of Brea
- The distinction between a project parcel and a project site
- Future signage for the proposed restaurant
- Operations of the proposed restaurant

City Planner Hwang and Assistant Planner Nava responded to the Commissioners' questions.

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

The project Applicant, Son Mai, addressed the Commissioner and provided responses to the Commissioner's questions.

Chair Schlotterbeck opened the floor for public comments. Chair Schlotterbeck closed the public hearing after noting that no members of the public wished to address the Commission.

After further discussion, a motion was made by Commissioner Madden and seconded by Commissioner Gribble, to approve the project. Motion passed 5-0.

3.B. Certificate of Compatibility No. 2024-02

Commissioner Donini recused himself due to proximity of the project site from his residence, and left the chamber.

Esteban Rubiano, Assistant Planner, provided a presentation on the project.

The Planning Commission asked questions regarding the following topics:

- Size limit of an ADU in comparison to the existing primary building
- Requirement of a separate demolition permit for the former garage

- Existing condition of surrounding neighborhood (i.e. existence of other two-story ADUs or accessory structures)
- Requirements related to solar system
- Potential for additional ADUs related to available parking
- Whether there was a reference to the modified square footage in the conditions of approval

City Planner Hwang and Assistant Planner Rubiano responded to the commissioners' questions.

Chair Schlotterbeck opened the Public Hearing and noted that the project applicant was available to speak, if there was a reason for additional inquiry.

Chair Schlotterbeck open the floor for public comments.

Paul Davis stated he lives on Madrona and requested clarification on the location of the proposed ADU.

Assistant Planner Rubiano clarified that the set back of the project is 19 feet, 4 inches and the 22 feet is the height that is proposed for the ADU.

Chair Schlotterbeck closed the public hearing after noting that no additional members of the public wished to address the Commission.

Commissioner Donini returned to the chamber.

A motion was made by Vice Chair Perez and seconded by Chair Schlotterbeck to approve the project. The motion carried with a vote of 4-0-1, with the recusal of Commissioner Donini.

3.C. Raising Cane's Restaurant Project - Precise Development No. 2024-04 and Conditional Use Permit Nos. 2024-08 and 2024-09

Graham Bultema, Assistant Planner, provided a presentation on the project.

The Planning Commission asked questions regarding the following topics:

- The proposed 24/7 operations
- Location of existing drive-thru's in the City and any restrictions on Birch Street
- Reciprocal parking and access within the project site and adjacent parcels
- Any communications between the neighboring properties
- "Pick-up" and "Payment" activities operations with the proposed double drive-thru lanes

- The tree removal and types of landscaping
- The traffic turning pockets on State College Blvd
- Ingress and egress on Birch Street
- The traffic study and the number of cars turning onto the project site from E. Birch Street and potential back-up issue
- Potential for providing additional directional signage/pavement markings for vehicles on both entrances
- Details of signs that are deviating from the sign standards
- Proposed design of the new building
- Queueing plan

City Planner Hwang, Assistant City Manager/Community Development Director, Jason Killebrew, City Traffic Engineer David Roseman, and Assistant Planner Bultema responded to the Commissioner's questions.

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

The Project Applicant, Lester Tucker, addressed the Commission and provided an overview of the project, and responded to the commissioner's additional questions related to:

- The flexibility of the hours of operations of the project
- The wages/salaries that will be offered by the project
- The ingress from E. Birch street and how the south-bound turns will be managed
- The manner in which the queue is managed during peak hours
- A proposed sign at the entrance of the project site

Chair Schlotterbeck opened the floor for public comments. Chair Schlotterbeck closed the public hearing after noting that no members of the public wished to address the Commission.

After further discussion, a motion was made by Chair Schlotterbeck and seconded by Commissioner Gribble, to approve the project with the proposed amendments in the conditions of approval, which would require the applicant to install additional signs/stripping improvements at the Birch Street and the State College vehicle entrances to assist the traffic flow. Motion passed 5-0.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

None.

4.B. Informational/Project Updates-

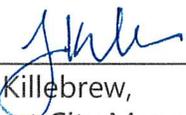
Chair Schlotterbeck inquired about the Amazon project status.

City Planner Hwang confirmed that the City Council denied the appeal and upheld the Planning Commission's approval of the Amazon project.

5. ADJOURNMENT

Chair Schlotterbeck adjourned the meeting at 9:00 p.m.

Respectfully submitted,



Jason Killebrew,
Assistant City Manager/Community Development Dir.

The foregoing minutes are hereby submitted
this 26th of August, 2025.



Blake Perez, Vice Chair

