

## **Minutes for the Planning Commission**

1 Civic Center Circle, Brea, California 92821

October 14, 2025

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

- **Blake Perez**, Planning Commission Vice Chair
- **Tom Donini**, Planning Commissioner
- **Ted Gribble**, Planning Commissioner
- **Bill Madden**, Planning Commissioner

**Absent:** **Melanie Schlotterbeck**, Chair

### **1. GENERAL SESSION**

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1.A. Call to Order/Roll Call - Commission

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

1.B. Invocation

Pastor Dan Crane provided the invocation from Formation Church.

1.C. Pledge of Allegiance

Commissioner Donini led the Pledge of Allegiance.

1.D. Matters from the Audience

No matters from the audience.

Senior Planner Jessica Newton noted that staff received two public comments (two written comments for Item 3B), which have been provided to the commissioners and the public prior to the meeting.

### **2. CONSENT CALENDAR**

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2.A. Approval Of Minutes

2.B. Annual Mills Act Compliance Report

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A motion was made by Commissioner Madden and seconded by Commissioner Gribble. Motion approved 4-0-1, with Chair Schlotterbeck absent.

### 3. PUBLIC HEARINGS

#### 3.A. Conditional Use Permit No. 2025-11

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

The Planning Commission asked questions regarding the following topics:

- The entrance/frontage street location
- The number of entrances to the facility
- There is no access to the building facility from Brea Boulevard
- The actual entrance to the facility is along Birch Street
- There is a mix of residential, including so that designation of mixed use has been
- The ability for live or "amplified" music

Assistant City Manager/Community Development Director Jason Killebrew, Senior Planner Jessica Newton and Cristal Nava responded to the Commissioner's questions.

Vice Chair Perez opened the public hearing and invited the applicant to speak.

The project applicant, Mr. Trivedi, addressed the Commissioner and provided responses to the Commissioner's questions.

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

The Planning Commission asked questions regarding the following topics:

- Comparison for this project's square footage and total seating as compared to the square footage of the project applicant's Yorba Linda facility

Vice Chair Perez re-opened the public hearing.

Assistant Planner Nava responded to the Commissioner's questions.

Vice Chair Perez closed the public hearing.

After further discussion, a motion was made by Commissioner Madden and seconded by Commissioner Gribble, to approve the project. Motion passed 4-0-1, with Chair Schlotterbeck absent.

#### 3.B. Minor Conditional Use Permit No. 2025-04

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

The Planning Commission asked questions regarding the following topics:

- The City's definition of a "special event"
- The responsible party in charge of obtaining the event permit at a location's event
- Unpermitted events that have taken place at the project location
- Whether there is a customer "bar" seating area for patrons to consume alcoholic beverages
- Whether there is a possibility to have law enforcement regulations written into the project's conditions of approval
- The project applicant's list of events that would require temporary use permits

Senior Planner Newton, Assistant City Manager/Community Development Director Killebrew, and Assistant Planner Bultema responded to the Commissioner's questions.

Vice Chair Perez opened the Public Hearing and invited the applicant to speak.

The project applicant, Sean Delshadi, addressed the Commission and provided responses to the Commissioner's questions.

Vice Chair Perez opened the floor for public comments.

The following members of the public shared concerns of the project:

- Melissa Klinger
- Melanie Jimenez

The following members of the public shared support for the project:

- Kyle Bradshaw

Vice Chair Perez closed the floor for public comments after noting that no additional members of the public wished to address the Commission.

The Commission requested clarification on the following:

- Complaints about unpermitted events occurring since January 2025
- The project's proposed business hours
- Conditions and restrictions on hours
- Traffic patrol surrounding the project site

After further discussion, a motion was made by Vice Chair Perez and seconded by Commissioner Madden, to approve the project with the current conditions of approval. Motion passed 4-0-1, with Chair Schlotterbeck absent.

#### **4. ADMINISTRATIVE ITEMS**

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##### **4.A. Committee Reports**

None.

#### 4.B. Informational/Project Updates

The Commission asked questions regarding the following topics:

- Status of the dust complaints out of the Greenbriar landing site
- Timeframe of the residential project site on Kramer Blvd.
- The Gateway fueling station and drive-thru project
- Short Term Rentals status update

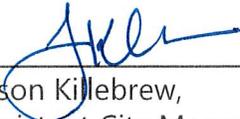
Assistant City Manager Killebrew and Senior Planner Newton responded and gave status updates.

#### 5. ADJOURNMENT

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Vice Chair Perez adjourned the meeting at 7:30 PM.

Respectfully submitted,



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Jason Killebrew,  
Assistant City Manager/Community Development Dir.

The foregoing minutes are hereby submitted  
this 14th of October, 2025.



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Blake Perez, Vice Chair