Planning Commission

Tuesday, December 12, 2023, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

and via Teleconference - 350 W. Central Avenue #455, Brea CA 92821

Bill Madden, Chair **Joseph Covey,** Vice Chair

Tom Donini, Commissioner **Blake Perez,** Commissioner **Melanie Schlotterbeck,** Commissioner

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 Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Planning Division at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Commission

The Commission encourages interested people to address this legislative body by making a brief presentation on a public hearing item when the Chair calls the item or address other items under Matters from the Audience. State Law prohibits the Commission from responding to or acting upon matters not listed on this agenda.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks to 3 minutes. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Commission rules prohibit clapping, booing, or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Commission is in session. Thank you.

Written comments may be submitted in advance of the meeting by emailing planner@cityofbrea.net. Written comments received by 3 p.m. on the day of the meeting will be provided to the Commission, will be made available to the public at the meeting, and will be included in the official record of the meeting.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning 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

The City of Brea shows a live broadcast of the Planning Commission meeting over the internet at https://cityofbrea-net.zoom.us/j/89166452644. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

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.

1: CALL TO ORDER/ROLL CALL - COMMISSION

2: INVOCATION

Pastor Kirk Randolph from Southlands Church

3: PLEDGE OF ALLEGIANCE

4: MATTERS FROM THE AUDIENCE

5: CONSENT CALENDAR

Approval of November 14, 2023 Planning Commission Minutes

5A. Approval of Minutes 11-15-2023

6: PUBLIC HEARINGS

6A. Tentative Parcel Map No. 2021-189
To allow an office condominium subdivision of existing office buildings at 705-867 Lambert Road

— 1. Continue the public hearing for this Project non-date specific, to be determined in the future.

6B. Conditional Use Permit No. 2023-12 (Second Amendment to Conditional Use Permit 00-16) and Plan Review No. 2023-12
To allow for the construction of two new outdoor patios and expansion of on-sale alcoholic beverages sales (Type 47) into the adjacent tenant suite and new outdoor patios for an existing sit-down restaurant (Macallans Public House) located at 330 West Birch Street, Suite 1.

— 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities);

— 2. Approve Conditional Use Permit No. 2023-12, amending Conditional Use Permit No. 00-16, to allow for the existing sit-down restaurant to expand the on-sale alcoholic beverage sales (Type 47- On-Sale General) into the 1,289-square-foot adjacent tenant suite and two new outdoor patios, based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval; and,

— 3. Approve Plan Review No. 2023-11 to allow for the expansion of two outdoor patios for dining totaling 275 square feet, based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

6C. Conditional Use Permit No. 2023-10
To allow a reduction in the required parking for additional medical office uses located at 330 East Lambert Road

— 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,

— 2. Approve Conditional Use Permit No. 2023-10 to allow a reduction in the required parking to accommodate additional medical office uses at 330 East Lambert Road, based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

6D. Precise Development Plan No. 2023-02 and Conditional Use Permit No. 2023-05
To allow for an addition of 5,143 square feet to the existing building and a reduction in required paring to accommodate the proposed medical use at 721 East Imperial Highway.

— 1. To allow for an addition of 5,143 square feet to the existing building and a reduction in required paring to accommodate the proposed medical use at 721 East Imperial Highway.

— 2. Approve Precise Development No. 2023-02 to allow for the addition of 5,143 square feet to an existing building and exterior façade remodel for the new Align Spine Center at 721 East Imperial Highway, based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval; and

— 3. Approve Conditional Use Permit No. 2023-05 to allow reduction of the required parking to accommodate the proposed medical use, based on the findings and conclusions in the attached Resolution, and subject to the recommended Conditions of Approval.

7: ADMINISTRATIVE ITEMS

7A. Committee Reports

7B. Informational/Project Updates

8: ADJOURNMENT

Date Posted: December 6, 2023