



Planning Commission Agenda

**Revised to reflect newly appointed
Chair/Vice Chair

Tuesday, April 14, 2026, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

**** Revised ****

Also via teleconference:

350 W Central Ave #455, Brea, CA 92821

Blake Perez, Chair

Ted Gribble, Vice Chair

Tom Donini, Commissioner

Bill Madden, 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.gov 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 addresses 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.gov 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 before 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/83350146111>. 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. GENERAL SESSION

- 1.A. Call to Order/Roll Call - Commission
- 1.B. Pledge of Allegiance
- 1.C. Invocation
 - Pastor Douglas Green from North Hills Church
- 1.D. Matters from the Audience

2. CONSENT CALENDAR

- 2.A. March 24, 2026 Planning Commission Draft Meeting Minutes
 - 1. Approve

3. PUBLIC HEARINGS

- 3.A. Brea 2050: Focused General Plan Update and Brea Core Specific Plan - General Plan Amendment (GPA) No. 2026-01, Specific Plan (SP) No. 2026-01, Zoning Ordinance Text Amendment (ZOTA) No. 2026-01, Zone Change (ZC) No. 2026-01, and Environmental Impact Report (EIR) No. 2026-01
 - Adopt a resolution that the City Council take the following actions:
 - 1. Adopt a resolution to certify a California Environmental Quality Act (CEQA) Program Environmental Impact Report (EIR) for the Brea 2050: Focused General Plan Update and Brea Core Specific Plan Project, State Clearinghouse No. 2025081123, which analyzed the potential environmental effects associated with implementation of the Project, and was prepared pursuant to CEQA Guidelines Section 15132 (Contents of Final EIR), and CEQA Guidelines Section 15090 (Certification of the Final EIR);
 - 2. Adopt a resolution approving General Plan Amendment No. 2026-01, to adopt the General Plan Policy Document, based on findings and conclusions; and
 - 3. Adopt ordinances approving the following entitlements, based on findings and conclusions:
 - a. Specific Plan No. 2026-01, to adopt a new specific plan to implement the Brea Core Specific Plan (BCSP);
 - b. Zoning Ordinance Text Amendment No. 2026-01, to amend Chapters 20.04, 20.11, and 20.258 for updates to the mixed-use zoning districts; and
 - c. Zone Change No. 2026-01, to change the zoning for certain properties to Mixed-Use 50 (MU-50), Mixed-Use 18 (MU-18), Public Facilities (PF), and Parks/Recreation/Open Space-Parks/Recreation (PRO-P/R), and Brea Core Specific Plan (BCSP).

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

4.B. Informational/Project Update

— 1. Receive and file

5. ADJOURNMENT

Date Posted: April 10, 2026