

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

April 14, 2026

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

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

1. GENERAL SESSION

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

Chair Perez called the meeting to order at 6:10 p.m.

1.B. Pledge of Allegiance

Commissioner Donini led the Pledge of Allegiance.

1.C. Invocation

Chair Perez led a moment of reflection.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

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

Motion was made by Commissioner Madden and seconded by Commissioner Schlotterbeck. The motion carried, 4-0-1, with Commissioner Donini abstaining.

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

Senior Planner Jessica Newton presented an overview of the Brea 2050 effort including the Focused General Plan update, Brea Core Specific Plan, supporting Zone Ordinance Text Amendments, Zone Change, and Draft Program Environmental Impact Report (EIR).

The Planning Commission asked questions and clarifications about the following topics:

- Clarification on what it means to be a "Pro-Housing" designated city and what impact this has on the General Plan.
- The maximum density of the mixed-use designations and how it relates to the floor area ratio (FAR).
- Density Bonus and projects that provide Affordable Housing.
- Traffic impacts and analysis within the Brea Core area.
- Permeable surfaces as a strategy for Green Building in the mitigation measures.
- Examples of Mixed Use 18
- Future use of the Olinda Landfill
- The definition of the term "no-net loss" and how it relates to the function and development of the City of Brea.
- Revisions were requested to add or modify language within the policies and actions to strengthen conservation, impacts to wildlife, wildlife corridors and connections.
- Additional code language to address streetscape activation through architecture, window standards and functional features.
- Timing of the release of Response to Comments related to the Draft EIR and preference to include as part of consideration of the project.

Assistant City Manager/Community Development Director Jason Killebrew, City Planner Maribeth Tinio, Senior Planner Newton, and the City's General Plan consultants De Novo Planning Group -

Amanda Tropiano and William Halligan, responded to the commissioner's questions and requests.

Chair Perez opened the Public Hearing.

The following members of the public commented on the General Plan update:

- Mark Strom
- Bev Perry
- Jean Chung
- Linda Criner
- Nancy Clifton-Hawkins

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

With a vote of 5-0, the Planning Commission continued the consideration of a Project recommendation with General Plan and Zoning Code revisions until the next regularly scheduled meeting on April 28, 2026, when the Draft Program EIR will be released with a response to comments.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

Commissioner Madden reported on the Arts in Public Places Committee:

- A new art piece was approved to replace a stolen art piece at 895 Columbia Avenue in Brea.

4.B. Informational/Project Update

Commissioner Gribble asked about the timeline of the Costco project.

City Planner Tinio confirmed the Costco project still has to go through the environmental process and stated there is potential for this project to come before the Planning Commission by the end of the year.

5. ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Maribeth Tinio, City Planner

The foregoing minute are hereby approved
this 28th of April, 2026.



Blake Perez, Chair