

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

April 28, 2026

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

- **Blake Perez**, Planning Commissioner 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 Madden led the Pledge of Allegiance.

1.C. Invocation

Pastor Douglas Green from North Hills Church provided the invocation.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

2.A. April 14, 2026 Planning Commission Draft Meeting Minutes

Motion was made by Commissioner Schlotterbeck and seconded by Commissioner Gribble. The motion carried 5-0.

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 - Continued

Senior Planner Jessica Newton presented an overview of the Brea 2050 Focused General Plan Update and Brea Core Specific Plan, as continued from the April 14, 2026 Planning Commission meeting. Staff revised updates to the General Plan, the Zoning Code, and mitigation measures.

Chair Perez re-opened the Public Hearing for public comments.

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

- Mark Strom

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

Members of the Planning Commission asked questions and clarifications on the following topics:

- Clarification on alcohol use as an ancillary land use to a primary retail warehouse use
- The status of the Costco project application
- Future updates to the Hillside Residential ordinance should incorporate language that includes the City proper and sphere of influence
- Questions on the Fire Safe Design, Standards for new Development and Public Safety
- Upzoning of properties throughout the City
- Connections and mobility in the Brea Core area
- The specifics on the focus on growth in the City of Brea targeting the Brea Core Area
- Traffic impact fees and park "in lieu" fees

Assistant City Manager/Community Development Manager Jason Killebrew, City Planner Maribeth Tinio, and Senior Planner Newton responded to the commissioner's questions.

Motion was made by Chair Perez and seconded by Commissioner Madden. The motion carried 4-0-1 (Commissioner Donini abstained), the Planning Commission approved the resolution recommending that the City Council approve the Project and certify the Final PEIR.

4. ADMINISTRATIVE ITEMS

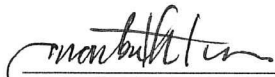
4.A. Committee Reports

4.B. Informational/Project Updates

5. ADJOURNMENT

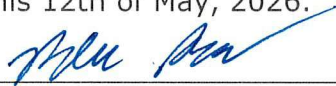
The meeting was adjourned at 7:15 p.m.

Respectfully submitted,



Maribeth Tinio, City Planner

The foregoing minutes are hereby approved
this 12th of May, 2026.



Blake Perez, Chair

