Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

July 14, 2026

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

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

1. GENERAL SESSION

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

Chair Perez called the meeting to order at 6:00 p.m.

1.B. Pledge of Allegiance

Vice Chair Gribble led the Pledge of Allegiance.

1.C. Invocation

Pastor Rick Darden from Friends Community Church provided the invocation.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

2.A. May 12, 2026 Planning Commission Draft Meeting Minutes

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

2.B. June 23, 2026 Planning Commission Draft Meeting Minutes

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

3. PUBLIC HEARINGS

3.A. Conditional Use Permit (CUP) Nos. 2025-14 and 2026-05: The Hive Gym Health and Fitness Center - Continued

Assistant Planner Brianna Co presented an overview of Conditional Use Permit Nos. 2025-14 and 2026-05 for the Hive Gym Health and Fitness Center, as continued from the June 23, 2026 Planning Commission meeting.

Members of the Planning commission asked questions and clarification on the following topics:

- The floor plan of Suite A (fitness studio space) and Suite B (the expansion space)
- Breakdown of the parking analysis
- Whether there are water therapy features (cold plunges, spas, showers, etc.)
- Whether the tenant or the property owner is responsible for the parking agreement with other tenants

The property owner, Joe Araiza, Assistant Planner Co and City Planner Tinio addressed and answered the Commissioner's questions.

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

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

None.

4.B. Informational/Project Updates

City Planner Tinio confirmed there will be a Planning Commission meeting on July 28, 2026, during which an amendment for a precise development and a conditional use permit for a parking modification for the Brea Town Center, will be presented.

5. ADJOURNMENT

The meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Maribeth Tinio, City Planner

The foregoing minutes are hereby approved this 28th of July, 2026.

Blake Perez, Chair