Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

August 25, 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

Commissioner Donini led the Pledge of Allegiance.

1.C. Invocation

Pastor Eric Clausen of Christ Lutheran led the invocation.

1.D. Matters from the Audience

None.

2. CONSENT CALENDAR

2.A. August 25, 2026 Planning Commission Draft Meeting Minutes

Chair Perez noted a clerical error in the title of the draft meeting minutes. The item was titled "August 25, 2026 Planning Commission Draft Meeting Minutes"; however, the correct title should read: "July 28, 2026 Planning Commission Draft Meeting Minutes."

A motion to approve the meeting minutes, as corrected, was made by Vice Chair Gribble and seconded by Commissioner Schlotterbeck. The motion carried with a vote of 5-0.

3. PUBLIC HEARINGS

3.A. Precise Development (PD) No. 2026-02 and Conditional Use Permit (CUP) No. 2026-06: Brea Towne Centre - Continued

Brianna Co, Assistant Planner, provided a presentation on the project.

The Planning Commission discussed the following topics:

- Planning Commission review of future uses
- Review requirements for alcohol uses
- Parking for Mixed Use developments
- Parking and traffic analysis
- Brea Imperial Center required parking

Maribeth Tinio, City Planner, and Jessica Newton, Senior Planner, responded to the Commissioners' questions.

Vice Chair Gribble opened the public hearing and invited the applicant to speak.

The project applicant, Thong Van, addressed the Commission and provided the responses to the Commissioners' questions.

Vice Chair Gribble opened the floor for public comments. Vice Chair Gribble closed the public hearing after noting that no members of the public wished to address the Commission.

The Planning Commission had no further questions following the above discussion.

Vice Chair Gribble closed the public hearing.

After further discussion, a motion was made by Commissioner Schlotterbeck and seconded by Commissioner Madden, to approve the project. The motion passed 4-0-1, with Chair Perez recused.

4. ADMINISTRATIVE ITEMS

4.A. Committee Reports

Commissioner Madden gave an update: Art in Public Places reviewed a new installation and refurbishment of an existing installation.

4.B. Informational/Project Updates

City Planner Tinio gave the following updates:

- There will be a September 8, 2026 Planning Commission meeting, during which the Cancellation of the Mercury Residential Development Agreement will be presented.
- There will be a potential public hearing item for September 22, 2026 and October 13, 2026 is still pending.
- The notice of application project signage will be posted at the Imperial Mariner site in the next few weeks.

5. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

Respecfully submitted,

Maribeth Tinio, City Planner

The foregoing minutes are hereby approved this 8th day of September, 2026.

Blake Perez, Chair