Development Committee Special Meeting

Wednesday, October 1, 2025, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

1. REGULAR SESSION

1.A. Call to Order / Roll Call

1.B. Matters from the Audience

2. CONSENT CALENDAR

2.A. Approval of Meeting Minutes
— 1. Approve.

3. DISCUSSION

3.A. Affordable Housing Update

4. ADJOURNMENT

Comments can be submitted in writing to business@cityofbrea.gov and will be summarized by City Staff at the meeting. Please submit your written comments by Wednesday, October 1, 2025, at noon. Materials related to an item on this agenda submitted to the Development Committee after distribution of the agenda packet are available for public inspection in the 3rd floor lobby at 1 Civic Center Circle, Brea, CA 92821, during normal business hours.

Special Accommodations
In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Economic Development Department at (714) 671-4448. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Date Posted: September 24, 2025

**** The following document is a draft of the minutes and the not the official approved minutes ****

Minutes for the Development Committee

1 Civic Center Circle, Brea, CA 92821

August 6, 2025

1. REGULAR SESSION

1.A. Call to Order / Roll Call

ATTENDEES:

Committee: Mayor Blair Stewart, Mayor Pro Tem Cecilia Hupp

Staff: Jason Killebrew, Melissa Davis, Joanne Hwang, Christian Varela, Jessica Newton, Rebecca Pennington, Ryan Chapman, Liz Pharis, Regina Mendoza

Mayor Blair Stewart called the meeting to order at 3:10 p.m.

1.B. Matters from the Audience

There were no matters from the audience.

2. CONSENT CALENDAR

2.A. March 5, 2025 Development Committee Meeting Minutes

The March 5, 2025 Minutes were approved. Receive and file.

2.B. May 7, 2025 Development Committee Meeting Minutes

The May 7, 2025 Minutes were approved. Receive and file.

3. DISCUSSION ITEMS / UPDATES

3.A. Legislative Updates

City Planner, Joanne Hwang, presented an overview of the 2023-2024 Legislative Session. The following bills and topics were covered:

- AB 2533, SB 477 and 1211 (ADUs)

- AB 2430, 2594, and 3116 (Density Bonus)
- SB 450 (Revision to SB 9)
- AB 2243 (Expanded eligibility for SB 6 and AB 2011)
- SB 1123 (Expanded eligibility for SB 684)
- AB 3122 (Revision to SB 35)
- AB 2199 (CEQA)
- SB 1037 (Housing Element)
- AB 2085, 2632, 98, 1395, 2371, and SB 1418 (Land Uses)
- AB 2553 (Parking and Transit)
- AB 2597, 3093, and SB 7 (Housing Element/RHNA)
- AB 130, SB 131 (SB 330)

Building Official, Christian Varela, explained the updates pertaining to the Building Code. The following topics and bills were covered:

- AB 130/AB 306 (Sections 29, 30 and 31)
- Triennial code adoption cycle preserved
    - From October 1, 2025 to June 1, 2031: Prohibits local cities and counties from modifying residential building standards, except as specified:
        - Local residential standards filed and effective by September 30, 2025
        - Local residential standards related to home hardening (wildfire mitigation)
        - In times of declared emergency
- Building Code Enforcement
    - Limited Intervening Cycle (18 months)
    - AB 750- Requires all local jurisdictions to inspect homeless shelters annually - with or without notice

Senior Planner, Jessica Newton, presented an overview of the Pending Bills for 2025 - 2026 Legislative Session. The following bills and topics were covered:

- AB 6 ("Multifamily" Definition)

- AB 339 (RFP)
- AB 609 (CEQA)
- SB 79 (Transit-oriented development)
- SB 328 (Hazardous waste generator permits)
- AB 1206 (Single-Family and Multi-Family Residential Projects)
- AB 253 (Building Permit Plan Reviews)
- AB 1308 (Post-Entitlement Building Permit Inspections)

4. ADJOURNMENT

The meeting was adjourned at 3:50 p.m.