



Development Committee

Wednesday, May 6, 2026, 3:00 PM
EXECUTIVE CONFERENCE ROOM - 3RD FLOOR
1 Civic Center Circle
Brea, CA 92821

1. REGULAR SESSION

- 1.A. Call to Order / Roll Call
- 1.B. Matters from the Audience

2. CONSENT CALENDAR

- 2.A. April 1, 2026 Draft Development Meeting Minutes
 - 1. Approve

3. DISCUSSION

- 3.A. Brea 265 Specific Plan Project Update
- 3.B. Brea Mall Freeway Oriented Sign
- 3.C. Development Project Update
 - Entitlements
 - Construction
 - New Businesses/Openings

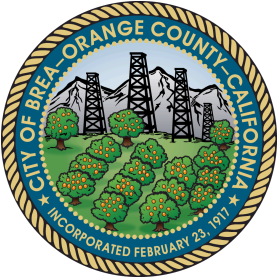
4. ADJOURNMENT

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 May 6, 2026, 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: April 29, 2026



CITY *of* BREA

Development Committee Communication

May 6, 2026

Item No. 2A.

April 1, 2026 Draft Development Meeting Minutes

TO	PREPARED BY
Development Committee	Rebecca Pennington, Senior Planner
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Griffith, City Manager

RECOMMENDATION

Staff recommends that the Development Committee approve the April 1, 2026 Development Minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Rebecca Pennington, Senior Planner

Prepared by: Regina Mendoza

Attachments

[DRAFT April 1 2026 Development Committee meeting minutes to be approved.pdf](#)

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

Minutes for the Development Committee

April 1, 2026

1 Civic Center Circle, Brea, CA 92821

1. REGULAR SESSION

1.A. Call to Order / Roll Call

Committee: Blair Steward, Cecilia Hupp

Staff: Maribeth Tinio, Ryan Chapman, Melissa Furio, Regina Mendoza, Rebecca Pennington, Christian Varela, Marie Dao, Jessica Newton, Sean Matlock

Mayor Hupp called the meeting to order at 3:00 p.m.

1.B. Matters from the Audience

None.

2. CONSENT CALENDAR

2.A. Approval of Feb. 4, 2026 Development Committee Meeting Minutes

The February 4, 2026 Development Committee meeting minutes were approved. Received and filed.

3. DISCUSSION ITEMS / UPDATES

3.A. Code Enforcement

Senior Planner Rebecca Pennington provided an overview of Code Enforcement duties and responsibilities within the City of Brea. She also presented key activity trends, highlighting insights related to opened and closed cases.

Pending cases were clarified as those that have not yet been reviewed, rather than categorized as open or closed. Mayor Hupp inquired specifically about cases classified as “legal.”

Senior Planner Pennington further elaborated on overall Code Enforcement activity trends.

3.B. Permanent Supportive Housing (323 North Brea Boulevard)

Senior Management Analyst, Marie Dao, presented an update regarding the Permanent Supportive Housing project located at 323 North Brea Boulevard. Jamboree Housing Corporation (developer) closed escrow, pulled their first round of permits, and was granted site control of the project property in December 2025. Project construction is underway. A brief updated was provided noting progress on underground plumbing, block wall footings, and driveway/sidewalk improvements. Full project completion is anticipated by Summer 2027.

City Council Member Stewart inquired about the public's feelings toward the project, specifically from the adjacent neighborhood.

Senior Management Analyst Dao confirmed that there was a good dialogue and positive outcome at the most recent Community Collaborative Group meeting.

3.C. Permit / Construction Activity

Christian Varela, Building Official, reported on the submittals in Plan Check Review:

- Amazon - 275 Valencia Avenue
 - Interior Demolition (May 2026)
 - Vertical Demolition (Summer 2026)
- Greenbriar Residential
 - Approved for rough grading, permit issued, grading in progress
 - Perimeter retaining walls approved and permit issued
- Brea 265
 - Reviewing 8 submittals
- 424 Berry - New Warehouse
 - Permits almost ready to issue
 - Demolition expected May - June 2026
- Raising Cane's - 200 S. State College Blvd
 - Under 2nd plancheck review
 - Demolition expected May - June 2026
- Sketchers - Brea Union Plaza
 - Under first plancheck review
- Boot Barn
 - 1st Plancheck review
- Chef's Cut
 - Permit Revision

The following projects are currently under construction: Greenbriar Residential, Skyzone, Thales, 3200 Nasa St., 1600 Brea Mall (Lifetime), 1650 Brea Mall (AMLI Apartments - Brea Mall), 685 S. Brea Blvd. (Andaluz), 323 N. Brea Blvd. (Permanent Supportive Housing). Brea Mall Redevelopment Area (William Sonoma, Dicks, and North Italia are expected to open by end of the month.

Downtown projects include:

- Boiling Crab (restaurant now hiring, signage installed)
- Main Event (construction in progress)
- Karma Lounge (construction in progress)

4. ADJOURNMENT

The meeting was adjourned at 3:32 p.m.