



Development Committee

Wednesday, August 6, 2025, 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. March 5, 2025 Development Committee Meeting Minutes
 - 1. Approve.
- 2.B. May 7, 2025 Development Committee Meeting Minutes
 - 1. Approve.

3. DISCUSSION ITEMS / UPDATES

- 3.A. Legislative Updates

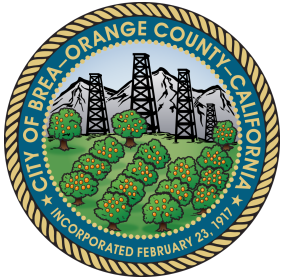
4. ADJOURNMENT

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 August 6, 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: July 29, 2025



CITY *of* BREa

Communication
August 6, 2025
Item No. 2A.

March 5, 2025 Development Committee Meeting Minutes

TO	PREPARED BY
Honorable Mayor and City Council Members	Jessica Newton, 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 March 5, 2025 Development Committee Meeting minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Jessica Newton, Senior Planner

Attachments

[03-05-25 DRAFT Dev Comm Minutes.pdf](#)

DEVELOPMENT COMMITTEE
Minutes of March 5, 2025 Meeting

ATTENDEES:

Committee: Cecilia Hupp, Blair Stewart

Staff: Joanne Hwang, Jennifer Colacion, Jessica Newton, Rebecca Pennington,
Christian Varela, Cristal Nava

Mayor Blair Stewart called the meeting to order at 3:01 p.m.

1. REGULAR SESSION

1A. Matters from the Audience

There were no matters from the audience.

1B. Approval of February 5, 2025 Meeting Minutes

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

2. RECENTLY SUBMITTED PROJECT UPDATES

2A. Planning Updates

Senior Planner, Jessica Newton, provided an overview of three projects currently in the entitlement phase.

Rexford Industrial

Rexford Industrial submitted a Plan Review application at 424 Berry Way for the demolition of two industrial buildings to construct a new 147,500 sq. ft. warehouse industrial building.

Mayor Stewart asked if the project was located on the north or south side of Berry Street.

Both Senior Planner Newton and City Planner, Joanne Hwang, clarified that the project is located at the end of Berry Way, which is a small private street in an industrial area. They also noted the pending environmental clearance and that this project may be approved administratively.

Raising Canes

Raising Canes applied to construct a new standalone 3,164 sq. ft. drive-through restaurant at 200 South State College Boulevard on the southeast corner of Birch

and State College Boulevard. Following a complete application submittal, the project will go to the Planning Commission for decision.

Main Event Entertainment

Main Event Entertainment, a chain bowling and arcade restaurant, submitted entitlement applications for a site located at 245 West Birch Street, previously occupied by Father's House OC Church, for façade improvements, signage, and a full alcohol license for the existing space.

Mayor Stewart stated that the idea of combining bowling, mini golf, and billiards under one roof is great.

City Planner Hwang responded that Main Event is a family-friendly version of Dave and Busters. The entitlements they are requesting are for full bar service and for a comprehensive sign program for new signs. It is expected that the project will be presented to the Planning Commission this spring.

2B. Building & Safety Updates

Building Official, Christian Varela, announced that the City has received the following 10 new commercial submittals:

- Dreame Mart
- UCI Health Clinic
- Prime Pizza
- CNA
- Chuck Arcade
- Ohana Dental
- Katsu Bar
- Shibuyala
- North Face

Mayor Stewart inquired about the status of the new Brea Downtown tenant, Benihana's, and if they intend to open the existing rooftop for dining service.

Senior Planner, Rebecca Pennington, and City Planner Hwang noted that Benihana's has not submitted plans for permits. Benihana's has reached out to city staff regarding permit submittal and code questions. Future building permit plan submittal will clarify the use of the rooftop area.

2C. Economic Development Update

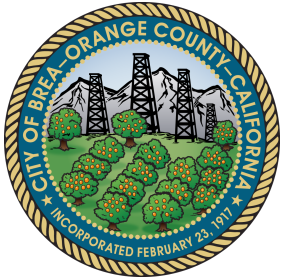
Community Development Manager, Melissa Davis, provided an update that the Brea Mall Mixed-Use Project commercial portion is scheduled to open on April 18.

Lastly, Building Official Varela added that the stores scheduled to open as part of the Brea Mall opening are Uniqlo, Zara, The Alley, and the Garage.

The meeting adjourned at 3:11 p.m.

The next regularly scheduled meeting will be on Wednesday, April 3, 2025, at 3:00 p.m. in the Executive Conference Room.

DRAFT



CITY *of* BREA

Communication
August 6, 2025
Item No. 2B.

May 7, 2025 Development Committee Meeting Minutes

TO	PREPARED BY
Honorable Mayor and City Council Members	Jessica Newton, Senior Planner
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Griffith, City Manager

RECOMMENDATION

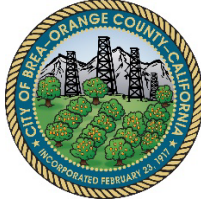
Staff recommends that the Development Committee approve the May 7, 2025 Development Committee Meeting minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Jessica Newton, Senior Planner

Attachments

[Dev Com 5.7.25 Draft Minutes.pdf](#)



DEVELOPMENT COMMITTEE Minutes of May 7, 2025 Meeting

ATTENDEES:

Committee: Cecilia Hupp

Staff: Joanne Hwang, Melissa Davis, Christian Varela, Jessica Newton, Rebecca Pennington, Ryan Chapman, Jenn Colacion, Carrie Hosozawa, Regina Maldonado, Graham Bultema, Liz Pharis

Senior Planner Rebecca Pennington called the meeting to order at 3:00 p.m.

Councilmember Blair Stewart was absent, and due to a lack of quorum, the meeting was adjourned at 3:00 p.m.

The next regularly scheduled meeting will be on Wednesday, June 4, 2025, at 8:30 a.m. in the Executive Conference Room.