



Development Committee

Wednesday, February 5, 2025, 3:00 PM
EXECUTIVE CONFERENCE ROOM - 3RD FLOOR
1 Civic Center Circle
Brea, CA 92821

1. REGULAR SESSION

- 1A. Matters from the Audience
- 1B. Approval of November 6, 2024 Meeting Minutes

2. DISCUSSION ITEMS / UPDATES

- 2A. Environmental Impact Report (EIR) Updates - Amazon, Greenbriar Residential Development
- 2B. Building Division Updates
- 2C. Economic Development Updates

Comments can be submitted in writing to business@cityofbrea.net and will be summarized at the meeting by City Staff. Please submit your written comments by Tuesday, February 4, 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, California, 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: January 28, 2025



DEVELOPMENT COMMITTEE
Minutes of November 6, 2024 Meeting

ATTENDEES:

Committee: Cecilia Hupp, Blair Stewart

Staff: Jason Killebrew, Melissa Davis, Christian Varela, Rebecca Pennington,
Cristal Nava, Graham Bultema

Councilmember Hupp called the meeting to order at 8:33 a.m.

1. REGULAR SESSION

1A. Matters from the Audience

There were no matters from the audience.

1B. Approval of August 7, 2024 Meeting Minutes

The August 7, 2024 Minutes were approved. Receive and file.

2. DEVELOPMENT PROJECT UPDATES

2A. Accessory Dwelling Unit / Senate Bill 9 Construction Update

Senior Planner, Rebecca Pennington, shared a PowerPoint presentation providing updates for Accessory Dwelling Units and Senate Bill 9 Units from 2021 to 2024. Details on permit reviews and permit issuance were given. In particular, 23 ADU permits are currently under review (as of the date of this meeting), seven ADU permits were issued in 2024, 41 ADU permits have been issued since 2021, five ADU permits were issued final occupancy in 2024 (as of the date of this meeting), and 29 ADU permits have been issued final occupancy since 2021. Three of the 29 ADUs permits issued final occupancy were for multi-family properties. Staff also shared that three Senate Bill 9 units were currently under review.

Rebecca Pennington stated that staff would continue to monitor the extent of ADU production to ensure that the ordinance is successful and that the Housing Element goals and RHNA production can be met. This concluded the presentation.

2B. Minor Conditional Use Permit Applications

Assistant Planner, Cristal Nava, shared an update about the recently approved Minor Conditional Use Permit (MCUP) ordinance. The ordinance was approved by City Council on May 21, 2024. Staff shared that as of the date of this meeting, there had been eight MCUP applications that had been submitted for review since the adoption of the ordinance. Four of the applications were for on-site alcohol sales, two applications were for parking modification requests, one application requested an increase in wall height, and one application requested to allow a fitness studio in the C-M zone. Of the eight applications submitted, six MCUP applications have been approved as of the date of this meeting. This concluded the update.

Jason Killebrew shared with the Committee that these MCUP applications would have required a standard CUP application before the adoption of the MCUP ordinance. Staff also shared that without a mandatory public hearing, applicants had a time and cost savings with the MCUP review process.

Mayor Pro Tem Blair Stewart asked staff what the reduction in review time was for the MCUP compared to the CUP review process.

Cristal Nava outlined the steps of the CUP review process and estimated that the MCUP review process would be approximately two months shorter than the CUP review process.

Rebecca Pennington stated that the MCUP review process took about half the time, if not less than the CUP review process, which saved staff time and was a win-win for staff and applicants.

No further questions.

Mayor Pro Tem Blair Stewart asked staff for an update on the Permanent Supportive Housing Project at 323 North Brea Boulevard.

Cristal Nava provided an update that the Density Bonus application for 323 North Brea Boulevard had been submitted for review and that the review had been completed and comments provided to the applicant. Cristal Nava shared that once the application was resubmitted and all comments addressed, the applicant could submit for building permits.

Councilwoman Cecilia Hupp asked staff for an update on the 685 South Brea Boulevard Project.

Jason Killebrew shared that the Project had recently sold to another developer and that the next step for the Project would be building plan check.

Christian Varela shared that a grading permit for the 685 South Brea Boulevard Project had been recently submitted and was currently under review.

No further questions.

Meeting adjourned at 8:45 a.m.

The next regularly scheduled meeting will be on Wednesday, December 4, 2024 at 8:30 a.m. in the Executive Conference Room.