



Development Committee

Wednesday, March 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 February 5, 2025 Meeting Minutes

2. DISCUSSION ITEMS / UPDATES

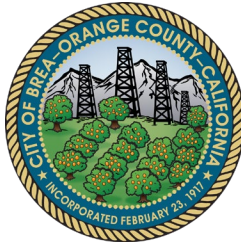
2A. Recently Submitted Projects Update

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, March 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: February 26, 2025



DEVELOPMENT COMMITTEE

Minutes of February 5, 2025 Meeting

ATTENDEES:

Committee: Cecilia Hupp, Blair Stewart

Staff: Jason Killebrew, Joanne Hwang, Melissa Davis, Joselyn Magana, Rebecca Pennington, Christian Varela, Liz Pharis, Esteban Rubiano

Mayor Pro Tem Hupp 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 November 6, 2024 Meeting Minutes

The November 6, 2024 Minutes were approved. Receive and file.

2. BUILDING & SAFETY UPDATES

2A. Brea Mall Redevelopment Updates

Building Official, Christian Varela, announced that the following businesses would be opening soon as part of Brea Mall Redevelopment:

Uniqlo
Zara
Tang Bar
Garage
The Alley
Check n' Play

An overview was provided that the new Brea Mall entry part of the redevelopment would be open by April 18. Moreover, Building B is currently in plan check review for tenant improvements and Building C is expected to have the building shell completed in September.

Mayor Blair asked if the businesses would be opening simultaneously and Christian responded by saying that businesses would be opening as they are completed after permit issuance.

Additionally, Christian provided general updates regarding permit issuance for Brea Mall Redevelopment permits and mentioned that the following buildings would soon be in construction: Building D; Building A; and Lifetime Fitness.

South Brea Townhomes

Christian provided an update that the South Brea Townhomes demolition and grading permits are currently under second plan check review.

Warehouses

Christian provided an update that the warehouse projects at the following locations were currently under plan check review: 424 Berry Way; 3200 Nasa Street; and 2727 East Imperial Highway.

2B. Building & Safety Statistics

Christian provided a general overview of Building & Safety statistics for year 2025. Building & Safety Division has issued 806 permits with Building Valuations of 50 million dollars along with 2,694 building inspections.

3. DEVELOPMENT PROJECT UPDATES

3A. Amazon Warehouse Project Update

City Planner, Joanne Hwang, shared a presentation providing information on the demolition of a 637,503 square foot office building for the proposal of a new 181,500 square foot Amazon warehouse building with 1,065 surface parking lot. Building is intended to be a “last-mile” facility and not a large-scale logistics facility. An overview of the EIR timeline was presented and confirmed that the public review period closed as of January 6, 2025. Main concerns were related to aesthetics; noise from night time truck traffic; air quality; and traffic. Project expected to go before Planning Commission by end of March or early April.

Mayor Stewart asked if Staff could provide mitigation for traffic at night.

Joanne responded by stating that there is a scheduled truck route which will coordinated deliveries for the day starting after morning rush hour and will be staggered.

Mayor Pro Tem Hupp asked what streets the returning trucks would be utilizing.

Both Joanne and Community Development Director/Interim Assistant City Manager, Jason Killebrew, responded that returning trucks and larger delivery trucks would be turning onto Nasa Street from Imperial Highway. It is anticipated

that the Amazon trucks in addition to the landfill truck will be a concern for the residents at La Floresta; however, the trucks would not be crossing paths.

3B. Greenbriar Residential Development

Senior Planner, Rebecca Pennington, provided a presentation for the Greenbriar Residential Development project. A project overview was shared that demolition of a 164,908 square foot office building would take place and be replaced with a 179-single family attached unit community. An EIR timeline was presented where the public review period closed on January 28, 2025. A brief summary of the comment letters received for the EIR was presented. Three comment letters were received with the main concerns being: air quality, cultural and paleontological resources, greenhouse gas emissions, hazards and hazardous materials, and tribal cultural resources.

4. ECONOMIC DEVELOPMENT UPDATE

4A. New/Upcoming Businesses

Community Development Manager, Melissa Davis, introduced some new businesses opening throughout the City. The following businesses were identified: The Kabob Shop, Neuro Wellness Spa, TOUS les JOURS, Little Elephants, Sip & Go Café, Beauty and Beast Studio, Chow Tai Fook, and Sushi Club.

4B. Business of the Quarter – Apollo

Melissa provided an update on the selection methods for Business of the Quarter. Businesses are selected based on their contribution, community engagement, and overall outreach they have with the City of Brea. This Business of the Quarter was awarded to Apollo Electric. They are involved with the Brea Police Department charity efforts to support struggling families. They have been participating since 2020 and have also donated to the Brea Senior Center.

The following businesses are being considered for future award recipients: Bridge Energy, Flexfit, and Uni-Caps LLC.

4C. Economic Development Outreach

Melissa provided an update on how staff is trying to find different ways to provide resources to the business community. The City has partnered with Orange County Small Business Development Center, and last October hosted a small business clinic that was widely successful and highly attended so there has been ongoing outreach with businesses to prepare for another in-person clinic. Additionally, there will be a virtual workshop held later in February that assists business owners with finding access to capital.

Melissa mentioned that the Economic Development Department team is looking for ways to reinvigorate the marketing and brand of City of Brea. They have expanded “Shop Brea” to “Experience Brea” to encourage various experiences within the City.

Lastly, the company who runs the surveys for OC Register Report of Best Workplaces has awarded the City of Brea a “Top Workplace” certification, which will help brand the City of Brea as a highly desirable work place.

Meeting adjourned at 3:40 p.m.

The next regularly scheduled meeting will be on Wednesday, March 5, 2025 at 3:00 p.m. in Executive Conference Room.