

RESOLUTION NO. PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA REGARDING THE BREA PLAZA SHOPPING CENTER APARTMENT PROJECT (BREA PLAZA LIVING), RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 2024-01, ZONE CHANGE NO. 2024-01, DENSITY BONUS NO. 2024-01, PRECISE DEVELOPMENT PLAN NO. 2024-01 AND CONDITIONAL USE PERMIT NOS. 2024-03, 2024-04, AND 2025-05

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of General Plan Amendment (GPA) No. 2024-01, Zone Change (ZC) No. 2024-01, Density Bonus (DB) No. 2024-01, Precise Development (P-D) No. 2024-01, and Conditional Use Permit (CUP) Nos. 2024-03, 2024-04, and 2025-05 for the Brea Plaza Shopping Center Apartment Project (Brea Plaza Living).

(ii) The proposed project involves construction of a new residential development consisting of a four-story, 120-unit apartment building with a private terrace atop a two-level parking structure with 95 parking spaces, a surface parking area with 53 parking spaces, a modification of the off-street parking requirements based on a shared parking analysis and a comprehensive sign program amendment (referred to herein as the “Project”), for that certain real property located at 1639 East Imperial Highway, in the City of Brea, and further legally described as Assessor Parcel Numbers 319-391-01, 319-391-02, 319-391, 319-391-03, and 319-391-04, as shown in the latest records of the County of Orange Assessor’s Office (the “Project site”).

(iii) The Project applicant is Jahn Nguyen, Architects of Orange, 144 North Orange Street, Orange, CA 92866.

(iv) The Project site is 15.58-acre property known as Brea Plaza Shopping Center, with the proposed development occurring on an approximately 1.7-acre area located at the northwest corner of the shopping center. The Project site currently has a General Plan Land Use designation of General Commercial and a zoning designation of (C-G) General Commercial with Precise Development (P-D) Overlay. The Project is requesting a change to a Mixed-Use II General Plan Land Use designation and a Mixed-Use II (MU-II) zoning designation.

(v) On April 19, 2022, a Final Environmental Impact Report (EIR) (State Clearinghouse No. 2020079022) was certified and a Mitigation Monitoring and Reporting Program (MMRP) was adopted by the City of Brea (Resolution No. 2022-03) for Brea Plaza Expansion Project at the Project site, which consists of: the Draft EIR; public comments on the Draft EIR; the City's responses to those comments; and revisions to the Draft EIR merely clarified, amplified, or insignificant modifications to the document and did not change it in any way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect or a feasible way to mitigate or avoid such an effect, a MMRP and CEQA Findings of Fact (FOF) regarding the Final EIR (CEQA Findings) for the Project.

(vi) Pursuant to CEQA Guidelines Section 15162 and 15164 (a), the City has prepared an Addendum to the previously certified EIR for the Project (EIR SCH No. 2020079022 Addendum No. 1), which analyzed impacts evaluated in the previously certified EIR relative to the Project and concluded that the Project would not result in any environmental impacts beyond those identified in the previously certified EIR and as such,

constitutes as substantial evidence supporting the conclusions that preparation of a supplemental or subsequent EIR is not required.

(vii) On March 11, 2025, the Planning Commission held a duly noticed public hearing on the Project and the Addendum, during which it received and considered all evidence and testimony presented prior to adoption of this Resolution.

(viii) The documents and other material that constitute the record of the proceedings concerning the Project upon which this Resolution is based are kept by the City of Brea Community Development Department, located at 1 Civic Center Circle, Brea, California 92821.

(ix) All legal prerequisites to the adoption of this Resolution have occurred.

A. RESOLUTION:

NOW, THEREFORE, the Planning Commission of the City of Brea does hereby find, determine, and resolve as follows:

SECTION 1. All facts set forth above in Part A, Recitals, are true and correct.

SECTION 2. This Resolution is based on facts set forth above, the entirety of the evidence presented at the above-referenced public hearings, including but not limited to all written evidence and testimony presented during those hearings, and the independent judgment of the Planning Commission.

SECTION 3. The Planning Commission finds as follows:

a. The Addendum (EIR SCH No. 2020079022 Addendum No. 1) has been completed in compliance with CEQA.

b. Approval of GPA No. 2024-01 would be in the public interest; consistent with other goals, policies, and provisions of the General Plan; and not detrimental to the public interest, health, safety, convenience, or welfare of the City.

c. The Project site is suitable for development as proposed by the Project, and approval of ZC No. 2024-01 would be in conformity with the General Plan, as amended by GPA No. 2024-01, and in the interest of public necessity, convenience, general welfare, and good zoning practice.

d. Approval of DB No. 2024-01, PD No. 2024-01 and CUP Nos. 2024-03, 2024-04, and 2025-05 would be in the public interest; consistent with the goals, policies, and provisions of the General Plan, as amended by GPA No. 2024-01; and not detrimental to the public interest, health, safety, convenience, or welfare of the City.

SECTION 4. Based on the findings set forth above, the Planning Commission hereby recommends that the City Council determine that the EIR SCH No. 2020079022 Addendum No. 1 is the appropriate environmental document for the Project and approve the Addendum, and approve GPA No. 2024-01, ZC No. 2024-01, DB No. 2024-01, PD No. 2024-01, and CUP Nos. 2024-03, 2024-04, and 2025-05, subject to the Conditions of Approval.

SECTION 5. The Secretary of this Commission shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 11th day of March 2025.

Chair, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 11th day of March 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 11th day of March 2025, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission