

RESOLUTION NO. 2025-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA
APPROVING VESTING TENTATIVE TRACT MAP NO. 2024-01 (TTM
19394) FOR RESIDENTIAL CONDOMINIUM PURPOSES ON A 9.7-
ACRE SITE FOR THE GREENBRIAR RESIDENTIAL DEVELOPMENT
PROJECT AT 1698-1700 GREENBRIAR LANE**

A. RECITALS:

(i) Lennar Homes of California, LLC has applied for approval of the Greenbriar Residential Development Project, which includes Environmental Impact Report No. 2024-01 (EIR No. 2024-01), General Plan Amendment No. 2024-02 (GPA No. 2024-02), Zone Change No. 2024-02 (ZC No. 2024-02), Vesting Tentative Tract Map No. 2024-01 (TTM No. 19394), Precise Development No. 2024-02 (PD No. 2024-02), and Development Agreement No. 2024-01 (DA No. 2024-01), which would allow the demolition of an existing 164,908 square foot office building, a three-level parking structure, and surface parking and associated landscape areas, and construction of a residential development consisting of 179 single-family units (detached and attached) including landscaping and common open space areas, which would include a private park (the “Project”), for that certain real property located at 1698-1700 Greenbriar Lane and further legally described as Assessor Parcel Number 319-102-34, as shown in the latest records of the County of Orange Assessor’s Office (the “Project Site”).

(ii) The Project Site is a 9.7-acre property that is situated west of South Associated Road, south of Greenbriar Lane, and north of the Brea Plaza Shopping Center.

(iii) The Project Site currently has a General Plan Land Use designation of General Commercial and a zoning designation of C-G General Commercial with a P-D

Precise Development Overlay. GPA No. 2024-02 would amend the General Plan Land use designation of the Project Site from General Commercial to Mixed Use II.

(iv) TTM No. 2024-01 (TTM No. 19394) would allow for a subdivision of the Project Site for condominium purposes to construct a total of 179 for-sale residential units, including landscaping and common open space areas, which would include a private park.

(v) The City has prepared an Environmental Impact Report (EIR) to analyze the environmental effects of the Project pursuant to the requirements of the California Environmental Quality Act (CEQA), Public Resources Code § 21000 et seq. By adoption of a separate resolution, the City Council certified the Final EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) and Findings of Fact for the Project.

(vi) On March 11, 2025, the Planning Commission held a noticed public hearing on the Project and the Final EIR, during which it received and considered all evidence and testimony presented prior to recommending that the City Council certify the Final EIR and approve the Project subject to modified Conditions of Approval and additional recommendations to be considered by the City Council.

(vii) On April 1, 2025, the City Council held a noticed public hearing on the Project and the Final EIR, 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.

B. RESOLUTION:

NOW, THEREFORE, the City Council of the City of Brea does find, determine, and resolve as follows:

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

SECTION 2. Based on the facts set forth above, the entirety of the evidence presented at the above-referenced public hearing, including all written evidence and testimony presented during those hearings, and the independent judgment of the City Council, the City Council finds as follows:

a. Finding: The proposed map is consistent with the applicable General Plan and specific plans;

Fact: The Project Site currently has a General Plan Land Use designation of General Commercial. As part of the Project request, GPA No. 2024-02 would amend the General Plan Land Use designation of the Project Site from General Commercial to Mixed Use II. *“The Mixed Use II designation provides opportunities for the coordinated development of urban villages that offer a diverse range of complementary land uses in close proximity to one another. Either vertical or horizontal integration of uses is permitted, with an emphasis on tying together the uses with pedestrian linkages.”* With the approval of GPA No. 2024-02, TTM No. 2024-01 (TTM No. 19394) would be consistent

with the Brea General Plan as it would allow for the construction of a housing development consisting of 179 for-sale units. Specially, TTM No. 2024-01 (TTM No. 19394) would adhere with Goal CD-1 and Policies CD-1.1, CD-1.5, and CD-1.9, and Housing Element Goal 2.0 and 3.0 in that the Project would allow for a development that integrates and provides 179 for-sale single-family detached and attached housing units in an area that has a mixture of land uses. Additionally, the Project would assist in achieving the City's 6th Cycle Housing Element regional housing needs allocation and would provide residential units in a range of bedroom sizes, square footages, design, and cost since the Applicant intends to satisfy the City's affordability housing requirements by providing affordable housing at an off-site location. The proposed map would not be subject to any specific plans.

b. Finding: The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Fact: The proposed vesting tentative tract map is for a condominium map to subdivide the Project Site and allow 179 single-family units (detached and attached) including landscaping and common open space areas, which would include a private park. The Project would be required to provide all necessary infrastructure improvements to support the request and comply with applicable City Code requirements.

c. Finding: The site is physically suitable for the type of development.

Fact: The Project Site is 9.7-acres in size and occupied by an existing 164,908 square foot office building, a three-level parking structure, and surface parking and associated landscape areas. The map would subdivide the existing site into 179 for-sale single-family units (detached and attached) including landscaping and common open space areas, which would include a private park. The Project Site is physically suitable to accommodate the residential development and complies with a majority of the development standards established for the Mixed Use II (MU-II) zoning district. For the three development standards that are not being met (i.e. minimum street side setback, minimum rear setback, and minimum parking requirements), the Applicant would either be required to update the Project plans to comply with the applicable development and/or obtain subsequent approval of a Minor Conditional Use Permit (MCUP) or any other available administrative permit for the requested modification of standards. Given the conditions of approval, the Project Site would adequately accommodate the proposed subdivision.

d. Finding: The site is physically suitable for the proposed density of development.

Fact: As part of the Project request, GPA No. 2024-02 would amend the General Plan Land Use designation of the Project Site from General Commercial to Mixed Use II. The Mixed Use II Land Use designation allows for a residential density of 6.1 to 40 units per acre. The Project is proposing 18.5 units per acre, with 179 single-family units on a 9.7-acre site. As

such, with the approval of GPA No. 2024-02, the Project Site would be physically suitable for the proposed density of development.

e. Finding: The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife, or their habitat.

Fact: The design of TTM No. 2024-01 (TTM No. 19394) is not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife, or their habitat. The existing parcel has been previously disturbed and developed and is an urban property surrounded by other urban uses. The site is not suitable habitat for wildlife and the proposed Project would, therefore, not cause substantial environmental damage or injure wildlife.

f. Finding: The design of the subdivision or type of improvements are not likely to cause serious public health problems.

Fact: The design of TTM No. 2024-01 (TTM No. 19394) is not likely to cause serious public health problems in that the new subdivision and improvements would be required to comply with the approved plans and development standards as required by the City. In addition, the Project would be required to comply with Brea City Code and all applicable codes, including California Building and Fire Codes. With implementation of the conditions of approval attached to a separate resolution approving PD No. 2024-02 and the mitigation measures found in the MMRP, as included in a separate resolution

certifying the EIR for the Project, the subdivision would not cause and change or impact public health.

g. Finding: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Fact: All necessary easements would be updated in order to accommodate parcel access and utilities for the Project Site and abutting parcel(s) housing the Brea Plaza Shopping Center.

SECTION 3. Based on the findings set forth above, the City Council approves TTM No. 2024-01 (TTM No. 19394) to subdivide the Project Site for condominium purposes to construct a total of 179 residential units, including landscaping and common open space areas, which would include a private park, subject to the Conditions of Approval attached to a separate resolution approving PD No. 2024-02 and the requirements of the MMRP, as included in a separate resolution certifying the EIR for the Project.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 1st day of April, 2025.

Blair Stewart, Mayor

ATTEST:

Lillian Harris-Neal, City Clerk

I, Lillian Harris-Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Brea, held on the 1st day of April, 2025, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Dated: _____
Lillian Harris-Neal, City Clerk