

**RESOLUTION NO. 2025-23****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA APPROVING NO. 2024-02 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM GENERAL COMMERCIAL TO MIXED USE II FOR THE GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT, LOCATED 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 PD

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) 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 has certified the Final EIR and adopted a Mitigation Monitoring and Reporting Program (MMRP) and Findings of Fact for the Project.

(v) 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 EIR and approve the Project subject to modified Conditions of Approval and additional recommendations to be considered by the City Council.

(vi) 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.

(vii) 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.

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

**B. RESOLUTION:**

NOW, THEREFORE, the City Council 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.** 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 the hearing, and the independent judgement of the City Council, the City Council finds as follows:

a. GPA No. 2024-02 would be consistent with goals, policies, and provisions of the General Plan, including the following:

i. General Plan Goal CD-1 is to *“Provide a balance of land uses to meet the present and future needs of all residents.”* The Project would adhere to Goal CD-1 by providing 179 for-sale residential dwelling units that would serve the City’s existing residents and workforce, and those seeking to relocate to Brea.

ii. General Plan Policy CD-1.1 is to *“Create neighborhoods that effectively integrate single-family and multi-family housing with convenience and neighborhood shopping centers, park and recreation areas, and other uses appropriate for the neighborhoods.”* The Project would adhere to Policy CD-1.1 by providing for-sale single-family residential units and creating a horizontal mix of uses. The Project Site is currently surrounded by single-family residential uses, the Greenbriar Park, the Brea Plaza Shopping Center to the south, single-family residential uses across the Fullerton Creek drainage channel and S.

Associated Road, and the Brea Mall and other commercial properties across State Route SR-57 and State College Avenue.

iii. General Plan Policy CD-1.5 is to *“Provide opportunities for development of housing that responds to diverse community needs in terms of density, size, location, design, and cost.”* The Project would adhere to General Plan Policy CD-1.5 by providing single-family detached and attached units in a range of number of bedrooms, square footages, design, and cost. Additionally, the Applicant intends to satisfy the City’s affordability housing requirements by providing affordable housing at an off-site location.

iv. General Plan Policy CD-1.9 is to *“Accommodate emerging housing trends, and encourage pedestrian linkage to surrounding neighborhoods and activity centers.”* The Project would adhere to General Plan Policy CD-1.9 by providing a residential development consisting of single-family detached and attached units with a pedestrian connection to the Brea Plaza Shopping Center.

v. General Plan Housing Element Goal 2.0 is to *“Assist in the provision of adequate housing to meet the needs of the community. Establish a balanced approach to meeting housing needs that includes the needs of both renter and owner households.”* The Project would adhere to Housing Element Goal 2.0 as the Project would provide an additional 179 for-sale single-family dwelling units to the City’s housing stock. The

Project would provide housing to meet the needs of the community and establish a balance approach to meeting housing needs.

vi. General Plan Housing Element Goal 3.0 is to *“Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate Brea’s share of regional housing growth needs.”* The Project would adhere to Housing Element Goal 3.0 by facilitating housing growth and assisting in achieving the City’s 6th Cycle Housing Element regional housing needs allocation. The Project seeks to provide diverse quality housing types and living experiences that accommodate Brea’s residents and workforce. Additionally, since the Applicant intends to satisfy the City’s affordability housing requirements by providing affordable housing at an off-site location, various income levels would be accommodated.

b. The proposed General Plan amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The Project Site is physically suitable to accommodate the Project’s density and land use, which is compatible with adjoining land uses. The Project has been evaluated and conditioned so as to upgrade necessary utilities and ensure proper traffic circulation to minimize vehicle and pedestrian conflicts. The Final EIR also evaluated environmental factors including air quality, cultural and paleontological resources, energy, greenhouse gas emissions, hazards and hazardous materials, transportation, and utilities and service systems. There were no topics analyzed that resulted in significant and unavoidable impacts.

c. Approval of GPA No. 2024-02 would be in the public interest. The land uses and density proposed by the Project are compatible with adjoining land uses. In addition, the Project provides a number of benefits to the City and its citizens as it would provide monetary contributions for public safety and public works improvements as well as satisfy the City's affordable housing requirements either by: 1) providing an off-site 100% affordable housing project; 2) providing land to the City for the development of an affordable housing project; or 3) providing on-site affordable housing at the Project Site.

**SECTION 3.** Based on the findings set forth above, the City Council approves GPA No. 2024-02 to change the General Plan land use designation of the Project Site from General Commercial to Mixed Use II. The City of Brea General Plan Land Use Map is amended to incorporate the approval of GPA No. 2024-02, as shown in Exhibits A and B.

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

**ADOPTED AND APPROVED** this 1<sup>st</sup> 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 1<sup>st</sup> day of April 2025, by the following vote:

AYES:            COUNCIL MEMBERS:

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**Applicant: Lennar Homes of California, LLC**

**GPA No. 2024-02**

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

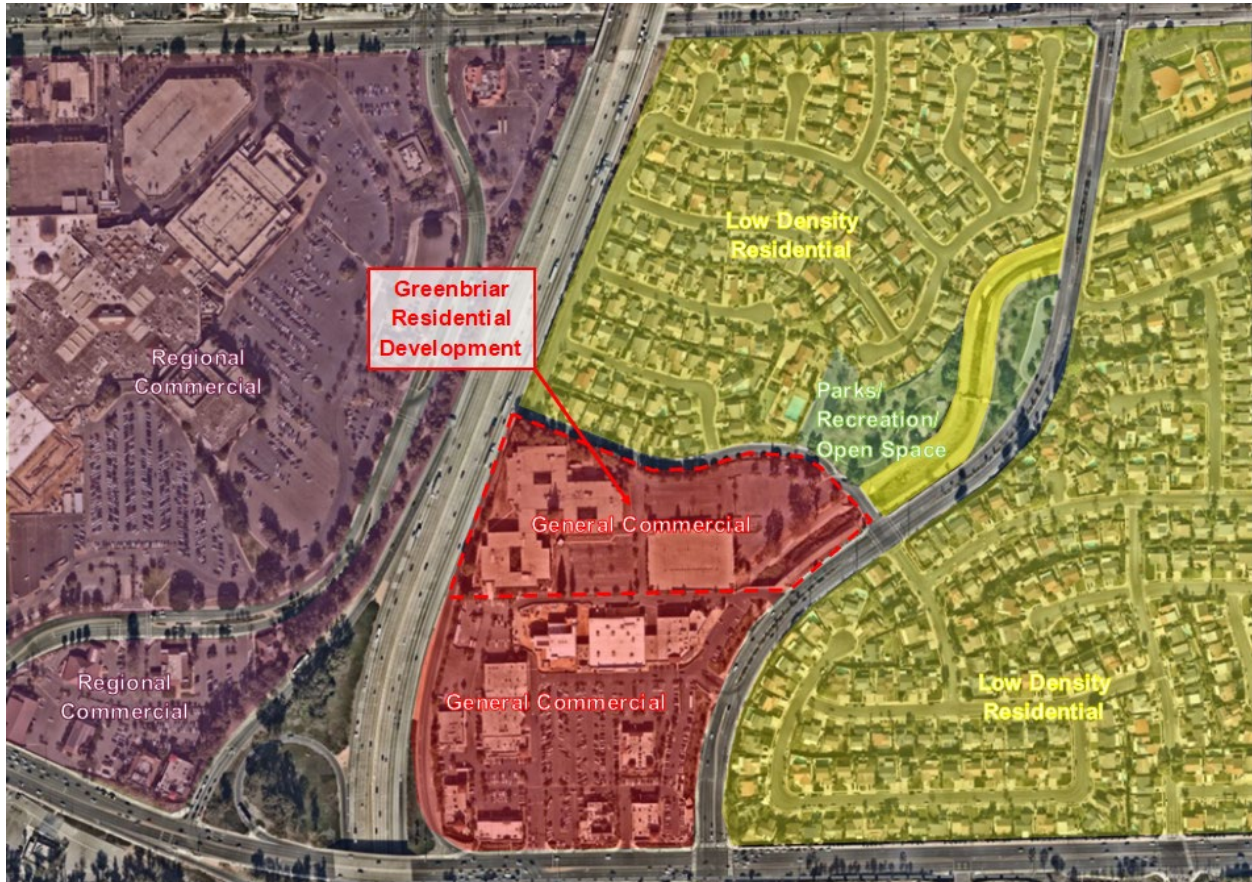
ABSTAIN: COUNCIL MEMBERS:

Dated:

\_\_\_\_\_  
Lillian Harris-Neal, City Clerk

## EXHIBIT A

### EXISTING GENERAL PLAN LAND USE DESIGNATION FOR GREENBRIAR RESIDENTIAL DEVELOPMENT



## EXHIBIT B

### PROPOSED GENERAL PLAN LAND USE DESIGNATION FOR GREENBRIAR RESIDENTIAL DEVELOPMENT

