

RESOLUTION NO. 2025-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA
APPROVING PRECISE DEVELOPMENT NO. 2024-02 TO ALLOW
CONSTRUCTION OF 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 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) PD No. 2024-2 would allow 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.

(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 has 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 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 resolves 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 hearings, including all written evidence and testimony presented during those hearings, and the independent judgement of the City Council, the City Council finds as follows:

a. The Project furthers and is consistent with the objectives of the General Plan. The Project includes GPA No. 2024-02, which amends the City's General Plan to change the land use designation of the Project Site from General Commercial (C-G) to Mixed Use II. PD No. 2024-02 will therefore be consistent with the General Plan as amended and would be consistent with other goals, policies, and provisions of the General Plan as set forth in the resolution approving GPA No. 2024-02.

b. The Project is in compliance with applicable provisions of the Brea City Code and all requirements of law and would not be detrimental to the public safety and general welfare of the community. 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, would be in compliance with the development standards pursuant to Brea City Code Sections 20.258.020 and 258.030 for development in the MU-II Mixed Use II zone, except for three development standards that are not being met, which include the minimum street side setback, minimum rear setback, and the minimum parking requirements. As such, 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. In addition, 20 environmental topics were reviewed for the Project, of which six were found not to be significant, nine resulted in a finding of less than significant/no impact without mitigation, and five resulted in a finding of less than significant with mitigation measures incorporated. The Project would not result in any significant and unavoidable impacts. As such, the Project is not anticipated to result in significant impacts to City services nor to be detrimental to existing uses surrounding the Project site.

SECTION 3. Based on the findings set forth above, the City Council approves PD No. 2024-02, subject to the Conditions of Approval attached as Exhibit A to this Resolution and 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