

ORDINANCE NO. 1257

AN ORDINANCE OF THE CITY OF BREA APPROVING ZONE CHANGE NO. 2024-02 FOR THE GREENBRIAR RESIDENTIAL DEVELOPMENT PROJECT

THE CITY COUNCIL OF THE CITY OF BREA DOES ORDAIN AS FOLLOWS:

A. RECITALS:

(i) Lennar Homes of California, LLC. (the “Applicant”) has applied for approval of the Greenbriar Residential Development Project (The Village at Greenbriar), which includes Environmental Impact Report No. 2024-01 (EIR No. 2024-01), Vesting Tentative Tract Map No. 2024-01 (TTM No. 19394), General Plan Amendment No. 2024-02 (GPA No. 2024-02), Zone Change No. 2024-02 (ZC No. 2024-02), Precise Development No. 2024-02 (PD No. 2024-02), and Development Agreement No. 2024-01 (DA No. 2024-01) to 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”), at 1698-1700 Greenbriar Lane (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. 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.

(iii) In conjunction with GPA No. 2024-02, ZC No. 2024-02 would amend the zoning designation of the Project Site from C-G General Commercial with a P-D Precise Development Overlay to MU-II 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, 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 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 Final EIR and approve the Project.

(vi) On April 1, 2025, the City Council held a duly 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 Ordinance 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 Ordinance have occurred.

B. ORDINANCE:

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. The proposed Zone Change of the Project Site from C-G General Commercial with a P-D Precise Development Overlay to MU-II Mixed Use II is in conformity with the General Plan, as amended by GPA No. 2024-02, which amends the General Plan to change the land use designation of the Project Site from General Commercial to Mixed Use II. Approval of ZC No. 2024-02 will therefore align the City's Zoning Map with the General Plan. The Project would also 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 proposed Zone Change is in the interest of public necessity, convenience, general welfare, and good zoning practice based in part of the following:

i. The proposed residential development would be suitable for the Mixed Use II (MU-II) zoning designation. The MU-II Zone allows for *"either vertical or horizontal integration of uses"* and emphasizes *"tying together the uses with appropriate pedestrian linkages."* The Project would be compatible with surrounding land uses and would provide a pedestrian accessway connecting the Project Site and the Brea Plaza Shopping Center.

ii. The proposed Zone Change is not detrimental to the use of land in any adjacent zone. The proposed Project entails 179 single-family units (detached and attached) including landscaping and common open space areas, which would include a private park and would be compatible with the surrounding land uses, which are a mixture of residential and commercial 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.

SECTION 3. Based on the findings set forth above, the City Council approves Zone Change No. 2024-02 to change the zoning designation of the Project site from C-G General Commercial with a P-D Precise Development Overlay to MU-II Mixed Use II. The City of Brea Zoning Map is amended to incorporate the approval of Zone Change No. 2024-02, as shown in Exhibits A and B.

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

ADOPTED AND APPROVED this 1st day of April 2025.

Blair Stewart, Mayor

I, Lillian Harris-Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Brea

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Applicant: Lennar Homes of California, LLC

ZC No. 2024-02

held on the 1st day of April 2025 and was finally passed at a regular meeting of the City Council of the City of Brea, held on the 15th day of April 2025, by the following votes:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ATTEST:

Lillian Harris-Neal, City Clerk

EXHIBIT A

EXISTING ZONING DESIGNATION FOR

GREENBRIAR RESIDENTIAL DEVELOPMENT

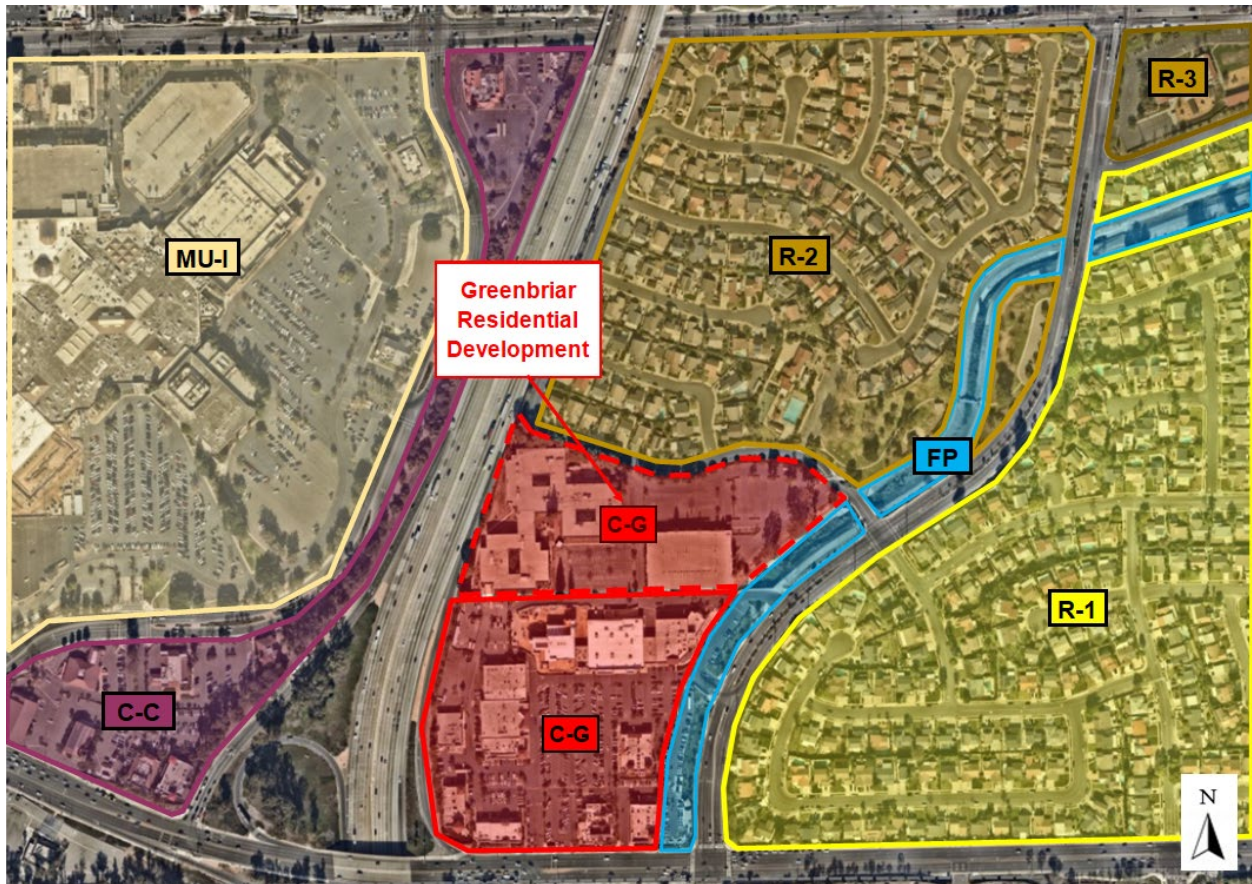


EXHIBIT B

**PROPOSED ZONING DESIGNATION FOR
GREENBRIAR RESIDENTIAL DEVELOPMENT**

