

ORDINANCE NO. 1258**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BREA APPROVING DEVELOPMENT AGREEMENT NO. 2024-01 BY AND BETWEEN THE CITY OF BREA AND LENNAR HOMES OF CALIFORNIA, LLC REGARDING THE GREENBRIAR RESIDENTIAL DEVELOPMENT****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) The Applicant is requesting to modify the Project Site's General Plan Land Use designation from General Commercial to Mixed Use II, and to modify the Project Site's zoning designation from C-G General Commercial with a P-D Precise Development Overlay to MU-II Mixed Use II.

(iv) A copy of DA No. 2024-01 is attached as Exhibit A to this Ordinance and hereby incorporated as though set forth in full.

(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, 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, which are attached as Exhibit A and B to that resolution.

(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.

(vii) 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.

(viii) 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.

(ix) 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 independent judgement of the City Council, the City Council hereby approves DA No. 2024-01.

SECTION 3. 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 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 MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

ABSTAIN: COUNCIL MEMBER:

ATTEST:

Lillian Harris-Neal, City Clerk