

TECHNICAL BACKGROUND

Case No:	Environmental Impact Report No. 2024-01 Vesting Tentative Tract Map No. 2024-01 General Plan Amendment 2024-02 Zone Change No. 2024-02 Development Agreement No. 2024-01 Precise Development No. 2024-02
Property Location:	1698-1700 Greenbriar Lane (APN 319-102-34)
Project Site Size:	422,478 SF (9.7 acres)
Building Size:	964 – 1,946 SF (The Courts - Residential) 2,294 – 2,503 SF (The Villas - Residential) 1,846 – 2,450 SF (The Yards - Residential) 505,265 SF (Total Area - All Units)
Applicant:	Lennar Homes of California, LLC 2000 Fivepoint, Suite 365 Irvine, CA 92618
General Plan Designation:	General Commercial
Zoning Designation:	(C-G) General Commercial with a Precise Development (PD) Overlay
Adjacent Zoning	
North:	Multiple Family Residential (R-2)
South:	General Commercial (C-G)
West:	Regional Commercial (C-C) and Mixed-Use I (MU-I) (<i>across State Route SR-57 & State College Avenue</i>)
East:	Single-Family Residential (R-1) (<i>across the Fullerton Creek drainage channel & S. Associated Road</i>)
Site and Neighborhood Characteristics:	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 site is surrounded by a mix of uses, including residential and commercial uses.

Public Hearing Notices and Outreach:

Legal Notice was published in the Brea Star Progress on February 27, 2025, and 110 notices were sent to all property owners within a 500-foot radius of the subject property.