

CARLSON STRATEGIC LAND SOLUTIONS, INC.

February 7, 2025

Rebecca M. Pennington
Senior Planner
City of Brea
1 Civic Center Circle
Brea, CA 92821

Subject: Greenbriar Residential Development Project Description

Dear Ms. Pennington,

On behalf of Gary Jones of Lennar Homes of California, Inc. attached is an application for the Greenbriar Residential Development project located at 1698 - 1700 Greenbriar Lane, Brea, California.

The project site is approximately 9.7 acres and currently developed with office use (Mercury Insurance) and associated infrastructure, including a two-story parking structure and surface parking.

This letter provides a description of the proposed project. Attached is the Uniform Application and accompanying plans.

Entitlements

The project site currently has General Plan land use designation and zoning of GC - General Commercial. The proposal is a residential development project. Therefore, the following entitlements are requested.

- General Plan Amendment
- Zone Change
- Development Agreement
- Condominium Map
- Precise Development
- EIR

The Applicant proposes a GPA and ZC to Mixed Use 2.

Proposed Project

The proposed project includes the demolition of the existing office building and parking structure and construction of 179 residential dwellings.

Site Plan

Key features of the proposed site plan include:

- Modify Greenbriar Lane to eliminate the existing knuckle into the project site and create a standard roadway configuration for Greenbriar Lane from Associated Road into the existing neighborhood.
- Two entries into the new community. The main entry would occur across from the existing driveway to the Greenbriar HOA Recreation facility. The secondary access would occur along the western boundary and intersect Greenbriar Lane at its curve, adjacent to the freeway.
- Pedestrian access to the neighboring commercial center.
- The existing trees along Greenbriar Lane, including the ficus species, will be removed. New trees and landscaping will be provided.
- Street sections are provided on the enclosed site plan.
- Proposed dwellings will front onto Greenbriar Lane, providing architecture forward.

Housing Types

- Three housing products are being provided in a range of sizes to accommodate a range of buyers.
- One product type is referred to as The Courts. This product has 5-plex buildings with alley access and a courtyard with paseo separating the buildings. The dwellings include one-, two-, and three-bedroom units. Each unit has an enclosed two car garage, except the one-bedroom units have an enclosed one car garage. The buildings are three-story. The floor plans range from approximately 900 to 2,000 square feet and provide one- to four-bedroom units.
- The second product type are attached duplexes referred to as The Yards. This product is a three-story duplex with side entry and rear yards. Each dwelling has a two-car garage. The floor plans range in size from approximately 1,700 to 1,900 square feet and three bedrooms.
- The third product type are attached duplexes referred to as The Villas. This product is a three-story duplex with a roof-top deck. The units are alley loaded, with a paseo front entry. Each dwelling has a two-car garage. The floor plans range in size from approximately 1,800 to 2,300 square feet and provide three and four bedrooms.
- Complimentary architectural styles are provided for each product type.

Recreation

- Paseos, sidewalks, and open space areas provide space for pedestrian activities, including walking, dog walking, etc.

- Fire pits and other gathering areas are being considered for different areas throughout the site. One idea being explored is including different gathering area elements, such as fire pits, etc. within the courtyard areas of the Garden Courts.
- A passive park is located near the main entrance to the neighborhood. This park provides a community gathering area with large shade trees and seating areas. This park also provides an aesthetic entry into the community.
- The Applicant will pay Quimby fees.

Engineering

- The attached plans provide a conceptual alignment of sewer, water and storm drain infrastructure.
- The plan proposes a looped domestic water system and a separate system for fire sprinklers. An existing 12" water line from Greenbriar Lane through the Project site serves the Brea Plaza. This water line will be relocated within "C Drive" parallel to the freeway and through "M Court" to connect back to Brea Plaza within an existing utility easement.
- The plan proposes a sewer connection to the existing sewer line within Greenbriar Lane.
- The plan proposes to use an underground modular wetland system and discharge storm water through an existing 18" storm drain connection to the County-maintained storm channel.
- All dry utilities (electrical, cable, fiber, etc.) will be underground.

Affordable Housing

- The Applicant proposes to satisfy its affordable housing requirement either by 1) providing affordable housing on-site consistent with State Density Bonus Law (SDBL), or 2) providing land to the City for the construction of affordable units by the City, or 3) by providing affordable housing at an off-site location, in-lieu of paying the City's housing fee.
- The Applicant requests waivers to development standards in return for providing affordable housing, such as modifications to parking and setback standards.

Parking

- Each dwelling unit contains an enclosed garage. The one-bedroom units have one enclosed garage space. All other units have a two-car enclosed garage. Enclosed garage parking totals 342 parking spaces.

- Guest parking is provided throughout the proposed community. A total of 55 guest spaces are provided, of which four are designated for handicap spaces and five spaces for electric vehicle charging.
- No on-street or driveway parking is provided as part of this proposal.
- The BMC (20.08.040) requires two spaces per unit plus 0.5 spaces per unit for guest parking. The 179 units would require 448 spaces. A total of 397 parking spaces are provided on site. The Applicant requests a modification of development standards to permit the reduced parking standard.

Trash

- Each dwelling will have trash carts.
- Carts will be stored in the enclosed garages. Sufficient space is designed for cart storage within each garage.
- Residents will be responsible for pulling trash carts to the street. Trash trucks will not drive down the Court streets, therefore residents of The Courts would need to place the trash carts on the loop road. A Trash Plan is included in the submittal package.

CEQA

- The Applicant would like to begin the CEQA process as soon as possible, including notification under AB 52. The Applicant requests the City issue an RFP for preparation of an EIR based on the information provided in this package.
- The Applicant has prepared the following technical studies, which are included in this application package.
 - Geotechnical investigation
 - Preliminary WQMP
 - Hydrology Report
 - Preliminary Sewer Report
 - Preliminary Water Report
 - Phase I Environmental Site Assessment Report
 - Phase II Limited Site Investigation Report
- The Applicant is in the process of completing the following additional technical studies, which will be submitted subsequent to this application.
 - Biological Resource Assessment
 - Tree Survey
 - Cultural Resource Assessment
 - Traffic Impact Assessment
 - Vehicle Miles Travelled Report

We look forward to working with you on the entitlement of this project. If you have any questions, please contact me at pcarlson@carlsonsls.com or 949-289-3625.

Sincerely,



Peter K. Carlson
President

Attachments

- Site Plan
- TTM
- Fire Access Plan
- Trash Plan
- Truck Turning Layout
- Preliminary WQMP
- Preliminary Sewer Report
- Preliminary Water Report
- Hydrology Report
- Phase I Environmental Site Assessment Report
- Phase II Limited Site Assessment Report
- Geotechnical Investigation Report
- Preliminary Title Report
- Purchase and Sale Agreement Excerpt
- Garden Courts Architecture Package
- Rooftops Architecture Package
- The Yards Architecture Package