

CITY OF BREA

CITY COUNCIL NOTICE OF PUBLIC HEARING FOR ENVIRONMENTAL IMPACT REPORT NO. 2024-01, VESTING TENTATIVE TRACT MAP NO. 2024-01 (TTM 19394), GENERAL PLAN AMENDMENT NO. 2024-02, ZONE CHANGE NO. 2024-02, PRECISE DEVELOPMENT NO. 2024-02, AND DEVELOPMENT AGREEMENT NO. 2024-01: TO ALLOW DEMOLITION OF AN EXISTNG OFFICE BUILDING, THREE-LEVEL PARKING STRUCTURE, SURFACE PARKING AND ASSOCIATED LANDSCAPE AREAS, AND CONSTRUCTION OF A NEW RESIDENTIAL DEVELOPMENT CONSISTING OF 179 SINGLE-FAMILY UNITS (DETACHED AND ATTACHED) WITH A PRIVATE RECREATIONAL AREA LOCATED AT 1698-1700 GREENBRIAR LANE.

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held by the City Council to determine whether or not the subject request shall be approved under the provisions of State Law and the Brea City Code as follows:

DATE AND TIME OF HEARING: Tuesday, April 1, 2025, 7:00 p.m.  
All interested persons may appear and be heard at that time.

PLACE OF HEARING: Brea Civic & Cultural Center, Council Chambers  
1 Civic Center Circle, Brea, CA 92821

REQUEST: The Applicant, Lennar Homes of California, LLC., is requesting the following entitlements: Environmental Impact Report (EIR) No. 2024-01, Vesting Tentative Tract Map (TTM) No. 2024-01 (TTM 19394), General Plan Amendment (GPA) No. 2024-02, Zone Change (ZC) No. 2024-02, Precise Development (PD) No. 2024-02, and Development Agreement (DA) No. 2024-01 to allow the demolition of an existing 164,908 square foot office building, a three-level parking structure, surface parking and associated landscape areas, and construction of a new residential development consisting of 179 single-family units (detached and attached) with a private recreational area.

LOCATION: The project site is 9.7 acres in size, and is located west of South Associated Road, south of Greenbriar Lane, and north of the Brea Plaza Shopping Center, at 1698-1700 Greenbriar Lane. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of C-G General Commercial.

PLANNING COMMISSION RECOMMENDATION At March 11, 2025 Planning Commission meeting, the Planning Commission, on a 4 (ayes) – 1 (recusal) vote, recommended that the City Council approve the proposed project and certify the EIR, with modified conditions and other recommendations for City Council consideration.

ENVIRONMENTAL: As authorized by the State of California Environmental Quality Act (CEQA) Guidelines, based on preliminary review, the City determined that it would prepare an Environmental Impact Report (EIR) for the proposed project. An EIR has been prepared as a “Project EIR,” as defined by Section 15161 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). This EIR examines the environmental impacts of the project and focuses on the changes in the environment that would result from the development project. The EIR examines all phases of the project, including planning, construction, and operation. All relevant EIR can be accessed through the following link: [Projects in Process | Brea, CA - Official Website](#)

IF YOU CHALLENGE THE PROJECT AND RELATED ENVIRONMENTAL DETERMINATIONS IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE, DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING [planner@cityofbrea.gov](mailto:planner@cityofbrea.gov).

  
Lilian Harris-Neal, City Clerk

AREA MAP

