



City Council

Agenda

Study Session - 6:45 p.m.
General Session - 7:00 p.m.

Tuesday, April 1, 2025, 7:00 PM

COUNCIL CHAMBERS

1 Civic Center Circle

Brea, California 92821

**** Revised ****

Blair Stewart, Mayor

Cecilia Hupp, Mayor Pro Tem

Christine Marick, Council Member

Marty Simonoff, Council Member

Steven Vargas, Council Member

This agenda contains a brief general description of each item Council will consider. The City Clerk has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the City Clerk's Office at (714) 990-7756 or view the Agenda and related materials on the City's website at www.cityofbrea.gov. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Council

The Council encourages interested people to address this legislative body by making a brief presentation on a public hearing item when the Mayor calls the item or address other items under Matters from the Audience. State law generally prohibits the City Council from responding to or acting upon matters not listed on this agenda.

The Council encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Council rules prohibit clapping, booing or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Council is in session. Thank you.

Written comments may be submitted in advance of the meeting by emailing cityclerksgroup@cityofbrea.gov. Written comments received by 3 p.m. on the day of the meeting will be provided to the Council, will be made available to the public at the meeting, and will be included in the official record of the meeting.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 990-7757. Notification 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

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1. STUDY SESSION - EXECUTIVE CONFERENCE ROOM 3RD FLOOR - 6:45 P.M.

1A. Call to Order/Roll Call

1B. Public Comment

1C. Clarify Regular Meeting Topics

1D. City Council to appoint an ad hoc committee for the Orange County Waste Recycling (OCWR) Waste Infrastructure System Enhancement (WISE) Agreement and Cooperative (COOP) Terms

1E. Council Member Reports/Requests

1F. Study Session Adjournment

2. GENERAL SESSION - COUNCIL CHAMBERS PLAZA LEVEL - 7:00 P.M.

2A. Call to Order/Roll Call

2B. Pledge of Allegiance: Boy Scout Troop 707

2C. Invocation: Pastor Dan Crane, Formation Church

2D. Report - Prior Study Session

2E. Community Announcements

2F. Matters from the Audience

2G. Response to Public Inquiries

3. PUBLIC HEARINGS

This portion of the meeting is for matters that legally require an opportunity for public input. Audience participation is encouraged and is limited to 5 minutes per speaker.

3A. Brea Plaza Shopping Center Residential Project – General Plan Amendment (GPA) No. 2024-01, Zone Change (ZC) No. 2024-01, Density Bonus (DB) No. 2024-01, Precise Development (PD) No. 2024-01 and Conditional Use Permit (CUP) Nos. 2024-03, 2024-04, and 2025-05.

- 1. Approve Resolutions approving the following entitlements, based on findings and conclusions in the corresponding resolutions, and subject to the recommended conditions of approval:
 - a. GPA No. 2024-01, Resolution No. 2025-16, to change the General Plan Land Use designation of the Project site from General Commercial to Mixed Use II and approving the Addendum to the Final Environmental Impact Report (FEIR) for the Brea Plaza Expansion Project (EIR SCH No. 2020079022 Addendum No. 1) pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164;
 - b. DB No. 2024-01, Resolution No. 2025-17, to utilize the various Density Bonus provisions pursuant to Density Bonus Law;
 - c. PD No. 2024-01, Resolution No. 2025-18, to allow the construction of a new residential development consisting of a four-story, 120-unit apartment building atop a two-level parking structure with 95 parking spaces, demolition and reconstruction of an existing restaurant building with a smaller footprint, and a surface parking area with 53 parking spaces;
 - d. CUP No. 2024-03, Resolution No. 2025-19, to establish a multi-family dwelling use;
 - e. CUP No. 2024-04, Resolution No. 2025-20, to allow modifications of off-street parking requirements; and
 - f. CUP No. 2025-05, Resolution No. 2025-21, to amend the existing comprehensive sign program for the shopping center for the apartment building’s signs, including addressing, directional, residential project name signs, and a freeway-oriented building-mounted sign.
- 2. Introduce by title only and waive further reading of an ordinance, Ordinance No. 1256, approving ZC No. 2024-01, to change the zoning of the site from General Commercial with a Precise Development Overlay and Flood Plain Overlay District to Mixed-Use II, with the existing Flood Plain Overlay District over Assessor Parcel Numbers 319-391-02 and 319-391-03 retained as is.
- 3. Schedule adoption of the aforementioned ordinance at the next regular City Council meeting. There is no fiscal impact to the General Fund.

3B. Greenbriar Residential Development Project (The Village at Greenbriar) - Environmental Impact Report No. 2024-01, Vesting Tentative Tract Map No. 2024-01 (TTM No. 19394), General Plan Amendment No. 2024-02, Zone Change No. 2024-02, Precise Development No. 2024-02, and Development Agreement No. 2024-01.

- 1. Adopt Resolution No. 2025-22 certifying a California Environmental Quality Act (CEQA) Environmental Impact Report (EIR), State Clearinghouse No. 2024071235, which analyzed the environmental impacts resulting from construction and operation of the Project, and which was prepared pursuant to CEQA Guidelines Section 15132 (Contents of Final EIR), and CEQA Guidelines Section 15090 (Certification of the Final EIR);
- 2. Adopt resolutions approving the following entitlements, based on findings and conclusions in the corresponding resolutions, and subject to the recommended conditions of approval:
 - a. TTM No. 2024-01 (TTM No. 19394), Resolution No. 2025-24, to allow for a subdivision of the Project site for condominium purposes;
 - b. GPA No. 2024-02, Resolution No. 2025-23, to change the land use designation of the Project site from General Commercial to a Mixed Use II land use designation;
 - c. PD No. 2024-02, Resolution No. 2025-25, 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;
- 3. Introduce by title only and waive further reading of ordinances approving the following entitlements, based on findings and conclusions in the corresponding ordinances:
 - a. ZC No. 2024-02, Ordinance No. 1257, to change the zoning designation of the Project site from C-G General Commercial Zone with a PD Precise Development Overlay to MU-II Mixed Use II; and
 - b. DA No. 2024-01, Ordinance No. 1258, for a contract between the Applicant and the City, defining terms of development proposed by vesting the City’s approval while specifying public benefits and improvements.
- 4. Schedule adoption of aforementioned ordinances at the next regular City Council meeting. There is no fiscal impact to the General Fund.

4. CONSENT CALENDAR

The City Council/Successor Agency approves all Consent Calendar matters with one motion unless Council/Agency or Staff requests further discussion of a particular item. Items of concern regarding Consent Calendar matters should be presented during “Matters from the Audience.”

4A. March 18, 2025 Regular Meeting Minutes

- 1. Approve.

4B. Approve Purchase of Night Hawk Software from Leads Online

- 1. Approve Police Department's 3-year agreement with Leads Online to purchase Night Hawk social media mining software for \$60,527 (3-year cost). The Police Department currently has sufficient funds in 110-21-2121-4321 to cover this expenditure. Future years will cost \$20,080 (FY25-26) and \$20,682 (FY26-27), and will be programmed as part of the Fiscal Years 2025-27 budget.

4C. Approve Grant-Funded Purchase of Portable Surveillance Cameras

— 1. Approve Police Department's grant-funded purchase of portable surveillance cameras from Sandoval Custom for \$114,000. The purchase has been pre-approved by the BSCC, and will be reimbursed by the BSCC Organized Retail Theft grant. It should be noted that future maintenance, support and subscription costs incurred starting in January 2027 will be appropriated as part of a future biennial budget process.

4D. Approval of the Memorandum of Understanding with County of Orange to allow the City of Brea to continue using the County's Countywide Mass Notification System, AlertOC.

— 1. Approve and authorize the City Manager to execute and manage, on behalf of the City of Brea, a Memorandum of Understanding with Brea and the County of Orange to allow their use of the County's Countywide Mass Notification System under the terms and conditions of the County's Countywide Mass Notification System Operating Guidelines and vendor-provided agreements, commencing on December 30, 2024, through December 30, 2029. There is no fiscal impact to the General Fund.

4E. City Manager Review Period Ordinance Update

— 1. Waive full reading of and adopt Ordinance No. 1255, "An Ordinance of the City Council of the City of Brea amending the Brea City Code to increase the City Manager review period and approving a CEQA exemption determination." There is no fiscal impact to the General Fund.

4F. Approval of Agreement with Amazon for Use of the Old Bank of America Building for Fire Department Training Purposes

— 1. Approve the contract and authorize the Brea Fire Department to enter into an agreement with Amazon for the use of the old Bank of America building located at 275 Valencia Avenue, Brea, CA, for training purposes. There is no fiscal impact to the General Fund.

4G. City Disbursement Registers for March 14, 2025, March 21, 2025 and March 28, 2025

— Receive and file.

5. ADMINISTRATIVE ANNOUNCEMENTS

5A. City Manager

5B. City Attorney

5C. Council Requests

6. COUNCIL ANNOUNCEMENTS

6A. Council Announcements

7. ADJOURNMENT

7A. Meeting Adjournment