



**City Council and Successor Agency
to the Brea Redevelopment
Agency Agenda**
Study Session - 6:30 p.m.
General Session - 7:00 p.m.

Tuesday, April 15, 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 - 6:30 P.M.

1A. Call to Order/Roll Call

- 1B. Public Comment
- 1C. Clarify Regular Meeting Topics
- 1D. Project Preview: The Mercury Lane Affordable Housing Development
- 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: Brea Girl Scouts
- 2C. Invocation: Pastor Dan Crane, Formation Church
- 2D. Presentation: OC Free Gun Lock Program
- 2E. Report - Prior Study Session
- 2F. Community Announcements
- 2G. Matters from the Audience
- 2H. Response to Public Inquiries

3. ADMINISTRATIVE ITEMS

This agenda category is for City Council consideration of a wide variety of topics related to the City's operations. Public comments regarding items in this section should be presented during "Matters from the Audience."

- 3A. Brea 2050: Focused General Plan Update and Brea Core Specific Plan - Draft Changes to the Land Use Designations and Land Use Map
 - 1. Receive the presentation on the draft revisions to the General Plan land use designations and land use designation map and provide feedback and;
 - 2. Authorize staff to move forward with the next steps, including initiation of the required environmental review. There is no fiscal impact to the General Fund.

3B. Affordable Housing Agreement with Brea 32, LLC and Homebuyer Down-Payment Assistance Funding Request for the South Brea Townhomes Project

- 1. Approve an Affordable Housing Agreement (Attachment A) with Brea 32, LLC for the South Brea Townhomes Project ("Project");
- 2. Authorize the City Manager to: a. Execute the Affordable Housing Agreement; b. Execute the following two documents with four buyers of the affordable units at South Brea Townhomes (included as exhibits to Attachment A): i. Purchaser Affordability Agreement; and ii. Notice of Affordability Restrictions. c. Administratively make non-monetary revisions to the Affordable Housing Agreement and related documents as necessary or appropriate;
- 3. Approve a California Environmental Quality Act ("CEQA") Exemption Determination pursuant to CEQA Guidelines Section 15061(b)(3);
- 4. Discuss options and provide direction to staff regarding the use of City Housing funds to provide down-payment assistance loans, in an amount not to exceed \$400,000.00 to four Low-Income buyers of the affordable units at South Brea Townhomes; and
- 5. If applicable, a. Amend the City's Fiscal Year 2024-25 Operating Budget to appropriate an amount not to exceed \$400,000.00 from the Affordable Housing Trust Fund (270) and/or Housing Successor Fund (280) for the use of down-payment assistance loans; and b. Authorize the City Manager to authorize payment of four down-payment assistance loans in a total amount not to exceed \$400,000.00. There is no fiscal impact to the General Fund.

3C. Introduce an Ordinance Designating Fire Hazard Severity Zones

- 1. Waive full reading of and introduce Ordinance No. 1260, "An Ordinance of the City Council of the City of Brea designating fire hazard severity zones," formally accepting and implementing the updated California Department of Forestry and Fire Protection (CAL FIRE) Local Responsibility Area (LRA) maps for our jurisdiction with additional amendments to increase defensible space requirements to two hundred feet from a structure, roadway clearance to fifty feet, and to add enforcement into the High and Moderate Severity Zones. The adoption of the updated LRA maps will be absorbed within the existing Fire Department budget.

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. April 1, 2025 Regular Meeting Minutes

- Approve.

4B. Second Reading of Ordinance No. 1256 - Zone Change No. 2024-01: Brea Plaza Shopping Center Residential Project (Brea Plaza Living)

- 1. Waive the full reading and adopt Ordinance No. 1256, "An Ordinance of the City of Brea approving Zone Change No. 2024-01 for the Brea Plaza Shopping Center Residential Project." There is no fiscal impact to the General Fund.

4C. Second Reading of Ordinance No. 1257 - Zone Change No. 2024-02 and Ordinance No. 1258 - Development Agreement No. 2024-01 (Greenbriar Residential Development Project)

- 1. Waive full reading of and adopt Ordinance No. 1257, "An Ordinance of the City of Brea approving Zone Change No. 2024-02 for the Greenbriar Residential Development Project" and Ordinance No. 1258, "An Ordinance 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." There is no fiscal impact to the General Fund.

4D. Annual Engineer's Report for Landscape and Lighting Maintenance Districts Nos. 1, 2, 3, 4, 5, 6 and 7

- 1. Receive and approve the Annual Engineer's Report for Landscape and Lighting Maintenance Districts Nos. 1, 2, 3, 4, 5, 6 and 7 and adopt Resolutions No. 2025-26 to 2025-32 to set a Public Hearing for each District on June 17, 2025, at 7:00 p.m. There is no fiscal impact to the General Fund.

4E. Monthly Report of Investments for the City of Brea for Period Ended March 31, 2025

- 1. Receive and file.

4F. March Outgoing Payment Log and City Disbursement Register for April 4, 2025

- 1. Receive and file.

5. CITY/SUCCESSOR AGENCY - CONSENT

5A. Monthly Report of Investments for the Successor Agency to the Brea Redevelopment Agency for Period Ended March 31, 2025

- 1. Receive and file.

6. ADMINISTRATIVE ANNOUNCEMENTS

6A. City Manager

6B. City Attorney

6C. Council Requests

7. COUNCIL ANNOUNCEMENTS

7A. Council Announcements

8. ADJOURNMENT

8A. Meeting Adjournment