

DENSITY BONUS APPLICATION

Housing development project applicants intending to request a density bonus, incentives or concessions, modifications or waivers, and/or reduced parking pursuant to California Government Code Section 65915 et. seq. (Density Bonuses and Other Incentives) must complete the following application.

Density Bonus applications shall be submitted with the Uniform Project Application Form directly to the Planning Division through email at Planner@cityofbrea.net, along with [Uniform Project Application](#). Please provide the following information:

GENERAL INFORMATION REQUIRED: *(Print or Type)*

Name of Proposed Project: Brea Plaza Living

Location of Project *(Address Required)*:

1639 East Imperial Highway, Brea, CA 92821

Legal Description of Project Location *(Assessor's Parcel No.)*:

APN: 319-391-01, 319-391-02, 319-391, 319-391-03, and 319-391-04

PROJECT INFORMATION: *(Print or Type)*

A. PROJECT DESCRIPTION. Include additional pages if needed.

Parcel size: 15.58 acres

Total number of proposed base units: 120

Total number of units proposed with Density Bonus: 120

Consistent with the annual Orange County income limits [published](#) by the Department of Housing and Community Development (HCD), total number of units affordable to:

Extremely-Low Income Households: 6 Lower Income Households: _____

Very-Low Income Households: _____ Moderate Income Households: _____

Total number of:

Studio Units: 21 3-bedroom units: _____

1-bedroom units: 47 4 or more bedroom units: _____

2-bedroom units: 52

☐ The project includes a _____ square foot child care facility.

☐ The project is intended for a Special Needs Population. Please describe: N/A

Staff Use Only

ACCELA RECORD NUMBER: PLN-2024-00017

RELATED ENTITLEMENT NUMBER(S):
GPA No. 2024-01; ZC No. 2024-01; PD No.
2024-01; CUP Nos. 2024-03, 2024-04, and 2025-05

B. TYPE OF DENSITY BONUS. Check the box next to the type of Density Bonus requested:

☒ General Density Bonus

☐ Land Donation (that satisfies the requirements of California Government Code Subsection 65915(g)(1))

☐ Child Care Facilities (that satisfies the requirements of California Government Code Subsection 65915(h))

C. DEVELOPMENT INCENTIVES. Describe below all incentives or concessions the applicant requests pursuant to California Government Code Section 65915 *et seq.* Attach additional pages as necessary to fully describe each incentive or concession.

The applicant is entitled to one concession or incentive, and the applicant requests an exemption from Brea's Art in Public Places requirement.

The project also qualifies for unlimited waivers from development standards that would preclude construction of the project at the proposed density. The applicant requests waivers from: the rear setback requirement, height limit, and private and common open space requirements to accommodate the proposed 120 units. The applicant also requests a reduced parking ratio, as allowed by Cal. Gov. Code section 65915(p).

D. PARKING RATIOS. Indicate the number of required parking spaces Brea City Code Section 20.08.040.D and the number of proposed parking spaces. Please also provide this information on the site plan.

n.Number of Parking Spaces Required per the City Code (BCC 20.08.040.D): 242

Number of Parking Spaces Provided: 146

E. COMPLIANCE WITH CHAPTER 20.40 (AFFORDABLE HOUSING). Most housing developments are required to comply with the City's Affordable Housing Ordinance, which is codified as BCC Chapter 20.40 of the Zoning Code. Describe how the proposed project complies with the requirements of said chapter:

The proposed project will comply with the requirements of Chapter 20.40 (Affordable Housing) by reserving 5% of the total units (i.e., 6 units for extremely low-income households. The project will then qualify for four "incentives" listed in Table 20.40.060.B, in addition

to the unlimited waivers and one concession/incentive provided by the State Density Bonus (described above). Under the local "incentive" program, the applicant requests: deferral of development impact fees until issuance of the certificate of occupancy and modified landscaping regulations -- landscaped 5-foot perimeter, trees every 30 feet at interior property line, and one tree per five parking stalls.