



Planning Commission Agenda

Tuesday, March 25, 2025, 6:00 PM

COUNCIL CHAMBERS

1 Civic Center Circle

Brea, California 92821

Also via teleconference:

350 W Central Ave #455, Brea, CA 92821

Melanie Schlotterbeck, Chair

Blake Perez, Vice Chair

Tom Donini, Commissioner **Ted Gribble**, Commissioner **Bill Madden**, Commissioner

This agenda contains a brief general description of each item the Commission will consider. The Planning Division has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Division at (714) 990-7674 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 after distribution of the agenda packet are available for public inspection in the Planning Division 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 Commission

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

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks to 3 minutes. 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. Commission rules prohibit clapping, booing, or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Commission is in session. Thank you.

Written comments may be submitted in advance of the meeting by emailing planner@cityofbrea.gov. Written comments received by 3 p.m. on the day of the meeting will be provided to the Commission, 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 Planning at (714) 990-7674. Notification 48 hours before the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

The City of Brea shows a live broadcast of the Planning Commission meeting over the internet at <https://cityofbrea-net.zoom.us/j/89166452644>. Your attendance at the public meeting may result in the recording and broadcast of your image and/or voice as previously described.

ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS OF THE MEETING. PLEASE CONTACT THE CITY CLERK AT (714) 990-7756 FOR FURTHER INFORMATION ABOUT FILING AN APPEAL OR OBTAINING AN APPEAL APPLICATION.

1. GENERAL SESSION

1A. Call to Order/Roll Call - Commission

1B. Invocation

Pastor Tyler Lemen from Birch Street Friends Church

1C. Pledge of Allegiance

1D. Matters from the Audience

2. CONSENT CALENDAR

2A. General Plan Annual Progress Report 2024

- 1. Receive and file.

3. PUBLIC HEARINGS

3A. Conditional Use Permit No. 2025-01

A request to allow an upgrade of the existing off-site beer and wine alcohol license (Type 20) to a full off-site alcohol license (Type 21) at an existing convenience store (7-Eleven) located at 3310 E Imperial Hwy

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
- 2. Approve CUP No. 2025-01 to allow for an upgrade of the existing off-site beer and wine alcohol license (Type 20) to a full off-site alcohol license (Type 21) at the existing convenience store (7-Eleven), based on the findings and conclusions in the Resolution, and subject to the recommended Conditions of Approval.

3B. ZOTA No. 2025-01: Density Bonus Ordinance

An amendment to the Zoning Code to codify the State Density Bonus law

- 1. Adopt a resolution recommending the City Council to take the following actions:
 - Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
 - Adopt an ordinance approving ZOTA No. 2024-01, amending Title 20 of the Brea City Code by adding a new chapter (Chapter 20.42).

4. ADMINISTRATIVE ITEMS

4A. Committee Reports

4B. Informational/Project Updates

- 1. Receive and file.

5. ADJOURNMENT



Planning Commission Communication

A. General Plan Annual Progress Report 2024

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:00 PM	CONSENT CALENDAR Item: 2A.
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the 2024 General Plan and Housing Element Annual Report.

BACKGROUND

In 2003, the City of Brea completed a comprehensive update of the General Plan and included with this adoption was an Implementation Guide. The Implementation Guide is intended for use as the basis for preparing the Annual Report to the City Council on the status of the City's progress in implementing the General Plan goals and policies. State Government Code Section 65400 requires an annual report be given to the legislative body on the status of implementing the goals of the General Plan.

DISCUSSION

The City continued to implement the goals and policies of the General Plan in 2024, as outlined in Attachment A of this report. The annual report covers the period from January 1, 2024 to December 31, 2024. A few key achievements have been summarized below:

- In 2024, the City approved two Zoning Ordinance Text Amendments (ZOTAs), five Conditional Use Permits, one Tentative Parcel Map, one Tentative Tract Map, one Density Bonus Project, one Precise Development, eight Minor Conditional Use Permits, and seven Plan Reviews. These projects included improvements to existing properties, new commercial and residential developments, and updates to the City's Zoning Code.
- In 2024, the City issued building permits for 11 Accessory Dwelling Units (ADUs) and one single-family dwelling unit. The City has issued building permits for 37 residential units so far in the 2021-2029 housing cycle.
- Five grants and two loans were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
- On July 23, 2024, the Brea Planning Commission approved the South Brea Townhomes Project. Building permits for this project have been submitted and are currently under review by staff. This project will provide 32 for-sale residential units (including four Moderate Income units) towards the City's 6th Cycle Housing Element RHNA allocation.
- On March 19, 2024, the Brea City Council approved ZOTA No. 2023-04 for an Omnibus Zoning Code Update. The main goals of this code amendment were to provide internal consistency within the Brea City Code (BCC), modernize the BCC to be reflective to good planning practices, and achieve consistency with recent

State laws. Amendments were made to various chapters within Title 12 (Streets, Sidewalks, and Public Property), Title 18 (Subdivisions and Floodplain management), and Title 20 (Zoning Code).

- On May 21, 2024, the Brea City Council approved ZOTA No. 2023-02 for the Minor Conditional Use Permit (MCUP) Code Update. The main goals of this code amendment were to establish a MCUP review process to streamline the review of low-impact uses and minor modifications of existing standards, to provide standards for processing Public Convenience or Necessity (PCN) requests for alcohol licenses, and to provide other related updates such as minor revisions to land use definitions.
- The City kicked-off the Focused General Plan Update in 2024, along with a new specific plan for the Brea Core area. In 2024, the City focused its efforts on performing background research and conducting robust outreach (i.e. city-wide mailer, community survey, community open house, stakeholder interviews, General Plan Steering Committee meetings). The Focused General Plan Update is anticipated to be completed by the end of 2025.

On March 4, 2025, the Report was presented and accepted by the City Council. As required by the State law, staff will submit the Report to the respective State agencies prior to April 1, 2025.

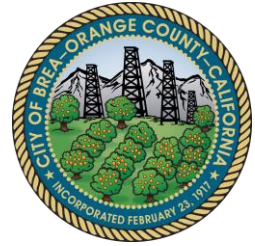
RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Graham Bultema, Assistant Planner

Attachments

[Attachment A - 2024 General Plan Annual Progress Report Memorandum.pdf](#)



Memorandum

Community Development Department

To: Mayor Stewart and City Council

From: Kristin Griffith, City Manager

Date: March 4, 2025

Re: General Plan Annual Progress Report for 2024

EXECUTIVE SUMMARY

In 2024, the City continued to implement the goals and policies identified in the General Plan adopted in August 2003. As required by Section 65400 of the California Government Code, the following is the annual report on the status of the General Plan implementation and on the progress in meeting the City's share of the Regional Housing Needs Assessment (RHNA) established through the Southern California Association of Governments (SCAG). The annual report covers the period from January 1, 2024 to December 31, 2024. Once accepted by the City Council, the report will be submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI). This report is due to HCD by April 1, 2025.

GENERAL PLAN IMPLEMENTATION

Under California law, each city and county must adopt a comprehensive, long-term General Plan with eight mandated elements, which includes land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. The City of Brea's General Plan was adopted in 2003 and is organized into five chapters addressing all eight required elements: Community Development, Housing, Community Resources, Community Services and Public Safety. Periodic amendments and updates are adopted to ensure the General Plan remains current. The most recent updates include amendment to the Public Safety Element in 2021 and the final adoption of the 6th Cycle Housing Element in 2022.

Exhibit A to this memorandum provides summary tables that provide the implementation status of the City's General Plan during the 2024 calendar year, organized by the five chapters of the General Plan. The Appendix A of the General Plan and Table HE-50 of the 6th Cycle Housing Element with Affirmatively Furthering Fair Housing Program Summary, which are Exhibits B and C of this memorandum, respectively, provides the overall direction and specific policies to be carried out to fulfill the City Council adopted goals. These documents should be referenced for specific information regarding Goals and Policies cited in the summary tables found in Exhibit A.

HOUSING ELEMENT IMPLEMENTATION

The Housing Element is a State-mandated chapter of the Brea General Plan that addresses the City's identified housing needs, and the only element in the General Plan that is required to be updated every eight years ("Planning Period"). The Housing Element describes, identifies, and analyzes the City's housing needs and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live or may live in Brea in a Planning Period.

The City's 2021-2029 Housing Element was re-adopted on August 16, 2022 and was certified by the California State Housing and Community Development Department (HCD) on September 8, 2022. The State requires cities to prepare the Housing Element annual report, separate from the General Plan annual report, which must be prepared on forms provided by HCD. The completed Housing Element Annual Progress Report is Exhibit D.

Regional Housing Needs Assessment (RHNA)

The City's RHNA allocation represents the number of housing units that the SCAG estimates will be necessary to accommodate the City's projected population growth for the 2021-2029 Planning Period. The City's RHNA allocation for the 2021-2029 Planning Period is 2,365 units which is divided into four income categories as indicated in Table 1 below:

Table 1: 2021-2029 RHNA by Income Categories		
Income Category	Income Range for a Household of Four**	2021-2029 RHNA
Very Low-Income ($< 50\%$ of AMI*)	$< \$78,900$	669
Low-Income (51% to 80% of AMI)	$\$78,901 - \$126,250$	393
Moderate-Income (81% to 120% of AMI)	$\$126,251 - \$154,800$	403
Above Moderate-Income ($>120\%$ of AMI)	$> \$154,800$	900
Total RHNA Allocation		2,365 units

*Orange County 2024 Area Median Income (AMI) for a family of four was \$129,000

**Updated to reflect 2024 income ranges

In 2024, the City issued 12 building permits for new housing units. One permit was issued for a single-family residence and 11 permits were issued for Accessory Dwelling Units (ADUs). Three of the ADUs were categorized as Moderate-Income and nine were categorized as Above Moderate-Income for the City's RHNA allocation based on information provided by the applicants. Table 2 below provides the RHNA income categories, total RHNA allocation, permits issued, and remaining RHNA allocation.

Table 2: Building Permits Issued					
Income Category	RHNA Allocation for 2021-2029 Planning Period	Permits Issued in Previous Years (2021-2023)	Permits Issued in 2024 (current reporting year)	Total Permits Issued to Date	Remaining RHNA Allocation
Very Low- Income	669	0	0	0	669
Low-Income	393	0	0	0	393
Moderate-Income	403	0	3	3	400
Above Moderate-Income	900	25	9	34	866
TOTAL	2,365	25	12	37	2,328

In addition to the housing units that were issued building permits this year, there are other housing projects that are currently in various stages of review in the City as follows:

- Brea Mall Mixed-Use: Approved by City Council in May 2023, this project includes a 380-unit apartment building. The associated building permits for the proposed apartment building are currently under review and permits are expected to be issued in Spring 2025.

- **Brea Plaza Living:** This project includes a new 120-unit apartment building at the northwest corner of the Brea Plaza Shopping Center. The project is currently under Planning entitlement review and Planning Commission/City Council reviews are anticipated in Spring 2025.
- **Greenbriar Residential Development:** This project proposes a 179-unit townhome development at the former Mercury Insurance office site, located directly north of Brea Plaza Shopping Center. The project is currently under Planning entitlement review and Planning Commission/City Council reviews are anticipated in Spring 2025.
- **Jamboree Permanent Supportive Housing:** The City executed an agreement with Jamboree Housing Corporation in 2024 for a new 39-unit permanent supporting housing project at 323 N. Brea Boulevard. Review of this project is currently underway and construction is expected to start late 2025/early 2026.

Affordable Housing Funds

The City has two funds that account for revenues received and expenditures made for affordable housing – The Affordable Housing Trust Fund and the Housing Successor Fund. The Housing Successor Annual Report for fiscal year 2023-2024 is included as Exhibit E.

Exhibits

- A. Summary Tables of General Plan Implementation Status
- B. Appendix A of the General Plan - Implementation Guide
- C. Housing Implementation Program Summary & Affirmatively Furthering Fair Housing Program Summary
- D. 2024 Housing Element Annual Progress Report
- E. Housing Successor Annual Report FY 2023-2024

EXHIBIT A

SUMMARY TABLES OF GENERAL PLAN IMPLEMENTATION STATUS FOR 2024

TABLE 1 General Plan Community Development Chapter		
Element	Goal/Policy	Achievement
Community Development		
Circulation, Infrastructure	CD-1.9	<p>Throughout 2024, the City completed or initiated a number of Capital Improvement Projects (CIP) to implement a safe and efficient circulation system that offers a variety of mobility choices throughout the Community. Below are highlights from the 2024 calendar year:</p> <ul style="list-style-type: none"> • The State Route 57 Freeway & Lambert Road Interchange Project completed the construction phase of the bridge reconstruction and saw progress towards the completion of the landscape phase in 2024. Upon full project completion, this project will provide much needed traffic congestion relief by reconfiguring the on and off ramps at Lambert Road. • The City continued to seek out grant opportunities to extend the Tracks at Brea to the western City limits and ultimately the larger regional trail system. The trail system provides an integrated and safe bicycle and pedestrian network. • The City continued to participate in the Regional Transportation Signal Synchronization Program (TSSP). The TSSP provides grant funds for cities to make traffic signal timing adjustments to improve safety and efficiency on key arterial highways in the County. The Lambert Road Traffic Signal Synchronization Project is currently in the design phase that is focused on achieving these goals. • The City also continued annual traffic compliance and routine maintenance of the street network per the CIP program and the Pavement Management Plan. A number of areas of the City were rehabilitated through the CIP program including portions of the Country Hills Subdivision, various locations within South Brea, as well as multiple locations as part of the Citywide slurry seal and concrete programs. • Efforts to improve facilities and infrastructure components were facilitated through the City's CIP program. During 2024, Public Works Department coordinated and completed several infrastructure and facilities projects including the replacement of the water supply lines for Country Hills Subdivision; completion of water, sanitary sewer, and paving improvements within South Brea; and traffic signal and traffic calming improvements in the Cliffwood Neighborhood.
	CD-2.3	
	CD-2.5	
	CD-3.1	
	CD-4.4	
	CD-6.4	
	CD-10.1	
	CD-10.4	
	CD-10.5	
	CD-11.1	
	CD-11.2	
	CD-11.3	
	CD-11.11	
	CD-12.5	
	CD-12.6	
	CD-13.1	
	CD-13.2	
	CD-13.3	
	CD-14.1	
	CD-15.3	
	CD-18	
	CD-19	
	CD-26.3	
	CD-27.1	
	CD-27.4	
	CD-27.5	
	CD-28.1	
	CD-28.2	
	CD-28.3	

TABLE 1 General Plan Community Development Chapter		
Element	Goal/Policy	Achievement
Community Development		
Land Use	CD-1 CD-2.1 CD-2.2 CD-3 CD-3.1 CD-4.2 CD-4.5 CD-4.6 CD-4.8 CD-9.3 CD-9.5 CD-5.1	<p>The Zoning Code is a tool used to implement the goals and policies of the General Plan. Development projects consistent with the General Plan continued to be approved in 2024. The City approved two Zoning Ordinance Text Amendments, five Conditional Use Permits, one Tentative Parcel Map, one Tentative Tract Map, one Density Bonus Project, one Precise Development, eight Minor Conditional Use Permits, and seven Plan Reviews. These projects included improvements to existing properties, new commercial and residential developments, and updates to the City's Zoning Code.</p> <p>The focused General Plan Update is currently underway and is expected to be completed at the end of 2025.</p>
Economic Development	CD-1.3 CD-1.6 CD-1.11 CD-23.1 CD-23.2 CD-23.4 CD-24.1 CD-24.2 CD-24.3 CD-24.4 CD-24.5 CD-25.1 CD 26 CD-26.3	<p>In 2024, the City launched <i>Experience Brea</i>, a comprehensive economic development campaign, designed to showcase the City's thriving business community, premier shopping destinations, vibrant cultural arts scene, and more.</p> <p>The City continues to celebrate the local business community by announcing the opening of new businesses in print and digital media, along with recognizing exceptional businesses on a quarterly basis through the Business of the Quarter Recognition Program. This program highlights businesses for their achievements in various categories, such as innovation, stewardship, and longevity.</p> <p>The City has continued to strengthen partnerships with the Orange County Small Business Development Center (SBDC) Small Business Administration (SBA); Orange County Workforce Solutions; the Orange County Business Council; and the Brea Chamber of Commerce. In an effort to reach a broader audience, the City revitalized its in-person Small Business Clinic in partnership with the SBDC. Due to popular demand, the City will continue this clinic, as well as provide additional trainings for the business community, in 2025.</p> <p>The Economic Development Division staff have acted as a concierge to various business owners interested in opening a location in the City or ones who have additional questions about various regulations. Staff have also assisted property owners or commercial real estate brokers in identifying potential tenants for vacant properties to facilitate economic opportunities.</p>

TABLE 1 General Plan Community Development Chapter		
Element	Goal/Policy	Achievement
Community Development		
		<p>As part of the Economic Development Division’s goal to enhance the local workforce, the City – as an employer – achieved the Top Workplaces Certification in 2024. This award honors the City’s commitment to building an outstanding workplace.</p> <p>The City is an active participant in the Orange County Planning Collaborative, the International Council of Shopping Centers, the California Association of Local Economic Development (CALED), and a North Orange County regional working group consisting of representatives from neighboring cities’ Economic Development teams.</p> <p>The City continues to attend the International Council of Shopping Centers (ICSC) conference in an effort to meet with property owners, real estate representatives, and businesses looking to locate in Brea. Available sites in the City were showcased by staff.</p>
Growth Management	CD-27.1 CD-27.2 CD-28.1	The City continued to partner with other agencies in order to accomplish inter-jurisdictional projects that plan for future growth. The City of Brea has partnered with the City of La Habra, Caltrans, and OCTA on the Lambert Road Traffic Signal Synchronization Project that plans to synchronize 25 signals along Lambert. This project is currently in the design phase, and has the goal of achieving signal synchronization across a major corridor within Orange County.

TABLE 2 General Plan Community Resources Chapter		
Program	Goal/Policy	Achievement
Community Resources		
Parks and Open Space	CR-1.1 CR-1.2 CR-1.3 CR-1.4 CR-3.6 CR-2.2 CR-3.2	<p>The City's CIP program for 2024 included the Arovista Park Modernization Project and the Tamarack Parking Lot Asphalt Rehabilitation Project. Arovista Park construction began in 2024 and the project scope includes expansion of the playground to add all accessible play amenities, improvements to the Tracks at Brea trail system, a restroom facility, amphitheater, parking lot improvements, sports courts, and new pickleball courts.</p> <p>The Tamarack Parking Lot Asphalt Rehabilitation Project will provide enhancements to existing public park facilities. This project progressed in design in 2024, moving the project closer to implementation.</p> <p>Following a 20-year partnership, the State of California opted out of continuing oversight of the Olinda Oil Museum and its volunteer docents. The City assumed operational oversight of this historic amenity on November 1, 2023, and continues to offer tours and educational opportunities of Brea's oil history to visitors.</p>
Trails	CR-6 CR-6.3 CR-6.4 CR-6.5 CR-6.6 CR-7.1 CR-7.2 CR 7.3	<p>The City continues to seek partnering and funding opportunities to extend the Tracks at Brea to connect to the larger regional trail systems. The trail system provides an integrated and safe bicycle and pedestrian network. Negotiations are underway with Union Pacific for land acquisition by the City for the extension.</p> <p>The City completed the concept design and community outreach efforts with the consultant for a portion of the Western Extension (end of Segment 2/Brea Canyon Flood Control Channel to Berry Street) funded by a San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) grant.</p>
Wildlife Habitat	CR-8.2 CR-9.2 CR-9.3 CR-9.4	The City continued to assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations, and require appropriate mitigation for all significant impacts if impact avoidance is not possible.
Scenic Resources	CR-10.3 CR-10.4 CR-10.5	The City continued to assess development proposals for potential impacts to significant natural resources pursuant to the CEQA.

TABLE 2 General Plan Community Resources Chapter		
Program	Goal/Policy	Achievement
Community Resources		
Water Conservation, Air Quality	CR-9.3 CR-11 CR-11.4 CR-11.5 CR-11.6 CR-12 CR-12.1 CR-12.2	Approximately 969 catch basins and storm drains and 50 miles of main sewer lines were cleaned to maintain compliance with the National Pollution Discharge Elimination System (NPDES). Where appropriate, the City will seek funding to continue to modernize the system to accommodate growth in the City.
Historic Resources	CR-14 CR-15	<p>Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. There is a total of 20 properties in Brea that participate in the Mills Act program. Currently, there are 59 historic resources on the Historic Resource Register.</p> <p>The City initiated the Mills Act Annual Compliance program in 2024 and started the process to provide the Council with an annual report going forward with updates on Mills Act properties and compliance with their contracts.</p>

TABLE 3 General Plan Community Services Chapter		
Program	Goal/Policy	Achievement
Community Services		
Human Services, Recreational Services, Education Services, Library Services	CS-1 CS-1.2 CS-1.3 CS-1.4 CS-1.5 CS-1.6 CS-1.7 CS-2.3 CS-2.5 CS-3.4 CS-3.5	<p>The Brea Community Center (BCC) offered a variety of programs in 2024. Programs include the After-School Program, Day Camp, Teen Zone, facility rentals, Brea Fitness Center, youth and adult sports, Tiny Tots preschool program, Kid Watch babysitting, and contract classes.</p> <p>In addition to providing a variety of extensive programming meant to meet the needs of the community, the Brea Resource Center had some additional and unique achievements in 2024:</p> <ul style="list-style-type: none"> • The Brea Resource Center continued their partnership with the HOPE Center which provides County-wide deployment of specialized homeless outreach liaisons to offer support and resources to unhoused individuals throughout Brea. • The Resource Center will begin developing programs utilizing National Opioid Settlement (NOS) Funds centered on prevention of opioid use, treatment and support for opioid users and their families, and implementing strategies to abate the opioid epidemic. <p>The Brea Senior Center continues to offer a variety of programs and services, including presentations, nutritional programs, transportation services, daily programming, travel excursions, and fitness classes. Following the completion of the Senior Center Feasibility Study in 2023, staff is exploring outreach efforts geared towards prioritizing any facility improvements.</p> <p>The City continues to offer community-favorite events, such as the Nutcracker and Spring Craft Boutiques, the 4th of July Country Fair, Movies Under the Stars, Brea Fest, Veterans Day Ceremony and Annual Tree Lighting Ceremony. These events continue to contribute to Brea's "small town" charm.</p>
Cultural Arts	CS-5.1 CS-5.2 CS-5.3 CS-5.4 CS-5.6 CS-5.10 CS-5.11 CS-5.12 CS-6.1 CS-6.3	<p>Following the completion of the Cultural Arts Master Plan in 2023, the Cultural Arts Commission has begun prioritizing the implementation of Master Plan findings.</p> <p>One art piece was added to Brea's Art in Public Places (APP) Collection in 2024 and there is now a total of 190 sculptures throughout the City.</p>

Cultural Arts		<p>In 2024, the Curtis Theatre hosted a youth theatre program which attracted approximately 350 youth participants. The Theatre also produced five summer concerts which were attended by hundreds of people over six weeks.</p> <p>The Brea Gallery hosted four exhibitions in 2024. In conjunction with these exhibits, the Gallery operated a gift shop made up of products from local artists/makers, as well as hosted art workshops for the public.</p>
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TABLE 4 General Plan Public Safety Chapter		
Program	Goal/Policy	Achievement
Public Safety		
Emergency Services and Safety	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6 PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Police Department and Fire Department continued to meet with staff throughout 2024 to identify impacts on new development and are involved with the plan check process providing input and conditions related to public safety concerns. The Police Department also continued to provide support and expertise to the Traffic Committee.</p> <p>The Brea Police Department is committed to addressing quality of life issues and serving our homeless population through its partnership with the NOCPSC and the HOPE Center. On October 2, 2023, the Police Department transitioned its primary response to all non-emergency, non-criminal, and homeless-related calls for service to the HOPE Center and continued to partner in 2024. The HOPE Center answers applicable homeless-related calls for service at its dispatch center (Monday to Friday, 7:15 AM to 5:15 PM). The Hope Center is staffed by Regional Outreach Workers employed by the cities of Brea, Buena Park, Cypress-La Palma (shared), Fullerton, La Habra, Placentia, and Stanton. The NOCPSC Chair and Vice Chair review monthly call data to determine future staffing needs, including the possibility of weekend operations. The Police Department maintains a dedicated full-time Homeless Liaison Officer (HLO), who collaborates with the Regional Outreach Workers and HOPE Center staff to respond to nonemergency, non-criminal, and homeless-related calls for service. The City supports efforts to seek ongoing Federal, State, and other funding to maintain and expand HOPE Center Resources, Staff, and Hours of Operation.</p> <p>In 2024, the Police Department continued their commitment to offsite professional development workshops hosted by Messina and Associates to all full- time staff. These sessions were not only designed to develop each attendee, but also to gain valuable feedback on ways to improve efficiencies within the Police Department. The Police Department will continue workshops to include a team building workshop for all of staff in early 2025. Lastly, the Police Department is affording professional coaching opportunities to managers and executives. The Department continues to explore additional ways to provide professional opportunities to staff.</p>
Emergency Services and Safety, continued	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6	<p>Under the Police Chief's direction, a Health & Wellness Unit was founded in November 2022, to explore resources and services that can be implemented to create a culture of wellness. In 2024, this team continued to focus on the four pillars of wellness, which include mental health, fitness, resilience, and nutrition.</p>

TABLE 4 General Plan Public Safety Chapter		
Program	Goal/Policy	Achievement
Public Safety		
	PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Department received grant funding for \$41,422.88 in February 2023, through the California Board of State and Community Corrections (BSCC) Officer Wellness and Mental Health Grant Program. The Department also received \$196,762 in federal funding under the Department of Justice Law Enforcement Mental Health and Wellness Act (LEMHWA) Program. In 2024, the team used these grant funds to support the wellness pillars. Examples of ongoing projects that made progress in 2024 included hosting onsite resiliency training, peer support training, and acquiring new workout equipment for the Civic Center Gym.</p> <p>Volunteer services remained strong in 2024. The Brea Police Explorers and Volunteers in Police Service (VIPS) continued to provide thousands of hours of service to the City. The Department has also brought back the popular Citizen Academy which continued throughout 2024.</p> <p>The Police Department continued to participate in public events around the City in 2024. The Police Department hosted Coffee with a Cop, National Night Out, neighborhood watch meetings, and continued presence at other City-sponsored events.</p> <p>The Police Department has been working on the Integrated Crime Center (ICC) for several years, seeking various funding sources. In July 2023, the Department applied for the Board of State and Community Corrections Organized Retail Theft Prevention Grant Program. On September 14, 2023, the Department was awarded full funding in the amount of \$5,941,357 for the program. Funds were made available in October 2023.</p> <p>After negotiating contracts and navigating the purchasing process, the Police Department began implementing grant-funded technology products in January 2024. The first was the installation of several large video storage servers, along with a video management system (VMS) that incorporated all existing City-owned cameras from previously disparate systems. The VMS also brought online 200 pre-existing intersection vehicle detection cameras that had never been recorded before.</p> <p>The Police Department worked with contractors to install and commission 42 fixed automated license plate reader (ALPR) cameras at 12 locations throughout the City. These ALPR cameras began generating investigative leads almost immediately. The Department is working with contractors, vendors, governmental agencies, and various developers and property owners throughout the City to expand the network.</p>

TABLE 4 General Plan Public Safety Chapter		
Program	Goal/Policy	Achievement
Public Safety		
		<p>The Police Department applied for and received approval for various certifications and waivers from the Federal Aviation Administration (FAA) in 2024 to operate a drone program. The Police Department selected 10 UAS (drone) pilots who underwent training and received FAA certification to become licensed drone pilots. The Police Department purchased and has begun to deploy several small “tactical” field-deployed drones and recently received approval from the City Council to build a DFR program with larger drone aircraft and a dedicated, full-time, grant-funded Police Officer pilot.</p> <p>Fire Department highlights from 2024 includes starting two new CERT classes, participating in the Police and Fire Games at Brea Canyon High School, hosting the Annual Fire Services Day, and attending numerous public education events.</p> <p>The Fire Department also continued to lead community outreach events and collected approximately 5,000 toys for the Brea Fire Department Holiday Toy Drive in 2024 in partnership with the Boys and Girls Club.</p> <p>The Fire Department responded to 4,896 calls for emergency fire or medical services in 2024. The Fire Department purchased three ambulances and hired 16 Ambulance Operators for the launch of the first ever Brea Fire in-house ambulance program which will be going live in early 2025.</p>
Hazards Management	PS-4.1 PS-4.4	The Fire Department, in conjunction with OC Environmental Health, continued to ensure that hazardous materials used in businesses and industries are properly held and provide education and information to the community for commonly used hazardous material.
Wildland Fires	PS-6.2 PS-6.3 PS-6.4	<p>In 2024, Fire Department personnel were deployed on one strike team and ten single-resource deployments out of the area, and one strike team deployment in Orange County.</p> <p>The Fire Department distributed over 5,000 Wildland pamphlets to residents in high fire severity zones. This mailer reminds and educates homeowners to be diligent in their weed abatement and clearance of hazards on their property. The Fire Department also implemented a weed abatement inspection and enforcement program which replaced the complaint-based system formerly in place.</p>

TABLE 4 General Plan Public Safety Chapter		
Program	Goal/Policy	Achievement
Public Safety		
Geologic and Seismic Considerations	PS-8.3 PS-8.4 PS-8.6	<p>The City continued to promote earthquake preparedness in the community with periodic earthquake awareness programs (such as “The Great Shake Out”).</p> <p>The City continued to require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers where appropriate to minimize damage from earthquakes and other geologic activity.</p>
Noise	PS-9.1 PS-9.2 PS-9.4 PS-11.3	<p>Through the review of development proposals, the City ensured that new development is exposed to acceptable noise levels.</p> <p>The City continued to enforce noise regulations to protect the community from excessive noise levels from stationary sources.</p>

TABLE 5 General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Single-family Rehabilitation Program	HE-1.2 HE-1.3	In 2024, five grants and two loans were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
Multi-Family Acquisition and Rehabilitation	HE-2.0	In accordance with the City's 2021-2029 Housing Element, the City is in the process of identifying apartments in need of rehabilitation, especially for long-term affordable rental housing.
Preservation of Assisted Housing	HE-1.5	The City continued to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
Section 8 Rental Assistance Program	HE-4.0	The City continued to partner with the County of Orange to share information about the Section 8 Rental Assistance wait list re-opening.
Affordable Housing Ordinance	HE-2.2 HE-3.1 HE-3.4	The City continued to implement its updated affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability, providing affordable units to Extremely Low, Very Low, Low, and Moderate-Income households.
Density Bonus Incentives	HE-6.0	The City continued to implement its updated affordable housing ordinance which includes State Density Bonus provisions. In 2024, the City developed an informational brochure highlighting density bonus provisions for housing developers, and is currently in the process of drafting a Density Bonus ordinance.
Affordable Housing Development Assistance and Implementation Guide	HE-7.0	The City has an Affordable Housing Implementation Guide available on the City website for the development community to serve as a directory for developers interested in creating affordable housing. The benefits of housing incentives are outlined, as well as the City's development flow chart.
Land Use Element and Sites Inventory	HE-8.0	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code for by-right development on rezone sites addressing a lower income RHNA shortfall and reuse sites from the 5 th Cycle (Focused Development Sites 1, 2, & 3) that include a minimum of 20 percent lower income units. The City continues to maintain a current inventory of residential/mixed-use sites (Housing Opportunity Sites).

TABLE 5 General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Lot Consolidation Program	HE-8.0a	In accordance with the City's 2021-2029 Housing Element, the City is in the process of conducting research for a future Lot Consolidation Ordinance to codify incentives for Housing Element sites. A survey was sent out in late 2024 to property owners of Housing Opportunity Sites to elicit feedback and identify incentives that property owners could utilize to facilitate lot consolidation of properties into larger development sites for future residential development. As the research process continues, staff will utilize the results of this survey towards the ordinance update.
Replacement Housing Program	HE-8.0b	The City continued to implement its updated affordable housing ordinance which includes guidance specifying that any residential project that results in the displacement of existing affordable units shall be required to replace each displaced affordable unit at the same or greater level of affordability of the existing unit, in addition to providing the number of affordable units required by the Affordable Housing Ordinance.
Brea Core Plan	HE-9.0	In accordance with the City's 2021-2029 Housing Element, the City initiated the process of developing the Brea Core Specific Plan in early 2024. This work effort is underway alongside the focused General Plan Update. This work program is expected to be completed at the end of 2025.
Accessory Dwelling Units	HE-1.1 HE-2.4 HE-3.5	The City continued to promote the development of Accessory Dwelling Units (ADU) as a form of multi-generational and affordable housing. In 2024, 11 building permits were issued for ADUs in the City.
Publicly-Owned Land for Affordable Housing	HE-11.0	On June 28, 2024, the City of Brea and Jamboree Housing Corporation executed a Disposition, Development, and Loan Agreement for a permanent supportive affordable housing project at 323 North Brea Boulevard. This project will serve 38 Extremely Low-Income households.
Annexation of Sphere of Influence	HE-12.0	On August 16, 2022, Brea City Council adopted Ordinance No. 1229, an Ordinance of the City of Brea approving Zone Change No. 2022-01 for the Brea 265 Specific Plan identified in the City's 6 th Cycle Housing Element. The annexation of the subject property was recorded November 10, 2022.

TABLE 5 General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Objective Development Standards and Administrative Approval Process	HE-13.0	<p>On February 1, 2022, Brea City Council adopted Ordinance No. 1223, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-02, to amend Title 20, Chapter 20.260 of Brea City Code regulating the PD (Precise Development) Zone within the City of Brea to facilitate housing by replacing the Precise Development Review with an Administrative Plan Review process for permitted by-right code compliant housing development.</p> <p>This ZOTA was funded by the SB 2 PGP, with the purpose of facilitating housing development and streamlining the review process for by-right, code compliant, housing development.</p>
Updated Parking Standards	HE-14.0	<p>On November 2, 2021, Brea City Council adopted Ordinance No. 1222, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-01, to amend Title 20, Chapter 20.08 of Brea City Code regulation exceptions and modifications to the minimum off-street parking requirements for multi-family residential development within the City of Brea.</p> <p>This ZOTA was funded by the SB 2 PGP, with the purpose of updating parking standards to meet the contemporary needs of multi-family development and remove the public hearing review requirements for multi-family residential projects seeking an off-street parking modification.</p>
Zoning Text Amendments for Special Needs Housing	HE-15.0	<p>On August 15, 2023, Brea City Council adopted Ordinance Nos. 1241 and 1242, approving Zone Change Nos. 2023-01 and 2023-02 to create a permitted land use table allowing small state licensed RCF as permitted by right in MU zones, small employee housing as permitted by right in R zones, and specific incentives for projects with ELI units.</p> <p>Zone Change No. 2023-01 also revised standards for emergency shelters to align with State law.</p>
CEQA Exemptions for Infill Projects	HE-4.0 HE-4.4	The City continued to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.
Fair Housing Program	HE-2.6 HE-5.1 HE-5.5	The City continued to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments and on the website.

TABLE 5 General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Housing Accessibility	HE-3.1 HE-5.0 HE-5.4	The City continued to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.
Senior Housing Opportunities	HE-2.5 HE-5.3 HE-5.4	The City supports a range of housing options to address the diverse needs of Brea's growing senior population. The City continued to conduct outreach with the senior population to ensure their voices are heard.
Housing Opportunities for Persons Living with Developmental Disabilities	HE-20.0	The City continued to support a range of housing options for persons with developmental disabilities by working in cooperation with the OCRC to publicize information on available resources for housing and services.
Veteran and Homeless Assistance	HE-21.0	The City continued to support housing and supportive services for veterans and persons experiencing homelessness by promoting housing and supportive services for veterans by partnering with housing and service agencies through the Brea Resources Center, supporting North County Navigation Centers in providing shelter and services to the homeless; and providing street outreach through the HOPE Center.
Prioritization of Sustainable Housing Projects	HE-22.0	The City continued to prioritize projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walk score.
Green Building	HE-6.1 HE-6.3 HE-6.4	The City continued to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
Energy Conservation	HE-24.0	The City continued to evaluate and implement activities to support clean energy and energy efficiency solutions in Brea's Housing.
Healthy Communities	HE-1.1 HE-1.4 HE-5.5 HE-6.4 HE-6.5 HE-6.6	The City completed the Active Transportation Plan in 2020 to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity and is making progress to move towards Phase Two. Phase Two will include land use planning efforts with full community engagement (Brea Core Specific Plan). The focused General Plan Update is currently underway and is expected to be completed at the end of 2025.

EXHIBIT B

Appendix A

IMPLEMENTATION GUIDE

THE CITY OF
BREA
GENERAL PLAN



Appendix A

IMPLEMENTATION GUIDE



The General Plan Implementation Guide provides a guide to implement adopted General Plan policies and plans for City elected officials, staff and the public. The purpose of the Implementation Guide is to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions.

Each implementation measure is a program, procedure, or technique that requires additional City action. This action may either occur on a City-wide basis, or in individual subareas. Some of the implementation measures are processes or procedures the City currently administers on a day-to-day basis (such as development project review), while others identify new programs or projects that will become day-to-day planning activities in Brea. The City Council, by relating the Implementation Guide to the General Plan, recognizes the importance of long-range planning considerations and budgeting to such day-to-day activities. Implementation of the specific programs will be subject to funding constraints.

The Implementation Guide is organized into five subsections that correspond to the General Plan Chapters. Each of the subsections is comprised of programs that directly relate to the policies and plans of the corresponding General Plan element.

Use of the General Plan Implementation Guide

The Implementation Guide is intended for use as the basis for preparing the Annual Report to the City Council on the status of the City's progress in implementing the General Plan, as described in Section 65400 of the California Government Code. Because many of the individual actions and programs described in the Implementation Guide act as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the application of the mitigation measures as

required by AB 3180. This Implementation Guide should be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION I: LAND USE									
Citywide									
CD-1.1 CD-1.2 CD-1.4 CD-1.5 CD-1.9 CD-1.11 CD-4.4 CD-6.6	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the updated ordinance and map over time. Use redevelopment set-aside funds and other funding mechanisms to assist with the development of work force housing.	Development Services Economic Development	General fund Redevelopment	By the end of 2004; Ongoing					
CD-1.3 CD-1.6	Structure zoning ordinance use regulations to allow a broad range of commercial and industrial businesses. Create partnerships with the Chamber of Commerce and other local organizations to attract new businesses to the community.	Economic Development	General fund	Ongoing					
CD-1.7 CD-1.8	As part of a development impact fee program, collect funds for the acquisition and improvement of trails shown on Figure CR-2 of the Community Resources Chapter. Require developers to provide the open space linkages and trails shown on Figure CR-2 of the Community Resources Chapter.	Development Services	Impact fees	Establish program by end of 2005; Ongoing					
CD-1.10	Revise zoning regulations for residential zones to ensure maximum preservation of open space resources. Cooperate with conservation agencies in their efforts to acquire open space. Cooperation may include partnering City funds with private sources for strategic open space acquisitions.	Development Services	General fund Mitigation payments	Revise ordinance by end of 2004 Ongoing					
CD-1.13	Conduct a study to determine whether existing residential zoning regulations adequately address the suitability of additions to existing residential units, the bulk of residential development, particularly as it pertains to established neighborhoods. If the study points toward a need to revise standards, revise standards accordingly.	Development Services	General fund	By the end of 2004					
CD-1.12	Continue the use of the City’s housing rehabilitation loan program and NEIGHBORHOOD ENHANCEMENT PROGRAM.	Economic Development	Redevelopment Funds; Community Development Block Grants (CDBG) funds	Ongoing					
CD-1.14	Authorize funds annually and identify necessary staff resources to allow continued implementation of the Neighborhood Preservation Ordinance.	Development Services	General Fund Redevelopment Funds	Annually					
Focus Areas: Northwest Neighborhoods									
CD-2.1	Develop and adopt design guidelines for residential development.	Development Services	General fund	By the end of 2005					
CD-2.2	For all new residential development proposals, require that street and/or pedestrian connections are provided between existing development that abuts the new development and that new development.	Development Services	Application fees	Ongoing					
CD-2.3 CD-4.3	Study the recommendations of the <i>Street Design and Traffic Calming Recommendations for Neighborhoods 4 and 6 in the City of Brea, CA</i> study, and prioritize recommended improvements. Identify where such traffic calming devices could be effective in reducing speeds on other residential streets.	Development Services Economic Development	General fund; CIP funds Redevelopment funds	Complete analysis by 2006; implement improvements as funds available					
CD-2.4	Continue to implement City ordinances regulating street trees and landscaping.	Development Services Maintenance	General fund	Ongoing					

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-2.5	Utilize grant and loan programs to assist small businesses with façade enhancements.	Economic Development	Redevelopment funds; Community Development Block Grants (CDBG) funds	Ongoing					
CD-3.1 CD-3.2 CD-3.6	Enhance and emphasize Puente and Berry Streets as primary pedestrian routes to Central Avenue by enhanced landscaping and improved pedestrian safety. Investigate the feasibility of establishing daily, regularly scheduled transit service throughout the Northwest neighborhood and other areas of the City with concentrations of older residents and others that rely heavily on public transit.	Development Services Development Services, OCTA	Capital Improvement Program (CIP) funds OCTA Federal grants	Ongoing; Investigate by end of 2005, implement as needed					
CD-3.2	Investigate the feasibility of establishing daily, regularly scheduled transit service throughout the Northwest neighborhood. With redevelop of commercial sites within the area, consider establishing a senior center as part of any mixed-use development.	Development Services, OCTA Economic Development Department	OCTA Federal grants Redevelopment funds	Investigate by end of 2005, implement as needed; As development is proposed					
CD-3.4	Work with Chamber of Commerce to help encourage local retail businesses to market and serve residents in the Northwest area.	Economic Development, Chamber of Commerce	General Fund	Ongoing					
CD-3.5 CD-4.2	Extend the Downtown directional signage program to Central Avenue. Establish streetscape/landscape design plans for Central Avenue and Puente and Berry Streets consistent with the Public Realm Urban Design Palette in the Community Development Chapter.	Development Services	Redevelopment funds Capital Improvement Program (CIP) funds	By 2004; By 2006					
Focus Areas: Downtown Brea									
CD-4.1	Use the City's Business and Attraction Program to help diversify the mix of Downtown businesses by attracting new businesses and expanding existing businesses.	Economic Development	General fund	Ongoing	CD-21.1 CD-21.3 CD-21.6 CD-22.1 CD-22.2 CD-22.4 CD-22.5 CD-23.1				
CD-4.4	Revise zoning regulations to be consistent with the Land Use Plan of the General Plan, which plans for mixed-use development along the Brea Boulevard and Birch Street corridors.	Development Services	General fund	By the end of 2004					
CD-4.5 CD-4.6	Ensure Birch Street Streetscape Improvements include signage and landscape links between Downtown and Civic Center/Brea Mall area, as well as public plaza areas.	Development Services	Capital Improvement Program (CIP) funds	By 2004					
CD-4.7	Work with Cultural Arts Commission and Recreation Services to promote Brea's heritage through artwork, signs, preservation, recreation programs, events, and historical structures throughout the City and in City park lands. Use Federal, state, non-profit, and private programs and resources to promote Brea's historic resources.	Cultural Arts Commission, Recreation Services	General fund	Ongoing	CD-5.6		CR-14.7 CR-14.8 CR-14.9 CR-15.3 CR-15.5 CR-15.6	CS-5.1 CS-5.2 CS-5.4 CS-5.6	
CD-4.8	Conduct a study to determine whether a trolley system that serves Downtown Brea and surrounding areas is feasible.								

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
Focus Areas: Historic Brea									
CD-5.1 CD-5.2	Establish streetscape/landscape design plans for South Brea Boulevard and Historic Brea that complement the existing historic environment and resources. Ensure plans are consistent with the Public Realm Urban Design Palette in the Community Development Chapter.	Economic Development	Capital Improvement Program (CIP) funds	By 2006					
CD-5.3	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the updated ordinance and map over time. Continue to implement the Neighborhood Enhancement Plan allowing for various rehabilitation programs.	Community Services, Economic Development							
CD-5.4 CD-5.6 CD-6.1 CD-6.5	Update and amend the Brea Towne Plaza Specific Plan to include updated standards on design guidelines for commercial development for South Brea Boulevard that respect and complement the historic character of surrounding neighborhoods.								
CD-6.2	Encourage ownership housing types such as condominiums and townhouses within in the Mixed Use III area in South Brea Boulevard.								
CD-5.5 CD-5.7	Investigate the potential of creating historic districts, conservation districts, and/or preservation overlay zones within the City. Amend the Historic Preservation Ordinance in developing criteria for district designation and include appropriate regulations to safeguard historic resources within the delineated district.	Development Services	General fund,	Investigate by end of 2005			CR-14.2		
Focus Areas: Carbon Canyon and Olinda Village									
CD-7.1 CD-7.3 CD-7.4 CD-8.2 CD-8.3 CD-8.7	Update and continue to implement the Brea Hillside Management Ordinance. Implement the Hillside Development Policy within the Land Use Section of the General Plan.	Development Services, Fire and Police Services	Development fee, Environmental impact mitigation	By the end of 2004; Ongoing					
CD-7.2	Require development proposals, particularly in sphere of influence and hillside areas to preserve, restore, and enhance existing wildlife corridors, habitat, and roadway crossings.	Development Services	Development fee, Environmental impact mitigation	Ongoing			CR-10.3 CR-10.5		
CD-7.5	Work with the Economic Development to assist in attracting local-serving businesses in Olinda Village and ensure the businesses are consistent with the Neighborhood Commercial designation of the Land Use Policy Map.	Development Services, Economic Development	General fund	Ongoing	CD-21.1 CD-21.3 CD-21.6 CD-22.1 CD-22.2 CD-22.4 CD-22.5 CD-23.1				
CD-7.7 CD-8.1	Investigate creative methods or programs aimed at acquiring and/or purchasing open space lands such as: <ul style="list-style-type: none">Conservation easements;Purchase of development rights;Transfer of development rights;Mitigation and Land banking;Development rights agreement; andOpen space preservation fund;	Development Services,	Development fees, Bonds, Special assessment districts, Grants, Open space conservation funds,	By the end of 2004	CD-1.7 CD-1.9 CD-1.10 CD-6.2 CD-7.1 CD-7.5 CD-8.6		CR-4.1 CR-5.1 CR-8.1 CR-8.3 CR-9.1 CR-9.2 CR-9.3 CR-9.5 CR-10.6		
CD-7.8	Investigate alternatives to the Carbon Canyon Specific Plan for regulating land use within this area. Determine whether the Plan is feasible to implement with respect to biological, infrastructure, circulation, and topographical constraints.	Development Services,	General fund	By the end of 2003					
Hillsides and Unincorporated Brea									
CD-8.4	Work with Integrated Waste Management Department of Orange County (IRWD) to ensure the proposed end use of the landfill is a county regional park.								

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-8.5	Collaborate with Federal, state, regional, local, non-profit, environmental and conservation organizations, and private entities to conserve, protect, and enhance open spaces and natural resources throughout Brea’s Planning Area.	Development Services	General fund	Ongoing	CD-1.7		CR-4.3 CR-5.3		
CD-8.6	Review development proposals to ensure projects are integrated into City’s circulation system.	Development Services	Development fees	Ongoing					
CD-8.8	Work closely with the County of Orange to emphasize the City’s need to participate in development review process of projects within Brea’s sphere of influence and surrounding unincorporated	Development Services	General fund	Ongoing					
Southeast Brea									
CD-9.1 CD-9.4	Work with the Economic Development to assist in attracting new commercial businesses in Southeast Brea that complement rather than compete with businesses along Imperial Highway and Downtown. Also assist in attracting an established quality, educational institution in this area such as a community college or a unique small-scale school such as an art college.	Development Services, Economic Development	General fund	Ongoing					
CD-9.2	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Recreation Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2		CR-7.1 CR-7.2 CR-7.5		PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-9.3 CD-9.6	Assess the existing park and recreation system according to the standards established in the Parks and Open Space Section. Require dedication of park facilities, a fee in lieu thereof, or a combination of both, as a condition of new development pursuant to the Quimby Act. Also encourage the development of parks and recreational facilities by the private sector, but available for use by the public. Annually review park facility dedication and development fee requirements to ensure they reflect changing needs of the community, population growth, and current land and construction costs.	Recreation Services, Development Services	Development fees, General fund, Park dedication	Annually	CD-1.7 CD-1.8		CR-6.2 CR-6.3 CR-6.4 CR-6.6 CR-6.7	CS-2.1 CS-2.2 CS-2.3 CS-2.4	PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-9.5	See Housing Element								
CD-9.7	Have the Community Services Department to explore different cultural art options for the reuse of the Unocal center theatre.	Community Services	General fund	By the end of 2005 or after development of the Unocal Research Center					
SECTION II: CIRCULATION									
Regional Transportation Facilities									
CD-10.1 CD-10.2 CD-10.3 CD-10.4	Coordinate planned development in the planning area with needed improvements to the regional circulation system by: 1) Supporting improvement of all regional highways and freeways in the area with Caltrans; 2) Cooperate with surrounding jurisdictions to ensure efficient operation of the arterial network; and 3) Coordinating with Orange County Transit Authority (OCTA) regarding the planned regional network improvements and transit services.	Community Development, OCTA, Caltrans	General fund	Ongoing	CD-26.1				

Community Development
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-10.4 CD-10.6	Create a special study area for Carbon Canyon Road to analyze local and regional impacts and alternatives to improve congestion on this roadway.	Community Development	General fund	Complete 2005					
Local Circulation System									
CD-10.5	<p>Work closely with OCTA to amend the Master Plan of Arterial Highways as follows:</p> <ul style="list-style-type: none">▪ Reclassify Puente Avenue and Whittier Boulevard as a Collector Arterial. This modification accurately represents the function of this roadway.▪ Reclassify Brea Canyon Boulevard (north of Lambert Road) as a Collector. The Collector classification best reflects the function Brea Canyon Boulevard serves during most travel hours. Only during the evening commute does the roadway experience heavy use, typically as an alternative to the crowded SR-57 freeway. The City will preserve right-of-way adequate for a Minor Arterial, but the Collector designation indicates the anticipated roadway function.▪ Reclassify South Brea Boulevard (south of Imperial Highway) as Primary Arterial. This modification preserves right-of-way consistent with a Major Arterial standard but indicates the City's intention to maintain no more than two travel lanes in each direction. The land use plan provides for South Brea Boulevard to be a mixed-use, pedestrian-friendly district. The wide right-of-way will provide space for on-street parking, pedestrian enhancements, ample landscaping, and street-oriented development.▪ Eliminate Tonner/Valencia Avenue (north of Lambert Road) as Proposed Primary Arterial. Land use policy north of Lambert Road does not support the MPAH alignment, nor does planned densities require a roadway of this size.	Community Development , OCTA	General fund	Complete MPAH by 2004					
CD-11.1 CD-11.2 CD-11.4 CD-11.7 CD-6.3	Implement the circulation system in the planning area in concert with land development to ensure adequate levels of service and monitor the operation of major streets. Future roadways must meet roadway classification specifications and performance criteria. As traffic approaches the Level of Service standards established in the Circulation Section, roadway capacity will be improved by adding through and turn lanes and other transportation measures according to the Arterial Highway Plan.	Community Development	General fund, Measure M revenue, Development fees, Other State and Federal sources, Gas tax revenue	Ongoing					
CD-11.1 CD-13.1	Establish a capital improvement program to address phasing and construction of traffic improvements and capital facilities throughout the planning area. Utilize the Capital Improvement Program (CIP) process to finance and complete the roadway and bikeway improvements specified in the Circulation Section. Update the Capital Improvement Program annually to respond to changes in local priorities and available funding sources.	Community Development	Capital Improvement Program (CIP) funds, Gas tax revenues, Federal Transportation funds	Ongoing					
CD-11.5 CD-11.9 CD-6.4	Revise and/or adopt street design standards, focused on pedestrian and bicycle safety, landscaping, traffic calming, and neighborhood character. If requested by the OCTA, consider requiring (and require developers to provide) bus loading areas or turnouts for buses.	Community Development, OCTA	General fund	Ongoing					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-11.6	To reduce expenditures, improve design, and minimize traffic disruption, coordinate local street improvements with major transportation system improvement projects, such as widening the State Route 57 on and off ramps at Lambert Road.	Community Development, Caltrans	Capital Improvement Program (CIP) funds, Development fees, Gas tax revenue	Ongoing	CD-12.1				
CD-11.10	Coordinate with the school districts and other entities to develop “Suggested Route to School Plans” for all public and private schools in the City and for schools serving students living in Brea. Plans shall identify all pedestrians and bicycle facilities, and traffic control devices for residents to determine the most appropriate travel route. The plans shall also identify existing easements for sidewalks.	Community Development, Brea Olinda School District, La Habra City School District	General fund, Grants	Ongoing					
CD-11.10	Increase priority of pedestrian safety projects (i.e., pedestrian street crossings, sidewalks, or pathways) as part of the Capital Improvement Program. Review the need to install sidewalks or paths and crosswalks on all City streets within one-half mile of all public schools within the City.	Community Development	Capital Improvement Program (CIP) funds	Ongoing					PS-3.1 PS-3.2 PS-3.3
Public Transportation System									
CD-12.1 CD-12.2 CD-12.3 CD-12.4	Work with OCTA to improve transit service and encourage ridership through the following actions: <ul style="list-style-type: none">Encourage provision of transit facilities in major new development and major rehabilitation projects;Support OCTA demand-responsive (ACCESS) service and other paratransit operations ;Work with OCTA to provide information to the public on available alterantive transportation choices and routes; andIncorporate design features into public improvement projects that promote and support the use of public transportation.	Community Development, OCTA	General fund, Development fees	Ongoing			CR-6.3 CR-7.1 CR-7.5		
CD-12.3	Encourage local businesses to provide employees with transit passes or other financial incentives to use transit to commute to and from the workplace.	Community Development	General fund, Private investment	Ongoing					
CD-12.5	Identify bicycle and pedestrian projects in the CIP and through development fees that help to complete or enhance connections to bus stops.	Community Development	General fund, Development fees	Ongoing			CR-6.3 CR-7.1 CR-7.5		
CD-12.6	Work with OCTA and/or require development projects to provide transit stop enhancements including benches, shelters, schedule information, and real-time bus location data. Stop locations should be located near building entrances to encourage bus ridership.	Community Development, OCTA	General fund, Development fees	Ongoing					
Bicycles and Pedestrians									
CD-13.1 CD-13.3 CD-13.4	Implement the Circulation Plan to ensure Development of bicycles facilities and amenities as follows: <ol style="list-style-type: none">Upgrade existing bikeways and develop new bicycle facilities in accordance with the standards and locations in the Circulation Section;Require the provision of secure bicycle parking (e.g., racks, lockers) as part of all future development projects for non-single family residential development;Encourage non-residential development projects to include amenities such as showers and lockers for employees to further bicycling as an alternative to automobile travel; andProhibit motorized vehicular traffic on trails, pathways, parks, and dedicated open space areas except for maintenance and emergency purposes.	Community Development	Capital Improvement Program (CIP) funds, Development fees	Ongoing			CR-6.4 CR-7.5		

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CD-13.2	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Recreation Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2				PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3
CD-13.1	Develop a community awareness program to encourage local use of bicycles paths, lanes, and routes including posting maps on the City’s website. Include bicycle and pedestrian safety and enforcement when developing community awareness programs.	Community Development	General fund	Ongoing			CR-6.4 CR-7.5		PS-3.1 PS-3.2 PS-3.3
CD-13.4	Make bikeway improvements a funding priority by: 1) Continuing to consider financing bikeway design and construction as part of the City’s annual construction and improvement fund; 2) Incorporating bikeway improvements as part of the Capital Improvement Program; and 3) Aggressively pursue regional funding and other Federal and State sources for new bikeways.	Development Services	Capital Improvement Program (CIP) funds, Federal and State funding sources	Ongoing			CR-6.4 CR-7.5		
SECTION III: INFRASTRUCTURE									
CD-14.1 CD-14.2 CD-14.4	Review development proposals for consistency water, power and solid waste disposal infrastructure requirements.	Development Services, Maintenance Services	General Fund, development fees	Ongoing					
CD-14.2	Implement the City’s Water Master Plan recommendations for replacement, maintenance, and improvement of water services.	Maintenance Services	General Fund, development fees, state and federal funds	Ongoing					
CD-14.2	Implement the City’s Sewer Master Plan recommendations for replacement, maintenance, and improvement of sewer services.	Maintenance Services	General Fund, development fees, state and federal funds	Ongoing					
CD-14.1	Review development proposals for consistency water, power and solid waste disposal infrastructure requirements.	Development Services	General Fund, development fees	Ongoing					
CD-14.3	Continue to balance infrastructure fees with the cost of providing infrastructure services to new development.	Maintenance Services	General Fund, development fees	Ongoing					
CD-15.1 CD-15.2	Continue to participate in the Orange County Storm Water Management Plan.	Maintenance Services	General Fund	Ongoing	CD-26.1				
CD-15.1 CD-15.2	Provide information on storm water hazards, correct disposal techniques, and recycling options within the Brea Line on a quarterly basis.	Maintenance Services	General Fund	End of 2005	CD-26.1				
CD-15.3	Consider implementing parking restrictions for all streets in Brea on days in which street sweeping occurs.	Maintenance Services	General Fund	End of 2005					
CD-16.1	Provide funding or development incentives to encourage the installation of on-line services or learning opportunities.	Development Services, Maintenance Services	General Fund	End of 2006					
CD-16.2	Examine the feasibility of developing an on-line network or City-intranet for development of on-line building permits, registration, or payment of bills	Development Services, Maintenance Services	General Fund	By end of 2006					

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SECTION IV: ECONOMIC DEVELOPMENT									
Tax Base Revenue Growth									
CD-23.1 CD-23.3 CD-23.6 CD-24.1 CD-24.2 CD-24.4 CD-24.5 CD-25.1	<p>Continue to implement and update, as needed, the Business Retention and Attraction Program, which includes a regional marketing plan, the Brea Business Beat Program, coordination of the Economic Development Committee, the North Orange County Partnership (NOCP), and participation in the Orange County Consortium, and the Orange County Business Council activities.</p> <p>Continue to coordinate with the North Orange Partnership (NOCP), Chamber of Commerce, and the Orange County Business Council to address the needs of existing and future businesses in the community. The City will work with these agencies to obtain input from the business community as to the best means for assisting local businesses and maintaining a healthy business environment.</p> <p>Continue to work with the Brea Chamber of Commerce in providing services and programs that meet the needs of Brea’s business community.</p>	Economic Development North Orange County Partnership Brea Chamber of Commerce			CD-4.1 CD-6.5				
CD-23.2	Revise the zoning ordinance and map to reflect the adopted Land Use Policy Map, and implement the update ordinance and map over time.	Development Services	General Fund	By the end of 2004					
CD-23.5 CD-26.1	Continue to implement the Redevelopment Agency’s 5-year Implementation Plan, Agency adopted goals, and Project Area Plans.	Economic Development Department	General Fund	Ongoing	CD-6.5				
CD-23.7	Create a program (updated regularly) that identifies and advertises childcare services in the City of Brea to residents, employers, and employees in Brea.	Community Services	General fund	Complete by 2004, Ongoing					
Diversity									
CD-24.3	Work with Family Resource Center to offer educational and training opportunities for Breans.	Community Services	General fund	Ongoing					
Expansion of Downtown									
CD-25.2	Review development proposals to ensure proper site design consistent with the Zoning Ordinance Development Standards. Reconfigure parcels, consistent with the Subdivision Map Act, to ensure greater street visibility and adequate automobile and pedestrian access.	Development Services	General fund	Ongoing					
Revitalization of Aging Business Centers									
CD-26.2	Continue to provide low-interest loans to Brea businesses through the commercial Rehabilitation Loan Program that matches loans to businesses of exterior remodeling, common space upgrading, parking improvements, landscape and hardscape upgrades, and signage improvements.								
SECTION V: GROWTH MANAGEMENT									
CD-28.1	Participate in inter-jurisdictional planning forums such as the County of Orange, the Orange County Transportation Authority (OCTA) and other local jurisdictions or other appointed bodies to implement Measure M and the development of future revisions.	Development Services	General fund, Measure M	Ongoing	CD-9.1 CD-9.2 CD-9.3 CD-9.4				
CD-28.1	Participate in the inter-jurisdictional planning forums to discuss traffic improvements, cooperative land use planning and appropriate mitigation measures for development projects with multi-jurisdictional impacts.	Development Services	General fund, Measure M	Ongoing					
CD-27.5 CD-28.3	Work with inter-jurisdictional planning forums to improve the sub regional balance of jobs and housing	Development Services	General fund, Measure M	Ongoing					
CD-26.3 CD-28.2	Cooperate with state, county, and local governments in planning and implementing the City’s Circulation Element, and coordinating efforts to ensure orderly development.	Development Services	General fund, Measure M	Ongoing			CR-13.1		
CD-27.1	Coordinate population, housing, employment, and land use projections with the state Department of Finance, Southern California Association of Governments (SCAG), the County of Orange Development Monitoring Program, and local school and water districts.	Development Services	General fund, Measure M	Ongoing					
G-28.1	Continue to cooperate with the County of Orange in annually updating the Congestion Management Plan (CMP). Participating in the annual CMP update will ensure that the City receives its share of state gasoline sales tax revenue for transportation improvements.	Development Services	General fund, Measure M	Ongoing					
G-27.4 G-27.5	Provide incentives for infill development through development and parking standards in the City’s zoning code.	Development Services	General fund	By 2003					

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					Community Development	Housing	Community Resources	Community Services	Public Safety										
SECTION VI: PARKS AND OPEN SPACE SECTION																			
Parks																			
CR-1.1 CR-1.2 CR-1.4 CR-1.5 CR-1.6 CR-1.7 CR-3.3 CR-3.6	Assess the existing park and recreation system according to the standards established in the Parks and Open Space Section. Require dedication of park facilities, a fee in lieu thereof, or a combination of both, as a condition of new development pursuant to the Quimby Act. Also encourage the development of parks and recreational facilities by the private sector, but available for use by the public. Annually review park facility dedication and development fee requirements to ensure they reflect changing needs of the community, population growth, and current land and construction costs. Properly maintain and operate the grounds and facilities of existing parks to minimize vandalism and crime, affirm safe and pleasant environments, and maximize public use and enjoyment.	Community Services, Development Services	Development fees, General fund, Park dedication funds	Annually	CD-1.7 CD-1.8 CD-8.3 CD-8.6		CR-6.2 CR-6.3 CR-6.4 CR-6.6 CR-6.7	CS-2.1 CS-2.2 CS-2.3 CS-2.4	PS-2.3 PS-3.1 PS-3.2 PS-3.3										
CR-1.3	Create new park standards of park development as follows: <table><tr><th>Type of Park</th><th>Size and Service Area</th></tr><tr><td>Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)</td><td>0.5 to 5 acres, with a ¼ mile service area radius in residential setting</td></tr><tr><td>Neighborhood Park</td><td>5-10 acres, with a ¼- to ½-mile service area radius</td></tr><tr><td>Community or Sports Park</td><td>20-50+ acres, with a ½- to three- mile service area radius</td></tr><tr><td>Regional Park</td><td>50 acres or larger</td></tr></table>	Type of Park	Size and Service Area	Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a ¼ mile service area radius in residential setting	Neighborhood Park	5-10 acres, with a ¼- to ½-mile service area radius	Community or Sports Park	20-50+ acres, with a ½- to three- mile service area radius	Regional Park	50 acres or larger	Community Services, Development Services	Development fees, General fund, Park dedication funds	Establish new standards by end of 2004;	CD-8.3				
Type of Park	Size and Service Area																		
Smaller green spaces in urban areas (mini, tot lots, and/or pocket parks)	0.5 to 5 acres, with a ¼ mile service area radius in residential setting																		
Neighborhood Park	5-10 acres, with a ¼- to ½-mile service area radius																		
Community or Sports Park	20-50+ acres, with a ½- to three- mile service area radius																		
Regional Park	50 acres or larger																		
CR-2.1 CR-2.2 CR-3.7	Review development proposals for potential impacts to existing public parks and open space from non-recreational uses. Ensure that new uses or facilities, including new recreation facilities, do not displace existing casual use facilities and parks.	Development Services, Community Services	Development fees	Ongoing	CD-5.4														
CR-3.1	Create a scheduling program that maximizes use of available recreational programs and facilities.	Community Services	General fund	Establish program by end of 2004;				CS-2.2 CS-2.3 CS-2.4											
CR-3.2	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services, Development Services, Brea-Olinda School District	General fund	Ongoing				CS-3.1 CS-3.2 CS-3.3 CS-6.2											
CR-3.4	Research “Rails to Trails” program and related resources for potential funding sources. Create strategy and proposal to convert abandoned segments of the Union Pacific railroad right-of-way to an additional recreational use, trail, and/or greenway.	Development Services, Community Services	General fund	Complete analysis by 2006			CR-6.4 CR-7.3												
CR-3.5	Collaborate with Federal, state, regional, and local agencies regarding the integration with existing and potential trail systems, recreational facilities, and recreation programs.	Development Services	Development fees, General fund	Ongoing			CR-4.3 CR-5.3 CR-6.1 CR-6.2 CR-6.3												
Open Space																			
CR-4.1 CR-5.1	Investigate creative methods or programs aimed at acquiring and/or purchasing open space lands such as: <ul style="list-style-type: none">Conservation easements;Purchase of development rights;Transfer of development rights;Mitigation and Land banking;Development rights agreement; andOpen space preservation fund;	Development Services	Development fees, Bonds, Special assessment districts, Grants, Open space conservation funds,	By the end of 2004;	CD-1.7 CD-1.9 CD-1.10 CD-6.2 CD-6.7 CD-7.1 CD-7.5 CD-8.6		CR-8.1 CR-8.3 CR-9.1 CR-9.2 CR-9.3 CR-9.5 CR-10.6												

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-4.2 CR-5.2	Assess development proposals for potential impacts to important geologic and scenic landform features pursuant to the CEQA. Require appropriate mitigation measures, including environmentally sensitive site planning and grading, revegetation and open space dedication, for significant impacts. Consider important topographical features, watershed areas, ridgelines, soils, and potential erosion problems in the assessments. Ensure the new development is compatible to adjacent open space lands.	Development Services	Development fees, Grading permit fees,	Ongoing			CR-9.6 CR-10.3 CR-10.5 CR-10.5 CR-11.5 CR-11.6		PS-8.3 PS-8.4
CR-4.3 CR-5.3	Collaborate with Federal, state, regional, local, non-profit, environmental and conservation organizations, and private entities to conserve, protect, and enhance open spaces and natural resources throughout Brea’s Planning Area.	Development Services	General fund	Ongoing	CD-1.7 CD-7.5				
SECTION VII: TRAILS									
CR-6.1 CR-6.2 CR-6.3 CR-6.6 CR-6.7 CR-7.4	<p>Develop the multi-use trail system illustrated in Trail Section (Figure CR-2) with the following standards:</p> <ul style="list-style-type: none">▪ Provide multi-purpose trails, where possible, to serve hikers, bicyclers, and horseback riders.▪ Link trails with adjacent City, County, and State (Chino Hills State Park) trail systems.▪ Maintain trail areas in good condition, and free of litter and debris▪ Design trails with coordination with landowners and conservation biologist to develop trails that will be flexible and site-specific to minimize the impact on adjacent property and fragile habitats.▪ Provide a trail system with both short and long hikes/rides and serve the needs of both beginning and advanced hikers/riders.▪ Utilize citizen volunteers to assist in the development, maintenance and operation of trails and facilities.▪ Keep citizens aware of the trail system through publication of a trails map which also notes safety and courtesy tips.▪ Separate trails from automobile traffic when possible in order to provide safe conditions for riders and walkers.▪ Provide appropriate signs to mark all trails.▪ Design trails entrances to prevent unwanted trail usage by motorized vehicles.▪ Locate trails to provide linkages between open space and the City greenway system. <p>Adopt and implement a capital improvement program for trail acquisition and improvements to the trail system.</p>	Development Services, Community Services	Development fees, General fund, CIP funds	Ongoing	CD-1.7 CD-1.8 CD-1.9 CD-4.2 CD-7.6 CD-8.2				PS-2.2 PS-2.3 PS-3.1 PS-3.3
CR-6.4 CR-7.3	<p>Research and acquire Federal, state, local, and non-profit resources to fund and develop trails throughout Brea.</p> <p>Research “Rails to Trails” program and related resources to convert abandoned Union Pacific railroad right-of-way to a community trail as described in the Trails Section of the General Plan.</p>	Development Services, Community Services	General fund	Ongoing			CR-3.4		
CR-6.5	Coordinate with other State and local agencies in creating an integrated regional trail system that connects to important recreational activity areas within Northern Orange County.	Development Services, Community Services	General fund	Ongoing					
CR-7.1 CR-7.2 CR-7.5	Require development proposals to include improvements for an urban and walkway trail system including, but not limited to access points, landscaping, proper lighting, intersection improvement, decorated accent paving materials, and other pedestrian improvements. Ensure easy linkages to important activity areas such as schools, commercial areas, cultural and social centers and other high pedestrian activity areas.	Development Services, Community Services	Development fees	Ongoing	CD-2.2 CD-2.3 CD-2.4 CD-2.5 CD-6.2		CR-7.1 CR-7.2 CR-7.5		PS-2.2 PS-2.3 PS-3.1 PS-3.2 PS-3.3

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					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION VIII: WILDLIFE HABITAT									
CR-8.1	<p>Require development proposals, particularly in sphere of influence and hillside areas to preserve, restore, and enhance existing wildlife corridors, habitat, and roadway crossings.</p> <p>Require development proposals to include the assessment of potential migratory birds and raptor nests (in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code.) Mitigation for the presence of active nests may be conducted in the following ways:</p> <ul style="list-style-type: none">▪ Prior to the commencement of tree removal during the nesting season (February – July), all suitable habitats should be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete; or▪ Tree removal and grading may be delayed until after the breeding season (August-January) to ensure that no active nests will be disturbed.	Development Services, United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG)	Development fee, Environmental impact mitigation	Ongoing	CD-6.2		CR-10.3 CR-10.5		
CR-8.2 CR-9.2 CR-9.3 CR-9.4	<p>Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to, avoidance, enhancement, restoration, or a combination of any of the three. Address the following subjects in impact assessment as applicable to individual development proposals:</p> <ul style="list-style-type: none">▪ Natural communities;▪ Riparian and wetland habitat (including potential jurisdictional areas);▪ Coastal sage scrub habitat;▪ Coast live oak habitat;▪ Rare and endangered plant and animal species;▪ Habitat fragmentation (including disruption of wildlife corridors); and▪ Creeks , blue line streams, and associated tributaries;	Development Services	Development fee, Environmental impact mitigation	Ongoing	CD-6.3		CR-10.3 CR-10.5		
CR-8.3	<p>Require development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), United States Army Corp of Engineers (USACE), about natural resources if the following occurs on the project site:</p> <ul style="list-style-type: none">▪ Potential take or substantial loss of occupied habitat for any threatened or endangered species; or▪ Existing drainage features (jurisdictional area) are located within the project site.	Development Services, United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG)	Development fees	Ongoing					
CR-8.4	Work with resource agencies, universities, and other groups that help monitor wildlife and determine effectiveness of wildlife corridors.	Development Services	General fund, Development fees	Ongoing					
CR-9.1	Consult with Wildlife Corridor Conservation Authority (WCCA) to provide the proper planning, conservation, environmental protection, and maintenance of habitat and wildlife corridors.	Development Services, Wildlife Corridor Conservation Authority (WCCA)	General fund	Ongoing	CD-6.3				

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-9.5 CR-9.6	Investigate and create programs to manage wildlife habitat and natural resources using sound ecological principles and professionally accepted methods to protect and restore sensitive animal populations and their habitats and therefore preventing major disruptions or destruction.	Development Services, Non-profit resource groups	General fund	Establish program by end of 2006; Implement as needed					
SECTION IX: SCENIC RESOURCES									
CR-10.1 CR-10.2	Investigate creating program with standards and regulations for scenic routes and highways within the Brea Planning Area. Create program thereafter if deemed feasible.	Development Services	General fund	Investigate program by end of 2005					
CR-10.3 CR-10.5	Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to, avoidance, enhancement, restoration, or a combination of any of the three. Address the following subjects in impact assessment as applicable to individual development proposals: <ul style="list-style-type: none">Natural communities;Riparian and wetland habitat (including potential jurisdictional areas);Coastal sage scrub habitat;Coast live oak habitat;Rare and endangered plant and animal species;Habitat fragmentation;Creeks, blue line streams, and associated tributaries;Significant tree stands.	Development Services	Development fees	Ongoing					
CR-10.4	Assess development proposals, including those in Brea’s Sphere of Influence, for potential impacts to important visual resources identified in the Scenic Resources Section pursuant to the California Environmental Quality Act. Require appropriate mitigation measures for all significant impacts. Consider important ridgelines, creeks, open space, views of the surrounding hillsides, and light and glare affects.	Development Services	Development fees	Ongoing			CR-4.1 CR-5.1		
CR-10.6	Work with Federal, state, regional, and other appropriate public agencies, private entities, and landowners to conserve, protect and enhance natural resources throughout Brea’s Planning Area.	Development Services	General fund	Ongoing					
SECTION X: WATER CONSERVATION AND QUALITY									
CR-11.1 CR-11.4 CR-11.5	Encourage water conservation throughout Brea in the following ways: <ul style="list-style-type: none">Encourage the Maintenance Services Department to expand the production of recycled water and work with the districts to develop new uses for recycled water;Require new projects to install and maintain a dual system when reclaimed water is available;Require the use of drought resistant plant species (native species where possible) in landscaping for private and public areas, including parks;Work with the Maintenance Services Department on the development of new water sources to serve the Planning Area;Work with the Brea-Olinda School District to establish water conservation programs;Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances) in new residential and non-residential development, public projects and rehabilitation projects; andContinue to implement where applicable, the regulations and requirements in the Water-Conserving Landscape Ordinance.	Development Services, Maintenance Services	General fund	Ongoing	CD-9.1 CD-9.2 CD-9.3 CD-9.4				

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-11.2	Where practical, incorporate Federal, state, and other agency policies and standards for water efficiency (e.g.: reclaimed and recycled water for landscape irrigation) into City codes, regulations , and procedures	Maintenance Services	General fund	Ongoing					
CR-11.3	Regularly review the water rate structure to ensure that it encourages efficiency and is competitive.	Maintenance Services	General fund	Ongoing	CD-9.1 CD-9.2 CD-9.3				
CR-11.4 CR-11.6 CR-12.1 CR-12.2	To reduce pollutants in urban runoff, require new development projects and substantial rehabilitation projects to incorporate Best Management Practices pursuant to the National Pollutant System Discharge Elimination System Permit (NPDES), Santa Ana Regional Quality Water Control Board, and the County of Orange Drainage Area Master Plan to ensure that the City complies with applicable State and federal regulations. Adopt and enforce regulations in educational efforts to eliminate pollution from urban runoff.	Development Services, Maintenance Services, Santa Ana Regional Quality Water Control Board, County of Orange,	Development fees, Drainage fees, General fund, state and Federal funding fources	Ongoing					
SECTION XI: AIR QUALITY									
CR-13.1	Continue to implement the Transportation Demand Management (TDM) ordinance that implements the provisions of the 1997 Air Quality Management Plan. The ordinance will specify various TDM methods to reduce trips and influence travel modes such as: <ul style="list-style-type: none">▪ Trip reduction programs for City staff;▪ Van pool programs for private employers;▪ Employee incentives for public transit use;▪ Preferential parking for carpools;▪ Trip reduction programs for major commercial centers; and▪ Alternative transportation modes for major events. Implement the programs described in the Circulation and Land Use Sections related to transportation system management (TSM) to avoid traffic congestion and reduce related emissions levels and urban runoff pollutants resulting from excess vehicle travel miles.	Development Services	General fund	By the end of 2006	CD-11.1 CD-11.2 CD-11.3 CD-11.4 CD-11.5 CD-11.6 CD-12.1 CD-12.2 CD-12.4				
CR-13.2	Promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Provide informational literature about available retrofit programs at City offices. Inform property owners of retrofit programs when plans for remodeling and rehabilitation projects are submitted.	Development Services, Southern California Gas Company, Southern California Edison Company	General Fund, development fees, Southern California Gas Company, Southern California Edison Company	Ongoing					
CR-13.3 CR-13.4 CR-13.5	Review development proposals for potential air and water quality impacts pursuant to the California Environmental Quality Act (CEQA), Orange County Air Pollution Control District, and the South Coast Air Quality Management District CEQA Air Quality Handbook. Construction impacts can be reduced by enforcing SCAQMD Rule 403. Reduce long-term impacts using available land use and transportation planning techniques such as: <ul style="list-style-type: none">▪ Incorporation of public transit stops;▪ Pedestrian and bicycle linkage to commercial centers, employment centers, schools and parks;▪ Preferential parking for carpools;▪ Traffic flow improvements; and▪ Employer trip reduction programs.	Development Services	General fund	Ongoing	CD-11.1 CD-11.2 CD-11.3 CD-11.4 CD-12.1 CD-12.3 CD-12.4		CR-7.5 CR-13.4 CR-13.5		

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-13.6 CR-13.7 CR-13.8	<p>Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan (AQMP) and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.</p> <p>To reduce dust and particulate matter levels, implement SCAQMD’s fugitive dust control measures such as:</p> <ul style="list-style-type: none">▪ Restricting outdoor storage of fine particulate matter;▪ Controlling construction activities and emissions from unpaved areas; and▪ Paving areas used for vehicle maneuvering. <p>Cooperate with the Integrated Waste Management Department’s (IWMD) Regulatory Compliance group and South Coast Air Quality Management District (SCAQMD) to enforce air quality regulations at the Olinda Alpha Landfill.</p>	Development Services, IWMD, and SCAQMD	General fund	Ongoing			CR-13.7 CR-13.8		
SECTION XII: HISTORIC RESOURCES									
CR-14.1 CR-14.3	Assess development proposals for potential impacts to significant historic and cultural resources pursuant to 15064.5 of the California Environmental Quality Act.	Development Services	Development fees	Ongoing	CD-5.4				
CR-14.2	Investigate the potential of creating historic districts, conservation districts, and/or preservation overlay zones within the City. Amend the Historic Preservation Ordinance in developing criteria for district designation and include appropriate regulations to safeguard historic resources within the delineated district.	Development Services	General fund,	Investigate by end of 2005;	CD-5.7				
CR-14.4 CR-14.5	Research all types of possible funding sources and financial assistance (such as California Mills Act) to help promote, preserve, and restore historical resources in Brea. Such funding sources can include, tax incentives, Federal and state funds, grants, awards, loans, and other financial sources.	Development Services	General fund, Tax credits, grants, state and Federal funding sources	Ongoing	CD-4.7				
CR-14.6	<p>List historic resources and structures to various Federal, state, and local historic registers, including Brea’s Historic Resources Register, to prevent and discourage demolition.</p> <p>Update the City’s Historic Resources Register to further increase level of awareness of Brea’s historical resources. Continue to add resources that meet City’s Historic Preservation Ordinance.</p>								
CR-14.7 CR-14.8 CR-14.9 CR-15.3 CR-15.5 CR-15.6	<p>Work with Community Services and Recreation Services Department to promote Brea’s heritage through artwork, signs, preservation, recreation programs, events, and historical structures throughout the City and in City park lands.</p> <p>Use Federal, state, non-profit, and private programs and resources to promote Brea’s historic resources.</p>	Development Services, Community Services	General fund	Ongoing	CD-4.7 CD-5.6			CS-5.1 CS-5.2 CS-5.4 CS-5.6	
CR-15.1	Identify and implement programs to assist and encourage private property owners to preserve historic, cultural, and archaeological resources within the City.	Development Services	General fund	Ongoing					
CR-15.2	Continue to work with the City’s Historical Committee and Brea Historical Society to accomplish the goal of increasing awareness of Brea’s historic resources and the importance of their preservation. Work with Historical Society in preserving and recognizing City’s historical materials and resources. Continue to distinguish resident’s hard work for renovating and restoring historic structures with the Brea Historic Preservation Award honored by both the Brea Historical Society and City Council.	Development Services	General fund	Ongoing					
CR-15.4	Continue to work with the Brea Olinda Unified School District to provide access to the City’s information and structures that reflect the community’s history.	Development Services, Community Services	General fund	Ongoing				CS-3.1 CS-3.5	

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					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION XIII: HUMAN SERVICES									
CS-1.1	Continue to use the Community Center as a resource for family classes.	Community Services Department	General Fund	On-going					
	Continue to use volunteer coordinators and committees to coordinate family classes and activities.	Community Services Department	General Fund	On-going					
	Conduct an annual survey to assess the supply and demand of childcare in Brea (by a volunteer).	Community Services Department	Not applicable	Annually					
	Maintain and make available pertinent information on child care providers through referral information.	Community Services Department	General Fund	On-going					
	Encourage full integration of individuals with disabilities in all phases of community life.	Community Services Department, Development Services	General Fund	On-going					
	Advocate, enhance and maintain the delivery of meals to the homes of low income, frail seniors, through the City, County and Feedback.	Senior Citizen Advisory	General Fund	On-going					
	Maintain (in partnership) an adult day program in Brea	Community Services Department	General Fund	On-going					
	Refine and expand the existing provider inventory for disabled residents services	Community Services Department	General Fund	On-going					
	Formalize a commitment to support the Brea Family Resource Center through adopting of the Human Services Master Plan.	Community Services Department	General Fund	2003					
	Maintain support for community volunteer coordinator program	Community Services Department	Not applicable	On-going					
	Continue to offer family friendly arts experiences highlighting value and fun.	Community Services Department	General Fund	On-going				CS-5.3	
CS-1.1 CS-1.2	Maintain a Human Services Coalition to facilitate the establishment of community based agencies and organizations that provide human services.	Community Services Department	Not applicable	On-going					
	Work with the School District to collaborate on after school and summertime programs.	Community Services Department , Brea-Olinda School District,	General Fund	On-going					
	Continue to expand business involvement to support youth and families.	Community Services Department	General Fund	Develop annually					
	Evaluate parent education programs and resources for effectiveness	Community Services Department	General Fund	On-going					
	Update and evaluate community awareness campaign regarding well-being of youth, families, and available resources.	Community Services Department	General Fund	By 2004					

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.1 CS-1.4	Continue to establish various partnerships with law enforcement.	Brea Police Department,	Not applicable	On-going					
	Identify needed teen prevention programs for particular teen age groups.	Community Services Department							
	Continue to market the volunteer program for the older population to tap into their skills and life experiences.	Community Services Department	General Fund	On-going					
	Encourage the development of long term care facilities in Brea that will serve the needs of low-income seniors.	Development Services	General Fund	2005					
	Provide programs and activities that focus on socialization, recreation, health, wellness and education needs at the Community Center. Continue vigorous effort to attract the active senior.	Community Services Department	General Fund	On-going					
	Annually provide documented information on services and programs available in the community for older population.	Community Services Department	General Fund	Annually					
	Continue to support and expand public transportation for seniors.	Community Services Department, Development Services Department	General Fund	On-going					
	Expand the supply of quality licensed home childcare providers as need is determined through survey data. Explore the feasibility of including child care impact mitigation in development agreements. Continue to be available for cooperative daycare programs with Brea Olinda School District.	Brea, Olinda School District, Development Services	General Fund	Conduct survey by end of 2005					
	Continue to provide free meeting space for senior citizens' groups at the Brea Senior Center	Community Services Department	General Fund	On-going					
	Support and sustain the activities of the Brea Senior Center including transportation and the lunch program	Community Services Department	General Fund	On-going					
	Encourage quality services targeted to Brea residents with disabilities, such as Brea Express	Community Services Department	General Fund	On-going					
	Expand and support youth volunteer programs to encourage community involvement.	Community Services Department	General Fund	On-going					
	Support and enhance the Case Management Program, the Homemaker Program, and Respite Service program delivered from the Brea Senior Center for "frail elderly"	Senior Citizen Advisory	General Fund	On-going					
CS-1.1 CS-1.2 CS-1.4	Develop and expand hotline for teens with updated programs and services.	Community Services Department	General Fund	Implement hotline and other programs by late 2006					
	Investigate the feasibility of Youth Council and annually evaluate the level of participation of Student Advisory Board (7 th & 8 th graders).	Community Services Department, Brea-Olinda School District	General Fund	Begin investigation by 2005					
	Evaluate effectiveness of youth employment program for teens.	Community Services Department	General Fund	Annually					
CS-1.1 CS-1.2 CS-1.4	Encourage the development of local recreational alternatives for older teens (17-19)	Community Services Department	General Fund	On-going					

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.1 CS-1.3 CP-1.4	Continue to strive to establish sports programs to meet the developmental skills/ differences of youth.	Community Services Department	General Fund	On-going					
CS-1.1 CS-1.6	Annually evaluate After School Program at the Community Center. Involve participants and their parents in determining future programs and activities. Host a regular “convening” of service group stakeholders every two years. Inform service providers of the volunteer coordinator’s role. Create a formal community education system and conduct personal outreach to senior citizens. Increase collaboration between schools, the community center and parents through exchanging activity calendars, and having a contact person at each school, community center, the City and the police department.	Community Services Department Community Services Department, Development Services Department Community Services Department Community Services Department, Brea Police Department	General Fund General Fund General Fund General Fund	Annual Every 2 years End of 2006 On-going					
CS-1.2 CS-1.3	Encourage bilingual families/parents to volunteer at the community center	Community Services Department	Not applicable	On-going					
CS-1.2 CS-1.4	Offer a shuttle bus from the community center to the junior high school.	Community Services Department	General Fund	2004					
CS-1.3	Offer free/low cost child care at the site of ESL classes. Encourage the continuation and development of after school and evening programs for children and youth. Maximize participation by increasing the number of locations where the programs are provided and supporting transportation options to these locations. Develop a focused implementation plan that will examine the needs of youth, senior, and cultural integration programs in Brea. The Plan will examine existing needs, resources, and service gaps.	Community Services Department Development Services Department Community Services Department	General Fund General Fund, Redevelopment, Impact fees General Fund	2003 On-going 2004					
CS-1.4	Create developer incentives (such as increased floor area ratio or reduced parking requirements) for employers or developers who include child and/or senior care facilities in the design of new housing and commercial buildings. Provide an internet link and description of community clubs on the City’s website.	Development Services Department Development Services Department	Impact fees General Fund	2004 2003					
CS-1.4 CS-1.5	Establish/designate a series of days which focus on specific charitable events/programs that service clubs could jointly support to the level of capability.	Community Services Department	Not applicable	2004					
CS-1.4 CS-1.5 CS-1.6 CS-1.7	Look into volunteers at the senior center, cultural organizations and high school students to translate at schools and school events such as during Parent Teacher nights.	Community Services Department, Brea Olinda Unified School District	Not applicable	On-going					
CS-1.5	Establish “volunteer time” as a community service credit for city employees working for community organizations or at events. The City shall work with faith based organizations in the community to expand children-oriented services to the youth of Brea.	Community Services Department Community Services Department	Not applicable Not applicable	2003 On-going					

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.5 CS-1.6	Develop a coordination director or liaison between the city and community groups. This position would coordinate the assistance of service clubs to assist/perform charitable programs such as “taste of Brea”, “Fourth of July” and other similar events. This would also help in informing clubs when any city assets/equipment is available/planned for redistribution.	Brea Community Services Department	General Fund	2003					
CS-1.6	Establish tangible incentives and recognition programs to high school volunteers for community service.	Brea Olinda Unified School District	Not applicable	2003					
SECTION XIV: RECREATIONAL SERVICES									
CS-2.1	The City shall strive to meet the growing recreational needs of residents through the acquisition of new programs and recreational facilities. Support community and senior services agencies with developing recreational outreach programs.	Community Services Department	General Fund	On-going Development implementation program by 2005.					
CS-2.2	Work with the Brea Olinda School District to develop after school recreational opportunities for teens and youth.	Community Services Department, Brea Olinda School District	General Fund,	On-going					
CS-2.3	Partner with private agencies and employment centers to develop recreational programs such as work-related sports leagues and fitness days.	Community Services Department	General Fund	2003					
CS-2.4	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services Department , Brea Olinda School District	General Fund	On-going			CR-3.2 CR-1.5		
CS-2.5	Continue to support the role of the Parks, Recreation, and Human Services Commission.	Community Services Department	General Fund	On-going					
SECTION XV: EDUCATION SERVICES									
CS-3.1	Work with the Brea Olinda Unified School District to determine ways that schools can be made more available to the community for weekend and evening use. Increase collaboration between schools, the community center and parents through exchanging activity calendars, and having a contact person at each school, community center, the City and the police department Cooperate with existing public and non-profit service agencies to develop a service program that will coordinate the efforts of providing education to children and youth in Brea.	Brea Olinda Unified School District, Development Services Department	General Fund	On-going					
CS-3.2	Provide regular status reports to the Brea Olinda Unified School District on potential and approved development projects. Review development proposals and amendments for consistency with school facility requirements.	Brea Olinda Unified School District, Development Services Department	General Fund	Implement by 2005.					PS ES-1.3
CS-3.1 CS-3.2	Explore creating a part-time school and city liaison position.	Brea Olinda Unified School District, Development Services Department	General Fund	Investigate feasibility by end of 2005.					
CS-3.3	Work with the Brea Olinda school district to assess development impact fees and other potential funding sources for the development of new school facilities.	Brea Olinda Unified School District, Planning Department	General fund	On-going		ES-1.3			
CS-3.2 CS-3.3	Require an assessment of school impacts prior to the approval of development projects that require legislative acts, including general plan amendments and zoning changes.	Brea Olinda Unified School District, Development Services Department	General Fund	Investigate feasibility by end of 2005.					

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-3.4 CS-3.5	Offer a shuttle bus from the community center to the junior high school.	Brea Olinda Unified School District, Development Services	General Fund	Investigate feasibility by end of 2004.					
CS-3.6	Encourage the establishment of a post-secondary educational institution such as an art school, satellite university campus, or vocation school. Provide funding and regulatory incentives to facilitate development.	Economic Development, Development Services	Impact fees and outside funding sources	Commence investigation by 2005.					
SECTION XVI: LIBRARY SERVICES									
CS-4.1	Encourage adequate library services not only for general users of the facility, but also those involved with children’s programming and English as a second language users.	Orange County Library	General Fund	On-going					
CS-4.1 CS-4.3	Establish an advisory network composed of representatives of local public facility and service provider, City officials, the Brea Olinda School District and the Orange County Public Library. This network would not be a standing board of the City, but rather, a group that periodically meets and advises the Orange County Library in order to ensure that the community’s needs for library services are being met. Explore possible joint marketing Library programs with City and Schools.	Orange County Library, City of Brea, Brea Olinda Unified School District	General Fund	2004 Investigate feasibility by 2004.					
CS-4.3	Identify and continually monitor library service needs in the community through surveys and outreach. Provide advanced communication opportunities for the public at City libraries. Explore need for citizens support group for the Library. Continue effort to expand existing Library programs through the use of teen and adult volunteers.	Orange County Library, Community Services Department	General Fund	2003 Ongoing Investigate program by 2005. On-going					
CS-4.4	Cooperate with the Orange County Public Library system, in exploring the development of maintaining a new or expanded library facility in the community.	Orange County Library	General Fund	Investigate feasibility by 2005.					
SECTION XVII: CULTURAL ARTS									
CS-5.1	Continue implementation of the Arts in Public Places Program.	Community Services Department, Development Services	General Fund, Development fees	On-going					
CS-5.1 CS-5.11	Prepare a Cultural Arts Master Plan.	Community Services Department	General Fund	Complete Plan by end of 2005					
CS-5.2	Work with the Brea Historical Society to establish criteria to include more representation of Brea’s history and historical resources in arts programs and public art.	Community Services Department,	General fund, Development fees	On-going					
CS-5.2 CS-5.9	Explore new and creative methods for capturing and preserving the cultural heritage of the community, such as oral history programs and videotapes.	Community Services Department	General Fund	2005					
CS-5.3	Continue to integrate the fine arts into the After School Program. Continue to establish art internships.	Community Services Department	General Fund	On-going					
CS-5.3 CS-5.7	Cooperate with the Brea Olinda Unified School District, local private schools and colleges to increase art education in Brea.	Community Services Department , Brea Olinda School District	General fund, School District funds	On-going					
CS-5.4	Develop an art recognition or awards program to recognize local artists.	Community Services Department	General Fund	Establish program by end of 2005					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-5.5	Develop opportunities for live/work “artist loft” housing for artist through zoning, regulatory incentives and funding. Restrict these units for use by local artists.	Community Services Department, Development Services	General Fund	Explore development of program by end of 2005. Implement as needed.					
CS-5.6	Adopt a plaque program to recognize culturally important and heritage sites. Continue implementation of the Art Shelter program for public bus stops. Develop program objectives and provide detailed standards and guidelines for the installation of public art, with an emphasis on the relationship between local history and public art. Address issues of artist selection, project siting, funding, etc. There should be close coordination with the Streetscape Standards & Guidelines and the Environmental Graphics Program.	Community Services Department	General Fund	Develop of program by 2006 On-going Develop program by 2006					
CS-5.8	Examine possible private/public partnerships to further cultural arts awareness and programs.	Community Services Department	General Fund	On-going					
CS -5.11	Consider developing an ‘arts shuttle’ similar to the arts shuttle in Laguna Beach and Pasadena that provides transportation to different venues in Brea.	Community Services Department, Development Services	General Fund	Explore feasibility of shuttle by 2005.					
CS-5.12	On a periodic basis, poll the community to identify demand for cultural arts programs and to determine whether needs/desires are being met.	Community Services Department	General Fund	Develop survey by end of 2004. Poll community every two years.					
CS -6.1	Continue to utilize and promote the Curtis Theater, Brea Gallery, and the Community Center for cultural art venues.	Community Services Department	General Fund	On-going					
CS-6.2	Develop joint-use agreements with the Brea Olinda School District for the sharing of performance and exhibit spaces.	Community Services Department, Brea Olinda School District	General Fund	Begin development of agreements by 2004					
CS-6.3 CS-6.3	Examine opportunities within existing structures and new development for the exhibit spaces or performance venues.	Community Services Department, Development Services	General Fund	2005					
CS- 7.2	Encourage Brea talent to apply for grants for public art creation and programs.	Community Services Department	General Fund	On-going					
CS-7.1 CS- 8.1	Apply for state, federal, local and private grants to increase participation and promote Brea’s cultural arts programs.	Community Services Department	General Fund	2005 and as needed					
CS-7.3	Encourage City staff to volunteer at City-sponsored arts events.	Community Services Department, City of Brea	General Fund	On-going					
CS-7.2 CS--8.1	Work with non-profit, private and community organizations to provide funding, volunteer and exposure for cultural arts activities. Explore the development of a community or privately sponsored plaque or mural program.	Community Services Department	General Fund	On-going					

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
SECTION XVIII: EMERGENCY SERVICES AND SAFETY									
PS-1.1	Ensure that city staff continues to meet with the Brea Police Department to identify community needs, issues and any impacts that new development might have on police services. Evaluate the need for additional police facilities to serve new development.	Police Services	General fund	Ongoing					
PS-1.2	Coordinate with the Brea Fire and Police Department to determine the need and applicability of new technology and equipment in Brea.	Police Services, Fire Services	General fund	Ongoing					
PS-1.3	Evaluate the number of officers, total population, and crime statistics to ensure that appropriate levels of police protection are provided citywide.	Police Services	General fund	Ongoing					
PS-1.4	Fund appropriate levels of fire personnel, staff, and equipment, to maintain a four- to six-minute emergency response time for fire emergencies.	Police Services, Fire Services	General fund	Ongoing					PS-6.2
	Utilize wildland urban fire hazard mitigation techniques involving vegetation modification including chipping, scattering, multi-cutting, crushing, pruning and other non-fire hazard abatement concepts.	Development Services, Fire Services	General fund	Ongoing					PS-6.2 PS-6.3
PS-1.5	Require new development to pay for increased fire protection as necessitated by a particular development..	Development Services, Fire Services	General fund	Ongoing					
PS-1.6	Require the installation of sprinkler systems in all buildings that are not readily accessible to fire-fighting equipment and apparatus or do not meet minimum fire flow and fire hydrant requirements.	Development Services, Fire Services	General fund	Ongoing					
	Inspect water hydrants and conduct fire-flow tests on an annual basis, with priority given the high-fire-hazard areas.	Fire Services	General fund	Ongoing; Annually					
PS-1.7	Continue active community oriented policing programs such as the Brea Bicycle Patrol program and the Community Action Patrol. Require the participation of the Police Department in the development review process relative to building and site plan vulnerabilities to criminal activity and suggested design criteria to mitigate such vulnerabilities.	Police Services	General fund	Ongoing					
PS-1.8 PS-1.2	Coordinate with the Brea Fire and Police Department to determine the need and applicability of new technology and equipment in Brea.	Police Services, Fire Services	General fund	Ongoing					
PS-1.9	Biannually evaluate the City’s emergency preparedness program to ensure that the City has adequate police, fire and protection services in event of an emergency.	Police Services, Fire Services, Development Services	General fund	Biannually					
PS-1.10	Conduct annual mailings to Brea residents through utility bills that explain the City’s Emergency Response Plan, Brea Emergency Operations Center, and appropriate procedures and numbers to call in the event of a disaster.	Police Services, Fire Services, Development Services	General fund	Annually					
PS-1.11	Coordinate with the Brea Police Department to increase public awareness about criminal activity and crime prevention. Maximize the use of after school programs, volunteer programs, Neighborhood Watch programs and other community oriented policing programs.	Police Services	General fund	Ongoing					
PS-1.12	Develop and maintain crime prevention guidelines for building construction. Provide these guidelines to police and code enforcement personnel.	Police Services, Development Services	General fund						
Crime Prevention Through Environmental Design (CPTED)			General fund						
PS-2.1	Implement crime prevention through environment (CPTED) design, based upon the concept of defensible space with the establishment of specific design criteria, and the application of that criteria to proposed projects through the development review process. Establish funding sources and priorities, and set forth a phased improvement program.	Police Services, Development Services	General fund						
PS-2.2	Enforce natural surveillance techniques for existing projects and new residential and commercial projects.	Police Services, Development Services	General fund	Ongoing					

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					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-2.3	Require the participation of the Police Department in the development review process for public areas relative to building and site plan vulnerabilities to criminal activity and suggested design criteria to mitigate such vulnerabilities.	Police Services, Development Services	General fund	Ongoing					
PS-2.4	Examine and maintain a database of structures within the City that are at risk of incidence of or crime. Develop an implementation strategy based upon CPTED design techniques.	Police Services, Development Services	General fund						
Pedestrian Safety			General fund						
PS-3.1	Develop objectives, and detailed standards and guidelines for the treatment of public streetscapes to improve safety and walkability. Recommendations should address street trees, street lighting, street furniture, traffic calming, and other pertinent issues. Establish funding sources and priorities, and set forth a phased improvement program.	Development Services	General fund		CD-12.2		CR-7.1 CR-7.2 CR-7.5		
PS-3.2	Require that adequate safety lighting in pedestrian and parking lots is addressed for all new projects through the development review process.	Development Services	General fund	Ongoing	CD-12.2		CR-7.1 CR-7.2 CR-7.5		
PS-3.3	Develop appropriately designed shielding safety lighting for pedestrian walkways and trails. Establish an implementation plan for development of lighting installation.	Development Services	General fund		CD-12.2		CR-7.1 CR-7.2 CR-7.5		
SECTION XIX: HAZARDS MANAGEMENT									
PS-4.1	Minimize public health and environmental risks from the use, transport, storage and disposal of hazardous materials with the following approaches: <ul style="list-style-type: none">Cooperate with federal, state and local agencies to effectively regulate the management of hazardous materials and hazardous waste;Cooperate with the County of Orange to implement applicable portions of the County Hazardous Waste Management Plan and the Hazardous Materials Area Plan;Identify roadway transportation routes for conveyance of hazardous materials;Implement the emergency response plan for accidents involving hazardous materials; andCooperate with the Certified Unified Program Agency (CUPA) for the City of Brea (the Orange County Environmental Health Department) and the Orange County Fire Authority to administer risk management plans for businesses within the City.	Development Services, Maintenance Services, County of Orange, Federal and State Agencies	General fund, federal, state and local regulatory agencies	Ongoing					
PS-4.2	Monitor businesses that transport, handle, and generate hazardous materials to ensure proper disposal.	Development Services, Maintenance Services	General fund	Ongoing					
PS-4.3	Cooperate with the County Household Hazardous Waste Program to protect residents from dangers resulting from the use, transport and disposal of hazardous materials used in the home. The program includes public education about health and environmental hazards of household hazardous materials and periodic collection campaigns at established sites. Educate residents of the nearest location of a hazardous waste disposal site.	Development Services, County of Orange, Environmental Health Department	General fund	Ongoing					
PS-4.4	Provide education and information to the community about: <ul style="list-style-type: none">Commonly used hazardous materials;More environmentally friendly alternatives;Safe recycling and disposal methods; andLocation of nearest household hazardous waste collection center.	Development Services, County of Orange	General fund	Ongoing					
PS-5.1 PS-5.2	Cooperate with the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources to protect residents from dangers resulting from the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells and support regulations regarding abandoned oil facilities including both idle and orphan wells.	Development Services, California Department of Conservation-Division of Oil, Gas, and Geothermal Resources	General fund	Ongoing					PS-5.2
PS-5.3	During review of development proposals, require comprehensive investigation, studies, disclosures, and remediation of any former oil field property proposed for an alternative use.	Development Services	Development fee	Ongoing					
SECTION XX: WILDLAND FIRES									

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					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-6.1	Continue to implement the Very High Fire Hazard Area Requirements and the Fuel Modification Plan Guidelines for High Fire Hazards Areas as a preventative measure to avert wildand fires.	Development Services, Fire Services	General fund	Investigate by end of 2005; implement as needed					
PS-6.2 PS-6.3	Promote fire prevention in Brea in the following ways: <ul style="list-style-type: none">▪ Work closely with the Orange County Fire Authority to implement fire hazard education and fire prevention programs, including fuel modification programs;▪ Utilize wildland urban fire hazard mitigation techniques involving vegetation/fuel modification including chipping, scattering, multi-cutting, crushing, pruning and other non-fire hazard abatement concepts.▪ Coordinate with the local water districts and Orange County Fire Authority to ensure that water pressure for urban and hillside areas and sites to be developed is adequate for fire fighting purposes; and▪ Adopt and implement the Uniform Fire Code provisions and appropriate amendments to reflect the unique Brea topography, climate, vegetation and urban form.	Development Services, Fire Services	Development fees	Ongoing					PS-6.3
PS-6.2	Review development proposals to ensure that the City’s four to six-minute fire response time is undertaken.	Development Services, Fire Department	Development Fees	Ongoing					
Flood Concerns									
PS-7.1 PS-7.2 PS-7.6	Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. Coordinate with the OCFCD, Cal Domestic Water Company and Metropolitan Water District (MWD) regarding any needed improvements to existing aboveground water tanks. In addition, work with the District to identify new flood control improvements for existing flood hazards and potential hazards from new development, and establish installation programs for improvements. Require detention basins for new development, where necessary, to reduce flooding risks. Continue to participate in the National Flood Insurance Program (NFIP) administered through the Federal Emergency Management Agency (FEMA). The NFIP program provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas.	Development Services, Orange County Flood Control District, Cal Domestic Water Company, Metropolitan Water District (MWD)	Development fees, General fund	Ongoing					PS-7.2 PS-7.6
PS-7.3 PS-7.5	Create an active storm drain inspection program in order to prevent flooding, avoid property damage, and protect surface water quality. Allow the program to evaluate and monitor water storage facilities that might pose an inundation hazard to downstream properties.	Development Services	General fund	Establish program by end of 2007					PS-7.5
SECTION XXII: GEOLOGIC AND SEISMIC CONSIDERATIONS									
PS-8.1 PS-8.2	To minimize damage from earthquakes and other geologic activity, implement the most recent state and seismic requirements for structural design of new development and redevelopment. Where geologic instability can be identified and cannot be mitigated, or presence of faulting is identified, use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards.	Development Services	Development Fees, General fund	Ongoing					PS-8.2

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					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-8.3	During review of development and redevelopment proposals, require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers where appropriate. Examples of when these surveys are required are (1) for projects within a State-delineated earthquake fault regulatory zones for liquefaction, fault ruptures, and seismically induced landsliding, in accordance with the California Geologic Survey and (2) prior to the development of any area with slopes more than 10 feet high at a gradient equal to or steeper than 2:1.	Development Services	Development fees	Ongoing					
PS-8.4	Develop informational overlays that augment the City’s zoning ordinance to identify those areas where more detailed geotechnical studies should be carried out as part of liquefaction-susceptibility investigation, restrict development in liquefaction-prone areas, or to establish specific building design standards aimed at reducing the risk of liquefaction.	Development Services	Development fees, General fund	By the end of 2004					
PS-8.5 PS-8.6	Promote earthquake preparedness in the community with periodic earthquake awareness programs. The program could include mailing brochures to residences and businesses, press releases, school education programs and presentations to homeowner groups and property managers. Coordinate programs with Federal, State, and local emergency service providers and the school districts to maximize public participation.	Development Services, Brea-Olinda Unified School District	General fund	Ongoing					
SECTION XXII: NOISE									
PS-9.1 PS-9.4 PS-9.5, PS-11.4	Ensure that new development is exposed to acceptable noise levels. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown on Figure N-1 in the Noise Element. Also require acoustical analyses for all proposed residential projects in the vicinity of existing and proposed commercial and industrial areas. Where the noise analyses indicate that the noise standards in Table N-2 will be exceeded, require noise control measures to be incorporated into the proposed development to reduce noise to acceptable levels. Noise control measures may include berms, walls, and sound attenuating architectural design and construction methods. Only permit new development if the noise standards and the City noise regulations can be met.	Development Services	Development fees	Ongoing					PS-9.4 PS-9.5 PS-11.4
PS-9.2	Continue to enforce the City noise regulations to protect residents from excessive noise levels from stationary sources. The regulations provide protection from non-transportation related noise sources such as music, machinery, pumps, and air conditioners on private property. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.	Development Services	General fund	Ongoing					
PS-9.3 PS-9.5	Use noise and land use compatibility standards to guide future planning and development decisions. Table PS-6 in the Noise Element summarizes the standards for acceptable noise levels by land use types. Table PS-6 in the Noise Element provides criteria for assessing the compatibility of future development with the noise environment. Review development proposals to ensure that the noise standards and compatibility criteria are met. Require mitigation measures, where necessary, to reduce noise levels to meet the noise standards and compatibility criteria.	Development Services	Development fees, Mitigation payment	Ongoing					PS-9.5
PS-9.4	All City departments and agencies will comply with local, state and federal noise standards, including state and federal OSHA standards. All new equipment or vehicle purchases will comply with local, state and federal noise standards. Such equipment includes compressors, air conditioners, leaf blowers and other fixed and mobile machinery. Purchase noise-producing equipment with the necessary noise abating equipment installed. Reduce the noise impacts associated with City services acquired through contracts with other public and private entities, such as street sweeping, solid waste removal and transport, landscaping maintenance, construction projects and emergency services.	Development Services	General fund	Ongoing					
PS-9.5 PS-11.5	Limit delivery or service hours for stores with loading areas, docks or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations are achieved.	Development Services	General fund	Ongoing					PS 11.5

Public Safety
Brea General Plan Implementation Guide

Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies				
					Community Development	Housing	Community Resources	Community Services	Public Safety
PS-10.1 PS-10.2	Mitigate noise impacts to acceptable levels from transportation activity to enhance the quality of the community. Incorporate noise control measures, such as sound walls and berms, into roadway improvement projects to mitigate impacts to adjacent development. Request Caltrans and the Orange County Transportation Corridor Agencies (OCTA), as well Los Angeles Metropolitan Transit Authority (MTA) to provide noise control for roadway projects within the City and Sphere of Influence. Particularly, advocate reducing noise impacts from the SR-57.	Development Services	General fund, OCTA, Federal grants	Ongoing					PS-10.2
PS-10.1	Coordinate with the Orange County Sheriff’s Department and the California Highway Patrol to enforce the California Vehicle Code pertaining to noise standards for cars, trucks, and motorcycles.	Development Services	General fund	Ongoing					
PS-11.1	Provide written information describing methods of retrofitting existing structures and properties to reduce noise impacts, including sound insulation, double-pane glass windows, sound walls, berming and other measures.	Development Services	General fund	Ongoing					
PS-11.2	Enforce the provisions of the State of California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The Title 24 noise standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. Also apply the standard to single-family dwellings and condominium conversion projects as official policy.	Development Services	Development fees, Mitigation payments	Ongoing					
PS-11.3	Require all construction activity and special events to comply with the limits established in the Noise Control Ordinance. Review the Noise Control Ordinance for adequacy and amend as needed to address community needs and development patterns.	Development Services	Development fees, General fund	Ongoing, Revise ordinance by end of 2004					

EXHIBIT C

**Table HE-50
Housing Implementation Program Summary**

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
Maintaining Existing Housing Quality and Affordability				
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Issue an average of 12-15 loans and grants on an annual basis, with a goal to assist 96 households over the planning period.	CDBG	Community Development Department
2. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Identify deteriorated apartments, and reach out to non-profits at least twice during the planning period to identify opportunities and to secure funds to acquire & rehabilitate units. Support Jamboree Housing in the acquisition and rehabilitation of the 47-unit Walnut Village Apts; seek to begin construction in 2023.	Housing Asset Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department
3. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	Contact property owners of at-risk projects 3 years prior to expiration. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	Housing Asset Fund; HOME; Housing Trust Fund; other State and Federal funds	Community Development Department
4. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	Maintain current levels of assistance and direct eligible households to the program. Conduct outreach to landlords to encourage them to register units with the County (2022 & 2025).	HUD Section 8	Community Development Department; Orange County Housing Authority
Provision of New Affordable Housing				
5. Affordable Housing Ordinance	Integrate affordable housing within market rate developments.	Review and update the Ordinance by 2022 to enhance effectiveness in producing affordable units, including units affordable to lower income households.	LEAP grant	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
6. Density Bonus Incentives	Provide density and other incentives and concessions to support production of affordable housing.	Update the density bonus provisions in the Zoning Code by 2022 to align with State law and the updated Affordable Housing Ordinance.	LEAP grant	Community Development Department
7. Affordable Housing Development Assistance and Implementation Guide	Provide financial and regulatory incentives to facilitate affordable housing development and preserve the existing housing stock.	Outreach to the development community at least every other year to discuss affordable housing opportunities and available financial and regulatory incentives. Develop an Affordable Housing Implementation Guide by 2022 to reduce processing times and est. specific timeframes for tenant notification.	SB 2 Planning Grant; Housing Trust Fund; Housing Asset Fund; Co. of Orange RFPs; Low Income Housing Tax Credits	Community Development Department

Provision of Adequate Housing Sites

8. Land Use Element and Sites Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	Maintain a current inventory of residential and mixed-use sites and provide to developers along with information on available development incentives. Maintain inventory on City's website. Amend Code for by-right approval of projects with min. 20% lower income units on rezone and 5th cycle sites within 1 year of Housing Element adoption (2022).	General Fund	Community Development Department
8a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	Conduct outreach to property owners of Housing Element sites and adopt a Lot Consolidation Ordinance to codify available incentives (2022). Conduct a mid-cycle review in 2025 and make modifications as necessary to promote housing on small sites.	General	Community Development Department
8b. Replacement Housing Program	Ensure no net loss of units affordable to	Update Code in 2022 to specify replacement housing requirements	General	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
	lower income households	consistent with Government Code 65583.2(g)(3).		
9. Brea Core Plan	Provide expanded opportunities for mixed use and high-density residential development.	Develop and adopt the Brea Core Specific Plan by 2023, incorporating an Overlay to focus higher densities in the Core. Incorporate modified standards to support office-to-residential conversions. Conduct a mid-cycle review in 2025 and make modifications to the Plan as necessary by 2026 to facilitate higher density development.	General Fund	Community Development Department
10. Accessory Dwelling Units	Promote accessory dwelling units in new and existing housing as a form of affordable, multi-generational housing.	Adopt ADU Design Guidelines by 2022 and seek to permit an average of 16 ADUs annually. Research program for funding assistance for deed restricted ADUs (2022), and est. pilot program as appropriate (2024). Conduct reviews in 2024, 2026 and 2028 and if production falling short, ensure adequate sites to meet lower income RHNA or commit to rezoning within one year. Work with HCDs ADU Ordinance Team to make any adjustments to the Ordinance consistent with state law (2022).	SB 2 Planning Grant	Community Development Department
11. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	Contact property owners in Sites #1 and #14 to discuss opportunities for lot consolidation (2023), and issue an RFP for development on identified City-owned parcels (2024). Modify the P-F zone to conditionally allow residential uses (2024).	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
12. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	Adopt the Brea 265 Specific Plan and EIR, and complete annexation by September 29, 2022. Should the annexation not be completed by this date, rezone additional sites as necessary to address the City's RHNA.	General Fund	Community Development Department

Removal of Governmental Constraints

13. Objective Development Standards and Administrative Approval Process	Facilitate quality development that can be approved ministerially.	Establish objective standards and ministerial processing procedures by 2022, including for SB 35 applications, to streamline the review process.	SB 2 Planning Grant	Community Development Department
14. Updated Parking Standards	Implement parking standards that address the contemporary needs of a variety of housing types.	Update and streamline parking standards by 2022 to enhance development feasibility.	SB 2 Planning Grant	Community Development Department
15. Zoning Text Amendments for Special Needs Housing	Facilitate a range of housing types to address the diverse needs of residents.	Amend the Zoning Code by 2022 to facilitate housing for Brea's special needs and ELI populations. Assist Jamboree Housing in securing funds for Walnut Village and incorporate ELI units (2022).	General Fund	Community Development Department
16. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	General Fund	Community Development Department

Equal Housing Opportunities and Special Needs

17. Fair Housing Program	Further fair housing practices in the community.	Promote fair housing practices and refer fair housing complaints to the OCFHC.	General Fund	Community Development Department; OC Fair Housing Council
18. Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Provide "priority points" in Brea's housing programs; develop written procedures for reasonable accommodation (2022); encourage Universal	General Fund; CDBG	Community Development Department; Community Services Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
		Design in new development; provide rehabilitation grants for accessibility improvements.		
19. Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Pursue opportunities to expand housing choice for seniors in the community.	General Fund; HOME; Housing Trust Fund; Housing Asset Fund; Low Income Housing Tax Credits; other outside sources	Community Development Department; Community Services Department
20. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with developmental disabilities.	Work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, beginning with Walnut Village (2022).	General Fund; HOME; Housing Trust Fund; Low Income Housing Tax Credits; Mental Health Services Act (MHSA) funds; other outside sources	Community Development Department; Community Services Department
21. Veteran and Homeless Assistance	Promote housing and supportive services for veterans and persons experiencing homelessness.	Partner with housing and service agencies through the Family Resource Center; Support North County Navigation Centers in providing shelter and services to the homeless; provide street outreach through the Homeless Liaison Officer and volunteers.	General Fund; Veterans Housing and Homeless Prevention Act (AB 639) funds	Community Development Department; Community Services Department
Sustainability, Energy Efficiency and Healthy Community				
22. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Prioritize projects in sustainable locations competing for funds and grants.	General Fund; State and Federal Grants; other potential affordable housing resources	Community Development Department
23. Green Building	Promote green building practices for more sustainable housing.	Encourage developers to exceed the CALGREEN code to provide solar, bike amenities and EV charging stations.	General Fund	Community Development Department
24. Energy Conservation	Evaluate and implement activities to support clean	Implement actions for clean energy and energy efficiency.	General Fund	Community Development Department

Housing Program	Program Goal	2021-2029 Objective/ Time Frame	Funding Source(s)	Responsible Department or Agency
	energy and energy efficiency solutions in Brea's housing.			
25. Healthy Community	Foster community health through land use planning and support for initiatives that promote a more active lifestyle.	Support a built environment that encourages physical activity and reduces automobile travel.	General Fund	Community Development Department; Community Services Department

Fair Housing Issue	Contributing Factors	Priority Level	Actions
<p>A. Fair Housing Outreach</p> <p><i>(Housing Mobility)</i></p>	<p>1. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall.</p> <p>2. Outreach needed in a variety of formats.</p> <p>3. Additional resources to be made available to the public.</p>	<p>Medium</p>	<p>City Action: By the end of 2022, have additional fair housing information posted at the Brea Family Resource and Senior Centers and on their digital platforms. Starting in 2022, hold an informational workshop at these locations once every two years.</p> <p>City Action: In 2023, conduct a fair housing information session for the City Council. Invite local nonprofits (including the Orange County Human Relations Commission, the Kennedy Commission, and People for Housing O.C.) to attend.</p> <p>City Action: Publish Fair Housing information, including any community meetings in Brea Line (City Newsletter) as well as non- traditional media, such as Instagram and Facebook, and conduct targeted outreach to tenants, mobile home park residents and other lower income populations.</p> <p>Action Outcomes: Increase the distribution of fair housing materials by at least 25 percent to increase awareness of fair housing options among residents, including special needs groups and low income residents. Seek to increase the number of Brea residents counseled through the Fair Housing Council of Orange County from an average of 70 to 75 annually.</p>

<p>B. Protected groups in the western portion of Brea (west of the Orange Freeway) face greater opportunity and resource challenges</p> <p>(Place based strategies, Displacement, Housing mobility)</p>	<ol style="list-style-type: none"> 1. Need for community revitalization strategies 2. Need for public investments in specific neighborhoods, including services and amenities 3. Cost of housing rehabilitation and repairs 4. High levels of overpayment create displacement risk 	<p>High</p>	<p>City Action: Include info about rehabilitation resources in City newsletters and website, including the availability of funds for accessibility improvements and including translated information when feasible. Seek to assist 12-15 households annually. Starting in 2023, conduct targeted outreach in identified Low and Moderate Resource Census Tracts, utilizing the Housing Conditions Survey and Code Enforcement information to further target assistance.</p> <p>City Action: Identify apartments in need of rehab, and cooperate with non-profit providers to acquire and rehabilitate units and provide as long-term affordable housing. Seek to complete at least two projects, including the 47 unit Walnut Village in partnership with Jamboree Housing.</p> <p>City Action: Continue to improve access to persons with disabilities through ADA improvements. Dedicate or seek funding, including annual CDBG allocations, to prioritize infrastructure and accessibility improvements in low and moderate resource areas.</p> <p>City Action: Starting in 2023, work with the FHCOC to contact landlords of affordable multifamily complexes every two years and provide fair housing information and assistance. Outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated and should include multi-lingual materials.</p> <p>City Action: Continue anti-displacement programs including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; relocation assistance where public funds are utilized; and</p>
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			replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)).
			<p>City Action: Assist mobile home park resident organizations interested in purchasing their parks to access funds through the state HCD Mobile Home Park Resident Ownership Program (MPROP). Provide available local funds for leverage and assist with the subdivision map waiver process consistent with the Subdivision Map Act.</p> <p>Action Outcomes: Increased public and private investment in Low and Moderate Resource census tracts, including \$2,000,000 allocated for a variety of ADA, park facilities, transportation, water and sewer line improvements in these census tracts during 2021-2029. Through landlord outreach in coordination with the FHCOC and housing mobility programs through the Orange County Housing Authority (OCHA), the City's goal will be to increase Housing Choice Vouchers by 10% from 114 to 125 vouchers, and to work with the OCHA to achieve a 10% increase in vouchers high resource neighborhoods. Implement the mobile home park preservation ordinance to maintain Brea's five mobile home parks as an important form of lower cost housing.</p>

<p>C. Affordable Housing throughout Brea, including High and Highest Resource areas, to promote housing mobility</p> <p>(Housing Mobility, New Opportunities)</p>	<ol style="list-style-type: none"> 1. High levels of overpayment 2. Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive 3. Community concern about housing densities 	<p>High</p>	<p>City Action: In 2022, adopt the Housing Element and associated rezoning to provide geographically dispersed sites for over 1,100 lower income units, fostering a more inclusive community.</p> <p>City Action: Provide significant new housing opportunities in Highest Resource eastern Brea through development of a diverse mix of 1,100 new units in the Brea 265 project, including an estimated 76 deed restricted affordable units. Pursue the introduction of workforce housing on Amazon's 31-acre warehouse site in eastern Brea.</p> <p>City Action: Update Brea's Affordable Housing Ordinance in 2022 to integrate low as well as moderate income units in market rate projects throughout the community.</p> <p>City Action: Coordinate with the Orange County Housing Authority (OCHA) in 2023 about utilizing the mobility counseling program. This OCHA program informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic support to voucher holders seeking to move to higher opportunity areas.</p> <p>City Action: Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development (2022) through the City's Newsletter and posting of the ADU application checklist on the City website, thereby expanding housing opportunities in areas that have traditionally only had single-family ownership housing. Seek to issue permits for 16 units annually throughout Brea.</p> <p>City Action: Adopt an Ordinance by 2022 to expand the housing supply in</p>
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			<p>High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2023, 2025).</p> <p>City Action: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.</p> <p>Action Outcomes: An increased variety of housing options available to Brea residents throughout the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for over 1,300 lower income households, over 500 moderate income households, and over 1,600 above moderate income households, exceeding the City's RHNA requirements. Seek to achieve at least two affordable housing projects during the planning period, with an aspirational goal of 10% of new units produced in high resource areas as affordable to very low, low or moderate income households.</p>
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EXHIBIT D

Please Start Here

General Information	
Jurisdiction Name	Brea
Reporting Calendar Year	2024
Contact Information	
First Name	Jason
Last Name	Killebrew
Title	Community Development Director
Email	jasonk@cityofbrea.net
Phone	7149907758
Mailing Address	
Street Address	1 Civic Center Circle
City	Brea
Zipcode	92821

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Jurisdiction	Brea	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		9
Total Units		12

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	32	0	0
Single-family Detached	0	1	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	11	8
Mobile/Manufactured Home	0	0	0
Total	32	12	8

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	12	12
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	27
Number of Proposed Units in All Applications Received:	27
Total Housing Units Approved:	6
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	27	27
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	27
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Brea
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4, 5+ ADU,JADU)	R=Rentor O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provisions if the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
	284-191-23	407 Maple Avenue		BLD-2024-00144	SFD	O	2/6/2024								1	1	1	NONE	No	N/A	Approved	Ministerial	new single-family residence
	284-263-12	553 S Walnut Ave #B		BLD-2024-00080	ADU	R	1/23/2024								1	1		NONE	No	N/A	Pending	Ministerial	800 sf 2-bed detached ADU
	284-352-01	424 Locust St #B		BLD-2024-00111	ADU	R	2/1/2024								1	1		NONE	No	N/A	Pending	Ministerial	465 sf 1-bed JADU
	284-352-01	424 Locust St #D		BLD-2024-00112	ADU	R	2/1/2024								1	1		NONE	No	N/A	Pending	Ministerial	800 sf 2-bed detached ADU
	336-212-12	3374 Greenleaf #B		BLD-2024-00128	ADU	R	2/5/2024								1	1	1	NONE	No	N/A	Approved	Ministerial	750 sf 2-bed detached ADU
	284-221-13	341 E Date St		BLD-2024-00138	ADU	R	2/6/2024								1	1	1	NONE	No	N/A	Approved	Ministerial	800 sf 2-bed attached ADU
	304-165-11	958 Oakcrest Ave		BLD-2024-00171	2 to 4	R	2/14/2024								1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	800 sf 2-bed SB 9 Unit
	296-322-01	325 Delphia Ave #B		BLD-2024-00209	ADU	R	2/28/2024								1	1	1	NONE	No	N/A	Approved	Ministerial	670 sf 2-bed attached ADU
	284-203-12	696 E Date St		BLD-2024-00284	ADU	R	3/20/2024								1	1	1	NONE	No	N/A	Approved	Ministerial	500 sf 1-bed attached ADU
	293-412-20	354 S Puente St #B		BLD-2024-00397	ADU	R	4/19/2024								1	1		NONE	No	N/A	Pending	Ministerial	730 sf 2-bed attached ADU
	284-341-24	544 Peach Ave		BLD-2024-00402	ADU	R	4/23/2024								1	1		NONE	No	N/A	Pending	Ministerial	800 sf 2-bed attached ADU
	284-323-21	414 E Fir St #B		BLD-2024-00515	ADU	R	5/22/2024								1	1		NONE	No	N/A	Pending	Ministerial	1,050sf 2bed attached ADU
	284-264-10	544 Walnut Ave #A		BLD-2024-00605	ADU	R	6/17/2024								1	1	1	NONE	No	N/A	Approved	Ministerial	560 sf 2-bed attached ADU
	284-354-16	629 Laurel Ave #C		BLD-2024-00608	2 to 4	R	6/18/2024								1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	800 sf 2-bed SB 9 Unit
	284-354-16	629 Laurel Ave #B		BLD-2024-00609	ADU	R	6/18/2024								1	1		NONE	No	N/A	Pending	Ministerial	1,000sf 2bed attached ADU
	284-243-01	108 E Date St #B		BLD-2024-00642	ADU	R	6/26/2024								1	1		NONE	No	N/A	Pending	Ministerial	760 sf 2-bed detached ADU on a multi-family residential property.
	304-083-02	1435 Ponderosa #B		BLD-2024-00710	ADU	R	7/12/2024								1	1		NONE	No	N/A	Pending	Ministerial	630 sf 1-bed detached ADU
	296-321-18	144 Delphia Ave #B		BLD-2024-00732	ADU	R	7/17/2024								1	1		NONE	No	N/A	Pending	Ministerial	800 sf 2-bed detached ADU
	284-211-26	333 Laurel Ave #C		BLD-2024-00733	ADU	R	7/18/2024								1	1		NONE	No	N/A	Pending	Ministerial	630 sf 2-bed detached ADU
	284-211-26	333 Laurel Ave #B		BLD-2024-00802	ADU	R	8/5/2024								1	1		NONE	No	N/A	Pending	Ministerial	410 sf 1-bed JADU
	284-341-37	517 Laurel Ave #C		BLD-2024-00967	2 to 4	R	9/9/2024								1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	800 sf 2-bed SB 9 Unit
	284-341-37	517 Laurel Ave #B		BLD-2024-00968	ADU	R	9/9/2024								1	1		NONE	No	N/A	Pending	Ministerial	270 sf studio JADU
	284-341-37	517 Laurel Ave #D		BLD-2024-00969	ADU	R	9/9/2024								1	1		NONE	No	N/A	Pending	Ministerial	800 sf 2-bed detached ADU
	304-204-04	928 Bonnie Wyv #B		BLD-2024-01070	ADU	R	10/1/2024								1	1		NONE	No	N/A	Pending	Ministerial	390 sf 1-bed attached ADU
	304-181-25	1476 Alta Mesa #B		BLD-2024-01105	ADU	R	10/7/2024								1	1		NONE	No	N/A	Pending	Ministerial	1200sf 3bed detached ADU
	284-313-18	325 Cherry St #B		BLD-2024-01195	ADU	R	10/30/2024								1	1		NONE	No	N/A	Pending	Ministerial	580 sf 1-bed attached ADU
	304-192-11	1321 Denise Ct		BLD-2024-01384	ADU	R	12/18/2024								1	1		NONE	No	N/A	Pending	Ministerial	700 sf 1-bed detached ADU

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	0	0	0	3	9		12
284-282-06	685 S Brea Blvd	South Brea Townhomes									0
336-212-12	3374 Greenleaf #B							1		7/23/2024	1
284-221-13	341 E Date St							1		9/30/2024	1
284-203-12	696 E Date St							1		7/9/2024	1
296-322-01	325 Delphia Ave #B								1	4/25/2024	1
284-264-10	544 Walnut Ave #A								1	10/22/2024	1
303-326-03	1412 Hodson Ave #B								1	3/26/2024	1
284-213-36	527 E Elm St #B								1	3/28/2024	1
304-122-13	901 Carlson Dr								1	11/18/2024	1
284-201-06	755 E Date St								1	9/30/2024	1
284-213-02	405 Laurel Ave #B								1	5/3/2024	1
284-363-07	803 Cedar Ave								1	5/14/2024	1
319-152-61	216 N Randolph Ave								1	10/16/2023	1
293-432-06	828 W Lime St #B								1	1/7/2021	1
284-362-25	832 Cedar Ave								1	10/6/2022	1
319-283-24	111 S Flower Ave #12A								1	5/24/2023	1
284-234-17	327 S Flower Ave								1	11/9/2023	1
284-191-23	407 Maple Avenue								1	12/17/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction
			13	14	15	16	17	18	19
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
			0						
284-282-06	685 S Brea Blvd	South Brea Townhomes		NONE	Y	Other	DB, INC		45
336-212-12	3374 Greenleaf #B			NONE	Y			based on proposed rent by property owner and based on HCD affordable rent calculations by bedroom count	
284-221-13	341 E Date St			NONE	Y			based on proposed rent by property owner and based on HCD affordable rent calculations by bedroom count	
284-203-12	696 E Date St			NONE	Y			based on proposed rent by property owner and based on HCD affordable rent calculations by bedroom count	
296-322-01	325 Delphia Ave #B			NONE	Y				
284-264-10	544 Walnut Ave #A			NONE	Y				
303-326-03	1412 Hodson Ave #B			NONE	Y				
284-213-36	527 E Elm St #B			NONE	Y				
304-122-13	901 Carlson Dr			NONE	Y				
284-201-06	755 E Date St			NONE	Y				
284-213-02	405 Laurel Ave #B			NONE	Y				
284-363-07	803 Cedar Ave			NONE	Y				
319-152-61	216 N Randolph Ave			NONE	Y				
293-432-06	828 W Lime St #B			NONE	Y				
284-362-25	832 Cedar Ave			NONE	Y				
319-283-24	111 S Flower Ave #12A			NONE	Y				
284-234-17	327 S Flower Ave			NONE	Y				
284-191-23	407 Maple Avenue			NONE	Y				

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Demolished/Destroyed Units			Density Bonus			
			20			21	22	23	24
Current APN	Street Address	Project Name ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0						
284-282-06	685 S Brea Blvd	South Brea Townhomes				10.0%	5	Development Standards Modification	Yes
336-212-12	3374 Greenleaf #B								
284-221-13	341 E Date St								
284-203-12	696 E Date St								
296-322-01	325 Delphia Ave #B								
284-264-10	544 Walnut Ave #A								
303-326-03	1412 Hodson Ave #B								
284-213-36	527 E Elm St #B								
304-122-13	901 Carlson Dr								
284-201-06	755 E Date St								
284-213-02	405 Laurel Ave #B								
284-363-07	803 Cedar Ave								
319-152-61	216 N Randolph Ave								
293-432-06	828 W Lime St #B								
284-362-25	832 Cedar Ave								
319-283-24	111 S Flower Ave #12A								
284-234-17	327 S Flower Ave								
284-191-23	407 Maple Avenue								

Jurisdiction	Brea	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level												
Very Low	Deed Restricted	669	-	-	-	-	-	-	-	-	-	-	-	669
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	393	-	-	-	-	-	-	-	-	-	-	-	393
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	403	-	-	-	-	-	-	-	-	-	-	3	400
	Non-Deed Restricted		-	-	-	-	3	-	-	-	-	-	-	
Above Moderate		900	2	1	7	15	9	-	-	-	-	-	34	866
Total RHNA		2,365												
Total Units			2	1	7	15	12	-	-	-	-	-	37	2,328
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		335		-	-	-	-	-	-	-	-	-	-	335

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Brea	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Brea	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Single-Family Rehabilitation Program	Provide loans to lower income homeowners to help them rehabilitate their homes.	Ongoing	In 2024, five grants and two loans were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
2. Multi-Family Acquisition and Rehabilitation	Upgrade deteriorated apartment buildings, and provide long-term affordable rental housing.	Ongoing	In accordance with the City's 2021-2029 Housing Element, the City is in the process of identifying apartments in need of rehabilitation, especially for long-term affordable rental housing.
3. Preservation of Assisted Housing	Preserve the existing affordable rental stock at-risk of conversion to market rents.	2029	The City continued to make efforts to preserve the existing affordable rental stock at-risk of conversion to market rents.
4. Section 8 Rental Assistance Program	Provide rental subsidies to extremely low and very low-income households.	2025	The City continued to partner with the County of Orange to share information about the Section 8 Rental Assistance wait list re-opening.
5. Affordable Housing Ordinance	Integrate affordable housing within market rate developments.	2022	The City continued to implement its updated affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability, providing affordable units to Extremely Low, Very Low, Low, and Moderate-Income households.
6. Density Bonus Incentives	Provide density and other incentives and concessions to support production of affordable housing.	2023	The City continued to implement its updated affordable housing ordinance which includes State Density Bonus provisions. In 2024, the City developed an informational brochure highlighting density bonus provisions for housing developers, and is currently in the process of drafting a Density Bonus ordinance.
7. Affordable Housing Development Assistance and Implementation Guide	Provide financial and regulatory incentives to facilitate affordable housing development and preserve the existing housing stock.	2029	The City has an Affordable Housing Implementation Guide available on the City website for the development community to serve as a directory for developers interested in creating affordable housing. The benefits of housing incentives are outlined, as well as the City's development flow chart.
8. Land Use Element and Site Inventory	Provide adequate sites for future housing development consistent with regional housing needs.	2023	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code for by-right development on rezoned sites addressing a lower income RHNA shortfall and reuse sites from the 5th Cycle (Focused Development Sites 1, 2, & 3) that include a minimum of 20 percent lower income units. The City continues to maintain a current inventory of residential/mixed-use sites (Housing Opportunity Sites).
8a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	2025	In accordance with the City's 2021-2029 Housing Element, the City is in the process of conducting research for a future Lot Consolidation Ordinance to codify incentives for Housing Element sites. A survey was sent out in late 2024 to property owners of Housing Opportunity Sites to elicit feedback and identify incentives that property owners could utilize to facilitate lot consolidation of properties into larger development sites for future residential development. As the research process continues, staff will utilize the results of this survey towards the ordinance update.
8b. Replacement Housing Program	Ensure no net loss of units affordable to lower income households	2023	The City continued to implement its updated affordable housing ordinance which includes guidance specifying that any residential project that results in the displacement of existing affordable units shall be required to replace each displaced affordable unit at the same or greater level of affordability of the existing unit, in addition to providing the number of affordable units required by the Affordable Housing Ordinance.
9. Brea Core Plan	Provide expanded opportunities for mixed use and high-density residential development.	2025	In accordance with the City's 2021-2029 Housing Element, the City initiated the process of developing the Brea Core Specific Plan in early 2024. This work effort is underway alongside the focused General Plan Update. This work program is expected to be completed at the end of 2025.
10. Accessory Dwelling Units	Promote accessory dwelling units in new and existing housing as a form of affordable, multi-generational housing.	2029	The City continued to promote the development of Accessory Dwelling Units (ADU) as a form of multi-generational and affordable housing. In 2024, 11 building permits were issued for ADUs in the City.
11. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	2024	On June 28, 2024, the City of Brea and Jamboree Housing Corporation executed a Disposition, Development, and Loan Agreement for a permanent supportive affordable housing project at 323 North Brea Boulevard. This project will serve 38 Extremely Low-Income households.
12. Annexation of Sphere of Influence	Increase the City's capacity to accommodate future housing growth.	2022	On August 16, 2022, Brea City Council adopted Ordinance No. 1229, an Ordinance of the City of Brea approving Zone Change No. 2022-01 for the Brea 265 Specific Plan identified in the City's 6th Cycle Housing Element. The annexation of the subject property was recorded November 10, 2022.
13. Objective Development Standards and Administrative Approval Process	Facilitate quality development that can be approved ministerially.	2022	On February 1, 2022, Brea City Council adopted Ordinance No. 1223, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-02, to amend Title 20, Chapter 20.260 of Brea City Code regulating the PD (Precise Development) Zone within the City of Brea to facilitate housing by replacing the Precise Development Review with an Administrative Plan Review process for permitted by-right code compliant housing development. This ZOTA was funded by the SB 2 PGP, with the purpose of facilitating housing development and streamlining the review process for by-right, code compliant, housing development.
14. Updated Parking Standards	Implement parking standards that address the contemporary needs of a variety of housing types.	2022	On November 2, 2021, Brea City Council adopted Ordinance No. 1222, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-01, to amend Title 20, Chapter 20.08 of Brea City Code regulation exceptions and modifications to the minimum off-street parking requirements for multi-family residential development within the City of Brea. This ZOTA was funded by the SB 2 PGP, with the purpose of updating parking standards to meet the contemporary needs of multi-family development and remove the public hearing review requirements for multi-family residential projects seeking an off-street parking modification.
15. Zoning Text Amendments for Special Needs Housing	Facilitate a range of housing types to address the diverse needs of residents.	2023	On August 15, 2023, Brea City Council adopted Ordinance Nos. 1241 and 1242, approving Zone Change Nos. 2023-01 and 2023-02 to create a permitted land use table allowing small state licensed RCF as permitted by right in MU zones, small employee housing as permitted by right in R zones, and specific incentives for projects with ELI units. Zone Change No. 2023-01 also revised standards for emergency shelters to align with State law.
16. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Ongoing	The City continued to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.

17. Fair Housing Program	Further fair housing practices in the community.	2029	The City continued to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments and on the website.
18. Housing Accessibility	Expand accessible housing options to persons living with disabilities.	Ongoing	The City continued to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.
19. Senior Housing Opportunities	Support a range of housing options to address the diverse needs of Brea's growing senior population.	Ongoing	The City supports a range of housing options to address the diverse needs of Brea's growing senior population. The City continued to conduct outreach with the senior population to ensure their voices are heard.
20. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with developmental disabilities.	2029	The City continued to support a range of housing options for persons with developmental disabilities by working in cooperation with the OCRC to publicize information on available resources for housing and services.
21. Veteran and Homeless Assistance	Promote housing and supportive services for veterans and persons experiencing homelessness.	Ongoing	The City continued to support housing and supportive services for veterans and persons experiencing homelessness by promoting housing and supportive services for veterans by partnering with housing and service agencies through the Brea Resources Center, supporting North County Navigation Centers in providing shelter and services to the homeless; and providing street outreach through the HOPE Center.
22. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Ongoing	The City continued to prioritize projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walk score.
23. Green Building	Promote green building practices for more sustainable housing.	Ongoing	The City continued to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
24. Energy Conservation	Evaluate and implement activities to support clean energy and energy efficiency solutions in Brea's housing.	Ongoing	The City continued to evaluate and implement activities to support clean energy and energy efficiency solutions in Brea's Housing.
25. Healthy Communities	Foster community health through land use planning and support for initiative that promote a more active lifestyle.	Ongoing	The City completed the Active Transportation Plan in 2020 to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity and is making progress to move towards Phase Two. Phase Two will include land use planning efforts with full community engagement (Brea Core Specific Plan). The focused General Plan Update is currently underway and is expected to be completed at the end of 2025.

Jurisdiction	Brea	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

EXHIBIT E

HOUSING SUCCESSOR ANNUAL REPORT REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2023-24 PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f) FOR THE CITY OF BREA

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the CITY OF BREA (Housing Successor) activities during Fiscal Year 2023-24. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based on information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund of the City of Brea for Fiscal Year 2023-24, conducted by Lance, Soll & Lunghard, LLP. This audit is separate from this annual summary report. Additionally, this report conforms to and is organized into sections I through XI, inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. **Amount received by the City pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4:** This section provides the amount of funds received from the repayment of Loan Agreements between the City and the former redevelopment agency.
- II. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4 or amounts deposited for other items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. **Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

- IV. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- V. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, a status update is provided.
- IX. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five-year period, with the time period beginning July 1, 2024 and whether the statutory thresholds have been met.
- XI. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous

10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2014 to December 31, 2023.

- XII. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is available on the City's website at (<http://www.ci.brea.ca.us/index.aspx?nid=984>).

I. AMOUNT RECEIVED BY THE CITY PURSUANT TO SECTION 34191.4(b)(3)(A)

No amounts have been received by the City during FY 2023-24 pursuant to Section 34191.4(b)(3)(A)

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$367,851 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, no funds were held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$19,581,074 and is as follows, with no funds held for items listed on the ROPS:

Non-spendable:

Land	\$ 800,000
Loans	14,692,389
Spendable	<u>4,088,685</u>
Total	\$19,581,074

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

	Fiscal Year
Monitoring & Administration Expenditures	\$355,038
Homeless Prevention and Rapid Rehousing Services Expenditures	\$394,736
Housing Development Expenditures*	
➤ Expenditures on Low Income Units	N/A
➤ Expenditures on Very-Low Income Units	N/A
➤ Expenditures on Extremely-Low Income Units	N/A
➤ Total Housing Development Expenditures	N/A
Other***	
Total LMIHAF Expenditures in Fiscal Year	\$749,774

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance pursuant to Section 34176(a)(2); the value of the properties transferred to the Housing Successor pursuant to Section 34181(f) and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Successor	\$800,000
Value of Loans and Grants Receivable*	14,692,389
Total Value of Housing Successor Assets	\$15,492,389

VI. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VII. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the projects related to such real property.

In FY 2017-18, the Housing Successor acquired the property located at 323 North Brea Boulevard for a future affordable housing project. In FY 2023-24, the City of Brea as Housing Successor, entered into a Disposition, Development and Loan Agreement with Jamboree Housing Corporation to develop a 39-unit multi-family affordable housing project. This project is expected to serve 38 Extremely Low-Income households, with one additional unit designated for an on-site manager. Construction is anticipated to begin in late 2025.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date that DOF approved such property as a housing asset.

The Housing Successor is not holding any real property acquired by the former redevelopment agency prior to February 1, 2012

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2010-2014 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website (<http://www.ci.brea.ca.us/documentcenter/view/2045>).

Inclusionary/Production Housing. According to the 2010-2014 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former agency's Implementation Plans are posted on the City's website (<http://www.ci.brea.ca.us/documentcenter/view/2045>).

X. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(A) – (C) requires that the Housing Successor use all moneys remaining in its LMIHAF, after paying for administrative expenses; homeless prevention and rapid re-

housing services (Remaining Funds) for the development of affordable housing. The Housing Successor is required to target the Remaining Funds as follows: (i) at least 30% of the funds must be spent for the development of rental housing affordable to and occupied by extremely low income households earning 30% or less of AMI; (ii) no more than 20% of the funds may be spent for the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI, and (iii) the balance of the funds may be spent for the development of housing affordable to and occupied by households earning 60% or less of the AMI.

If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the Remaining Funds in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report for the development of rental housing for households earning 30% or less of AMI until the Housing Successor demonstrates compliance with this requirement. If the Housing Successor fails to comply with the requirement for households earning between 60% and 80% of the AMI in any five-year report, then the Housing Successor may not expend any Remaining Funds for such households until the Housing Successor demonstrates compliance with this requirement.

The following provides the Housing Successor's Extremely-Low Income Test for the five (5) year period of July 1, 2019 through June 30, 2024:

Housing Development Expenditures from the LMIHAF by Income Level Last Five Years				
	Low Income Units (80% or less of AMI)	Very Low Income Units (60% or less of AMI)	Extremely Low Income Units (30% or less of AMI)	Total
FY 2024-25	0	0	0	0
FY 2025-26	0	0	0	0
FY 2026-27	0	0	0	0
FY 2027-28	0	0	0	0
FY 2028-29	0	0	0	0
Total	0	0	0	0
% Spent by income level	0%	0%	0%	0%
Compliance Met?	N/A	N/A	N/A	

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the

Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following provides the Housing Successor's Senior Housing Test for the 10-year period of January 1, 2014 to December 31, 2023.

Senior Housing Test	1/1/2014 – 12/31/2023
# of Assisted Senior Rental Units	1,580
# of Total Assisted Rental Units	6,799
Senior Housing Percentage	23%

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The LMIHAF has an Excess Surplus as noted in the attached calculation.

CITY OF BREA HOUSING SUCCESSOR

COMPUTATION OF HOUSING SUCCESSOR
EXCESS/SURPLUS (HSC 34176.1)

	Low and Moderate Housing Funds All Project Areas July 1, 2023	Low and Moderate Housing Funds All Project Areas July 1, 2024
Opening Fund Balance	\$ 20,107,217	\$ 19,581,074
Less Unavailable Amounts:		
Land	\$ (800,000)	\$ (800,000)
Loans receivable	(14,843,802)	(14,692,685)
Housing bonds	(1,868,458)	(1,894,082)
	<u>(17,512,260)</u>	<u>(17,386,767)</u>
Available Housing Successor Funds	\$ 2,594,957	\$ 2,194,307
Limitation (greater of \$1,000,000 or four years deposits)		
Aggregate amount deposited for last four years:		
2023-2024	-	995,722
2022-2023	1,103,083	1,103,083
2021-2022	39,203	39,203
2020-2021	234,261	234,261
2019-2020	404,866	404,866
2018-2019	800,667	800,667
Total	<u>\$ 2,582,080</u>	<u>\$ 3,577,802</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Greater amount	<u>\$ 2,582,080</u>	<u>\$ 3,577,802</u>
Computed Excess/Surplus	<u>\$ 12,877</u>	<u>None</u>



Planning Commission Communication

A. Conditional Use Permit No. 2025-01

A request to allow an upgrade of the existing off-site beer and wine alcohol license (Type 20) to a full off-site alcohol license (Type 21) at an existing convenience store (7-Eleven) located at 3310 E Imperial Hwy

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:00 PM	PUBLIC HEARINGS Item: 3A.
TO	FROM
Chair and Members of the Planning Commission	Brianna Co, Planning Technician

EXECUTIVE SUMMARY

The Applicant, 7-Eleven (represented by Dayna Epley), is requesting a Conditional Use Permit (CUP) No. 2025-01 to allow for an upgrade of the existing off-site beer and wine alcohol license to a full off-site alcohol license at the existing convenience store (7-Eleven) at 3310 E Imperial Highway, in a General Commercial (C-G) Zone with a Precise Development (PD) Overlay. The request would require a Type 21 license from the California Department of Alcoholic Beverage Control (ABC).

The above-mentioned entitlement herein is referred to as the "Project."

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution (Attachment A) taking the following actions:

2. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
3. Approve CUP No. 2025-01 to allow for an upgrade of the existing off-site beer and wine alcohol license (Type 20) to a full off-site alcohol license (Type 21) at the existing convenience store (7-Eleven), based on the findings and conclusions in the attached Resolution (Attachment A), and subject to the recommended Conditions of Approval (Attachment B).

BACKGROUND

The Project site is located at 3310 East Imperial Highway, and is developed with an existing 2,124 square-foot standalone commercial building that is currently occupied by a convenience store (7-Eleven). The surrounding area features a mixture of service-oriented businesses, retail, and restaurants. The Project site has a General Plan Land Use designation of General Commercial and zoning designation of General Commercial (C-G) with a Precise Development (PD) Overlay. The surrounding land uses and zoning designation are shown in Table 1 and 2 below.

TABLE 1 – SURROUNDING LAND USES

North	La Floresta mixed-use development (<i>Across Imperial Highway</i>)
East	A restaurant and single-family residences

South	Single-family residences
West	Gas station and a convenience store; offices (<i>Across Valencia Avenue</i>)

TABLE 2 – SURROUNDING ZONING DESIGNATIONS

North	MU-II (Mixed-Use II) (<i>Across Imperial Highway</i>)
East	C-G with PD Overlay and R-1 (Single-Family Residential)
South	R-1
West	C-G with a PD Overlay; C-P (Admin & Professional Office) with a PD Overlay (<i>Across Valencia Avenue</i>)

The Project site is currently developed with a commercial building with associated surface parking areas. Ingress and egress to the site is provided by one driveway approach off of Imperial Highway. The aerial view of the Project site is Figure 1 below.

FIGURE 1 – AERIAL VIEW OF THE PROJECT SITE



Entitlement History

- In 2022, the Planning Commission adopted PC Resolution No. 2022-08 (Attachment C) approving CUP 2021-16 to allow the off-site sale and consumption of beer and wine (Type 20 ABC license) with a determination of public convenience or necessity (PCN).

The Technical Background Summary and the Vicinity Map are provided as Attachment D and E, respectively.

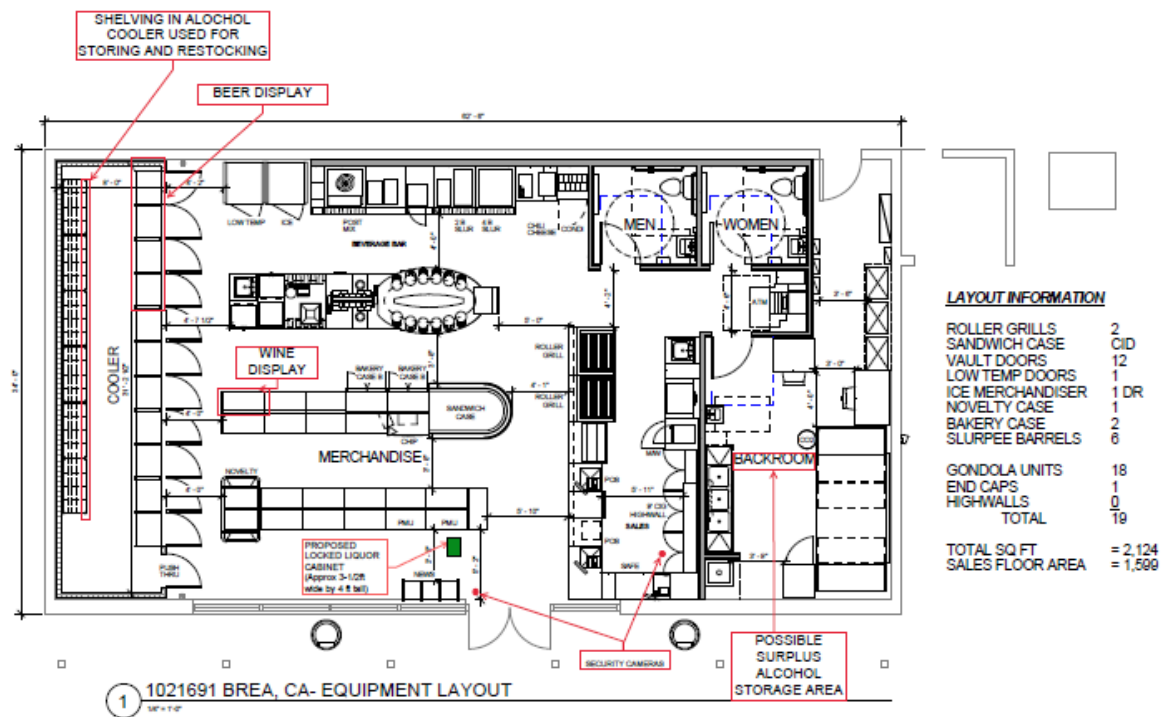
PROJECT DESCRIPTION

The Applicant proposes to upgrade the existing Type 20 ABC license to a full off-site sale and consumption of beer, wine, and distilled spirits (Type 21 ABC license) at the existing convenience store (7-Eleven) located at the Project site. Alcohol display would remain incidental to the overall assortment of retail items, with distilled spirits being within a locked liquor cabinet that is only accessible to store employees. The existing building footprint, floor plan, and conditions will remain the same as there is no proposed expansion.

7-Eleven is a nationally recognized convenience store and has been operating at the Project site for over 12 years, serving as a “one stop shop” market for community members. The current operation hours (24 hours, 7 days a week) would remain as is, with one to three employees per shift. However, the alcohol sales would be limited between to the hours of 6:00 a.m. and 2:00 a.m.

The proposed floor plan is shown in figure 2 below.

FIGURE 2 – PROPOSED FLOOR PLAN



The Project Application, Project Description, and Project Plans are Attachments F, G and H, respectively.

DISCUSSION

Conditional Use Permit No. 2025-01: Off-site Sale and Consumption of Beer, Wine, and Distilled Spirits

Pursuant to the permitted uses in the C-G Zone listed in Brea City Code (BCC) Section 20.11.020.A, off-site sale of alcoholic beverages for convenience stores is permitted subject to the Planning Commission approval of a CUP. The project site currently holds a Type 20 off-site alcohol license from ABC, consistent with the adopted PC Resolution No. 2022-08 (Attachment C). As conditioned, any modification of license types for off-site sale and consumption requires an approval from the Planning Commission.

The existing convenience store and current operational hours are compatible with the surrounding neighborhood. Per ABC records there has not been any violations or citations issued, and per the Police Department, the calls for service record at the Project site showed negligible activity (Attachment I). Additionally, the Project does not propose any building expansion or site modification for the proposed upgrade of the off-site sale of alcohol service, as it will be an ancillary use to the primary convenience store. As such, there would be no additional parking need for the establishment.

To further ensure the Project would be compatible with surrounding uses and not adversely affect the public, health, or general welfare, staff has prepared draft Conditions of Approval (Attachment B). Notable conditions include:

- Condition 3 & 4: The Applicant is required to obtain and maintain a "Type 21" license from the California Department of Alcohol and Beverage Control (ABC).
- Condition 8: No entertainment or amusement machines permitted on the premise at any time.
- Condition 12: All business operations must comply with the City's Noise Ordinance.

It should be noted that based on ABC regulations, a new PCN would not be required as the Project would not be increasing the current number of existing off-site alcohol permits within the Census Tract, upon cancellation of the establishment's current off-sale license.

As such, the Project, as proposed and conditioned, is not anticipated to negatively affect the health and safety of the surrounding neighborhood.

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public noticing requirements, which involved mailed notices sent to property owners within 500-feet of the Project site, and publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment J. As of the writing of this report, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1, Existing Facilities). The Class 1 exemption applies to the Project because the proposed off-site sale and consumption of beer, wine, and distilled spirits at the Project site is limited to adding an ancillary service to the convenience store and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA. The draft Notice of Exemption is Attachment K.

CONCLUSION

For the reasons discussed above and the information attached to this report, the Project would conform with all the requirements of the General Plan and the provisions of the Brea City Code. The proposed recommendation would not have an adverse effect on the public, health, safety, or general welfare. Therefore, staff recommends approval of the Project.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Brianna Co, Planning Technician

Attachments

[Attachment A - Draft Resolution CUP 2025-01.pdf](#)

[Attachment B - DRAFT Conditions of Approval; CUP 2025-01.pdf](#)

[Attachment C - PCR 2022-08.pdf](#)

[Attachment D - Technical Background, CUP 2025-01.pdf](#)

[Attachment E - Vicinity Map; CUP 2025-01.pdf](#)

[Attachment F - Application.pdf](#)

[Attachment G - Project Description.pdf](#)

[Attachment H - Project Plans.pdf](#)

[Attachment I - CAD REPORT \(3310 E IMPERIAL HWY\).pdf](#)

[Attachment J - Public Hearing Notice.pdf](#)

[Attachment K - Draft Notice of Exemption; CUP 2024-07.pdf](#)

(DRAFT) RESOLUTION NO. PC 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2025-01: TO ALLOW AN UPGRADE OF THE EXISTING OFF-SITE BEER AND WINE ALCOHOL LICENSE (TYPE 20) TO A FULL OFF-SITE ALCOHOL LICENSE (TYPE 21) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED AT 3310 EAST IMPERIAL HIGHWAY.

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) received a verified petition for the approval of Conditional Use Permit (CUP) No. 2025-01 to allow an upgrade of the existing off-site sale and consumption of beer and wine alcohol license (Type 20) to a full off-site alcohol license (Type 21) at an existing convenience store, 7-Eleven (referred to herein as the “Project”) for that certain real property located at 3310 E Imperial Highway, in the City of Brea, and further legally described as Assessor Parcel Number 336-203-13, as shown in the latest records of the County of Orange Assessor’s Office.

(ii) The Project Applicant is 7-Eleven Inc. (represented by Dayna Epley), P.O. Box 139044, Dallas, TX 91740.

(iii) The Project site is zoned General Commercial (C-G) with a Precise Development (PD) Overlay and designated as General Commercial by the General Plan.

(iv) On March 25, 2025, the Planning Commission held a duly noticed public hearing on the Project, during which it received and considered all evidence and testimony presented prior to adoption of this resolution.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION:

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301. Class 1 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the proposed off-site sale and consumption of beer, wine, and distilled spirits at the Project site is limited to adding an ancillary service to the convenience store and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

3. The Commission further finds in consideration of Conditional Use Permit No. 2025-01 as follows:

a. Finding: That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by this title.

Fact: The Project is located within an existing convenience store and is zoned General Commercial (C-G) with a Precise Development (PD)

Overlay. Pursuant to Section 20.11.020.A of the Brea City Code, the off-site sale of alcohol within a convenience store requires the review and approval of a conditional use permit.

b. Finding: That said use with any conditions to be imposed is necessary or desirable for the development of the community, in harmony with the various elements or objectives of the General Plan, and not detrimental to existing uses or to uses specifically permitted in the zone which the proposed uses is to be located.

Fact: The proposed Project is consistent with the General Plan Policy CD-1.11 in that it will maintain a mixture of business and retail uses within the community. As the Project is ancillary to the existing convenience store, this request is not anticipated to result in significant impacts on City services or to be detrimental to existing uses in the zone.

c. Finding: The site is adequate in size and shape to accommodate the proposed development and all of the yards, setback, walls, fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood.

Fact: The Project site is a 2,124 square-foot building that is currently occupied by an existing convenience store (7-Eleven). The Project does not propose any expansion or modification of the existing building. As such, the Project site is adequate in size and shape to accommodate the proposed development.

d. Finding: That the proposed site relates to street highways which are properly designed and improved to carry the type of quality of traffic generated or to be generated by the proposed development.

Fact: Vehicular access to the Project site will continue to be provided off Imperial Highway. The Project is not anticipated to result in any traffic or parking impacts to the adjacent uses as the Project consists of continuation of allowing ancillary off-site alcohol services at the existing convenience store, without any building expansion. In addition, the Project site is located along a major arterial corridor (Imperial Highway), which serves as the main point of ingress and egress for the Project site.

e. Finding: That with conditions stated in the permit, the uses will not adversely affect public health, safety, or general welfare.

Fact: The Project is designed to comply with all applicable development standards and will operate similarly to other existing commercial land uses in the surrounding area. All activities will be conducted within the building, and conditions of approval have been included to ensure that uses of the site will not affect adjacent properties and land uses.

4. CUP No. 2025-01 is hereby approved, subject to the conditions of approval found in Exhibit A of this resolution.

5. The conditions of approval found in Exhibit A of this resolution hereby replace the previous conditions of approval associated with CUP No. 2021-16, included as Exhibit A to the Resolution No. PC 2022-08, in its entirety.

6. The Secretary of this Commission shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 25th day of March, 2025.

Chair, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 25th day of March 2025 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 25th day of March 2025, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

Secretary, Planning Commission

**EXHIBIT A OF RESOLUTION NO. 2025-XX
CONDITIONAL USE PERMIT NO. 2025-01**

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) No. 2025-01 is hereby approved, subject to the conditions as set forth herein:

Planning Division – Community Development Department

1. Operations shall occur in substantial compliance with the plans and documents reviewed and approved by the Planning Commission on March 25, 2025, which include an operations breakdown, site plan, and floor plan on file with the Planning Division, the conditions contained herein, and all applicable Federal, State, County and local regulations. The City Planner may approve minor modifications to the operations and approved project plans.
2. The Applicant shall prepare and submit a digital copy (suitable for archival storage) of the final plans and specifications to the Brea Planning Division prior to the issuance of any building permits for the development.
3. The Applicant shall obtain a “Type 21” alcoholic beverage license from the California Department of Alcohol Beverage Control (ABC) for the sale of alcoholic beverages prior to commencing the off-site sale and consumption of beer, wine, and distilled spirits service. Any modifications of license types for off-site sale and consumption are subject to City approval.
4. The Applicant shall maintain a “Type 21” alcoholic beverage license from the California Department of Alcohol Beverage Control (ABC) as long as off-site sale and consumption of beer, wine, and distilled spirits are provided at the Project site.
5. Any violation of the regulations of the California Department of Alcohol Beverage Control (ABC), as it pertains to the subject location and the off-sale and consumption of beer, wine, and distilled spirits, may result in the revocation of the subject CUP, as provided for in Section 20.412.020 of the Brea City Code.
6. The off-site sale of beer, wine, and distilled spirits shall remain incidental to the operation of the convenience store.
7. Sale of alcoholic beverages shall be permitted only between the hours of 6:00 a.m. to 2:00 a.m. each day of the week.
8. There shall be no entertainment or amusement machines permitted on the premise at any time.

9. Beer beverages in 40 oz. containers or larger is prohibited. Containers of beer and malt beverages in pre-packaged, multi-quantities shall not be sold as single containers.
10. Beer beverages in containers of 16 oz. or less cannot be sold as single containers, but must be sold in manufactures pre-packages and/or multi-unit quantities.
11. Doors of cooler where alcohol is stored shall be locked during hours when alcohol cannot be sold.
12. The business operations shall comply with the City's Noise Ordinance.
13. The Applicant shall maintain interior and exterior surveillance cameras and ensure the cameras are in working condition.
14. On-site exterior lighting system shall remain in working conditions to fully illuminate the exterior building and parking area, in compliance with the BCC and to the satisfaction of City Planner. Additionally, the position of such lighting shall not disturb the normal privacy and use of the neighboring residences or businesses.
15. There shall be no exterior advertising or sign of any kind promoting or indicating the availability beer, wine, and distilled spirits, including advertising directed to the exterior from within.
16. No fixtures or furnishings that encourage loitering and nuisance behavior are permitted on the premises. This includes, but is not limited to chairs, stools, benches, tables, crates, etc. The establishment operator or employees shall be required to prohibit loitering longer than fifteen (15) minutes and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if person requested to leave fails to do so.
17. The Applicant is responsible for paying all charges related to the processing of the Project within 30 days of the issuance of the final invoice or prior to the issuance of building permits for the Project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.
18. Any permit is subject to expiration and revocation as provided in Brea City Code Section 20.412.020, and said provisions are specifically made a part hereof without negating the applicability of any other provision of this title of any other ordinance.
19. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services,

materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by approval of Conditional Use Permit No. CUP 2024-06 and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

RESOLUTION NO. PC 2022-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA APPROVING CONDITIONAL USE PERMIT NO. 2021-16 TO ALLOW THE OFF-SALE OF BEER AND WINE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY (PCN) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED AT 3310 EAST IMPERIAL HIGHWAY, WITHIN THE C-G (PD) GENERAL COMMERCIAL (PRECISE DEVELOPMENT) ZONE.

A. RECITALS:

(i) The Planning Commission of the City of Brea has heretofore held a duly noticed public hearing, as required by law, on Conditional Use Permit No. 2021-16. This resolution allows the off-sale of beer and wine to an existing convenience store (7-Eleven).

(ii) The subject property is located at 3310 East Imperial Highway, and further legally described as Assessor Parcel No. 336-203-13, as shown in the latest records of the County of Orange Assessor's Office.

(iii) The Project applicant is 7-Eleven, Inc. (Erik Gulfin), 3200 Hackberry Road, Irving, TX 75221.

(iv) The property is zoned C-G (PD) General Commercial (Precise Development) and designated as General Commercial in the General Plan land use designation.

(v) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION:

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.

2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The Project qualifies for a Class 1 Categorical Exemption (Existing Facilities) in accordance with the requirements of Section 15301 of the CEQA Guidelines. This exemption is applicable to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project involves the licensing of alcoholic beverage sales to an existing convenience store, with no expansion of existing or former use. Therefore, the Planning Commission finds the Project exempt from the environmental review requirements of CEQA.

3. The Planning Commission further finds in consideration of CUP No. 2021-16 as follows:

a. Finding: That the use for at the location set forth in the application is properly one for which a CUP is authorized by this title.

Fact: The Project site is located within the C-G (PD) General Commercial (Precise Development) and has a general plan land use designation of General Commercial. Pursuant to Section 20.236.040 of the Brea City Code (BBC), alcohol sales; on- and off-sale are uses permitted subject to the review and approval of a CUP application. The convenience store will maintain a valid "Type 20" Off-Sale Beer & Wine – Package Store liquor license from the State Department of Alcoholic Beverage Control (ABC) for the off-sales

of beer and wine and shall operate within all applicable State, County, and local regulations governing the off-site sales.

b. Finding: The project, with conditions as imposed, is desirable for the development of the community, in harmony with the various elements or objectives of the General Plan, and not detrimental to existing uses or uses permitted in the zone.

Fact: The Project is located within an existing convenience store that offers a full-service convenience store with ancillary beer and wine sales while providing a “one-stop” shop for the neighborhood. Furthermore, the use of this site as a convenience store with alcohol sales is supported by General Plan Policy CD-1.11 in that it maintains a mixture of business and retail uses within the community.

c. Finding: The site is adequate in size and shape to accommodate the proposed development and to accommodate the proposed use.

Fact: The Project will be located within an existing convenience store and is located in the C-G (PD) zone, where retail uses are permitted by right. No expansion to the existing building is proposed, therefore the site will remain adequate in size and shape for the Project. The Project has sufficient parking on site to accommodate the parking demand for the use.

d. Finding: The proposed site relates to streets and highways which are properly designated and improved to carry the type of quantity of traffic generated.

Fact: Vehicular access to the site will continue to be from Imperial Highway. The Project is not anticipated to result in any traffic impacts to the adjacent uses because the licensing expansion is limited in capacity. The street system has been designed to carry the quantity of traffic to the designated parking areas.

e. Finding: That the conditions stated in the permit, the uses will not adversely affect the public, health, safety, or general welfare.

Fact: The Project will allow the off-sale of beer and wine at an existing convenience store, and will function similarly to other convenience stores in Brea and does not propose operations that will be harmful to the public health, safety, and welfare of the City. The Project does not include any entertainment as part of this request and the business is subject to compliance with the City's Noise Ordinance.

f. Finding: A Public Convenience or Necessity (PCN) determination as required by the State Department of Alcohol Beverage Control (ABC) under the Business and Professional Code Section 23958.4 for all off-sale and on-sale alcohol beverage licenses in census tracts with an undue concentration.

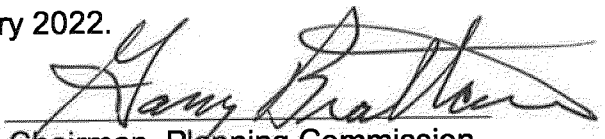
Fact: The Project is located within Census Tract 117.17 and allows for one (1) off-sale alcohol license. As of the writing of this Resolution, there is one (1) existing off-sale alcohol license in Census Tract 117.17. The Project is the second establishment, resulting in an undue concentration of one (1) off-sale alcohol licenses. The Project demonstrates Public Convenience or Necessity in the following ways:

- a. The one (1) existing off-sale alcohol license in Census Tract 117.17 is located at 1150 East Imperial Highway, Placentia CA, 92870 and is approximately 0.5 miles away from the Project.
- b. The continued operation of the convenience store (7-Eleven) with ancillary beer and wine sales will provide a wider variety of products to the surrounding neighborhood.
- c. The sale of beer and wine will not adversely affect the use of any school, religious worship sites, residential neighborhoods or any other similar sensitive uses.
- d. The Brea Police Department reviewed the Project's request and has no objections to the alcohol license and is not anticipated to increase calls for service in the area.

4. Conditional Use Permit No. CUP No. 2021-16 is hereby approved, subject to the conditions found in Attachment A of this resolution.

5. The Secretary of this Commission shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 22nd day of February 2022.


Chairman, Planning Commission

I, Jason Killebrew, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 22nd day of February 2022 and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 22nd day of February 2022, by the following votes:

AYES: COMMISSIONERS: Brattain, Madden, Schlotterbeck, Phu, Chandel

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:


Secretary, Planning Commission

ATTACHMENT A
CONDITIONAL USE PERMIT (CUP) NO. 2021-16
DRAFT CONDITIONS OF APPROVAL

Conditional Use Permit No. CUP 2021-16 is hereby approved, subject to conditions as set forth herein:

- a. Operations shall occur in substantial conformance with the plans and project description submitted to the Planning Commission and dated February 22, 2022, on-file in the Planning Division, the conditions contained herein, and all applicable Federal, State, County and Local regulations.
- b. The applicant shall obtain a "Type 20" alcoholic beverage license from the California Department of Alcoholic Beverage Control for the sale of beer and wine. Any modification of license types for off-sale consumption are subject to City approval from the Planning Commission.
- c. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, its agents, and employees from any and all liability or claims that may be brought against the City arising out of its approval from this permit.
- d. Development and business operations shall occur in substantial compliance with the plans submitted to the Planning Commission and dated February 22, 2022, which includes site and floor plans on file in the Planning Division, the conditions contained herein and all applicable Federal, State and local Regulations. The City Planner may approve any minor changes to the approved plans.
- e. Sales and service of alcoholic beverages shall be permitted only between the hours of 6:00 a.m. to 2:00 a.m. each day of the week.
- f. There shall be no amusement machines or video game devices in the premises at any time.
- g. Beer beverages in 40 oz. containers or larger is prohibited. Containers of beer and malt beverages in pre-packaged, multi-quantities shall not be sold as single containers.
- h. Beer beverages in containers of 16 oz. or less cannot be sold as single containers, but must be sold in manufactures pre-packages multi-unit quantities.

- i. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.
- j. Cooler doors for beer shall be locked during hours when beer and wine cannot be sold.
- k. On-site interior and exterior surveillance camera coverage including the alcohol display, register, entrances, exits, common areas, high risk areas and views of the parking lot shall remain in working conditions at all time, to the satisfaction of City Staff. Surveillance camera's must be installed and in working condition before commencing the sale of beer and wine.
- l. On-site exterior lighting system shall remain in working conditions to fully illuminate the exterior building and parking area, to the satisfaction of City staff. Additionally, the position of such lighting shall not disturb the normal privacy and use of the neighboring residences or businesses.
- m. The Applicant shall maintain a "Type 20" Off-Sale Beer & Wine – Convenience Store liquor license from the State Department of Alcoholic Beverage Control (ABC) for the off-site sale of beer and wine.
- n. The approved use shall operate within all applicable State, County and local regulations governing the off-site sale of consumption of beer and wine.
- o. Any violation of the regulations of the ABC, as it pertains to the subject location and the off-site sale of beer and wine, may result in the revocation of the subject CUP, as provided for in Section 20.412.020 of the Brea City Code.
- p. The off-site sale and consumption of beer and wine shall remain incidental to the existing convenience store.
- q. The business operations shall comply with the City's Noise Ordinance.
- r. Exterior advertising or sign of any kind or type is prohibited, including advertising directed to the exterior from within, promoting or indicating the sale of beer and wine.
- s. There shall be no entertainment, amplified music or dancing permitted on the premise at any time unless the proper permits have been obtained from the City of Brea.

- t. No fixtures or furnishings that encourage loitering and nuisance behavior are permitted on the premises. This includes, but is not limited to chairs, stools, benches, tables, crates, etc. The establishment operator or employees shall be required to prohibit loitering longer than fifteen (15) minutes and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if person requested to leave fails to do so.
- u. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold the City, its elected officials, officers, contractors serving as City officers, agents, and employees ("Indemnitees") free and harmless from: (i) any and all claims, liabilities and losses whatsoever occurring or resulting to any and all persons, firms, entities, or corporations furnishing or supplying work, services, materials, or supplies in connection with, or related to, the performance of work or the exercise of rights authorized by Conditional Use Permit No. CUP 2021-16; and (ii) any and all claims, lawsuits, liabilities, and/or the granting or exercise of the rights authorized by said approval; and (iii) from any and all claims, liabilities and losses occurring or resulting to any person, firm, entity, corporation for property damage, personal injury, or death, arising out of or related to the approval of, or exercise of rights granted by, this permit. Applicant's obligation to indemnify, defend and hold the Indemnitees free and harmless as required hereinabove shall include, but is not limited to, paying all fees and costs incurred by legal counsel of the Indemnitee's choice in representing the Indemnitees in connection with any such claims, losses, lawsuits, or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

TECHNICAL BACKGROUND

Case No:	Conditional Use Permit (CUP) No. 2025-01
Property Location:	3310 E. Imperial Highway
Tenant Space Size:	2,124 square feet
Applicant:	7-Eleven Inc. (rep. Dayna Epley) P.O. Box 139044 Dallas, TX 91740
General Plan Designation:	General Commercial
Zoning Designation:	General Commercial (C-G) with a Precise Development (PD) Overlay
Adjacent Zoning	
North:	MU-II (Mixed-Use II)
South:	R-1 (Single-Family Residential)
West:	C-G with a PD Overlay & C-P (Admin & Professional Office) with a PD Overlay
East:	C-G with PD Overlay and R-1 (Single-Family Residential)
Site and Neighborhood Characteristics:	The Project site is located at an existing 2,124 square-foot standalone commercial building at 3310 E Imperial Highway. The site is surrounded by various commercial and residential uses.
Public Hearing Notices and Outreach:	Legal Notice was published in the Brea Star-Progress on March 25, 2025, and approximately 48 notices were sent to all property owners within a 500-foot radius of the subject property.



SUBJECT PROPERTY AND VICINITY MAP

DATE: March 25, 2025

CASE NO:
ACCELA RECORD NO. PLN-2025-00003
CONDITIONAL USE PERMIT NO. 2025-01



PROJECT APPLICATION

GENERAL INFORMATION REQUIRED: (Print or Type)

Name of Proposed Project: 7-Eleven Store No. 35718

Location of Project (Address Required):

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

3310 E. Imperial Hwy., Brea, CA 92823 336-203-13

APPLICANT INFORMATION:

Applicant's Name:

7-Eleven, Inc. c/o Dayna Epley

Phone:

972-828-7084

Email:

dayna.epley@7-11.com

Address:

P.O. Box 139044

City:

Dallas

State:

TX

Zip Code:

91740

PROJECT CONTACT PERSON: (If Different)

Contact Person: R. Bruce Evans

Phone: 310-822-9848

Solomon, Saltsman & Jamieson, Representative for the Applicant

Email: bevans@ssjlaw.com

PROJECT INFORMATION: (Print or Type)

Zoning Designation:

C-G Zone

General Plan Designation:

Commercial

Existing Use:

7-Eleven Store No. 35718

Proposed Use:

7-Eleven Store No. 35718 (no change)

Type of Development:

☐ Residential

☒ Commercial

☐ Industrial

☐ Mixed-Use

Lot Size (square feet):

Lot Width: N/A

Lot Depth: N/A

Existing Floor Area (square feet): 2,124 SF Existing FAR: N/A

Existing Lot Coverage: N/A

STAFF USE ONLY

Accela Record Number: **PLN-2025-00003**

Project Manager:

Entitlement File Number(s): **CUP No. 2025-01**

Related Files: **CUP No. 2021-16**

SUBMITTAL INFO:

Date Time Received: **1/28/25**

Received by: **GB**

Deposit Received: **\$2,000**



PROJECT INFORMATION: (Continued)

Proposed Floor Area (square feet):
2,124 SF

Proposed FAR:
N/A

Proposed Lot Coverage:
N/A

Proposed No. of Stories: 1 Story

Proposed Building Height: No change - 1 Story

Existing Parking Stalls: 10 on site spaces

Proposed Parking Stalls: No change - 10 on site spaces

Project Description: The project description should include a detailed description of demolition, on-site improvements, proposed use & operations, ect. In addition, please describe all building material and color as well as description of signage and their location. Please provide a separate PDF attachment labeled "Project Description" if more space is needed.

☒ **Check if project description is attached.**

TYPE OF REVIEW REQUESTED: (Select all that apply)

Planning Commission/City Council

- | | | |
|--|---|--|
| <input type="checkbox"/> Certificate of Compatibility | <input type="checkbox"/> Planned Community | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Precise Development Plan | <input type="checkbox"/> Zone Variance |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Trailer | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Tentative Parcel Map | |
| <input type="checkbox"/> Historic Designation | <input type="checkbox"/> Tentative Tract Map | |

Administrative/Community Development Director

- | | | |
|---|--|---|
| <input type="checkbox"/> Administrative Remedy | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Tree Removal (see pg. 9) |
| <input type="checkbox"/> Minor Conditional Use Permit | <input type="checkbox"/> Public Convenience or Necessity | <input type="checkbox"/> Other _____ |

PROPERTY OWNER INFORMATION & AUTHORIZATION

(as listed in the Orange County Assessor's records)

Legal Owner's Name:

Company Name:

Ronald B. Siegel Revocable 2004 Trust

Email:

Phone:

ronald.siegel@ymail.com

310-659-6577

Address:

914 S. Robertson Blvd., Suite 106

City:

State:

Zip Code:

Los Angeles

CA

90035

I hereby certify under penalty of perjury under the laws of the State of California that I am the owner(s) of the subject property, or have been authorized to sign on behalf of the property owner, and consent to the filing of this application on the above referenced property. **If the owner did not sign below, a letter of authorization is required.**

By: [Signature] Date: 11/21/25
(Signature)

By: Ronald B. Siegel Negar R Jacobs trustee of RBS trust
(Printed Name)

DESIGN PROFESSIONAL OR OWNER OF THE COPYRIGHT IF DIFFERENT (OPTIONAL)

Name(s): N/A

Email:

Phone:

Address:

City:

State:

Zip Code:

AUTHORIZATION TO REPRODUCE PROJECT PLANS- Gov. Code § 65103.5(f)(2)

I hereby grant permission for the City of Brea to provide the project plans for inspection as a part of the public record, to copy for members of the public, and post the plans online. This permission shall be constituted as the permission for architectural drawings that contain a copyright annotation and are protected by the federal Copyright Act of 1976 (Government Code Section 65103.5(f)(2)).

By: [Signature] Date: 12/17/24
(Signature)

By: 7-Eleven, Inc. c/o Dayna Epley
(Printed Name)

TRUST ACCOUNT OWNER INFORMATION

All project applications require the specified minimum deposit to a Trust Account. Additional funds and/or subsequent deposits may be required depending on the specified project and level of staff time necessary. All unused funds will be reimbursed following the completion of project and/or review. Staff time devoted to your project will be billed according to our **Development Processing Fees**. The necessary staff time will vary according to the complexity of the project and may include, initial review and ongoing project processing by City staff and consultant time, if necessary.

TRUST ACCOUNT OWNER:

Name of the Organization unless there is an Individual Financially Responsible for the Project:

Solomon, Saltsman & Jamieson (representing 7-Eleven, Inc)

Address:
426 Culver Blvd

State:
CA

City:
Playa Del Rey

Zip Code:
90293

Email:
bevans@ssjlaw.com

Phone:
310-822-9848

*** Please note: Name and address will be used to generate invoices and refund checks ***

STATEMENT OF UNDERSTANDING AND AGREEMENT

I understand that my initial deposit is a retainer and not a fee. This deposit will be used to set up an account, against which fees shall be charged based on the hourly rate listed in the City fee schedule in effect at the time the work is performed. I understand that should the costs exceed the deposit, I will be billed monthly for any additional deposit amount intended to cover future charges. If I fail to pay the fees when due, I understand that the City will stop working on the application. If the final costs are less, the unused portion of the deposit will be issued to the contact information in the above section and returned to the organization and/or individual above after the conclusion of the process or final inspection of the completed project, whichever occurs later.

As the trust account owner, I assume full financial responsibility for all costs incurred by the City in processing this application(s).

BY SIGNING BELOW, I HEREBY CONSENT THAT I UNDERSTAND THE MATTERS AS DESCRIBED ABOVE AND AGREE TO THE TERMS. I HEREBY FURTHER REPRESENT THAT I HAVE THE AUTHORITY TO BIND MY BUSINESS BY SIGNING ON ITS BEHALF.



Trust Account Owner's Signature

1-23-25

Date

R. Bruce Evans c/o Solomon, Saltsman & Jamieson

Trust Account Owner Printed Name

INDEMNIFICATION AGREEMENT

PLEASE READ, FILL IN, AND SIGN AT THE BOTTOM

I, the undersigned, certify that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof, and state that the same is true and correct to the best of my knowledge and belief, and further certify that I shall comply with each and every condition of approval as stated herein.

Furthermore, Dayna Epley, on behalf of 7-Eleven, Inc. hereby agrees to defend, indemnify, and hold free and harmless the City of Brea, its elected officials, officers, employees, and agents, with respect to any and all liabilities, claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including the payment of actual attorney's fees, court costs, and any and all other costs of defense.

Dayna Epley
Applicant's Signature

12/17/24
Date

Staff Use Only

ACCELA RECORD NUMBER: PLN-2025-00003 TRUST ACCOUNT NUMBER: T250466

PROJECT DESCRIPTION

The Applicant, 7-Eleven, Inc., submits this Conditional Use Permit Application to request approval for the upgrade from a Type 20 ABC License (off-sale, beer and wine) to a Type 21 ABC License (off-sale, beer, wine and distilled spirits) at a 7-Eleven Store located at 3310 E. Imperial Hwy, Brea, CA 92823 in the C-G (General Commercial) Zone. **The distilled spirits offering will be very limited and kept in a locked, small display cabinet that is approximately 4 ft wide and only accessible to store employees.** No construction nor change to the premises or its footprint is proposed. The premises is an existing 7-Eleven store located on the southeast corner of Valencia Avenue and Imperial Highway in the City of Brea and has been operating for many years at this location.

Police Outreach: Prior to applying for a Type 21 ABC license and a CUP application, the Police Department of Brea was consulted as part of the initial community outreach. The Police Department confirmed that they do not have any opposition or particular concerns with this store seeking to add in a small amount of distilled spirits to their current alcohol offerings. Alcohol sales will remain incidental to the overall product mix.

The business operates 24 hours, daily, with alcohol sales limited from 6 a.m. and 2 a.m., providing a local shopping option for customers at any time that suits their schedule. There are typically 1-3 employees per shift. The subject property is developed with the existing 7-Eleven building which is approximately 2,124 square feet. There are 10 total on-site parking spaces for the exclusive use of 7-Eleven patrons.

7-Eleven Inc. is a nationally recognized brand of convenience stores, operating with adherence to strict corporate policies to ensure the responsible retailing of alcoholic beverages. This local 7-Eleven Store currently offers a variety of goods and services that customers expect at a full service “one stop shop” convenience market, including basic grocery needs, medicines, household goods, childcare products, and many more everyday household items, enabling customers to efficiently purchase everyday essential grocery items while reducing the number of trips they might otherwise need to make. The subject store and the approval of this CUP to expand upon the products offered will continue to serve the local population. The availability of an incidental amount of a full line of alcoholic beverages at a business that is already offering beer and wine sales will remain a desired amenity for this community.

A Determination of Public Convenience or Necessity is Not Required

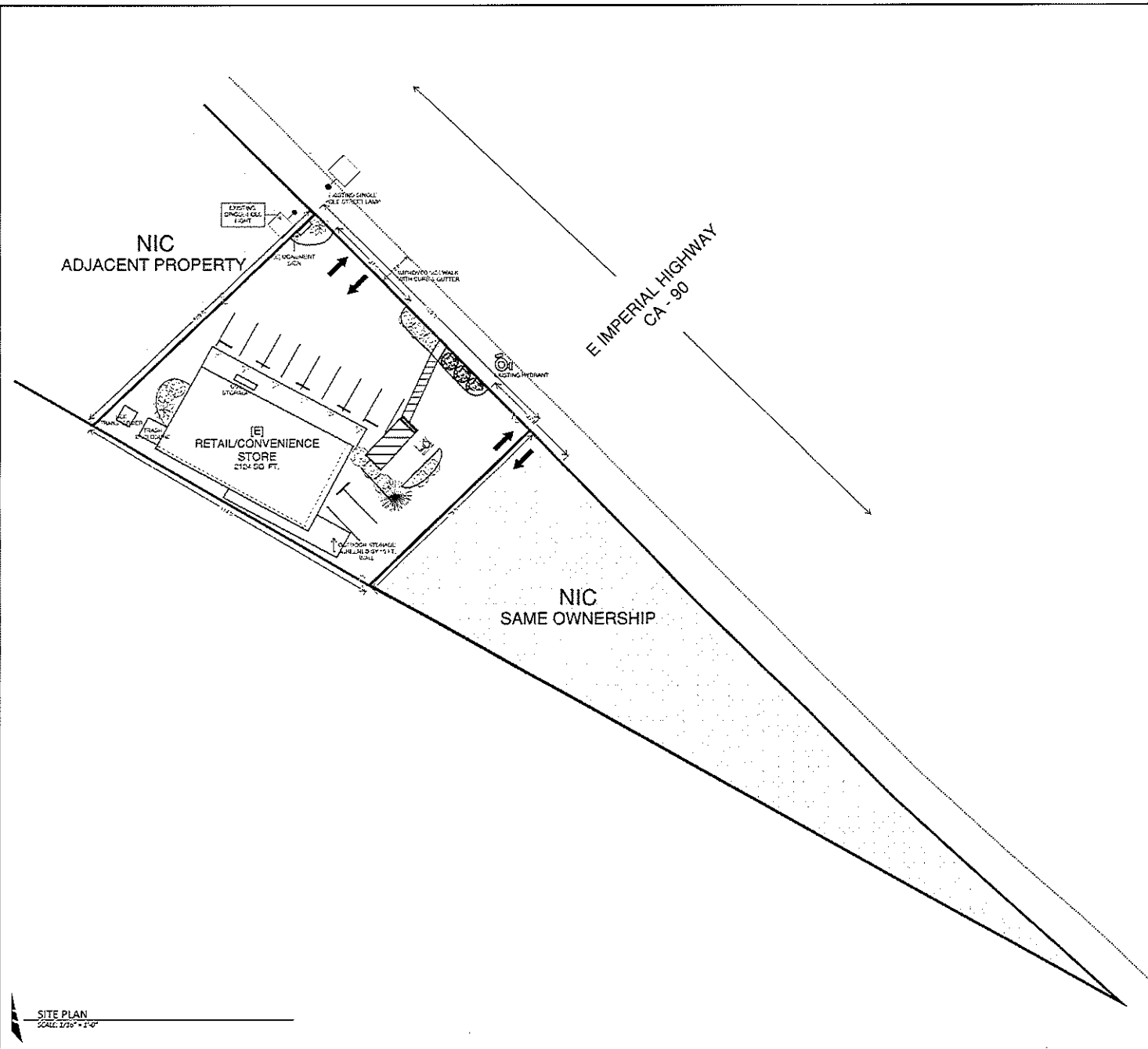
Per the policy of the California Department of Alcohol Beverage Control, a determination of Public Convenience or Necessity pursuant to Cal B & P Code Section 23958.4 is not required, when a location upgrades from a Type 20 beer and wine license to a Type 21 full alcohol license if: (1) the business agrees to cancel the existing beer and wine license upon issuance of the liquor licensing (resulting in no increase in concentration); and (2) the subject business is not in a high crime reporting district. In this case, the applicant will agree to cancel the existing beer and wine license if the liquor license is approved. Additionally, the Brea Police Department does not report crime statistics to the California Department of Alcoholic Beverage Control and thus the ABC does not consider this business to be located in a high crime reporting district.



ROLLER GRILLS	2
SANDWICH CASE	CID
VAULT DOORS	12
LOW TEMP DOORS	1
ICE MERCHANDISER	1 DR
NOVELTY CASE	1
BAKERY CASE	2
SLURPEE BARRELS	6

GONDOLA UNITS	18
END CAPS	1
HIGHWALLS	<u>0</u>
TOTAL	19

TOTAL SQ FT = 2,124
SALES FLOOR AREA = 1,599



LEGAL DESCRIPTION

ADDRESS

3310 E. IMPERIAL HWY BREA, CA 90823

APN

336-203-13

LEGAL INFORMATION

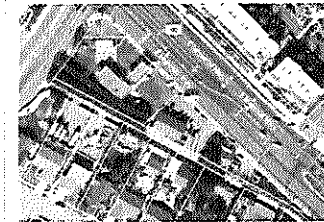
S TWP 3 RGE 9 SEC 17 SEC 17 T 3 R 9 POR
SW1/4 (PM 43-1 PAR 2)

SUBDIVISION

RANCHO SAN JUAN CAJON DE SANTA ANA

LOT AREA

10,168 SQ FT



OWNER

1: SIEGL, RONALD B

2: RONALD B SIEGAL
REVOCABLE 2004 TRUST
PO BOX 219099
DALLAS, TX 75221

REPRESENTATIVE

SOLOMON SALTSMAN &
JAMIESON
426 CULVER BLVD.
PLAYA DEL REY, CA 90293
310.822.9848

ZONING CONFORMANCE

EXISTING 2124 SQ. FT.
RETAIL/CONVENIENCE
STORE WITH 11 PARKING
SPACES IN C-G(PD) ZONE



SUBJECT SITE: _____

7-ELEVEN
3310 E. IMPERIAL HIGHWAY
BREA, CA 92823

9/20/2021

SP-1

SITE PLAN



BREA POLICE DEPARTMENT

CAD Call Address History, by Date Reported

Date: 10/09/24

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>City</u>
16:31:13 10/09/24	911INC	3310 E IMPERIAL HWY; 711	BREA

Date: 12/15/24

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>City</u>
21:55:28 12/15/24	T	3310 E IMPERIAL HWY; 711	BREA

Date: 01/27/25

<u>Time</u>	<u>Nature</u>	<u>Address</u>	<u>City</u>
11:37:59 01/27/25	C5	3310 E IMPERIAL HWY; 711	BREA

Report Includes:

All dates between '00:00:00 08/08/24' and '08:39:28 02/08/25', All nature of incidents, All addresses matching '3310 E IMPERIAL HWY*', All cities matching 'BRE', Exclude cancelled calls (Y/N) matching 'N'

CITY OF BREa

PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 2025-01: TO ALLOW AN UPGRADE OF THE EXISTING OFF-SITE BEER AND WINE ALCOHOL LICENSE (TYPE 20) TO A FULL OFF-SITE ALCOHOL LICENSE (TYPE 21) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED AT 3310 EAST IMPERIAL HIGHWAY

NOTICE IS HEREBY GIVEN, pursuant to State Law, that a public hearing will be held by the Planning Commission 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, March 25th, 6:00 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, Dayna Epley, is requesting the following entitlement: Conditional Use Permit No. 2025-01 to allow for an upgrade of the existing off-site beer and wine alcohol license (Type 20) to a full off-site alcohol license (Type 21) at the existing convenience store (7-Eleven).
- LOCATION:

The project site is located at 3310 E Imperial Highway, currently occupied by 7-Eleven. The project site has a General Plan Land Use designation of General Commercial and a Zoning designation of General Commercial (C-G) with a Precise Development (PD) Overlay.
- ENVIRONMENTAL:

The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15301 (Class 1).

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.

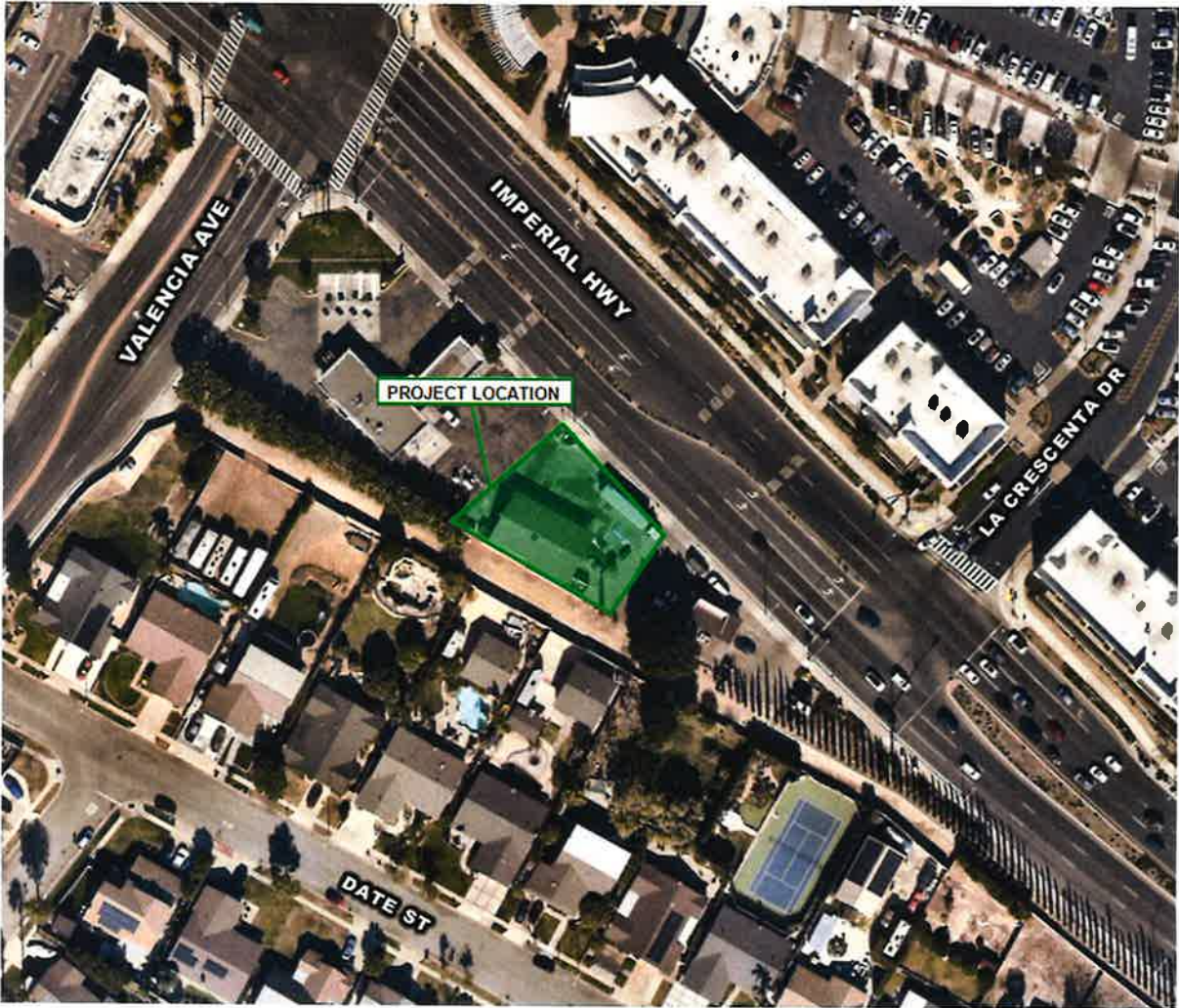
FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAILING planner@cityofbrea.gov.

COMMUNITY DEVELOPMENT DEPARTMENT



Joanne Hwang, AICP, City Planner

AREA MAP





CEQA NOTICE OF EXEMPTION

TO: Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

FROM City of Brea
Community Development Department
1 Civic Center Circle
Brea, CA 92821

PROJECT TITLE/CASE NO.:

CONDITIONAL USE PERMIT NO. 2025-01: TO ALLOW AN UPGRADE OF THE EXISTING OFF-SITE SALE OF BEER AND WINE ALCOHOL LICENSE (TYPE 20) TO A FULL OFF-SITE ALCOHOL LICENSE (TYPE 21) AT AN EXISTING CONVENIENCE STORE (7-ELEVEN) LOCATED IN A (C-G) GENERAL COMMERCIAL ZONE WITH A (PD) PRECISE DEVELOPMENT OVERLAY

PROJECT LOCATION:

3310 East Imperial Highway, Brea, CA 92821

PROJECT DESCRIPTION:

Upgrade an existing off-site sale of beer and wine alcohol license (Type 20) to an off-site sale of beer, wine, and distilled spirits (Type 21) at an existing convenience store (7-Eleven) within an existing 2,124 square foot standalone building.

Name of Public Agency Approving Project:

City of Brea

Project Applicant & Address:

Dayna Epley of 7-Eleven Inc.
P.O. Box 139044
Dallas, TX 91740
972-828-7084

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (<u>Sec. 15301</u>) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (<u>15282(s)</u>) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: |

Reason why project is exempt: Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the off-site sale of beer, wine, and distilled spirits as it would be an ancillary service to the existing convenience store and does not include physical expansions or modification of the existing building. Therefore, the Project is categorically exempt from the provisions of CEQA.

Jason Killebrew, Assistant City Manager/ Community Development Director

Date



Planning Commission Communication

B. ZOTA No. 2025-01: Density Bonus Ordinance

An amendment to the Zoning Code to codify the State Density Bonus law

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:00 PM	PUBLIC HEARINGS Item: 3B.
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

EXECUTIVE SUMMARY

The City has initiated a Zoning Code Text Amendment (ZOTA) No. 2025-01 to add a new chapter (Chapter 20.42) to the Title 20 of the Brea City Code (BCC), or the Zoning Code (Code), to codify the State Density Bonus law (State Law).

The above-mentioned entitlement herein is referred to as the "Project."

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution (Attachment A) recommending the City Council take the following actions:

1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Adopt an ordinance approving ZOTA No. 2025-01, amending Title 20 of the BCC by adding a new Chapter 20.42, as outlined in Exhibit A of the Attachment A.

BACKGROUND

The State Law, codified under California Government Code Section 65915, was originally adopted in 1976 to help address affordable housing needs in the state. Generally, the State Law requires local jurisdictions to grant a density bonus over the otherwise maximum allowable residential density defined in the General Plan when an applicant for an eligible housing development requests a density bonus. The State Law also requires local jurisdictions to grant certain incentives/concessions (Incentives), parking reductions, and waivers to development standards to help offset the cost of providing affordable housing. Since its original adoption, the State Law continued to be updated to further incentivize creation of affordable housing. Even though the City has not adopted its own density bonus ordinance, the City has been implementing and applying the State Law when requested by the developers, as required by and in compliance with the State Law.

The City has a long history of encouraging various types of housing, which is evidenced by a different types of housing developments that have been approved and built in the City in previous years. In addition, in March 2024, the City was successful in receiving the Prohousing Jurisdiction Designation under the State Housing and Community Development (HCD)'s Prohousing Designation Program, a designation awarded to local jurisdictions with existing/proposed policies and program that encourage and facilitate development of housing. To date, the City remains as the only city with such designation in Orange County. In granting this designation, HCD required the City to adopt a local density bonus ordinance within a reasonable time period to further encourage housing developments in the City. The City's 6th Cycle Housing Element also includes an implementation program (Program #6 Density Bonus Incentives) that requires an update to the City's density bonus provisions.

DISCUSSION

The proposed amendment would codify the State Law in Title 20 of the BCC by introducing a new chapter, Chapter 20.42 (Density Bonus), which is provided as Attachment B to this report. The proposed density bonus provisions would implement the State Law, and the following are summary of the key provisions:

Applicability

A housing development with five or more units would qualify to utilize the density bonus provisions if it provides certain number of affordable units within the development.

Density Bonus

The City must grant a density bonus when requested by a qualifying housing development. The following table summarizes the allowable density bonus:

Table 1. General Density Bonus

Affordability Level or Types of Housing	Percentage of Affordable Units	Density Bonus Percentage
Very low income	5 to 15%	20% to 50%
Low income	10 to 24%	20% to 50%
Moderate income	10 to 44%	5 to 50%
Senior citizen housing & qualifying mobile home park	N/A	20%
Specialized housing with very low income units (i.e. foster youth, disabled veterans, homeless persons)	10%	20%
Student housing with lower income units	20 to 24%	35 to 50%

100% affordable housing with lower income units	100% (up to 20% can be moderate income)	80%
Land donation for very low income units	10% to 30%	15% to 35%
Condominium conversion	33% low or moderate income; 15% lower income	25%

In addition to the general density bonus described above, the City must also grant an additional density bonus if a qualifying housing development provides additional units affordable to very low or moderate income households and/or includes an on-site childcare facility. The following table summarizes the allowed additional density bonus:

Table 2. Additional Density Bonus

Affordability Level or Types of Housing	Percentage of Affordable Units	Density Bonus Percentage
*Very low income	5 to 10%	20 to 32.5%
*Moderate income	5 to 15%	20 to 50%
Housing development with childcare facility	N/A	In an amount of square feet or residential space that is equal to or greater than the square footage of the childcare facility
<i>* In order for a housing development to qualify for an additional density bonus, the housing development must also provide at least 15% very low, 24% lower, or 44% moderate income units, and cannot restrict more than 50% of total units as very low, lower or moderate income units.</i>		

It should be noted that housing development would not be eligible to utilize the density bonus provisions in general if such housing development includes the demolition or vacation of existing affordable rental housing units occupied by lower or very low-income households. This provision would apply to units that were subject to any recorded covenant, ordinance, law, or any form of rent/price control that restricts rents to lower or very low-income, persons and families, in the previous five-year period. In order for such housing developments to become eligible to utilize density bonus provision, they must provide the same amount of affordable units as the existing development.

Incentives and Waivers

The City must grant certain number of Incentives when requested by a qualifying housing development. Number of allowed Incentives are based on the level of affordability and number of affordable units provided within the qualifying housing developments. Incentives include, but not limited to, reduction in development standards, modification of zoning code requirements, approval of mixed-use zoning, and other regulatory incentives proposed by an applicant. In addition, the City must allow modification or waiver of a development standard that has an effect of physically precluding development of affordable housing (Waivers) when requested by a qualifying housing development. There is no limit on the number of Waivers that a qualifying housing development can request. The following table summarizes the allowable Incentives and Waivers:

Table 3. Allowable Incentives and Waivers

	Affordability Level or Types of Housing	Minimum Percentage of Affordable Units	Number of Incentives/Waivers
Incentives	Very low income	10%	1
		17%	2
		24%	3
		100%	5
	Lower income	5%	1
		10%	2
		15%	3
		16%	4
		100%	5
	Moderate income (for-sale unit only)	10%	1
		20%	2
		30%	3
		45%	4
	Student housing with lower income	20%	1
		30%	2
Waivers	Any project that qualifies to utilize the State Law		Unlimited
Notes:			
1. Additional Incentive related to height available for housing development located within ½ mile of a major transit stop			
2. One additional number of Incentive available for housing development that includes a childcare facility			

It is important to note that the qualifying housing developments are entitled to these Incentives and Waivers as a matter of right, unless the City finds, with substantial evidence, that the waivers or reduction of development standards would have a specific adverse impact upon health, or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or would be contrary to State or Federal law.

Parking Ratios

The City must allow, if requested by a qualifying housing development, a density bonus parking ratio as specified in the State Law. The following table provides the density bonus parking ratio compared to the BCC requirement:

Table 4. Density Bonus Parking Ratios

	Minimum Number of Required Parking Per Unit		
Total Number of Bedrooms	BCC		Density Bonus Law ³
	Single-Family ¹	Multi-Family ²	
Studio unit	2	1.5	1
1-bedroom		1.75	1
2-bedrooms		2	1.5
3-bedrooms		2.5	1.5
4 or more bedrooms			2.5
Guest parking	0.5	0.2	None
¹ spaces for units – must be covered; guest spaces – can be covered/uncovered ² spaces for units – a portion must be covered; guest spaces - can be covered/uncovered ³ can be either covered/uncovered			

In addition, certain types of housing developments would be eligible for additionally reduced density bonus parking ratios, as follows:

Table 5. Additionally Reduced Density Bonus Parking Ratio

Type of Density Bonus Housing Development	Minimum Number of Required Parking Spaces
Housing development with minimum 11% very low income or 20% lower income units	0.5 per unit

For-sale housing development with minimum 40% moderate income units	0.5 per bedroom
Housing development with 100% of units for lower income household	No minimum number of parking space required
Senior rental housing development with 100% of units for lower income individuals	No minimum number of parking space required
Special needs housing development with 100% of units for lower income household	No minimum number of parking space required
<i>Note: In general, to qualify for additional reduction in parking, the housing development must be located within ½ mile of major transit stop and have an unobstructed access to that major transit stop</i>	

General Standards

The proposed Density Bonus chapter would establish a number of general standards for the affordable units to be created within the housing developments that proposes to utilize the density bonus provisions. Summary of key standards are as follows:

Table 6. General Standards for Affordable Units

	Summary
Construction Timing	Affordable units must be built concurrently with rest of the housing development
Length of Affordability	<ul style="list-style-type: none"> Rental units: minimum 55 years For-sale units: equity-share
General Requirements	<ul style="list-style-type: none"> Affordable units must be: <ul style="list-style-type: none"> Built on-site Integrated/dispersed throughout the development Comparable in bedroom mix, design, and quality as the market-rate units Regulatory agreement required

PUBLIC NOTICE AND COMMENTS

This Project was noticed in accordance with the City's public noticing requirements, which involved publication in the Brea Star-Progress. The public hearing notice for this Project is provided as Attachment C. As of the writing of this report, staff has not received public comments.

ENVIRONMENTAL ASSESSMENT

The Project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The Project is categorically exempt from the requirements to prepare additional environmental documentation per CEQA Guidelines Section 15061(b)(3) because the Project is limited to establishing a local density bonus ordinance, which would implement the State Law and therefore would not result in any physical changes to the environment. As such, the proposed amendments will not have a significant impact on the environment. Any future housing development would be subject to CEQA review.

CONCLUSION

The proposed Zoning Code Text Amendment is consistent with the State's Density Bonus Law, implements the Housing Element Program #6, and is required for the City to maintain its Prohousing Jurisdiction designation. As such, staff recommends that the Planning Commission recommend approval of the proposed Zoning Code Text Amendment to the City Council.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[ATTACHMENT A - Draft PC Resolution.pdf](#)

[ATTACHMENT B - Exhibit A to PC Reso.pdf](#)

[ATTACHMENT C - Public Hearing Notice.pdf](#)

(DRAFT) RESOLUTION NO. PC 2025-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BREA
RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONING
ORDINANCE AMENDMENT NO. ZOTA 2025-01, ADDING A NEW CHAPTER
(20.42 DENSITY BONUS) TO THE TITLE 20 OF THE BREA MUNICIPAL CODE.**

A. RECITALS:

(i) The Planning Commission of the City of Brea (the “Planning Commission”) did receive a verified petition for the approval of Zoning Ordinance Text Amendment (ZOTA) No. 2025-01 adding a new chapter (Chapter 20.42, Density Bonus) to the Title 20 of the Brea Municipal Code, to establish a density bonus standards that would implement the State Density Bonus law (Government Code Section 65915).

(ii) The Project applicant is the City of Brea; 1 Civic Center Circle, Brea, CA 92821.

(iii) On March 25, 2025, the Planning Commission held a duly noticed public hearing on the proposed ZOTA No. 2025-01, during which it received and considered all evidence and testimony presented prior to the adoption of this resolution.

(iv) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION:

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED by the Planning Commission of the City of Brea, as follows:

1. In all respects as set forth in Recitals, Part A, of this Resolution.
2. The Project identified above in this Resolution has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines, and the environmental regulations of the City. The proposed amendment to the City’s Zoning Code is exempt from the requirements to prepare additional environmental

documentation per CEQA Guidelines Section 15061(b)(3) because the proposed amendment is limited to establishing a density bonus standards that implements the State Density Bonus law, and as such, will not result in a direct or reasonably foreseeable indirect physical change in the environment. As such, the proposed amendment will not have a significant effect on the environment.

3. The Planning Commission further finds in consideration of the ZOTA No. 2025-01 as follows:

a. The amendments proposed by ZOTA No. 2025-01 are consistent with the General Plan as it is consistent with General Plan Goals CD-1.5, Housing Element Policy 4.1, and Housing Element Program 6, because it establishes density bonus regulations and standards that are compliant with the State Density Bonus law, which would provide a clear guidelines to property owners, developers, and the general public. In addition, the City is required to adopt its local density bonus ordinance by Spring of 2025 as a condition of receiving the State Prohousing Designation from the State Department of Housing and Community Development.

b. The amendments proposed by ZOTA No. 2025-01 is a matter of citywide importance and necessary for the preservation and protection of the public peace, health, safety and welfare of the community and is a valid exercise of the local police power and in accord with State law.

4. This Commission hereby recommends that the City Council to adopt an ordinance approving the proposed amendments to the Title 20 of the existing Brea City Code as proposed by ZOTA No. 2025-01, and as shown in Exhibit A attached hereto.

5. The Community Development Director is authorized to make minor updates to the proposed amendment prior to the City Council consideration of the proposed amendments, as long as the City Attorney determines that such changes are not substantial.

6. The Secretary of this Commission shall certify to the adoption of this Resolution; and forthwith transmit a copy of said Resolution to the City Clerk of the City of Brea.

ADOPTED AND APPROVED this 25th day of March, 2025.

Chair, Planning Commission

I, Joanne Hwang, Secretary to the Planning Commission of the City of Brea, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Brea held on the 25th day of March, 2025, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 25th day of March, 2025, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

Secretary, Planning Commission

**EXHIBIT A to PC RESOLUTION NO. 2025-XX
ZOTA No. 2025-01 Proposed Code Amendment**

The proposed language modifications are shown below as ~~strikethrough~~ for deletions and underline for additions.

1. Part II (Development Code) of Title 20 (Zoning Code of the Brea City Code is amended by adding a new chapter 20.42 (Density Bonus) as follows:

“20.42 DENSITY BONUS

20.42.010 PURPOSE AND APPLICABILITY.

A. Purpose.

The purpose of this chapter is to comply with and establish procedures for implementing the state Density Bonus Law (Cal. Gov. Code § 65915), and to facilitate the development of affordable housing consistent with the City of Brea Housing Element goals, objectives, and policies. In the event of a conflict between this chapter and the Density Bonus Law, the provisions of the Density Bonus Law shall prevail.

B. Applicability.

1. This chapter shall apply citywide.

2. The City shall grant a density bonus, incentives, waivers, and/or a reduced parking ratio requests when the applicant for a housing development with five or more units meets the requirements of this chapter, unless written findings are made in accordance with the provisions of this chapter.

3. All requests pursuant to this chapter shall be processed pursuant to Section 20.42.090 of this chapter.

20.42.020 DEFINITIONS.

For purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning. To the extent these terms are defined in the Density Bonus Law or in other state law, the definitions provided therein shall govern:

AFFORDABLE RENT. Monthly rent, including a reasonable allowance for utilities and all fees for housing services, for rental of affordable units, as further defined in Cal. Health and Safety Code § 50053.

AFFORDABLE SALES PRICE. The maximum sales price at which lower and moderate income households can qualify for the purchase of affordable units as set forth in the City’s Affordable Housing Guidelines.

APPLICANT. Any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities that seeks development permits or approvals from the City.

APPROVAL AUTHORITY. The person or body that is authorized to approve a development as specified by this title.

CHILDCARE FACILITY. A childcare facility as defined in Cal. Gov't. Code § 65915(h)(4).

DENSITY BONUS. A density increase, granted pursuant to Cal. Gov't. Code § 65915 and this chapter, over the otherwise maximum allowable gross residential density as of the date of application, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density.

DENSITY BONUS UNITS. Those dwelling units granted pursuant to the provisions of this chapter which exceed the otherwise maximum allowable gross residential density for the housing development site.

DEVELOPMENT STANDARD. A site or construction condition as defined in in Cal. Gov't. Code § 65915(o)(2).

DISABLED VETERANS. Persons as defined in Cal. Gov't. Code § 18541.

DISCRETIONARY PERMIT. Any permit issued for the development which requires the exercise of judgment or deliberation from the approval authority, including conditional use permits, variances, precise developments, residential planned unit development permits, a new specific plan or amendments, General Plan amendments, zone changes, and tentative and final maps.

HOMELESS PERSONS. Persons as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.).

HOUSING DEVELOPMENT. A development project as defined in Cal. Gov't Code § 65915(i).

INCENTIVE. Used interchangeably, means such regulatory concessions or incentives as specified in Cal. Gov't. Code § 65915(k).

LOWER INCOME HOUSEHOLDS. Households of lower income as defined in Cal. Health and Safety Code § 50079.5.

LOW INCOME HOUSEHOLDS. Households of low income as defined in Cal. Health and Safety Code § 50093.

LOWER INCOME STUDENT. A student who has a household income and asset level that is defined in Cal. Gov't. Code § 65915(o)(4).

MAJOR TRANSIT STOP. Has the same meaning as defined Cal. Pub. Res. Code § 21155(b).

MAXIMUM ALLOWABLE RESIDENTIAL DENSITY OR BASE DENSITY. Density as defined in Cal. Gov't. Code § 65915(o)(6).

MODERATE INCOME HOUSEHOLDS. Households of moderate income as defined in Cal. Health and Safety Code § 50093.

QUALIFYING MOBILEHOME PARK. A mobilehome park that limits residency based on age requirements for housing older persons pursuant to Cal. Civil Code §§ 798.76 and 799.5.

REGULATORY AGREEMENT. A recorded and legally binding agreement between an Applicant and the City to ensure that the requirements of this chapter are satisfied. The Regulatory Agreement, among other things, shall establish: the number of affordable units, their size, location, terms and conditions of affordability, and production schedule.

SENIOR CITIZEN HOUSING DEVELOPMENT. A housing development as defined in Cal. Civ. Code §§ 51.3 and 51.12. This types of housing development also includes a shared housing building development and a residential care facility for the elderly, as defined in the Cal. Health and Safety Code § 1569.2.

SHARED HOUSING BUILDING/UNIT. A residential or mixed-use structure as defined in Cal. Gov't Code § 65915(o)(7)(A) and (B).

SPECIALIZED HOUSING DEVELOPMENT. A housing development for transitional foster youth, disabled veterans, or homeless persons.

STUDENT HOUSING DEVELOPMENT. A housing development for students that contains bedrooms containing two or more bed spaces that have a shared or private bathroom, access to a shared or private living room and laundry facilities, and access to a shared or private kitchen.

TOTAL UNITS OR TOTAL DWELLING UNITS. A calculation of the number of units as defined in Cal. Gov't. Code § 65915(o)(8).

TRANSITIONAL FOSTER YOUTH. Persons defined in Cal. Ed. Code §66025.9.

VERY LOW INCOME HOUSEHOLDS. Households of very low income as defined in Cal. Health and Safety Code § 50105.

VERY LOW VEHICLE TRAVEL AREA. An urbanized area as defined in Cal. Gov't. Code § 65915(o)(9).

20.42.030 DENSITY BONUSES

A. General.

1. Each housing development application is entitled to only one density bonus category listed in section, except as provided for in Section 20.42.040 for additional density bonus.

2. Each component of any density calculation, including base density, bonus density, and required number of affordable units, resulting in fractional units shall be separately rounded up to the next whole number.

3. An applicant may elect to receive a density bonus that is less than the amount permitted by this section.

4. The number of density bonus units shall not be included when determining the number of affordable units required to qualify for a density bonus.

5. Any affordable unit provided pursuant to the City's affordable unit requirements set forth in Chapter 20.40 of this title may be used to qualify for a density bonus or other provisions under this chapter. However, the payment of in-lieu fees shall not qualify for a density bonus or other provisions of this chapter.

6. Notwithstanding any provision of this chapter, all developments must satisfy all applicable requirements of the City's affordable unit requirements in Chapter 20.40 of this title, which sets forth affordable unit requirements for developments, separate from those required to receive a density bonus or incentives pursuant to this chapter.

B. Density Bonus Categories. The City shall grant a density bonus when an applicant for a housing development with five or more dwelling units seeks and agrees to construct a housing development with at least any one of the following:

1. Very Low Income. A rental or for-sale development, including a shared housing building, that provides at least 5% of the total dwelling units of the development as affordable units affordable to very low income households, shall be eligible for a density bonus as shown in Table 20.42.030.A.1 below:

<u>TABLE 20.42.030.A.1</u>	
<u>VERY LOW INCOME DENSITY BONUS</u>	
<u>Percentage Very Low Income Units</u>	<u>Percentage Density Bonus</u>
<u>5</u>	<u>20</u>
<u>6</u>	<u>22.5</u>
<u>7</u>	<u>25</u>
<u>8</u>	<u>27.5</u>
<u>9</u>	<u>30</u>
<u>10</u>	<u>32.5</u>
<u>11</u>	<u>35</u>
<u>12</u>	<u>38.75</u>
<u>13</u>	<u>42.5</u>
<u>14</u>	<u>46.25</u>
<u>15</u>	<u>50</u>

2. Low Income. A rental or for-sale development, including a shared housing building, that provides at least 10% of the total dwelling units as affordable units affordable to low income households, shall be eligible for a density bonus as shown in Table 20.42.030.A.2 below:

TABLE 20.42.030.A.2	
LOW INCOME DENSITY BONUS	
<u>Percentage Low Income Units</u>	<u>Percentage Density Bonus</u>
<u>10</u>	<u>20</u>
<u>11</u>	<u>21.5</u>
<u>12</u>	<u>23</u>
<u>13</u>	<u>24.5</u>
<u>14</u>	<u>26</u>
<u>15</u>	<u>27.5</u>
<u>16</u>	<u>29</u>
<u>17</u>	<u>30.5</u>
<u>18</u>	<u>32</u>
<u>19</u>	<u>33.5</u>
<u>20</u>	<u>35</u>
<u>21</u>	<u>38.75</u>
<u>22</u>	<u>42.5</u>
<u>23</u>	<u>46.25</u>
<u>24</u>	<u>50</u>

3. Moderate Income. A for-sale development that provides at least 10% of the total dwelling units as affordable units affordable to moderate income households, provided that all dwelling units in the development are offered to the public for purchase, shall be eligible for a density bonus as shown in Table 20.42.030.A.3 below:

TABLE 20.42.030.A.3	
MODERATE INCOME DENSITY BONUS	
<u>Percentage Moderate Income Units</u>	<u>Percentage Density Bonus</u>
<u>10</u>	<u>5</u>
<u>11</u>	<u>6</u>
<u>12</u>	<u>7</u>
<u>13</u>	<u>8</u>
<u>14</u>	<u>9</u>
<u>15</u>	<u>10</u>
<u>16</u>	<u>11</u>
<u>17</u>	<u>12</u>
<u>18</u>	<u>13</u>
<u>19</u>	<u>14</u>
<u>20</u>	<u>15</u>
<u>21</u>	<u>16</u>
<u>22</u>	<u>17</u>
<u>23</u>	<u>18</u>

<u>24</u>	<u>19</u>
<u>25</u>	<u>20</u>
<u>26</u>	<u>21</u>
<u>27</u>	<u>22</u>
<u>28</u>	<u>23</u>
<u>29</u>	<u>24</u>
<u>30</u>	<u>25</u>
<u>31</u>	<u>26</u>
<u>32</u>	<u>27</u>
<u>33</u>	<u>28</u>
<u>34</u>	<u>29</u>
<u>35</u>	<u>30</u>
<u>36</u>	<u>31</u>
<u>37</u>	<u>32</u>
<u>38</u>	<u>33</u>
<u>39</u>	<u>34</u>
<u>40</u>	<u>35</u>
<u>41</u>	<u>38.75</u>
<u>42</u>	<u>42.5</u>
<u>43</u>	<u>46.25</u>
<u>44</u>	<u>50</u>

4. Senior Citizen Housing Development. A Senior Citizen Housing Development, including Shared Housing Building developments, shall be eligible for a 20% density bonus, unless otherwise prohibited by state and/or federal law.

5. Qualifying Mobilehome Park. A Qualifying Mobilehome Park shall be eligible for a 20% density bonus, including shared housing building developments, unless otherwise prohibited by state and/or federal law.

6. Specialized Housing Developments. A specialized housing development for transitional foster youth, disabled veterans, or homeless persons, in which at least 10% of the total units are provided at the same affordability level as very low income units shall be eligible for a 20% density bonus. The units described in this subsection shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

7. Student Housing Developments.

a. A student housing development shall be eligible for a density bonus as shown in Table 20.42.030.A.4, only if all of the following requirements are met:

TABLE 20.42.030.A.4	
STUDENT HOUSING DEVELOPMENT DENSITY BONUS	
<u>Percentage Low Income Units</u>	<u>Percentage Density Bonus</u>

<u>20</u>	<u>35</u>
<u>21</u>	<u>38.75</u>
<u>22</u>	<u>42.5</u>
<u>23</u>	<u>46.25</u>
<u>24</u>	<u>50</u>

b. At least 20% of the total dwelling units will be used for lower income students. Such units must be use and occupied by lower income students.

c. For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this subparagraph means one rental bed and its pro rata share of the associated common area facilities. The units described in this subsection shall be subject to an affordability restriction of 55 years, which shall not tie any rental bed reserved for lower income students to a specific bedroom. In addition, lower income students shall be allowed to share a room or unit with a non-lower income student.

d. All units will be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. Prior to issuance of a certificate of occupancy, the applicant shall provide evidence that the developer has done one of the following:

i. Entered into an operating agreement or master lease with one or more institutions of higher education for the institution(s) to occupy all units of the student housing development with students from that institution(s).

ii. Established a system for confirming its renters' status as students to ensure that all units of the student housing development are occupied with students from an institution of higher education.

e. The rent provided in the applicable units of the development for lower income students shall be calculated at 30% of 65% of the area median income for a single-room occupancy unit type.

f. The applicant shall provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in Cal. Health and Safety Code § 103577(e)(3), or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

8. One Hundred Percent Affordable Housing Development.

a. A 100% rental or for-sale development, including total units and density bonus units, but exclusive of manager's unit or units, for lower income households, except that 20% of the units in the development, including total units and density bonus units, may be for moderate income households, shall be eligible for an 80% density bonus. For rental units, rents shall be restricted as set forth in Cal. Gov't. Code § 65915(c)(1)(B)(ii).

b. No maximum density controls shall be imposed if any of the following apply:

i. The housing development is located in a very low vehicle travel area within a designated county.

ii. The development is located within one-half mile of a major transit stop.

9. Land donations. A tentative subdivision map, parcel map, or other residential development applicant that donates land to the City for the development of affordable units for very low income households shall be eligible for a density bonus as shown in Table 20.42.030.A.5, only if all of the following requirements are met:

<u>TABLE 20.42.030.A.5</u>	
<u>LAND DONATION DENSITY BONUS</u>	
<u>Percentage Very Low Income Units</u>	<u>Percentage Density Bonus</u>
<u>10</u>	<u>15</u>
<u>11</u>	<u>16</u>
<u>12</u>	<u>17</u>
<u>13</u>	<u>18</u>
<u>14</u>	<u>19</u>
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<u>17</u>	<u>22</u>
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<u>23</u>	<u>28</u>
<u>24</u>	<u>29</u>
<u>25</u>	<u>30</u>
<u>26</u>	<u>31</u>
<u>27</u>	<u>32</u>
<u>28</u>	<u>33</u>
<u>29</u>	<u>34</u>
<u>30</u>	<u>35</u>

a. The land shall be at least one net acre or of sufficient size to permit development of at least 40 units.

b. The zoning and general plan designations that allow development at the density of at least 30 units per acre.

c. Notwithstanding Subsections a and b above, the developable acreage and zoning classification of the land shall be sufficient to permit construction of units affordable to very low income households in an amount not less than 10% of the number of residential units of the proposed development.

d. The land shall or will be served by adequate public facilities and infrastructure.

e. The land shall be within the boundary of the proposed development or within one-quarter mile of the boundary of the proposed development.

f. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the land donation shall have all of the permits and approvals, other than building permits, necessary for the development of the affordable units for very low income households on the donated land, except that the City may subject the proposed development to subsequent design review, to the extent authorized by subdivision (i) of Cal. Gov't. Code § 65583.2, if the design is not reviewed by the City prior to the time of donation.

g. The applicant shall donate and transfer land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

h. The land shall be transferred to the City or to a housing developer approved by the Director. The Director may require the applicant to identify and transfer the land to a housing developer.

i. A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

j. The affordable units built on the donated land shall remain restricted to an affordable rent for very low income households for a period of at least 55 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program except as otherwise provided for by Cal. Gov't Code § 65915.

k. The Density Bonus pursuant to this subsection shall be in addition to any increase in density mandated by Subsections 20.42.030.A.1 through 8, up to a maximum combined density increase of 35% if an applicant seeks both the increase required pursuant to this subsection and Subsections 20.42.030.A.1 through 8.

10. Condominium Conversion. An applicant requesting an approval of a condominium conversion pursuant to Chapter 20.12 of this title may request a density bonus of up to 25% over the number of apartments otherwise permitted by this title, to be provided within the existing structure or structures proposed for conversion, if it meets all of the following:

a. Affordable units shall be provided in accordance with one of the following two options:

i. Low or moderate Income. At least 33% of the total units of the proposed condominium project, including any units that are granted by a density bonus, shall be affordable units to low or moderate income households, or

ii. Lower Income. At least 15% of the total units of the proposed condominium project, including any units that are granted by a density bonus, shall be affordable units to lower income households.

b. An applicant for condominium conversion shall comply with and submit all required application material specified in Chapter 20.12 of this title. Nothing in this section shall be construed to require the City to approve a proposal to convert apartments to a condominium project.

c. An Applicant shall be ineligible for a density bonus or other Incentives under this section if it meets any of the following criteria:

i. The apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were already provided under this chapter.

ii. The condominium conversion project is located on any property specified in Section 20.42.030.C.

d. The City may place such reasonable conditions on the granting of the density bonus or other incentives pursuant to this section, as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers of lower, low and moderate income households.

e. In lieu of receiving a density bonus as specified in this section, the applicant for qualifying condominium conversion may request and the City shall provide other incentives of equivalent financial value.

i. For purposes of this subsection, "other incentives of equivalent financial value" shall not be construed to require the City to provide cash transfer payments or other monetary compensation, but may include the reduction or waiver of requirements which the City might otherwise apply as conditions of conversion approval.

C. Ineligibility.

1. A housing development shall be ineligible for a density bonus or any other provisions of this chapter if the development is proposed on any property that includes a parcel or parcels on which rental dwelling units are located or, if the dwelling units have been vacated or demolished in the five-year period preceding the density bonus application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower and very low income; subject to any other form of rent or price control through the City's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, and either of the following applies:

i. The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in Section 20.42.030.

ii. Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

2. For the purposes of this subsection, "replace" shall mean as defined in Cal. Gov't. Code § 65915(c)(3)(B)(i) and (ii).

20.42.040 ADDITIONAL DENSITY BONUSES

A. Additional Affordable Units.

1. Provided that the housing development would not restrict more than 50% of the total units to very low income, lower income, or moderate income households, the City shall grant an additional density bonus as specified in this subsection if the housing development conforms to the requirements of Section 20.42.030, and meets any of the following requirements:

a. The housing development provides at least 15% of the total units for very low income households.

b. The housing development provides at least 24% of the total units for lower income households.

c. The housing development provides at least 44% of the total units for moderate income households.

2. To qualify for the additional density bonus under this subsection, the applicant shall agree to include additional rental or for-sale units affordable to very low income households or moderate income households. The additional density bonus granted under this subsection shall be calculated as shown in Table 20.42.040.A below.

<u>Table 20.42.040.A</u>		
<u>ADDITIONAL DENSITY BONUS</u>		
<u>Affordability Level</u>	<u>Additional Percentage of Affordable Housing Unit</u>	<u>Additional Density Bonus Percentage</u>
<u>Very Low Income or Moderate Income</u>	<u>5</u>	<u>20</u>
	<u>6</u>	<u>22.5</u>
	<u>7</u>	<u>25</u>
	<u>8</u>	<u>27.5</u>
	<u>9</u>	<u>30</u>
	<u>10</u>	<u>32.5</u>
<u>Moderate Income</u>	<u>11</u>	<u>35</u>
	<u>12</u>	<u>38.75</u>
	<u>13</u>	<u>42.5</u>
	<u>14</u>	<u>46.25</u>

	<u>15</u>	<u>50</u>
<u>Notes:</u> <u>1) The increase in density bonus specified in this table shall be in addition to any increase in density granted by Section 20.42.030.</u> <u>2) The additional density bonus specified in this table shall be calculated using the number of units excluding any density bonus awarded by Section 20.42.030.</u>		

B. Childcare Facilities. The City shall grant an additional density bonus for a housing development that is eligible for a density bonus under Section 20.42.030 and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the development.

1. The additional density bonus shall be in an amount of square feet of residential space that is equal to or greater than the square footage of the childcare facility.

2. The childcare facility shall meet the following requirements:

a. The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the provided affordable units are required to remain affordable pursuant to Section 20.42.050.

b. Of the children who attend the childcare facility, the children of very low, lower, and moderate income households shall equal a percentage that is equal to or greater than the percentage of affordable units in the development that are required for very low, lower, and moderate income households pursuant to Section 20.42.030.

20.42.050 GENERAL STANDARDS FOR AFFORDABLE UNITS

A. Affordable units shall be constructed concurrently with market-rate units within a Housing Development.

B. Rental Units.

1. Very low and low income rental units shall remain restricted to an affordable rent for a period of 55 years or a longer period of time if required by a construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

2. For housing developments meeting the criteria of Section 20.42.030.B.8 of this chapter, affordable rents for all units, including both base density and density bonus units, shall be as follows:

a. The rent for at least 20% of the units shall be set at an affordable rent, as defined in Cal. Health and Safety Code § 50053.

b. The rent for remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households.

as those rents and incomes are determined by the California Tax Credit Allocation Committee.

C. For Sale Units.

1. An Applicant for a for-sale housing development that utilizes the density bonus provisions of this chapter shall ensure that the affordable unit is initially sold to and occupied by persons and families of very low, low, or moderate income, as required, and that the affordable units are offered at an affordable sales price.

a. If the affordable unit is not purchased by an income-qualified person or family within 180 days after the issuance of the certificate of occupancy, the unit may be purchased by a qualified nonprofit housing corporation that meets all of the following requirements pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Cal. Rev. and Tax. Code § 402.1:

i. The nonprofit corporation has a determination letter from the Internal Revenue Service affirming its tax-exempt status pursuant to the Internal Revenue Code § 501(c)(3) of and is not a private foundation as that term is defined in the Internal Revenue Code §509.

ii. The primary activity of the nonprofit corporation is the development and preservation of affordable home ownership housing in California that incorporates within their contracts for initial purchase a repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser pursuant to an equity sharing agreement or affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for Lower Income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate Income, as defined in Cal. Health and Safety Code §50052.5.

2. The City shall enforce an equity-sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following shall apply to the equity sharing agreement:

a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation.

b. The City shall recapture any initial subsidy, if applicable, and its proportionate share of appreciation, which shall then be used within five years for any of the purposes described in Cal. Health and Safety Code § 33334.2(e) that promote homeownership.

i. The City's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

ii. The City's initial subsidy, if applicable, shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price of the affordable unit, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

d. If the unit is purchased or developed by a qualified nonprofit housing corporation pursuant to Subsection 20.42.050.C.1.a of this chapter, the City may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation, if the qualified nonprofit housing corporation is required to use 100% of the proceeds to promote homeownership for lower income households as defined by Cal. Health and Safety Code § 50079.5 within the jurisdiction of the City.

D. In determining the maximum affordable rent or affordable sales price of affordable units, the presumed household size as set forth in the City's Affordable Housing Guidelines shall be used, unless the development is subject to different assumptions imposed by other governmental regulations.

E. Affordable units shall be built on-site and be dispersed throughout the project site. The number of bedrooms of the affordable units shall be equivalent to the bedroom mix of the market-rate units in the development; except that the applicant may include a higher proportion of affordable units with more bedrooms. The design, square footage, appearance and general quality of the affordable units shall be compatible with the design of the market-rate units in the development. The development shall comply with all applicable development standards, except those which may be modified as provided by this chapter.

F. When an applicant proposes to construct a housing development that conforms to the requirements of Subsections 20.42.030.B.1 and 2 that is a shared housing building, such development is not subject to any minimum unit size requirements or minimum bedroom requirements that are in conflict with the definition of shared housing building or unit.

G. A Regulatory Agreement, as described in Section 20.42.110, shall be required of all developments proposed pursuant to this chapter. The Regulatory Agreement shall be recorded as a restriction on the development. The Regulatory Agreement shall be consistent with the City's Affordable Housing Guidelines.

20.42.060 DEVELOPMENT INCENTIVES

A. An applicant that meets the requirements for a density bonus as specified in this chapter shall be granted the number of incentives identified in Table 20.42.060.A, unless otherwise noted.

<u>TABLE 20.42.060.A</u> <u>NUMBER OF INCENTIVES BY LEVEL OF AFFORDABILITY¹</u>		
<u>Level of Affordability</u>	<u>Minimum Percentage of Affordable Units</u>	<u>Number of Incentive^{2 3}</u>
<u>Lower Income</u>	<u>10%</u>	<u>1</u>
	<u>17%</u>	<u>2</u>
	<u>24%</u>	<u>3</u>
	<u>100% (up to 20% can be moderate income)²</u>	<u>5</u>
<u>Very Low Income</u>	<u>5%</u>	<u>1</u>
	<u>10%</u>	<u>2</u>
	<u>15%</u>	<u>3</u>
	<u>16%</u>	<u>4</u>
	<u>100% (up to 20% can be moderate income)²</u>	<u>5</u>
<u>Moderate Income (for-sale units only)</u>	<u>10%</u>	<u>1</u>
	<u>20%</u>	<u>2</u>
	<u>30%</u>	<u>3</u>
	<u>45%</u>	<u>4</u>
<u>Student Housing Development</u>	<u>20% lower income</u>	<u>1</u>
	<u>23% lower income</u>	<u>2</u>
<u>Notes:</u> <u>1. The City shall grant the request for incentives, unless the City makes a written finding, based on substantial evidence, as set forth in Cal. Gov't. Code § 65915(d)(1)(A) through (C) and (d)(4).</u> <u>2. If the housing development is located within one-half mile of a major transit stop or in a very low vehicle travel area in a designated county, the project shall also receive a height increase of up to three additional stories, or 33 feet. The allowed height increase under this section shall not be counted towards the allowed number of Incentives.</u>		

B. One additional Incentive shall be granted if the housing development is eligible for a density bonus under Section 20.42.030 and includes a childcare facility that meets the requirements of Subsection 20.42.040.B.

20.42.070 PARKING RATIOS.

A. General. Upon request by the applicant, a development that is eligible for a density bonus pursuant to this chapter may utilize the related parking ratios shown in Table 20.42.070.A, inclusive of parking for persons with a disability, guests and EVs.

<u>TABLE 20.42.070.A</u> <u>REDUCED PARKING RATIOS</u>	
<u>Total Number of Bedrooms</u>	<u>Minimum Number of Required Parking Spaces per Unit</u>
<u>Studio unit</u>	<u>1</u>
<u>1-bedroom</u>	<u>1</u>
<u>2-bedrooms</u>	<u>1.5</u>
<u>3-bedrooms</u>	<u>1.5</u>
<u>4 or more bedrooms</u>	<u>2.5</u>

B. Additional Reduction. Upon request by the applicant, the following housing developments may utilize related additionally reduced parking ratios shown in Table 20.42.070.B, inclusive of parking for persons with a disability, guests, and EVs.

<u>TABLE 20.42.070.B</u> <u>ADDITIONALLY REDUCED PARKING RATIOS¹</u>		
<u>Type of Density Bonus Housing Development</u>	<u>Minimum Number of Required Parking Spaces</u>	<u>Special Provisions²</u>
<u>Rental and for-sale housing development with minimum 11% very low income or 20% lower income units</u>	<u>0.5 per unit</u>	<u>Must be located within one-half mile of a major transit stop and have an unobstructed access to that major transit stop</u>
<u>For-sale housing development with minimum 40% moderate income units</u>	<u>0.5 per bedroom</u>	<u>Must be located within one-half mile of a major transit stop and have an unobstructed access to that major transit stop</u>
<u>Rental and for-sale housing development with 100% of units for lower income household (except 20% can be for moderate income household), exclusive of a manager's unit(s)</u>	<u>No minimum number of parking space required</u>	<u>Must be located within one-half mile of a major transit stop and have an unobstructed access to that major transit stop</u>
<u>Rental housing development with</u>	<u>No minimum number of parking space required</u>	<u>Must have either a paratransit service or an</u>

<u>100% of units for lower income individuals who are 55 years of age or older that complies with Cal. Civil Code §§ 51.2 and 51.3 (except 20% can be for moderate income household), exclusive of a manager's unit(s)</u>		<u>unobstructed access to a fixed bus route service that operates at least eight times a day within one-half mile from the development</u>
<u>Special Needs Housing Development with 100% of units for lower income household, as defined in Cal. Health and Safety Code § 51312 or supportive housing developments, as defined in Cal. Health and Safety Code § 50675.14, (except 20% can be for moderate income household), exclusive of a manager's unit(s)</u>	<u>No minimum number of parking space required</u>	<u>Must have either a paratransit service or an unobstructed access to a fixed bus route service that operates at least eight times a day within one-half mile of the development</u>
<u>Notes:</u> <u>1. The City may require an increase in the minimum number of required parking spaces, not to exceed that established by Table 20.42.070.A, if supported by a qualified parking study pursuant to Cal. Gov't. Code § 65915(p)(7).</u> <u>2. "An unobstructed access" to a major transit stop or a fixed bus route means a resident is able to access the major transit stop or a fixed bus route without encountering natural or constructed impediments. "Natural or constructed impediments" includes freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.</u>		

C. If the total number of spaces required results in a fractional number, it shall be rounded up to the next whole number. For purposes of this subsection, the housing development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.

D. The parking ratios offered in this section shall not count as one of the incentives applicants are entitled to under Section 20.42.060.

20.42.080 WAIVER OR MODIFICATION OF DEVELOPMENT STANDARDS

A. At the Applicant's request, a housing development is eligible for the waiver or modification of development standards, if such standards will have the effect of physically precluding the construction of a housing development that meets the eligibility criteria for density bonus established by this chapter at the densities or with the incentives permitted by this chapter.

1. Exception. A housing development consistent with Subsection 20.42.030.B.8.b.ii that receives a waiver from any maximum controls on density shall not be eligible for waivers or modifications to development standards pursuant to this section.

2. The City may deny a request for a waiver or modification of development standards under this section if the City makes a written finding, with substantial evidence, that such request would have a specific, adverse impact, as defined in Cal. Gov't. § 65589.5(d)(2), upon health and safety, upon any real property that is listed in the California Register of Historical Resources, or contrary to state or federal law, where there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

B. The waiver or modification of development standards requested under this section shall neither reduce nor increase the number of Incentives permitted by this chapter.

20.42.090 APPLICATION REQUIREMENTS

An application for a density bonus, incentive, waiver or modification of development standards, or revised parking standard shall be made as follows:

A. Any request pursuant to this chapter shall be processed concurrently with any other application(s) required for the housing development, including but not limited to those including discretionary land use decisions. The granting of a density bonus, incentive, waiver or modification of development standards, or revised parking standard pursuant to this chapter is a ministerial review, and shall not be interpreted, in and of itself, to require a General Plan amendment, zoning reclassification, or other discretionary approval.

1. The Director is the review authority for all requests pursuant to this chapter, except for requests for direct financial assistance.

2. Any requests for direct financial assistance requires the City Council review at a public hearing held in accordance with the procedures set forth for public hearing in this title.

B. All applications shall be submitted on a form prescribed by the City and shall include the following information:

1. The name of the proposed development, including the total number of proposed base units, affordable units, and density bonus units proposed.

2. A description of any density bonus, incentive, waiver or modification, or reduction in parking standard being requested.

3. Level of affordability of the affordable units and proposed method.
4. Documentation demonstrating the housing development's eligibility for a requested density bonus, incentive, and/or reduction in parking standard, which may include, not limited to, how the requested Incentive would result in the actual cost reduction.
5. If a waiver or modification of development standards is requested, a brief explanation of how such development standards would physically preclude the construction of the housing development at the densities or with the incentives permitted by this chapter.
6. If a density bonus is requested by providing a land donation, the application shall show the location of the land to be dedicated, provide proof of site control, and provide evidence that all of the requirements of Subsection 20.42.030.B.9 of this chapter and Cal. Gov't. Code § 65915(g) can be met;
7. If a density bonus or incentive is requested for a childcare facility, the application shall show the location and square footage of the childcare facilities and provide evidence that all of the requirements of Subsection 20.42.040.B.2 of this chapter and Cal. Gov't. Code § 65915(h) can be met.
8. If a density bonus or Incentive is requested for a condominium conversion, the Applicant shall provide evidence that all of the requirements of Subsection 20.42.030.B.9 of this chapter and Cal. Gov't. Code § 65915.5 can be met.

20.42.100 REVIEW PROCEDURES

A. An application for a density bonus, Incentive, or waiver or modification of development standards shall be acted upon by the approval authority concurrently with the application for a housing development. The granting of a density bonus shall not be deemed approval of the entire housing development.

B. The City shall grant the requested density bonus, incentive, waiver or modification of development standards, or revised parking standard, unless it makes a written finding, based on substantial evidence, of one of the following:

1. The incentive does not result in identifiable and actual cost reductions required to provide for affordable rents or affordable sales prices.

2. The Incentive would have a specific, adverse impact upon public health or safety, the physical environment, or on real property listed in the California Register of Historic Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to lower and moderate income households. For the purpose of this section, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the development was deemed complete.

3. The waiver or modification of development standards would not physically preclude the construction of the housing development at the densities or with the incentives permitted by this chapter.

4. The incentive, or waiver or modification of development standards is contrary to state or federal law.

C. Any decision denying a density bonus, incentive, waiver, modification or revised parking standard is subject to appeal pursuant to Chapter 20.424 within 10 days of the date of the decision.

20.42.110 REGULATORY AGREEMENT

A. Applicants for a density bonus, Incentive, waiver or modification of development standards, or revised parking standard shall enter into an affordable housing agreement with the City in a form acceptable to the City Attorney, and executed by the City Manager or their designee, to ensure that all the requirements of this chapter are satisfied.

B. The affordable housing agreement for projects utilizing provisions of this chapter shall include, but not limited to, the following:

1. A description of any density bonus, incentive, waiver or modification of development standards, or revised parking standard included in the housing development.

2. The total number of dwelling units approved for the housing development, including the number of affordable units.

3. Level of affordability for affordable units and the standards for determining the corresponding affordable rent or affordable sales price.

4. The location, dwelling unit sizes (square feet), and number of bedrooms of the affordable units.

5. Minimum affordability term required for affordable units as required by this chapter.

6. A construction schedule for completion and occupancy of affordable units.

7. A description of remedies for breach of the agreement.

8. Provisions for sale and resale restrictions for for-sale affordable units as specified in Subsection 20.42.050.C of this chapter.

9. Other provisions to ensure implementation and compliance with this section.

20.42.120 ENFORCEMENT

A. The Director, or their designee, may suspend, revoke, or deny any building permit or other approval upon finding a violation of any provision of this chapter. The provisions of this chapter shall apply to all owners, agents, and successors

of an applicant proposing a project. No entitlement approval, grading permit, building permit or certificate of occupancy shall be issued if it is found in noncompliance with the provisions of this chapter.

B. Any individual or entity who sells or rents an affordable unit in violation of the provisions of this chapter shall be required to forfeit all monetary gains obtained through noncompliance. Recovered funds shall be deposited into the Affordable Housing Trust Fund.

C. Selling or renting an affordable unit in violation of the provisions of this chapter is a violation of the City Code. The City may use any appropriate legal actions or proceedings necessary to ensure compliance with this chapter, including:

1. Actions to revoke, suspend, or deny any grading permit, building permit, certificate of occupancy, or discretionary approval.

2. Any other action, civil or criminal, authorized by law or by any regulatory document, restriction, or agreement in this chapter.

D. The City shall be entitled to recover its reasonable attorney's fees and costs."

CITY OF BREA
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR ZONING ORDINANCE TEXT AMENDMENT NO. 2025-01.

NOTICE IS HEREBY GIVEN by the City of Brea that a public hearing will be held at a Planning Commission Meeting on **Tuesday, March 25, 2025 at 6:00 P.M.**, or as soon thereafter as the matter can be heard, in the Council Chambers of the City of Brea Civic & Cultural Center, 1 Civic Center Circle, Brea, California 92821, in accordance with State Law and the Brea City Code, to consider the following application:

REQUEST: The City of Brea requests approval of the following entitlement: Zoning Ordinance Text Amendment (ZOTA) No. 2025-01 to codify the State Density Bonus Law in a new chapter (Chapter 20.42).

LOCATION: Citywide

ENVIRONMENTAL: The project has been assessed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the environmental regulations of the City. The proposed zoning code text amendments are exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions on the matters outlined above. **FURTHER INFORMATION MAY BE OBTAINED BY CALLING THE PLANNING DIVISION AT (714) 990-7674 OR BY EMAIL at planner@cityofbrea.net.**

IF YOU CHALLENGE 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.

Joanne Hwang, AICP
City Planner

Date: 02/19/2025 Publish: 02/27/2025



City of Brea

Planning Commission Communication

Informational/Project Updates

Meeting	Agenda Group
Tuesday, March 25, 2025, 6:00 PM	ADMINISTRATIVE ITEMS Item: 4B.

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates, dated March 17, 2025 (Attachment A).

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

[Planning Update - Updated 03.17.2025.pdf](#)

City of Brea

Project Updates

March 17, 2025

CONTENTS

• **IN PROCESS/UNDER REVIEW**

Story Map ID	Project Name	Address
1	Lambert Road Office Condo Tentative Parcel Map	700-800 W. Lambert Road
2	Amazon Facility	275 Valencia Avenue
3	Albertson's Distribution Center Office Building	200 N. Puente Street
4	Loading Dock Addition	750 Challenger Street
5	New Industrial Building	424 Berry Way
6	Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
7	Brea Plaza Apartments	1639 E. Imperial Highway
8	Greenbriar residential development	1698-1700 Greenbriar Lane
9	New residential development (Preliminary Plan Review)	112 Bracken Street
10	Urban Lot Split (Preliminary Plan Review)	125 E. Olinda Place
11	A 2 nd story ADU height increase	401 Sycamore Avenue
12	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
13	Affordable Senior Housing Project (Preliminary Plan Review)	SEC Mercury Lane & Berry Street
14	Pace & Pint on-site alcohol	1040 E. Imperial Hwy Suite F2
15	A 2 nd story ADU modification of standards	414 Sievers
16	Raising Canes Drive-through	200 S. State College Boulevard
17	Gaslight Square Comprehensive Sign Program	255 E. Imperial Highway
18	Mills Act Contract	420 S. Madrona Avenue
19	7-Eleven off-site alcohol sale	3310 E. Imperial Highway
20	Main Event	245 W. Birch Street
21	420 Apollo office use	420 Apollo Street, Unit A
22	7-Eleven off-site alcohol sale	295 W. Central Avenue
23	Service Champions parking lot	625 Columbia Street

• **APPROVED/ENTITLED**

Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Brea 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
3	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
4	Accessory Dwelling Unit	527 E. Elm Street
5	Industrial Building	2727 E. Imperial Highway
6	Brea Mall Mixed Use Project	100 Brea Mall Road
7	Gaslight Square Redevelopment	255 E. Imperial Highway
8	Southlands Church Fence Height	2950 E. Imperial Highway
9	Boiling Crab – Outdoor Patio and On-site Alcohol	120 S. Brea Boulevard #106
10	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
11	Wireless Co-location	145 S. State College Boulevard
12	California Spine Institute	721 E. Imperial Highway
13	Dr. Squatch Fence Height	114 N. Berry Street
14	Wireless Facility Modification	185 E. Alder Street
15	New Wireless Facility	724 N. Brea Boulevard
16	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
17	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy
18	Light Industrial Building	3200 Nasa Street
19	South Brea Townhomes	685 S. Brea Boulevard
20	Imperial Mariner parking reduction	915, 955, 975 W. Imperial Hwy
21	AT&T Wireless Rooftop Facility	380 W. Central Avenue
22	Pet Aquamation	580 W. Lambert Road
23	Sushi Club on-site alcohol	437 S. Associated Road
24	Shake Shack on-site alcohol	103 W. Imperial Highway #C
25	Increase in wall height	839 Mango Street
26	Bruxie's on-site alcohol	215 W. Birch Street
27	Finney's Crafthouse & Kitchen exterior modification	215 S. Brea Boulevard
28	Ausletics fitness studio	2868 E. Imperial Highway
29	Our Nest on-site alcohol	732 N. Brea Boulevard
30	Reduction in required parking spaces	440 S. Brea Boulevard
31	Saint Matthew Ecumenical Catholic Church	500 E. Imperial Highway

- **REPEALED/DENIED (within one year)**

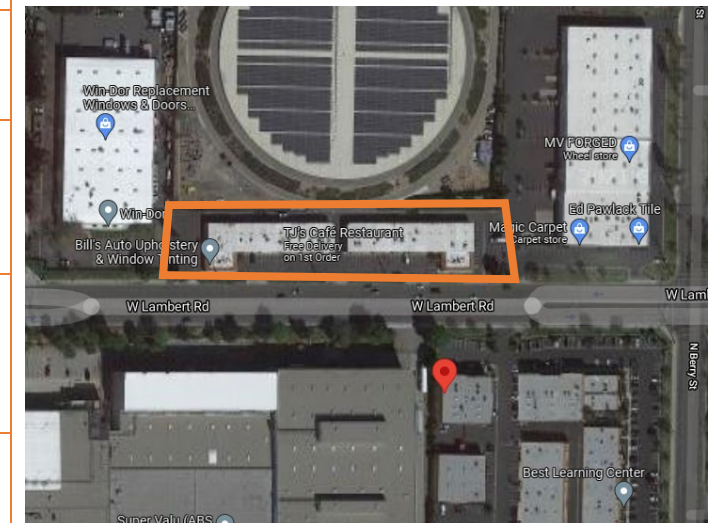
N/A

In-Process/Review

LAMBERT ROAD OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 1)

Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> TPM 2021-189; Accela No.: PLN-2021-00061
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 296-223-13 700-800 W Lambert Road
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to convert two existing 12-unit buildings (total 24 units) into 24 office condominium units. No new construction is proposed; existing unit boundaries, floor plans and floor areas will not change.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> 801 Lambert LLC, A California Limited Liability Company (Mark Blumenthal)
Application submittal Date:	<ul style="list-style-type: none"> October 25, 2021
Current Status:	<ul style="list-style-type: none"> Application was deemed complete on October 12, 2023. Planning Commission review TBD pending applicant response.

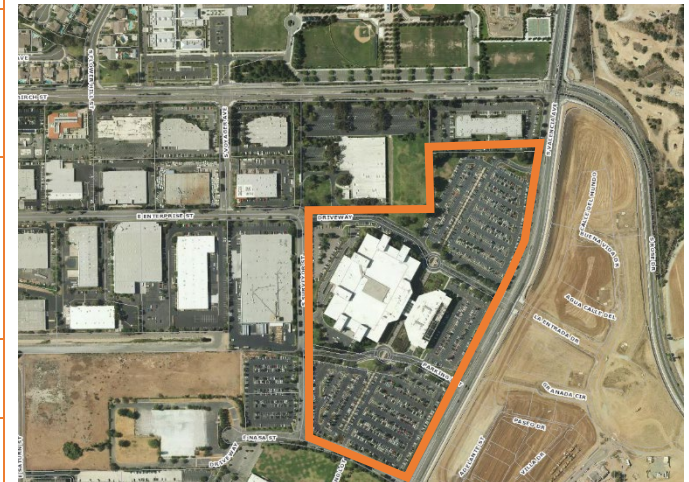
PROJECT MAP:



AMAZON FACILITY (MAP ID: 2)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-09; ACCELA No. PLN 2022-00042
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-233-17 275 W. Valencia
Project Description:	<ul style="list-style-type: none"> The Project proposes to demolish the existing 3-story, 637,503 square-foot, 60-foot high office building (previously occupied by Bank of America) and construct a new 181,500 square-foot, 44-foot high warehouse building that will be used as Amazon's parcel delivery facility.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Tim Reed of Ware Malcomb
Application submittal Date:	<ul style="list-style-type: none"> May 31, 2022
Current Status:	<ul style="list-style-type: none"> Pending EIR Process <ul style="list-style-type: none"> EIR NOP was issued on July 13, 2023, and the public comment period ended on August 11, 2023. EIR Scoping Meeting was held on July 24, 2023. EIR NOA was issued on October 30, 2024 – the Draft EIR was available for public review starting November 6, 2024 and the public review period closed on January 6, 2025.

PROJECT MAP:



ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 3)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-231-12 200 N Puente St
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new two-story office building for an Albertson's distribution center.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> John Doan
Application submittal Date:	<ul style="list-style-type: none"> April 25, 2023
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant.

PROJECT MAP:



LOADING DOCK ADDITION (MAP ID: 4)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-05; ACCELA No: PLN-2023-00031
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-223-19 750 Challenger Street
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to add a secondary loading dock and restripe parking stalls.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Esther Yang
Application submittal Date:	<ul style="list-style-type: none"> April 27, 2023
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:

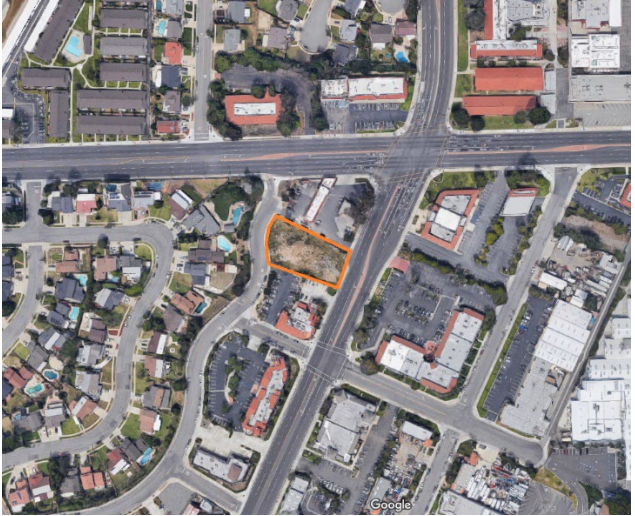


NEW INDUSTRIAL BUILDING (MAP ID: 5)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2024-01; ACCELA No: PLN-2024-00009
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-04 424 Berry Way
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to demolish existing industrial buildings located at the eastern portion of the parcel and construct a new 147,500 sq. ft. warehouse.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Rexford Industrial, Berry, LLC.
Application submittal Date:	<ul style="list-style-type: none"> February 6, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 6)		
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-01; ACCELA No: PLN-2024-00014/PLN-2024-00031 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-301-02 323 N. Brea Blvd. 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing a new multi-family affordable/permanent supporting housing development, which could include between 28 and 40 dwelling units. 	
Project Planner:	<ul style="list-style-type: none"> Marie Dao, Senior Management Analyst (maried@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Tish Kelly of Jamboree Housing Corp. 	
Application submittal Date:	<ul style="list-style-type: none"> March 12, 2024 	
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on April 10, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. Density Bonus application was approved February 25, 2025. Pending submittal of building plan check. 	

BREA PLAZA APARTMENTS (MAP ID: 7)

Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-01, ZC No. 2024-01, PD No. 2024-01, CUP No. 2024-03, 04 and 05; ACCELA No: PLN-2024-00017
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 East Imperial Highway
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a General Plan Amendment and a Zone Change to amend the project site's General Plan and Zoning Designation from General Commercial to Mixed Use II, and construct a new residential development consisting of a four-story, 120-unit apartment building with a private terrace atop a two-level parking structure with 95 spaces, a surface parking area with 51 parking spaces, a modification of the off-street parking requirements based on a shared parking analysis and a comprehensive sign program amendment
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen of AO
Application submittal Date:	<ul style="list-style-type: none"> March 19, 2024
Current Status:	<ul style="list-style-type: none"> Planning Commission public hearing was held on March 11, 2025 City Council public hearing is scheduled on April 1, 2025

PROJECT MAP:



GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 8)

Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Plan Review, Development Agreement, Precise Development, Tentative Tract Map, Environmental Impact Report
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-02, ZC No. 2024-02, PR No. 2024-03, DA No. 2024-01, PD No. 2024-02, VTTM No. 2024-01, EIR No. 2024-01; ACCELA No: PLN-2024-00020
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-34 1698-1700 Greenbriar Lane
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to demolish existing office building and a parking structure and construct 179 single-family attached dwelling unit development.
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Gary Jones of Lennar Homes of California, Inc.
Application submittal Date:	<ul style="list-style-type: none"> March 26, 2024
Current Status:	<ul style="list-style-type: none"> Planning Commission public hearing was held on March 11, 2025 City Council public hearing is scheduled on April 1, 2025

PROJECT MAP:



NEW RESIDENTIAL DEVELOPMENT (MAP ID: 9)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-02; ACCELA No: PLN-2024-00018
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-332-17 112 Bracken Street
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Eric Gonsalves of The Cirrus Company, LLC
Application submittal Date:	<ul style="list-style-type: none"> March 26, 2024
Current Status:	<ul style="list-style-type: none"> 1st round of preliminary comment letter was issued on April 25, 2024. Subsequently, at the request of the applicant, a 2nd round of review was conducted and the 2nd preliminary comment letter was issued on October 31, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.

PROJECT MAP:




URBAN LOT SPLIT – PRELIMINARY PLAN REVIEW (MAP ID: 10)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-03; ACCELA No: PLN-2024-00021
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 315-051-03 125 E Olinda Place
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to subdivide the existing vacant lot into 2 lots using the Urban Lot Split provisions and construct 2 units on each lot.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Jordan Byers
Application submittal Date:	<ul style="list-style-type: none"> April 9, 2024
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on May 9, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.

PROJECT MAP:



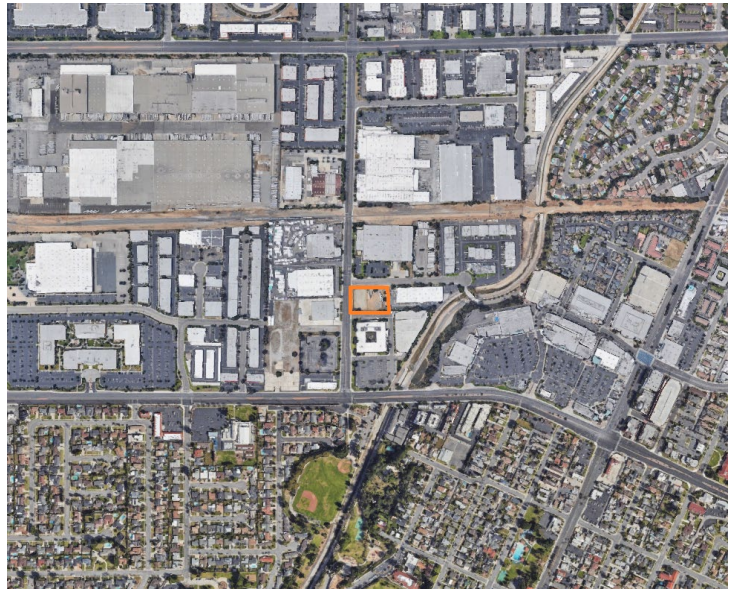
A 2 nd STORY ADU HEIGHT INCREASE (MAP ID: 11)		
Case Type:	<ul style="list-style-type: none"> Certificate of Compatibility 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> CC No. 2024-01; ACCELA No: PLN-2024-00027 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-223-01 401 Sycamore Avenue 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting an increase in maximum height of a 2nd story ADU from 16 feet to 23 feet 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jasmeet Gill Kennington 	
Application submittal Date:	<ul style="list-style-type: none"> June 11, 2024 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP ID: 12)

Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> Tentative Parcel Map No. 2024-135; ACCELA No: PLN-2024-00036
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041 411 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to subdivide/reorganize 5 existing lots into 4 new lots
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Michael Jelensky
Application submittal Date:	<ul style="list-style-type: none"> July 23, 2024
Current Status:	<ul style="list-style-type: none"> Planning Commission public hearing is tentatively scheduled on April 22, 2025.

PROJECT MAP:



AFFORDABLE SENIOR HOUSING PROJECT (MAP ID: 13)		
Case Type:	<ul style="list-style-type: none">Preliminary Plan Review	<div>PROJECT MAP:</div> 
Project No.:	<ul style="list-style-type: none">PPR No. 2024-04; ACCELA No: PLN-2024-00057	
Project Location:	<ul style="list-style-type: none">Assessor’s Parcel Number (APN): 296-143-01SEC of Mercury Lane and Berry Street	
Project Description:	<ul style="list-style-type: none">The Applicant is requesting a substantial conformance review of a new 85-unit, 5-story affordable senior housing project with the previously approved project at the project site (Mercury Lane workforce housing project – a 114-unit apartment)	
Project Planner:	<ul style="list-style-type: none">Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	<ul style="list-style-type: none">Todd Cottle	
Application submittal Date:	<ul style="list-style-type: none">October 29, 2024	
Current Status:	<ul style="list-style-type: none">Preliminary comment letter was issued on November 27, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project.	

PACE & PINT ON-SITE ALCOHOL (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-05; ACCELA No: PLN-2024-00051
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-252-21 1040 E. Imperial Hwy, Suite F2
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing on-site beer service at an existing retail store (Snails Pace)
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raul Cueva
Application submittal Date:	<ul style="list-style-type: none"> October 21, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



A 2nd STORY ADU MODIFICATION OF STANDARDS (MAP ID: 15)

Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2024-02; ACCELA No: PLN-2024-00063
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 284-252-21 • 414 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> • The Applicant is requesting modification of standards (i.e. height, design standards related to exterior staircase) for a new 2nd story ADU
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Tony Vega
Application submittal Date:	<ul style="list-style-type: none"> • December 4, 2024
Current Status:	<ul style="list-style-type: none"> • Pending resubmittal from the applicant

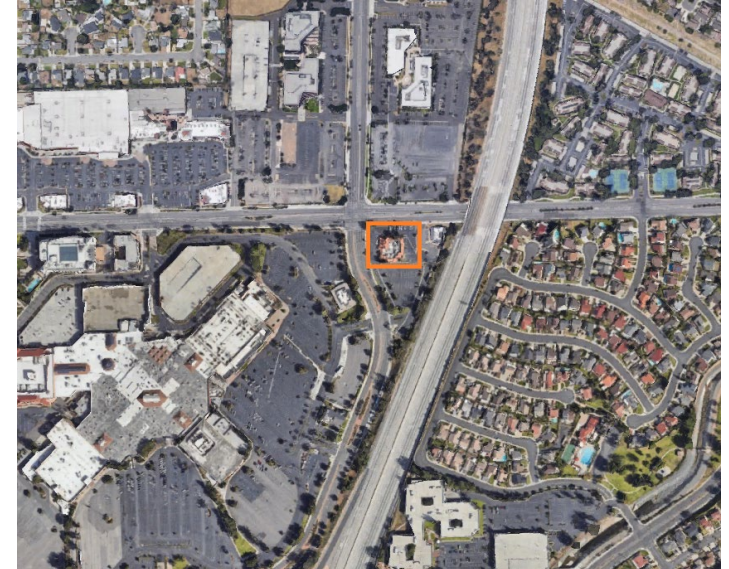
PROJECT MAP:



RAISING CANES DRIVE-THROUGH (MAP ID: 16)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Plan Review, Precise Development
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-08, PR No. 2024-06, PD No. 2024-04; ACCELA No: PLN-2024-00067
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-103-26 200 S. State College Boulevard
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting a new drive-through restaurant (Raising Canes)
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raising Canes
Application submittal Date:	<ul style="list-style-type: none"> December 17, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:




GASLIGHT SQUARE COMPREHENSIVE SIGN PROGRAM (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2024-05; ACCELA No: PLN-2024-00065
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36 255 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting a new comprehensive sign program for the shopping center
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Ryan Ybarra
Application submittal Date:	<ul style="list-style-type: none"> December 17, 2024
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:

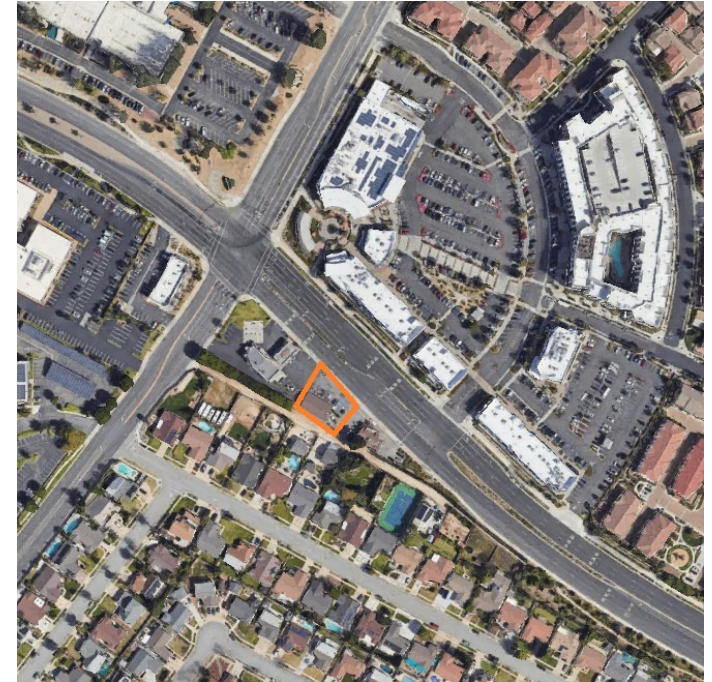


MILLS ACT CONTRACT (MAP ID: 18)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Mills Act Contract 	
Project No.:	<ul style="list-style-type: none"> MA No. 2025-01; ACCELA No: PLN-2025-00004 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-241-06 420 S. Madrona Avenue 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jeff Jordan 	
Application submittal Date:	<ul style="list-style-type: none"> January 28, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

7-ELEVEN OFF-SITE ALCOHOL SALE (MAP ID: 19)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-01; ACCELA No: PLN-2025-00003
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 336-203-13 3310 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to expand the existing off-site alcohol sale from beer and wine (ABC Type 20) to full alcohol (ABC Type 21)
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dayna Epley of 7-Eleven
Application submittal Date:	<ul style="list-style-type: none"> January 28, 2025
Current Status:	<ul style="list-style-type: none"> Planning Commission public hearing is scheduled for March 25, 2025.

PROJECT MAP:



MAIN EVENT (MAP ID: 20)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-02 and CUP No. 2025-03; ACCELA No: PLN-2025-00005
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-362-25 245 W. Birch Street
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Main Event Entertainment
Application submittal Date:	<ul style="list-style-type: none"> February 4, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

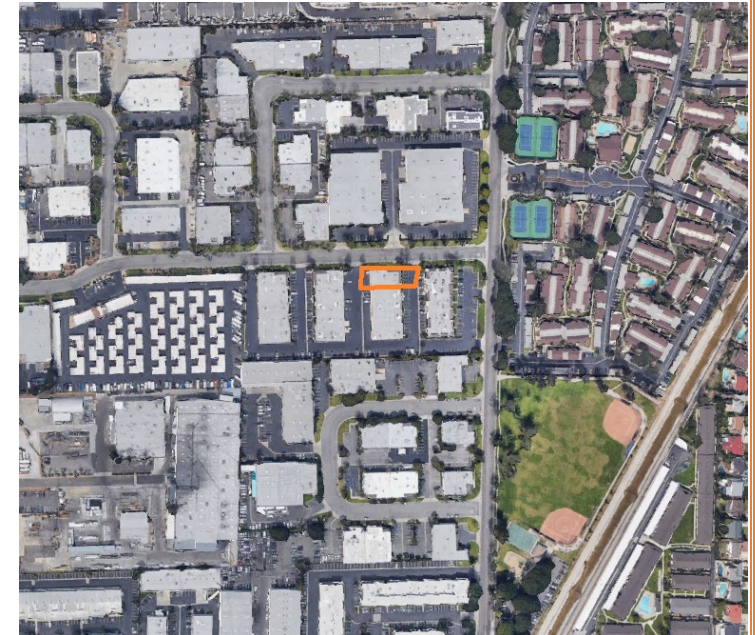
PROJECT MAP:



420 APOLLO OFFICE USE (MAP ID: 21)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-04; ACCELA No: PLN-2025-00006
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-20 420 Apollo Street, Unit A
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to establish an office use within an existing industrial complex
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> F.P.L Evergreen LLC
Application submittal Date:	<ul style="list-style-type: none"> February 4, 2025
Current Status:	<ul style="list-style-type: none"> Planning Commission public hearing is tentatively scheduled on April 22, 2025.

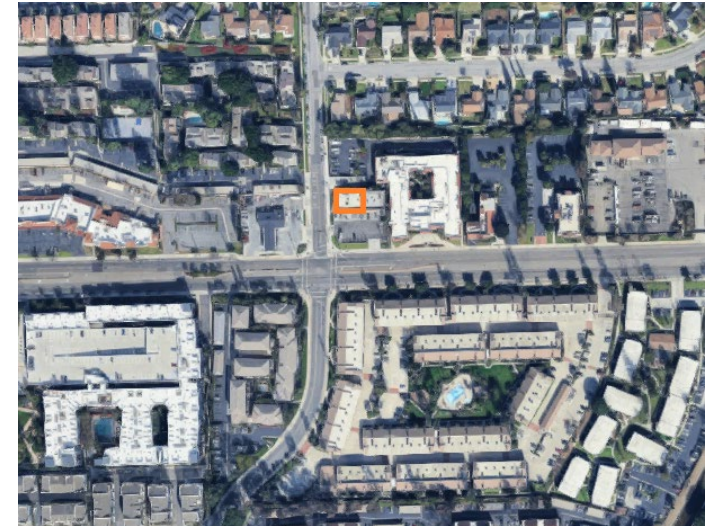
PROJECT MAP:




7-ELEVEN OFF-SITE ALCOHOL SALE (MAP ID: 22)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-06; ACCELA No: PLN-2025-00011
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 304-042-13 295 W. Central Avenue
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to expand the existing off-site alcohol sale from beer and wine (ABC Type 20) to full alcohol (ABC Type 21)
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dayna Epley of 7-Eleven
Application submittal Date:	<ul style="list-style-type: none"> February 24, 2025
Current Status:	<ul style="list-style-type: none"> Under review

PROJECT MAP:



SERVICE CHAMPIONS PARKING LOT (MAP ID: 23)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2025-02; ACCELA No: PLN-2025-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-222-01 625 Columbia Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to construct a new parking lot and a driveway entrance for the project site 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Service Champions 	
Application submittal Date:	<ul style="list-style-type: none"> February 26, 2025 	
Current Status:	<ul style="list-style-type: none"> Under review 	

Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)

Case Type:	<ul style="list-style-type: none"> Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report
Project No.:	<ul style="list-style-type: none"> PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-05 Southeast corner of Mercury Lane and Berry Street
Project Description:	<ul style="list-style-type: none"> The project is a new 5-story building with 114 workforce residential units.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant	<ul style="list-style-type: none"> Dwight Manely
Approval Dates:	<ul style="list-style-type: none"> Planning Commission recommended approval of the project to the City council on April 28, 2020 City Council approved the project on June 2, 2020
Current Status:	<ul style="list-style-type: none"> In building permit plan check process

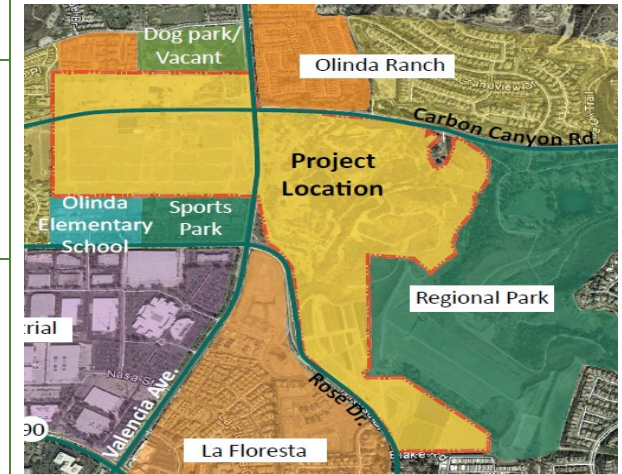
RENDERING:



BREA 265 SPECIFIC PLAN (MAP ID 2)

Case Types:	<ul style="list-style-type: none"> Specific Plan, General Plan Amendment, Zone Change, and Development Agreement
Project No.:	<ul style="list-style-type: none"> ACCELA No. PLN-2020-00011; ENV No. 22-01, GPA No. 22-01, ZC No. 22-01, DA No. 22-01, SP No. 22-01
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02I; 322-072-02; 322-031-21; 322-031-121; 322-031-19; 320-071-29; 320-073-07 The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.
Project Description:	<ul style="list-style-type: none"> The project includes the following: (1) General Plan Amendment to change the General Plan Land Use designation of the site from Hillside Residential and Low Density Residential to Brea 265 Specific Plan; (2) Zone Change to change the zoning of the site from HR and R-1 to Brea 265 Specific Plan; (3) Specific Plan for the adoption of a new specific plan providing up to 1,100 residential dwelling units, parks and recreational amenities, and open space and right of way improvements; (4) Tentative Tract Map for the subdivision of the project site for residential, parks and open space uses; and (5) Development Agreement defining terms of development by vesting the City's approval and specifying public benefits and improvements
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> AERA ENERGY
Approval Dates:	<ul style="list-style-type: none"> Planning Commission recommended approval of the project to the City Council on May 24, 2022. City Council reviewed the SP, GPA, ZC, and DA for the Project on June 21, 2022. The project was continued to July 19, 2022, where it was approved by City Council.
Current Status:	<ul style="list-style-type: none"> N/A

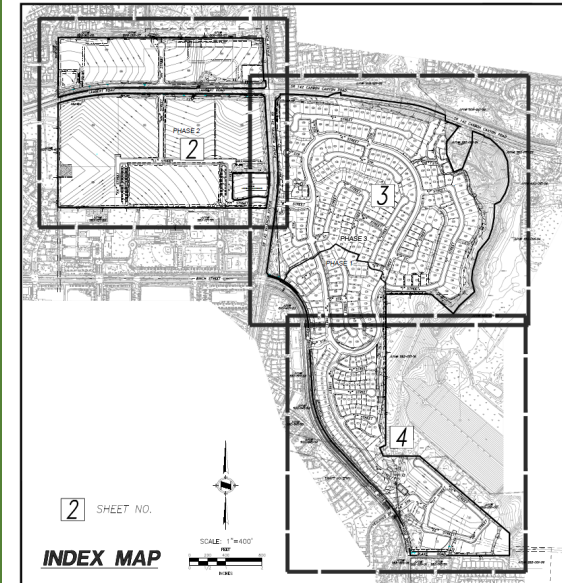
PROJECT MAP:



BREA 265 TENTATIVE TRACT MAP (MAP ID: 3)

Case Types:	<ul style="list-style-type: none"> Tentative Tract Map
Project No.:	<ul style="list-style-type: none"> ACCELA No. PLN 2020-00011; TTM 16423
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 322-031-04; 322-031-12; 322-031-01; 322-031-10; 322-031-15; 322-031-14; 322-031-13; 322-031-13; 3200-070-02; 322-072-02; 322-031-21; 322-03-121; 322-031-19; 320-071-29; 320-073-07 The 262-acre site, commonly known as Brea 265, is generally bounded by Lambert Road/Carbon Canyon Road to the north, Carbon Canyon Regional Park to the east, Birch Street and Rose Drive to the South, and residential uses to the west.
Project Description:	<ul style="list-style-type: none"> A Tentative Tract Map for the subdivision of the project site for residential, parks and open space uses. The TTM would implement the approved Brea 265 Specific Plan.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> AERA ENERGY
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the TTM for the project on September 27, 2022.
Current Status:	<ul style="list-style-type: none"> N/A

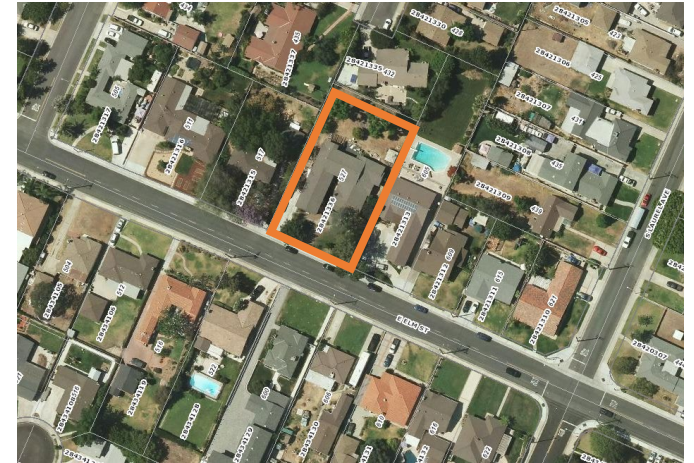
PROJECT MAP:



ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 4)

Case Type:	<ul style="list-style-type: none"> Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> CC No. 2022-01; ACCELA No. PLN 2022-00019
Project Location:	<ul style="list-style-type: none"> 527 E. Elm Street Assessor's Parcel Number (APN): 284-213-36
Project Description:	<ul style="list-style-type: none"> The project establishes a new 1,496 square foot detached ADU.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Frederick Talactac
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the project on October 25, 2022.
Current Status:	<ul style="list-style-type: none"> Under construction

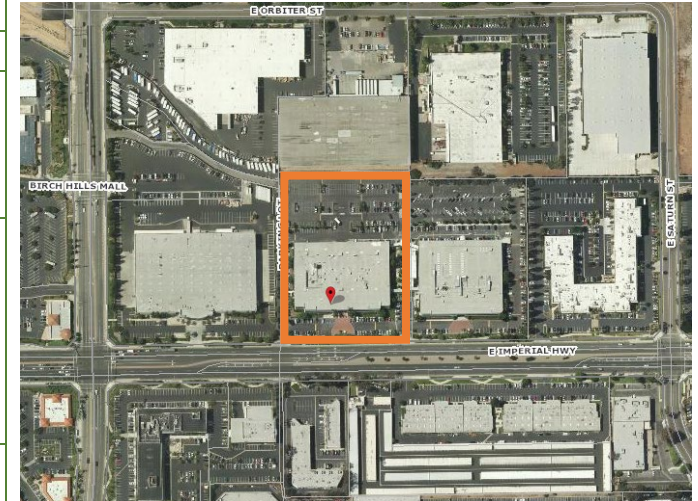
PROJECT MAP:



INDUSTRIAL BUILDING (MAP ID: 5)

Case Type:	<ul style="list-style-type: none"> Plan Review, Environmental Impact Report Addendum
Project No.:	<ul style="list-style-type: none"> PR No. 2022-04; EIR No. 5-81 Addendum No. 1; ACCELA No. PLN 2022-00012
Project Location:	<ul style="list-style-type: none"> 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66
Project Description:	<ul style="list-style-type: none"> The project includes demolition of an existing office building and development of a new warehouse with related site improvements. The building would be a total of 113,700 SF.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Prologis
Approval Dates:	<ul style="list-style-type: none"> Brea Community Development Director approved the project on March 27, 2023.
Current Status:	<ul style="list-style-type: none"> Demolition complete; under building permit review process

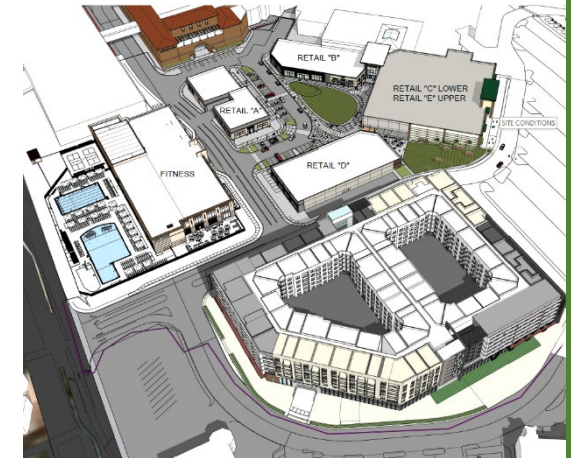
PROJECT MAP:



BREA MALL MIXED USE PROJECT (MAP ID. 6)

Project:	<ul style="list-style-type: none"> EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits
Project No.:	<ul style="list-style-type: none"> EIR 20-01, GPA No. 20-01; ZC No. 20-01, DA No. 20-01, TPM 22-113, PD No. 20-02, and CUP Nos. 20-06, 22-17, 22-18 and 22-19 ACCELA No. PLN 2021-00008
Project Location:	<ul style="list-style-type: none"> 100 Brea Mall; Assessor's Parcel Number (APN): 319-101-37 19-100-26, -62, -63, -64, -71, -73, -75 -76, -79, -89 and 319-103-22 (Note: GPA No. 2020-01 and ZC No. 2020-01 apply to the entire Brea Mall site)
Project Description:	<ul style="list-style-type: none"> The project includes: (1) General Plan Amendment to change the General Plan Land Use designation of the Project site and the Brea Mall from Regional Commercial to Mixed Use I; (2) Zone Change to change the zoning designation of the site from Major Shopping Center (C-C) with a Precise Development (P-D) overlay to Mixed Use I (MU-I); (3) Development Agreement to define the terms of development proposed by vesting the City's approval while specifying public benefits and improvements; (4) Precise Development Plan to demolish the former Sears building and surface parking lot and allow a new mixed-use development that includes retail, restaurants, for-rent residential apartments, a resort-type fitness center and an outdoor gathering space; (5) Tentative Parcel Map for subdivision; and (6) Conditional Use Permits for shared parking, to establish the Brea Mall sign program, to allow on-site alcohol consumption of beer, wine and distilled spirits within dining establishments and to allow a fitness center
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Simon Properties
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Study Session (Project Preview) was held on September 27, 2022. Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022. Planning Commission recommended approval of the project to the City Council on December 13, 2022. City Council Public Hearing (1st reading) was held on May 2, 2023. City Council approved the project during the 2nd reading on May 16, 2023.
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:

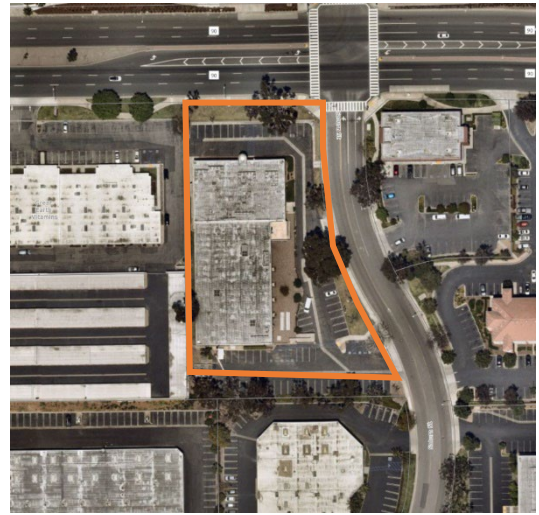


GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 7)

Case Type:	<ul style="list-style-type: none"> Precise Development, Conditional Use Permit, General Plan Amendment, Zone Change, Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> PD No. 22-01; CUP No. 22-03; GPA No. 22-02; ZC No. 22-02; CUP 22-13 (Amend CUP 90-20); ACCELA No. PLN 2022-00011
Project Location:	<ul style="list-style-type: none"> 255 E. Imperial Highway Assessor's Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36
Project Description:	<ul style="list-style-type: none"> The Project retains two of the existing five buildings that are currently used for medical uses. The remaining three commercial buildings totaling 18,286 square feet would be demolished and a new 2,000 square foot drive-through restaurant with an outdoor seating area and a 6,000 square foot commercial building consisting of 2,400 square feet of restaurant and 3,600 square feet of medical or retail space would be constructed.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dwight Manley
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Public Hearing (Intro to Project) held on January 24, 2023. Planning Commission recommended approval of the project to City Council on April 11, 2023. City Council Public Hearing (1st reading) held on May 16, 2023. City Council approved the project during the 2nd reading on June 6, 2023.
Current Status	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



<i>SOUTHLANDS CHURCH FENCE HEIGHT (MAP ID: 8)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Administrative Adjustment 	
Project No.:	<ul style="list-style-type: none"> AR 2023-01; ACCELA No. PLN 2022-00027 	
Project Location:	<ul style="list-style-type: none"> 2950 E. Imperial Highway Assessor's Parcel Number (APN): 336-631-21 	
Project Description:	<ul style="list-style-type: none"> The Project increases the height of the fence along Imperial Highway from 30 inches to 42 inches. 	
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Southlands Church 	
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the application on February 1, 2023 	
Current Status	<ul style="list-style-type: none"> In building permit plan check process 	

BOILING CRAB OUTDOOR PATIO AND ON-SITE ALCOHOL (MAP ID: 9)

Case Type:	<ul style="list-style-type: none"> Plan Review; Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> PR 2023-03; ACCELA No. PLN 2023-00017 CUP No. 2023-07; ACCELA No: PLN-2023-00039
Project Location:	<ul style="list-style-type: none"> 120 S. Brea Boulevard, Suite 106 Assessor's Parcel Number (APN): 296-364-25
Project Description:	<ul style="list-style-type: none"> The Project include a new outdoor patio and on-sale beer and wine alcohol license at a sit-down restaurant (Boiling Crab).
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Aejandra Zoquipa
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the PR application on June 6, 2023 Planning Commission approved the CUP application on September 12, 2023
Current Status	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 10)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-23; PD No. 2022-12; ACCELA No: PLN-2022-00078
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-391-01 1639 E Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The project includes demolition of a 18,425 square foot theater (Building F) and remodeling Buildings E & G for retail ground floor use and a new second floor for office use. Building E would add 7,787 square feet to the ground floor and a new 6,500 square foot second floor with a 3,028 square foot outdoor patio, and a new loading area to the rear of the building. Building G would add a new 8,480 square foot second floor with a 1,048 square foot outdoor patio.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Waad J. Nadhir
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on August 8, 2023
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



WIRELESS FACILITY CO-LOCATION (MAP ID: 11)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-07; ACCELA No: PLN-2023-00047
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-331-12 145 S. State College Boulevard
Project Description:	<ul style="list-style-type: none"> The project modifies an existing wireless facility to add additional antennas and support equipment.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Meghan Graham
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on October 10, 2023.
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue

PROJECT MAP:



CALIFORNIA SPINE INSTITUTE (MAP ID: 12)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Administrative Remedy
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-05; AR No. 2023-04; ACCELA No: PLN-2023-00030
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-314-07 721 E Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The project includes a second story addition to an existing office building along with related site improvements.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raed Ali and Eric Lin
Approval Dates	<ul style="list-style-type: none"> December 12, 2023
Current Status:	<ul style="list-style-type: none"> Under Building plan check process

PROJECT MAP:





DR. SQUATCH FENCE HEIGHT (MAP ID: 13)


Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2024-01 ACCELA No: PLN-2024-00007
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-01 114 N. Berry Street
Project Description:	<ul style="list-style-type: none"> The project increases the height of a new screening fencing from 7 feet to 8 feet.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Christopher Clay
Approval Date	<ul style="list-style-type: none"> February 6, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



WIRELESS FACILITY MODIFICATION (MAP ID: 14)		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR 2023-02; ACCELA No: PLN-2023-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-333-42 185 E. Alder 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Stephanie Rudolph 	
Approval Date	<ul style="list-style-type: none"> March 22, 2024 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

<i>NEW WIRELESS FACILITY (MAP ID: 15)</i>		
Case Type:	<ul style="list-style-type: none"> Plan Review 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: PLN-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new roof mounted wireless facility for Dish Wireless. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Brian De La Ree of Butler America 	
Approval Date	<ul style="list-style-type: none"> April 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue 	

BREA PLAZA SIGN PROGRAM AMENDMENT (MAP ID: 16)		
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> CUP 2023-10; ACCELA No: PLN-2023-00054 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 East Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project amends the existing comprehensive sign program for Brea Plaza shopping center. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen 	
Approval Date:	<ul style="list-style-type: none"> May 14, 2024 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

IMPERIAL MARINER TENTATIVE PARCEL MAP (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> TPM No. 2022-179; ACCELA No: PLN-20224-00016
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-342-05 and 296-114-01 915, 955, 975 W. Imperial Hwy
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to subdivide the existing property into four parcels.
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> James McGrade of Imperial Mariner, LLC
Approval Date	<ul style="list-style-type: none"> June 25, 2024
Current Status:	<ul style="list-style-type: none"> Under final map review process

PROJECT MAP:



LIGHT INDUSTRIAL BUILDING (MAP ID: 18)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-08; ACCELA No: PLN-2023-00049
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-303-11 3200 Nasa Street
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to construct a new 56,000 square-foot industrial building.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dennis Roy
Approval Date	<ul style="list-style-type: none"> July 1, 2024
Current Status:	<ul style="list-style-type: none"> Under building plan check process

PROJECT MAP:




SOUTH BREA TOWNHOMES (MAP ID: 19)

Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Density Bonus, Tree Removal Permit
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TPM 2023-01, DB 2023-01 and TRP 2023-01; ACCELA No: PLN-2023-00081
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-282-06 685 S. Brea Boulevard
Project Description:	<ul style="list-style-type: none"> The project includes demolition of the existing retail building and construction of a new 32-unit, 3 story residential development.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Patrick Chien of City Ventures
Approval Date:	<ul style="list-style-type: none"> July 23, 2024
Current Status:	<ul style="list-style-type: none"> Under building plan check process

PROJECT MAP:



<i>IMPERIAL MARINER PARKING REDUCTION (MAP ID: 20)</i>		
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-04; ACCELA No: PLN-2024-00028 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-342-05 and 296-114-01 915, 955, 975 W. Imperial Hwy 	
Project Description:	<ul style="list-style-type: none"> The project includes establishing a reduced required parking for the existing office/medical complex to accommodate additional medical office uses 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> James McGrade of Imperial Mariner, LLC 	
Approval Date:	<ul style="list-style-type: none"> August 6, 2024 	
Current Status:	<ul style="list-style-type: none"> N/A 	

AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 21)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-12; PR No. 2022-13; ACCELA No: PLN-2022-00074
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-241-10 380 W Central Ave
Project Description:	<ul style="list-style-type: none"> The project includes a new rooftop wireless communication facility and screening on an existing commercial office building.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> New Cingular Wireless PCS, LLC dba AT&T Wireless
Approval Date:	<ul style="list-style-type: none"> August 22, 2024
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process

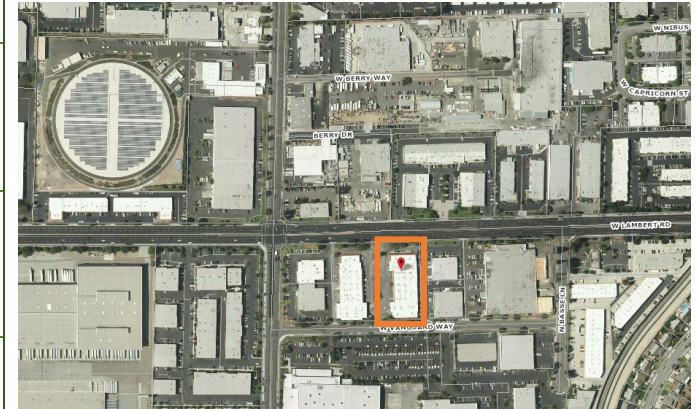
PROJECT MAP:



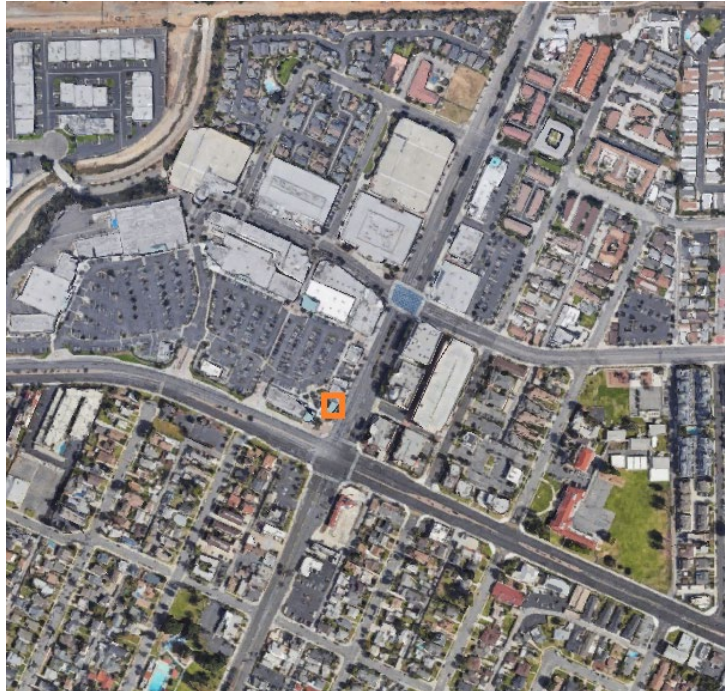
PET AQUAMATION BUSINESS (MAP ID: 22)

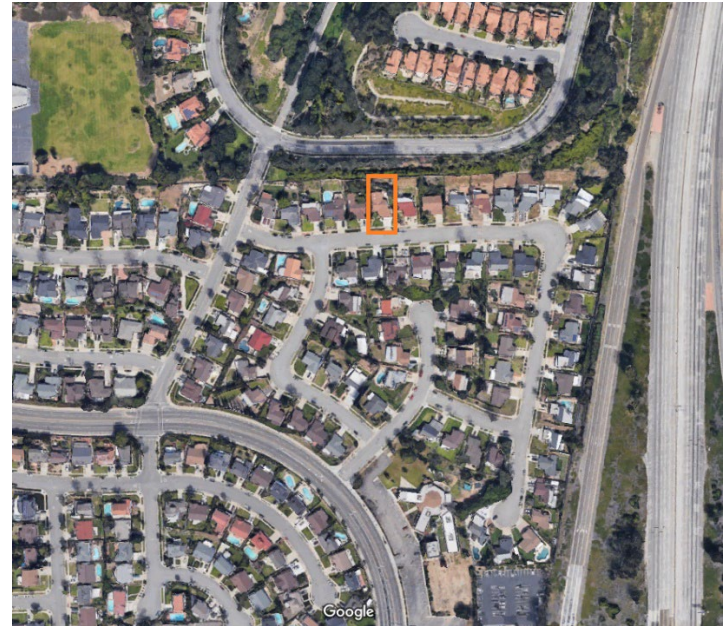
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2022-15; ACCELA No. PLN 2022-00053
Project Location:	<ul style="list-style-type: none"> 580 W Lambert Road, Unit E Assessor's Parcel Number (APN): 296-081-07
Project Description:	<ul style="list-style-type: none"> The project includes establishing a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dr. Annie Forslund (Home Pet Euthanasia of Southern California)
Approval Date:	<ul style="list-style-type: none"> September 24, 2024
Current Status:	<ul style="list-style-type: none"> Under construction


PROJECT MAP:



<i>SUSHI CLUB ON-SITE ALCOHOL (MAP ID: 23)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-05; ACCELA No: PLN-2024-00039 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-391-01 437 S. Associated Rd. 	
Project Description:	<ul style="list-style-type: none"> The project includes on-site beer and wine service at a new restaurant (Sushi Club) 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebana@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Jason Kho 	
Approval Date:	<ul style="list-style-type: none"> October 2, 2024 	
Current Status:	<ul style="list-style-type: none"> Restaurant in operation 	

<i>SHAKE SHACK ON-SITE ALCOHOL (MAP ID: 24)</i>		
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-07; ACCELA No: PLN-2024-00041 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-08 103 W. Imperial Hwy #C 	
Project Description:	<ul style="list-style-type: none"> The project includes on-site beer and wine service at a new restaurant (Shake Shack) 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Nicole Bolio of Shake Shack 	
Approval Date:	<ul style="list-style-type: none"> October 18, 2024 	
Current Status:	<ul style="list-style-type: none"> Restaurant in operation 	

INCREASE IN WALL HEIGHT (MAP ID: 25)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-06; ACCELA No: PLN-2024-00040 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-051-06 839 Mango St. 	
Project Description:	<ul style="list-style-type: none"> The project includes increase in the height of wall within the front yard up to 5 feet along the east property line 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Eric Lavold 	
Approval Date:	<ul style="list-style-type: none"> October 2, 2024 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

BRUXIE ON-SITE ALCOHOL (MAP ID: 26)		
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-01; ACCELA No: PLN-2024-00029 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-632-27 215 W. Birch Street 	
Project Description:	<ul style="list-style-type: none"> The project includes on-site beer and wine service at the existing restaurant (Bruxie) 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Kelly Bullarney of Bruxie 	
Approval Date	<ul style="list-style-type: none"> October 21, 2024 	
Current Status:	<ul style="list-style-type: none"> N/A 	

FINNEY'S CRAFTHOUSE & KITCHEN EXTERIOR MODIFICATION (MAP ID: 27)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2024-04; ACCELA No: PLN-2024-00038
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-17 215 S. Brea Blvd.
Project Description:	<ul style="list-style-type: none"> The project would modify the exterior façade and signage on the existing building to accommodate for a new restaurant, Finney's Crafthouse & Kitchen
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Marion Gonzales
Approval Date:	<ul style="list-style-type: none"> November 14, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



AUSLETICS FITNESS STUDIO (MAP ID: 28)

Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-09; ACCELA No: PLN-2024-00047
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 336-631-29 2868 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The project would establish a new fitness studio.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Snez Velijanovska
Approval Date	<ul style="list-style-type: none"> November 14, 2024
Current Status:	<ul style="list-style-type: none"> Business in operation

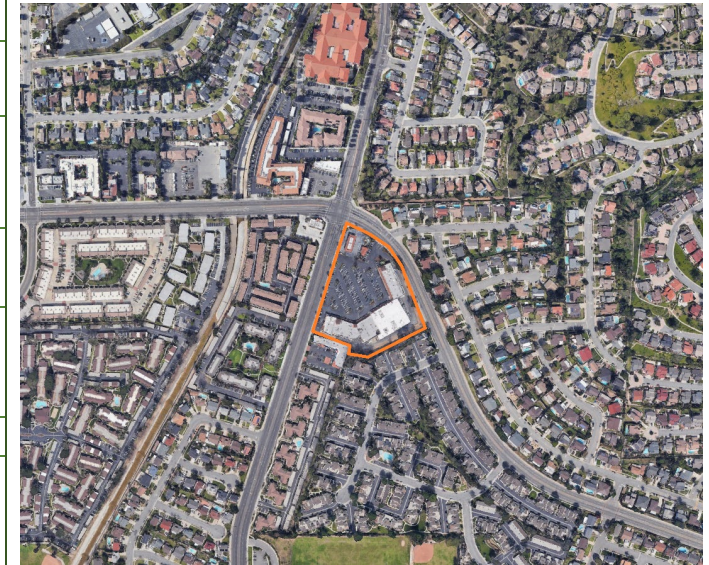
PROJECT MAP:




OUR NEST ON-SITE ALCOHOL (MAP ID: 29)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-07; ACCELA No: PLN-2024-00054
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-170-03 732 N. Brea Boulevard
Project Description:	<ul style="list-style-type: none"> The project includes on-site full alcohol service at a new restaurant (Our Nest)
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Jonpaul Ugay
Approval Date	<ul style="list-style-type: none"> December 10, 2024
Current Status:	<ul style="list-style-type: none"> Restaurant under construction

PROJECT MAP:



<i>REDUCTION IN REQUIRED PARKING SPACES (MAP ID: 30)</i>		
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	PROJECT MAP: 
Project No.:	<ul style="list-style-type: none"> MCUP No. 2024-08; ACCELA No: PLN-2024-00045 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-243-09 & 10 440 S. Brea Blvd. 	
Project Description:	<ul style="list-style-type: none"> The project allows a reducing the minimum required parking spaces to accommodate a new dentist office 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Sultram Han 	
Approval Date	<ul style="list-style-type: none"> December 17, 2024 	
Current Status:	<ul style="list-style-type: none"> N/A (business T.I. is under building permit process) 	

<i>SAINT MATTHEW ECUMENICAL CATHOLIC CHURCH (MAP ID: 31)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-06; ACCELA No: PLN-2024-00052 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-211-31 500 E. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project establishes a new church. 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Tony Russo 	
Approval Date	<ul style="list-style-type: none"> January 28, 2025 	
Current Status:	<ul style="list-style-type: none"> N/A 	

REPEALED/DENIED

(Within one year)

N/A