



Planning Commission Agenda

Tuesday, March 26, 2024, 6:00 PM
COUNCIL CHAMBERS
1 Civic Center Circle
Brea, California 92821

**** Revised ****

and via Teleconference - 350 W Central Ave #455, Brea, CA 92821

Joseph Covey, Chair

Melanie Schlotterbeck, Vice Chair

Tom Donini, Commissioner

Bill Madden, Commissioner

Blake Perez, 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.net 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.net. 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: CALL TO ORDER/ROLL CALL - COMMISSION

2: INVOCATION

Pastor Doug Green from North Hills Church

3: PLEDGE OF ALLEGIANCE

4: MATTERS FROM THE AUDIENCE

5: CONSENT CALENDAR

5A. Approval of Minutes

5B. General Plan Annual Report 2023

Staff recommends that the Planning Commission receive and file the 2023 General Plan and Housing Element Annual Report

6: PUBLIC HEARINGS

6A. Zoning Code Text Amendment No. 2023-03:

Zoning Code update amending various chapters of Title 20 of the Brea City Code to introduce Minor Conditional Use permit process.

- 1. Find the Project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- 2. Adopt a resolution recommending that the City Council adopt an ordinance approving ZOTA No. 2023-03, amending Title 20, Chapters 20.00, 20.08, 20.11, 20.24, 20.224, 20.232, 20.236, 20.240, 20.244, 20.248, 20.252 and 20.4082 of the BCC, as outlined in Exhibit A of the Attachment A.

7: ADMINISTRATIVE ITEMS

7A. Focused General Plan Update - Community Steering Committee Appointment

7B. Committee Reports

7C. Informational/Project Updates

8: ADJOURNMENT

Date Posted: March 20, 2024



City of Brea
Planning Commission Communication

Approval of Minutes

Meeting	Agenda Group
Tuesday, March 26, 2024, 6:00 PM	CONSENT CALENDAR Item: 5A
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Planning Commission minutes of February 27, 2024.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Attachments

February 27, 2024 Draft Minutes.pdf

DRAFT

Planning Commission Minutes

1 Civic Center Circle, Brea, California 92821

February 27, 2024, 6:00 PM

Roll Call: Covey, Schlotterbeck, Donini, Madden, Perez

1. CALL TO ORDER/ROLL CALL - COMMISSION

Chair Covey called the meeting to order at 6:00 pm. All members present.

2. INVOCATION

Pastor Lemen from Birch Street Friends Church provided the Invocation.

3. PLEDGE OF ALLEGIANCE

Commissioner Madden led the Pledge of Allegiance.

4. MATTERS FROM THE AUDIENCE

None.

5. CONSENT CALENDAR

Commissioner Schlotterbeck suggested a name correction on the minutes and a motion to approve was put forth by Commissioner Madden and seconded by Commissioner Donini.

5A. Approval of Minutes

6. PUBLIC HEARINGS

6A. Conditional Use Permit No. 2023-11

Assistant Planner, Graham Bultema, provided a presentation of the project.

Chair Covey opened the Public Hearing and invited the applicant to speak. The applicant, Mingfeng Liu, and his friend spoke in favor of the project. Hearing no further testimony, Chair Covey closed the Public Hearing.

The Commission had no questions of staff.

There was Motion to Approve that was motioned by Bill Madden seconded by Tom Donini with a result of 5-0-0-0

7. ADMINISTRATIVE ITEMS

7A. Committee Reports

None.

7B. Informational/Project Updates

Director Killebrew provided an update on the parking situation for Brea Imperial Center.

8. ADJOURNMENT

Chair Covey adjourned the meeting at 6:19 pm.



General Plan Annual Report 2023

Staff recommends that the Planning Commission receive and file the 2023 General Plan and Housing Element Annual Report

Meeting	Agenda Group
Tuesday, March 26, 2024, 6:00 PM	CONSENT CALENDAR Item: 5B
TO	FROM
Chair and Members of the Planning Commission	Joanne Hwang, City Planner

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the 2023 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 2023, as outlined in the 2023 General Plan Annual Report (“Report”), which is provided as Attachment 1 of this report. The Report demonstrates the City’s commitment to implement the goals and policies of the General Plan. In addition, the Report also includes the Housing Element Annual Report, which reports on Brea’s progress in meeting our share of the Regional Housing Needs Assessment (RHNA) established through the Southern California Association of Governments (SCAG) and the City’s progress in meeting various programs included in the Housing Element.

The Report covers the period from January 1, 2023 to December 31, 2023. A few key achievements have been summarized below:

- In 2023, the City approved two Zoning Ordinance Text Amendments, 14 Conditional Use Permits, two General Plan Amendments, two Zone Changes, one Development Agreement, three Precise Developments, and 12 Plan Reviews. The City Council also certified two Environmental Impact Reports. These projects included improvements to existing properties as well as new developments, including residential.
- In 2023, the City issued building permits for a total of 15 Accessory Dwelling Units added to the City’s housing stock. The City of Brea has issued building permits for 25 residential units so far in the 2021-2029 housing cycle.
- Two grants and one loan were issued to low-income Brea homeowners for the rehabilitation/repair of their homes through the administration of Community Development Block Grant programs.
- On May 16, 2023, the Brea City Council approved the Brea Mall Mixed-Use Project. Building permits for this project have been submitted and are currently under review by City staff. This project is anticipated to provide 380 residential units towards the City’s 6th Cycle Housing Element RHNA allocation.
- On August 15, 2023, the Brea City Council approved ZOTA No. 2023-02 for the Housing Element Program Implementation Code Update. The main goal of this code amendment was to implement the Housing Element programs of the recently adopted 6th Cycle Housing Element.

On March 5, 2024, the Report was presented and accepted by the City Council. As required by the State law, staff submitted the Report to the respective State agencies on March 13, 2024.

RESPECTFULLY SUBMITTED

Joanne Hwang, AICP, City Planner

Prepared by: Graham Bultema, Assistant Planner

ATTACHMENTS

1. 2023 General Plan Annual Report Memorandum

Attachments

Attachment 1 - 2023 General Plan Annual Report Memorandum.pdf



Memorandum

Community Development Department

To: Mayor Marick and City Council
From: William Gallardo, City Manager
By: Jason Killebrew, Community Development Director
Date: March 5, 2024
Re: General Plan Annual Progress Report for 2023

EXECUTIVE SUMMARY

In 2023, 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, 2023 to December 31, 2023. Once accepted by the City Council, the report will be submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This report is due to HCD by April 1, 2024.

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.

Attachment A to this memorandum provides summary tables that provide the implementation status of the City's General Plan during the 2023 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 Attachments B and C of this memorandum, 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 Attachment 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 Attachment 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*)	< \$71,751	669
Low-Income (51% to 80% of AMI)	\$71,751 – \$114,800	393
Moderate-Income (81% to 120% of AMI)	\$114,801 – \$153,350	403
Above Moderate-Income (>120% of AMI)	> \$153,350	900
Total RHNA Allocation		2,365 units

*Orange County's 2023 Area Median Income (AMI) for a family of four is \$127,800

**Updated to reflect 2023 income ranges

In 2023, the City issued fifteen (15) building permits for new housing units. The permits issued were all for Accessory Dwelling Units, which were categorized as Above Moderate-Income for the City's RHNA allocation. Table 2 below provides the RHNA income categories, respective RHNA allocation, permits issued, and remaining RHNA allocation.

Table 2: Building Permits Issued				
Income Category	RHNA Allocation for 2021-2029 Planning Period	Permits Issued 2023 (current reporting year)	Permits Issued 2021-2029 Planning Period	Remaining RHNA Allocation
Very Low- Income	669	0	0	669
Low-Income	393	0	0	393
Moderate-Income	403	0	0	403
Above Moderate-Income	900	15	25	875
TOTAL	2,365 units	15	25	2,340

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 the year 2022-2023 is included as Attachment E.

Attachments:

- 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. 2023 Housing Element Annual Progress Report
- E. Housing Successor Annual Report FY 2022-2023

**ATTACHMENT A
SUMMARY TABLES OF GENERAL PLAN IMPLEMENTATION STATUS FOR 2023**

TABLE 1 General Plan Community Development Chapter		
Element	Goal/Policy	Achievement
Community Development		
Circulation, Infrastructure	CD-1.9 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	<p>Throughout 2023, 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 2023 calendar year:</p> <ul style="list-style-type: none"> • The State Route 57 Freeway & Lambert Road Interchange Project continued to move forward in 2023. 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 2023, 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; slope stabilization at the Berry Street Reservoir and installation of a backup generator at the Brea Senior Center.

**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 2023. The City approved two Zoning Ordinance Text Amendments (ZOTA), 14 Conditional Use Permits (CUP), two General Plan Amendments (GPA), two Zone Changes (ZC), one Development Agreement (DA), three Precise Developments (PD), and 12 Plan Reviews (PR). City Council also certified two Environmental Impact Report. The projects included improvements to existing commercial, industrial and residential sites and new commercial, industrial, and residential construction.</p> <p>In addition, the City Council recently approved a professional services agreement with a consultant to begin preparation for the focused General Plan Update. This work program 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>The City continued to maintain and facilitate the Business Retention and Attraction Program. Brea is an active participant in the Orange County Economic Development Working Group, the Orange County Planning Collaborative, the International Council of Shopping Centers, and the California Association of Local Economic Development (CALED).</p> <p>The City continued to promote the Shop Brea Program, a community marketing effort to encourage Breans to shop locally. The program educates the community on how shopping in Brea benefits residents directly.</p> <p>The City continued to build connections with the Brea Chamber of Commerce. The City participated in events including Brea Young Professionals and Lead lunch. In addition, the City participates in the International Council of Shopping Centers (ICSC) to meet with property owners and businesses looking to locate in Brea.</p>
Growth Management	CD-27.1 CD-27.2 CD-28.1	<p>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.</p>

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 Council and the Parks, Recreation, and Human Services Commission approved concept plans for the re-design of Arovista Park following months of community engagement, outreach, and strategic design. The initial improvements will focus on the east side of the park and will include the expansion of the playground to add all-accessible play amenities, improvements to the Tracks at Brea trail system, restroom facility, amphitheater, parking lots, sports courts, and four new pickleball courts.</p> <p>The City's CIP program includes the Arovista Park Modernization Project and the Tamarack Parking Lot Asphalt Rehabilitation Project, which will provide enhancements to existing public park facilities. Both of these projects progressed in design in 2023, moving these projects closer to implementation of the infrastructure improvements.</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 will continue monitoring and adapting based on the needs of the facility and the community.</p> <p>The City Council amended Ordinance No. 1240 to update park, trail, and recreational facility regulations based on current laws and requirements to provide a better community experience, establish expectation for park visitors, and provide clarification for those enforcing regulations.</p> <p>The Parks, Recreation, and Human Services Commission amended the Facility Use and Allocation Policy which outlines allowable use of parks space and sports fields/courts for organized sport use which was updated to better serve the Brea community.</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.</p> <p>The City continued design and community outreach efforts with consultant Mark Thomas 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>

TABLE 2		
General Plan Community Resources Chapter		
Program	Goal/Policy	Achievement
Community Resources		
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 California Environmental Quality Act (CEQA).
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	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. The City Council approved two new Mills Act contracts in 2023. With that, there are 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.

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 2023. All programs within the BCC have resumed after the pandemic. This includes 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 2023:</p> <ul style="list-style-type: none"> • The Brea Resource Center relocated from the Brea Community Center to the Brea Civic and Cultural Center. The relocation offered the Center additional space to increase counseling services and minimize waitlists for this growing need. It also brought the Center closer to the Police Department which is a vital and collaborative partner in ongoing Homeless Outreach efforts. • The Brea Resource Center began 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. • City Council approved the use of National Opioid Settlement (NOS) Funds to off-set a full-time staff position in the Brea Resource Center. With these funds, the Resource Center will begin developing programs 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. In addition, with the use of Community Development Block Grant (CDBG) funding, the City completed a Feasibility Study aimed at understanding the most appropriate way to maximize programs and services at the current Senior Center.</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>

<p>Cultural Arts</p>	<p>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>	<p>The City completed its first-ever Cultural Arts Master Plan with guidance from consultant Arts Orange County and a community-based Steering Committee. The Master Plan aimed to create a strategic vision for the art in Brea over the next five-to-ten years.</p> <p>The City updated its Art in Public Places interactive map on the City’s website to improve the user’s experience in learning about the outdoor collection.</p> <p>One art piece was added to Brea’s Art in Public Places (APP) Collection, totaling 189 sculptures throughout the City.</p> <p>In 2023, the Curtis Theatre hosted a youth theatre program which attracted approximately 350 youth participants. The Theatre also produced six summer concerts which were attended by hundreds of people over six weeks.</p> <p>The Brea Gallery hosted four exhibitions in 2023. 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 City Staff to identify impacts on new development and are involved with the plan check process providing input and conditions related to public safety concerns.</p> <p>The Police Department continued to provide support and expertise to the Traffic Committee.</p> <p>The City is a partner in the Hope Center based out of Fullerton, which is a collaborative multi-city and government agency homeless outreach program focused on North Orange County. In October 2023, the City of Brea was fully onboarded as a partner city to the HOPE Center. The Police Department's Homeless Liaison Officer dedicates half of his work week at the Center to respond to regional homeless-related issues. Through funding from the North Orange County Public Safety Collaborative hired a Homeless Outreach Coordinator to work at the HOPE Center under the supervision of the Brea Resource Center staff to respond to homeless-related calls.</p> <p>The Police Department has completed implementation of the recommendations from the staffing needs assessment. In 2024, the Police Department is preparing to commence a follow up to the initial report focused on the needs of the Support Services Division.</p> <p>The Police Department continued to utilize in-vehicle cameras and body-worn camera systems in 2023. The Department is utilizing a tablet-based computing system, which has increased effectiveness for field officers through the use of report writing and citation issuance. All sworn officers have access to Department-issued cell phones to increase communication with other agencies, citizens, and to document evidence in the field.</p> <p>To facilitate increased traffic safety, the Police Department purchased an additional radar trailer, acquired through a grant from the California Office of Traffic Safety. The Police Department aims to purchase a new Leica RTC360 which will be a vital asset to the department in the investigation and prosecution of fatal and injury traffic collisions.</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>The Police Department's full-time Crime Analyst continued preparing weekly statistical analysis with the Patrol Area Commanders to identify strategies for intervention and apprehension. Bi-monthly, the Department's commanders and supervisors met to discuss effectiveness and problem solve in a collaborative environment.</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 Police Department continued to seek innovative ways to reach and inform the public including the use of technology and a growing social media platform. The Police Department has a Community Outreach Coordinator to seek new and innovative ways to engage with the community. A mobile application was launched in 2019, providing community members a mobile tool for accessing Police Department data and services. Alongside the app, the Police Department has revamped their website to enhance communication with the public and increase transparency.</p> <p>Volunteer services remained very strong in 2023. The Brea Police Explorers and Volunteers in Police Service (VIPS) continued to provide thousands of hours of service to the City. Post-pandemic, the Department brought back its popular Citizen Academy.</p> <p>The Police and Fire Departments continued to participate in public events around the City in 2023. 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 competed for and was successfully awarded a \$6 million Organized Retail Theft Prevention Grant from the Board of State and Community Corrections (BSCC) to fully fund its proposed Integrated Crime Center (ICC). The ICC will bring together a variety of disparate systems including video cameras, license plate readers, and drone technology into one single-view, enhanced with analytic technology to manage real-time crime incidents, and generate investigative leads.</p> <p>Fire Department highlights from 2023 included hosting a town hall meeting in Olinda Village, 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 2023 in partnership with the Boys and Girls Club.</p> <p>The Fire Department responded to 4,589 calls for emergency fire or medical services in 2023. The Fire Department also continued to coordinate CPR/AED training for city staff in 2023.</p>

TABLE 4
General Plan Public Safety Chapter

Program	Goal/Policy	Achievement
Public Safety		
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>Fire Department personnel were deployed on three separate single-resource deployments out of the area, and one strike team deployment in Orange County.</p> <p>The Fire Department distributed over 3,000 Wildland pamphlets to high fire and severe fire zones. This mailer reminds and educates homeowners to be diligent in their weed abatement and clearance of hazards on their property.</p>
Geologic and Seismic Considerations	PS-8.3 PS-8.4 PS-8.6	<p>The City promoted 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 neighbors 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	Two grants and one loan 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 continues 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 continues 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 evaluated and updated the existing affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability requirements.
Density Bonus Incentives	HE-6.0	<p>In accordance with the City's 2021-2029 Housing Element, the City adopted an updated Affordable Housing Ordinance on August 15, 2023 (Ordinance No. 1242) updating the Zoning Code to support the production of affordable housing, including State Density Bonus provisions.</p> <p>The City has developed a Density Bonus application and is in the process of developing an informational brochure highlighting density bonus provisions for housing developers.</p>
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.

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.
Replacement Housing Program	HE-8.0b	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code to specify that any residential 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 plans to initiate the process of developing the Brea Core Specific Plan. The City Council recently approved a professional services agreement with a consultant to begin preparation for the focused General Plan Update, inclusive of a new Brea Core Specific Plan. 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	<p>The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multi-generational and affordable housing. In 2023, 15 building permits were issued for ADUs in the City.</p> <p>On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea approving Zone Change No. 2023-02 to create a new Accessory Dwelling Unit Code chapter to revise development standards and clarify occupancy requirements to align with State law.</p>
Publicly-Owned Land for Affordable Housing	HE-11.0	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea approving Zone Change No. 2023-02 to modify the City's zoning regulations to conditionally allow residential uses in the P-F zone.
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>In accordance with the City's 2021-2029 Housing Element, the City is in the process of updating Brea City Code to facilitate a range of housing types to address the diverse needs of residents.</p> <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 continues to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.

**TABLE 5
General Plan Housing Element Chapter**

Program	Goal/Policy	Achievement
Housing		
Fair Housing Program	HE-2.6 HE-5.1 HE-5.5	The City continues 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.
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 continues 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 continues 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 continues 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 Family Resources Center, supporting North County Navigation Centers in providing shelter and services to the homeless; and providing street outreach through the Homeless Liaison Officer and volunteers.
Prioritization of Sustainable Housing Projects	HE-22.0	The City continues 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 continues 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 continues to evaluate and implement activities to support clean energy and energy efficiency solutions in Brea’s Housing.

TABLE 5		
General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
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 City Council recently approved a professional services agreement with a consultant to begin preparation for the focused General Plan Update. This work program is expected to be completed at the end of 2025.

ATTACHMENT B

Appendix A
**IMPLEMENTATION
GUIDE**

THE CITY OF
BRE A
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
Breia 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; and ▪ Open 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.								

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-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					

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-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 alternative transportation choices and routes; and Incorporate 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; and Prohibit 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: <ul style="list-style-type: none"> 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	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. 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. Continue to work with the Brea Chamber of Commerce in providing services and programs that meet the needs of Brea's business community.	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					
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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					
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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.								
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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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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 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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type of Park</th> <th style="text-align: left;">Size and Service Area</th> </tr> </thead> <tbody> <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> </tbody> </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; and ▪ Open 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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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-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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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 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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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-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; and ▪ Continue 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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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-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 sources	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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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 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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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-1.1 CS-1.4	Continue to establish various partnerships with law enforcement. Identify needed teen prevention programs for particular teen age groups. Continue to market the volunteer program for the older population to tap into their skills and life experiences. Encourage the development of long term care facilities in Brea that will serve the needs of low-income seniors. 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. Annually provide documented information on services and programs available in the community for older population. Continue to support and expand public transportation for seniors. 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. Continue to provide free meeting space for senior citizens' groups at the Brea Senior Center Support and sustain the activities of the Brea Senior Center including transportation and the lunch program Encourage quality services targeted to Brea residents with disabilities, such as Brea Express Expand and support youth volunteer programs to encourage community involvement. Support and enhance the Case Management Program, the Homemaker Program, and Respite Service program delivered from the Brea Senior Center for "frail elderly"	Brea Police Department, Community Services Department Community Services Department Development Services Community Services Department Community Services Department Community Services Department, Development Services Department Brea, Olinda School District, Development Services Community Services Department Community Services Department Community Services Department Senior Citizen Advisory	Not applicable General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund General Fund	On-going On-going 2005 On-going Annually On-going Conduct survey by end of 2005 On-going On-going On-going On-going					
CS-1.1 CS-1.2 CS-1.4	Develop and expand hotline for teens with updated programs and services. Investigate the feasibility of Youth Council and annually evaluate the level of participation of Student Advisory Board (7 th & 8 th graders). Evaluate effectiveness of youth employment program for teens.	Community Services Department Community Services Department, Brea-Olinda School District Community Services Department	General Fund General Fund General Fund	Implement hotline and other programs by late 2006 Begin investigation by 2005 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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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-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	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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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-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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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-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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					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									
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; and Cooperate 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; and Location 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 wildland 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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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-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					

ATTACHMENT 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 <i>(Housing Mobility)</i></p>	<ol style="list-style-type: none"> 1. Certain racial/ethnic groups have a higher percentage of tenant/landlord complaints compared to their percentage of the City's population overall. 2. Outreach needed in a variety of formats. 3. Additional resources to be made available to the public. 	<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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			<p>replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)).</p>
			<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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ATTACHMENT D

Please Start Here

General Information	
Jurisdiction Name	Brea
Reporting Calendar Year	2023
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	2023	(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	0
Above Moderate		15
Total Units		15

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	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	380	0	0
Accessory Dwelling Unit	0	15	19
Mobile/Manufactured Home	0	0	0
Total	380	15	19

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	15	15
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	16
Total Housing Units Approved:	4
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 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 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	16	16
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

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			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		
			0	0	0	0	0	0	15		15
319-101-037	100 Brea Mall	Brea Mall Mixed- Use Project									0
319-283-24	111 S Flower Ave, #12A								1	5/24/2023	1
319-292-28	212 S Orange Ave, #115								1	6/2/2023	1
319-292-28	212 S Orange Ave, #216								1	6/2/2023	1
284-234-17	327 S Flower Ave, #B								1	11/9/2023	1
284-321-33	109 E Fir St, #B								1	1/4/2023	1
304-122-04	927 Carlson Dr, #C								1	1/23/2023	1
284-203-07	705 E Elm St								1	1/25/2023	1
304-122-04	927 Carlson Dr								1	2/6/2023	1
296-441-07	206 W Ash St, #B								1	3/2/2023	1
293-423-50	914 Pear St, #B								1	3/21/2023	1
319-321-09	288 Pine Ave, #B								1	4/26/2023	1
284-191-11	440 Maple Ave, #B								1	5/8/2023	1
284-203-12	700 E Date St								1	5/10/2023	1
284-322-01	209 E Fir St								1	5/11/2023	1
319-292-28	212 S Orange Ave, #215								1	6/2/2023	1
296-332-06	214 N Madrona Ave, #1/2										0
319-152-10	840 Willow Dr, #B										0
303-134-24	1310 San Juan Dr										0
308-151-15	466 Orange Grove Ln										0
319-283-24	111 S Flower Ave										0
284-332-09	320 E Elm St										0
336-213-07	3200 E Elm St										0
284-312-10	217 Locust St, #A										0

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy							11	12
Current APN	Street Address	Project Name*	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			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		
			0	0	0	0	0	0	19		19
319-101-037	100 Brea Mall	Brea Mall Mixed-Use Project									0
319-283-24	111 S Flower Ave, #12A										0
319-292-28	212 S Orange Ave, #115										0
319-292-28	212 S Orange Ave, #216										0
284-234-17	327 S Flower Ave, #B										0
284-321-33	109 E Fir St, #B								1	12/8/2023	1
304-122-04	927 Carlson Dr, #C								1	8/14/2023	1
284-203-07	705 E Elm St								1	3/29/2023	1
304-122-04	927 Carlson Dr								1	9/15/2023	1
296-441-07	206 W Ash St, #B								1	8/3/2023	1
293-423-50	914 Pear St, #B								1	12/4/2023	1
319-321-09	288 Pine Ave, #B								1	7/14/2023	1
284-191-11	440 Maple Ave, #B								1	6/19/2023	1
284-203-12	700 E Date St								1	11/2/2023	1
284-322-01	209 E Fir St								1	12/11/2023	1
319-292-28	212 S Orange Ave, #215								1	8/4/2023	1
296-332-06	214 N Madrona Ave, #1/2								1	2/3/2023	1
319-152-10	840 Willow Dr, #B								1	3/10/2023	1
303-134-24	1310 San Juan Dr								1	3/16/2023	1
308-151-15	466 Orange Grove Ln								1	4/11/2023	1
319-283-24	111 S Flower Ave								1	6/20/2023	1
284-332-09	320 E Elm St								1	6/21/2023	1
336-213-07	3200 E Elm St								1	9/8/2023	1
284-312-10	217 Locust St, #A								1	11/6/2023	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 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						
319-101-037	100 Brea Mall	Brea Mall Mixed-Use Project		NONE	Y				
319-283-24	111 S Flower Ave, #12A			NONE	Y				
319-292-28	212 S Orange Ave, #115			NONE	Y				
319-292-28	212 S Orange Ave, #216			NONE	Y				
284-234-17	327 S Flower Ave, #B			NONE	Y				
284-321-33	109 E Fir St, #B			NONE	Y				
304-122-04	927 Carlson Dr, #C			NONE	Y				
284-203-07	705 E Elm St			NONE	Y				
304-122-04	927 Carlson Dr			NONE	Y				
296-441-07	206 W Ash St, #B			NONE	Y				
293-423-50	914 Pear St, #B			NONE	Y				
319-321-09	288 Pine Ave, #B			NONE	Y				
284-191-11	440 Maple Ave, #B			NONE	Y				
284-203-12	700 E Date St			NONE	Y				
284-322-01	209 E Fir St			NONE	Y				
319-292-28	212 S Orange Ave, #215			NONE	Y				
296-332-06	214 N Madrona Ave, #1/2			NONE	Y				
319-152-10	840 Willow Dr, #B			NONE	Y				
303-134-24	1310 San Juan Dr			NONE	Y				
308-151-15	466 Orange Grove Ln			NONE	Y				
319-283-24	111 S Flower Ave			NONE	Y				
284-332-09	320 E Elm St			NONE	Y				
336-213-07	3200 E Elm St			NONE	Y				
284-312-10	217 Locust St, #A			NONE	Y				

Jurisdiction	Brea	
Reporting Year	2023	(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														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	669	-	-	-	-	-	-	-	-	-	-	-	669
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	393	-	-	-	-	-	-	-	-	-	-	-	393
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	403	-	-	-	-	-	-	-	-	-	-	-	403
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		900	2	1	7	15	-	-	-	-	-	-	25	875
Total RHNA		2,365												
Total Units			2	1	7	15	-	-	-	-	-	-	25	2,340
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
	5 Extremely Low-Income Need		2									6	7	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Brea	
Reporting Year		2023	(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	Two grants and one loan 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 continues 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 continues 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 evaluated and updated the existing affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability requirements.
6. Density Bonus Incentives	Provide density and other incentives and concessions to support production of affordable housing.	2023	In accordance with the City's 2021-2029 Housing Element, the City adopted an updated Affordable Housing Ordinance on August 15, 2023 (Ordinance No. 1242) updating the Zoning Code to support the production of affordable housing, including State Density Bonus provisions. The City has developed a Density Bonus application and is in the process of developing an informational brochure highlighting density bonus provisions for housing developers.
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.	2022	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 5th Cycle (Focused Development Sites 1, 2, & 3) that include a minimum of 20 percent lower income units.
8a. Lot Consolidation Program	Provide incentives for the consolidation of parcels into larger development sites.	2022	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.
8b. Replacement Housing Program	Ensure no net loss of units affordable to lower income households	2023	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code to specify that any residential 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.	2026	In accordance with the City's 2021-2029 Housing Element, the City plans to initiate the process of developing Brea Core Specific Plan. The City has released a request for proposals seeking a consultant to assist with preparation of the new plan.
10. Accessory Dwelling Units	Promote accessory dwelling units in new and existing housing as a form of affordable, multi-generational housing.	2029	The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multigenerational and affordable housing. In 2023, fifteen (15) building permits were issued for ADUs in the City. On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea approving Zone Change No. 2023-02 to create a new Accessory Dwelling Unit Code chapter to revise development standards and clarify occupancy requirements to align with State law.
11. Publicly-Owned Land for Affordable Housing	Provide expanded sites for affordable housing on surplus or underutilized public land.	2024	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea approving Zone Change No. 2023-02 to modify the City's zoning regulations to conditionally allow residential uses in the P-F zone.
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.

Jurisdiction	Brea	
Reporting Period	2023	(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 F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Brea	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table K

Tenant 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 on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Brea	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update and Outreach	\$50,000.00	\$50,900.00	Completed	Other	Housing Element was adopted & certified by HCD on September 8, 2022. Other funding includes \$35,000 from the SB-2 PGP Grant. The first and final reimbursement request has been submitted to HCD in September 2023 and is pending a response.
Improve Development Review Process Tools	\$50,000.00	\$49,100.00	Completed	None	Project completed on January 15, 2023. The first and final reimbursement request has been submitted to HCD in September 2023 and is pending a response.
Review and Update Affordable Housing Ordinance	\$50,000.00	\$50,000.00	Completed	None	Affordable Housing Ordinance was adopted on August 15, 2023. The first and final reimbursement request has been submitted to HCD in September 2023 and is pending a response.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement 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	0
Above Moderate		380
Total Units		380

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	0
Above Moderate		15
Total Units		15

Certificate of Occupancy 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	0
Above Moderate		19
Total Units		19

ATTACHMENT E

HOUSING SUCCESSOR ANNUAL REPORT REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2022-23 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 2022-23. 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 upon 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 2022-23 as prepared by Eide Bailly, LLP, which audit is separate from this annual summary Report; further, this Report conforms with 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 five year period, with the time period beginning January 1, 2014 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, 2013 to December 31, 2022.

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 2022-23 pursuant to Section 34191.4(b)(3)(A)

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$233,149 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 \$20,107,217 and is as follows, with no funds held for items listed on the ROPS:

Non-spendable:

Land	\$ 800,000
Loans	14,843,802
Spendable	<u>4,463,415</u>
Total	\$20,107,217

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

	Fiscal Year
Monitoring & Administration Expenditures	\$245,558
Homeless Prevention and Rapid Rehousing Services Expenditures	\$10,255
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	\$255,813

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*	14,843,802
Total Value of Housing Successor Assets	\$15,643,802

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. The details of the project have yet to be determined; however, the project will comply with the requirements of Health and Safety Code Section 34176.1(a)(3)(A)

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, 2018 through June 30, 2023:

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 2018-19	0	0	0	0
FY 2019-20	0	0	0	0
FY 2020-21	0	0	0	0
FY 2021-22	0	0	0	0
FY 2022-23	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, 2013 to December 31, 2022.

Senior Housing Test	1/1/2013 – 12/31/2022
# of Assisted Senior Rental Units	1,683
# of Total Assisted Rental Units	6,915
Senior Housing Percentage	24%

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, 2022	Low and Moderate Housing Funds All Project Areas July 1, 2023
Opening Fund Balance	\$ 20,677,238	\$ 20,107,217
Less Unavailable Amounts:		
Land	\$ (800,000)	\$ (800,000)
Loans receivable	(14,094,483)	(14,843,802)
Housing bonds	(1,846,275)	(1,868,458)
	<u> (16,740,758)</u>	<u> (17,512,260)</u>
Available Housing Successor Funds	\$ 3,936,480	\$ 2,594,957
Limitation (greater of \$1,000,000 or four years deposits) Aggregate amount deposited for last four years:		
2022-2023	-	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>\$ 1,478,997</u>	<u>\$ 2,582,080</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Greater amount	<u>\$ 1,478,997</u>	<u>\$ 2,582,080</u>
Computed Excess/Surplus	<u>\$ 2,457,483</u>	<u>\$ 12,877</u>



Zoning Code Text Amendment No. 2023-03:

Zoning Code update amending various chapters of Title 20 of the Brea City Code to introduce Minor Conditional Use permit process.

Meeting	Agenda Group
Tuesday, March 26, 2024, 6:00 PM	PUBLIC HEARINGS Item: 6A
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. 2023-03 amending various chapters of the Zoning Code (Code). The proposed amendment intends to provide regulatory relief and allow streamlined review of certain low-impact uses and minor modifications of existing standards by establishing a new Minor Conditional Use Permit (Minor CUP) process. In addition, the proposed amendments would provide other related updates, which include minor revisions to the land uses and definitions, establishment of review criteria for valet parking services, and establishment of standards for processing Public Convenience or Necessity (PCN) requests.

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. 2023-03, amending Title 20, Chapters 20.00, 20.08, 20.11, 20.24, 20.224, 20.232, 20.236, 20.240, 20.244, 20.248, 20.252 and 20.4082 of the BCC, as outlined in Exhibit A of the Attachment A.

BACKGROUND

Zoning codes require periodic updates to ensure consistency between the City policies and State law, to improve clarity, and to better serve the public. As an effort to improve the readability and to modernize the Code, staff has implemented a work program in 2023 to continually update the Code on a regular basis. As part of this ongoing work program, staff reviewed the existing Code and permitting practices in order to identify opportunities to streamline the current entitlement process to better serve the public, especially the existing and new businesses in the City.

As such, the primary intent for this ZOTA is to establish a new Minor CUP process to streamline the review of low-impact uses and minor modification of existing standards. The proposed amendments also include other related updates, which include minor revisions to the land uses and definitions, establishment of review criteria for valet parking services and standards for processing PCN requests, and other minor updates. If approved, the proposed amendments would update 12 chapters of the Code.

DISCUSSION

The proposed amendments can be categorized into four categories: Minor CUP, other land use-related updates, PCN, and other minor updates. The following provides an overview of the proposed amendments, which are based on research of the City’s existing Code requirements, analysis of previously approved CUPs, and research of other jurisdictions’ best practices. The actual redlines associated with these amendments, which show deletion in strikethrough and additions in underlines (Redlines), is Attachment B and a table summarizing the proposed amendments described in this Section of the report is Attachment C.

Minor Conditional Use Permit

Establishment of Minor CUP Process

The proposed amendment includes establishment of a new use permit classification called a Minor CUP to streamline the review of certain land uses that currently require a CUP, but are routine in nature and less complex. Currently, a Conditional Use Permit (CUP) is required for land uses that require special consideration due to certain characteristics that may cause potential impacts. The Planning Commission has the authority to approve or deny a CUP at a noticed public hearing, based on the required findings. The CUP process can be discouraging to some applicants, especially individual homeowners or business owners, due to associated application processing times and costs. Land uses requiring a CUP vary in complexity, which results in a range of different potential impacts. Upon examining the Code and the history of previously approved CUPs, staff identified certain land uses that are well suited to be reviewed through a more streamlined discretionary process since these land uses are low-impact uses that typically result in little to no impact with incorporation of minimal and/or standard conditions. Because most of these types of land uses are small businesses operated by individual business owners, a streamlined discretionary review process could provide a benefit, as it will save time and processing costs.

Staff researched several municipalities in the region in an effort to create a more simplified review process. Various cities currently offer an "Administrative Use Permit" or a "Minor CUP" process which is a less extensive and streamlined discretionary review process, in addition to a typical CUP process. These minor and administrative use permits apply to low-impact uses that require less staff time and are routine in nature. Generally, these types of permits are reviewed by a Hearing Officer, Zoning Administrator, or the Planning Director, with or without a public hearing.

Based on the research conducted, the proposed amendment includes creation of a Minor CUP process for certain land uses that currently require a CUP, but are routine in nature and less complex. As proposed, the Community Development Director (Director), without a public hearing, would be given the authority to approve or deny Minor CUP applications. The elimination of the public hearing from the review process will result in a streamlined review process, with a shortened review period and reduced application costs for business owners seeking to establish a new business in the City. However, in order to sufficiently inform the public, public notices would be sent to property owners within 300 feet of the project site at least 10 days before the Director's decision. As with other director-level reviews, the Director would have the authority to refer any Minor CUP applications to the Planning Commission for review. The process as proposed would ensure public awareness of the projects being filed, in case they have any comments or concerns, while also reducing the application review time since a public hearing would no longer be required. The Minor CUP would be less constraining to applicants yet allow the City to conduct a proper review while keeping the public informed.

Land Uses and Minor Modification of Development Standards Subject to Minor CUP

The proposed amendments include permitting certain land uses that the City currently allows with the approval of a CUP, with a Minor CUP. These land uses were selected in response to repeated requests that upon review yield little to no concerns with incorporation of minimal and/or standard conditions. These uses include, in selected zones, the on-sale of alcoholic beverages if accessory to a primary restaurant without a bar area that is open to the public, the manufacturing of alcoholic beverages, computer internet facilities, daycare centers, and studio instructional services.

Additionally, staff identified that minor modifications of certain development standards could also be considered through the new Minor CUP process. Currently, certain insignificant modifications of certain development standards could be approved at the staff level through an Administrative Remedy. However, any modification beyond what is permissible through an Administrative Remedy requires a Variance which requires Planning Commission approval at a noticed public hearing. Similar to the CUP process, the Variance process is discouraging to applicants due to the associated processing time and costs. Given that minor modifications of certain development standards typically do not have a negative impact on surrounding properties, allowing them through the new Minor CUP process would serve the public's interest. The types of minor modifications of development standards to be reviewed through the Minor CUP process include limited reduction in lot area, dimensions, required yards, distance between buildings, and required parking spaces. Additionally, applicants

would be able to request to increase the permitted lot coverage, height of buildings, walls, and fence, and encroach into required yard areas on a limited basis through the Minor CUP process.

Other Land Use Related Revisions

The proposed amendment consists of other minor updates to the list of land uses and definitions, which includes separating the “Animal, Grooming and Daycare” land use, which currently requires a CUP, into two separate uses. Animal daycares and grooming establishments are two distinct land uses that have different operational characteristics. Animal daycares are facilities that provide short-term boarding for household pets, where the presence of multiple animals in one location warrants special consideration, however, since the potential impacts are not typically significant and can be mitigated with standard conditions, this land use is a good candidate to be reviewed under a Minor CUP. Conversely, animal grooming, which is a service-oriented business that provides appearance maintenance of domesticated animals, is a low-impact use due to its nature of being a service-oriented use that typically has a limited number of animals on site. As such, the amendment proposes to establish “Animal, Grooming” as a permitted by right land use in selected zones.

In addition, since the existing Code does not adequately address valet parking, the proposed amendments include defining valet parking, establishing review criteria for valet parking, which includes a detailed operational and parking management plan, and requiring an approval of a Minor CUP for valet parking. Valet parking services add value to businesses by providing an additional amenity to guests and patrons while controlling the flow of parking; however, since the Code lacks the safeguards to oversee valet parking operations, it is necessary to establish the review criteria to ensure the service is not detrimental to the surrounding area.

Lastly, the proposed amendments would allow the off-sale of alcoholic beverages for certain retail markets without a CUP. Based on review, staff identified that requiring a CUP for larger supermarkets/grocery stores, such as major grocery stores (i.e. Ralph’s, Trader Joe’s) and large retail stores with food sales (i.e. Target, Walmart), for off-sale of alcoholic beverages is not necessary, as the operational nature of such establishments coupled with the State Department of Alcoholic Beverages Control (ABC) requirements typically result in little to no negative health and safety concerns. As such, the proposed amendment would create a new land use, “Markets, Large”, intended for supermarkets/grocery stores over 10,000 square feet in size, and allow such uses to sell alcoholic beverages for off-site consumption as an accessory use without a CUP or a Minor CUP in certain zones.

Public Convenience or Necessity Requests

According to California State law, ABC requires a Public Convenience or Necessity (PCN) determination from local jurisdiction if a new or transfer alcohol license is requested in a police-reporting district with a crime rate above the City average or in a census tract with overconcentration in the number of ABC licenses. The existing Code is silent on how PCN requests are processed, and as such, the proposed amendment would codify and establish the process for reviewing these types of requests, consistent with applicable laws. Consistent with the approval authorities associated with CUPs and Minor CUPs, the proposed amendment would give Planning Commission the authority to review PCN requests associated with CUP applications, and the Director would have the review authority to review PCNs in any other cases.

Other Minor Updates

Additional sections of the Code would be updated to ensure consistency with the proposed amendments as described above. Specifically, the Administrative Remedy section of the Code would be amended to update one of the existing allowable modifications of development standards to align with the modification allowed by Minor CUP, new definitions and parking standards are proposed for the land uses being updated by this ZOTA, and the Conditional Use Permit section would be updated to remove repetitive information.

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 D. 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 proposed amendments are limited to establishing a Minor Conditional Use Permit process, provide review criteria for valet parking services, create and update land uses and definitions, and create a process for Public Convenience or Necessity requests, which 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 further development would be subject to CEQA review.

CONCLUSION

The proposed Minor CUP process provides benefits to the public, especially business owners, with the streamlined review while maintaining the City's ability to properly review and impose conditions as deemed necessary to reduce any potential impacts of the proposed land uses. With the required notice, the public will continue to be informed and would be able to contact staff and provide input that could be incorporated into conditions of approval. For these reasons, staff recommends the Planning Commission adopt a resolution recommending to the City Council the approval of the proposed ZOTA.

RESPECTFULLY SUBMITTED:

Joanne Hwang, AICP, City Planner

Prepared by: Cristal Nava, Assistant Planner

Attachments

ATTACHMENT A - PC Resolution.pdf

ATTACHMENT B - Exhibit A to PC Reso.pdf

ATTACHMENT C - Summary of Amendments Table .pdf

ATTACHMENT D - NOPH.pdf

(DRAFT) RESOLUTION NO. PC 2024-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 2023-03, AMENDING CHAPTERS 20.00, 20.08, 20.11, 20.24, 20.224, 20.232, 20.236, 20.240, 20.244, 20.248, 20.252 AND 20.408 OF 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. 2023-03 to update various chapters of the Zoning Code to establish a Minor Conditional Use Permit (CUP) process, specifically amending chapters 20.00, 20.08, 20.11, 20.24, 20.224, 20.232, 20.236, 20.240, 20.244, 20.248, 20.252 and 20.408 of the Brea Municipal Code.

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

(iii) On March 26, 2024, the Planning Commission held a duly noticed public hearing on the proposed ZOTA No. 2023-03, 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 amendments are limited to establishing a Minor CUP process, provide review criteria for valet parking services, create and update land uses and definitions, and create a process for Public Convenience or Necessity requests, which would not result in any physical changes to the environment; as such, the proposed amendments will not have a significant effect on the environment.

3. The Planning Commission further finds in consideration of the ZOTA No. 2023-03 as follows:

a. The proposed amendments proposed by ZOTA No. 2023-03 are consistent with the General Plan as it implements the General Plan by establishing a new permit process that streamlines the review of low-impact uses which helps provide a balance of land uses that meet the needs of residents. Furthermore, the proposed amendment is consistent with General Plan Goals CD-1.3, C-D 1.6, and CD-1.11 because it encourages economic growth by alleviating the cost and time associated with discretionary review applications, making it an appealing environment for business, in particular small business owners, and it introduces new land uses which foster the opportunity for a variety of business to locate within the City.

b. This ordinance is a matter of City-wide importance and necessary for the preservation and protection of the public peace, health, safety and/or welfare of the community and is a valid exercise of the local police power and in accord with the public purpose and provisions of applicable State and local laws and requirements.

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 (BCC) as proposed by ZOTA No. 2023-03, 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 26th day of March, 2024.

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 26th day of March, 2024, and was finally passed at a regular meeting of the Planning Commission of the City of Brea, held on the 26th day of March, 2024, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST: _____
Secretary, Planning Commission

EXHIBIT A to PC RESOLUTION NO. 2024-XX
ZOTA No. 2023-03 Code Amendment Summary Redlines

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

1. Subsections 20.00.070.B.1 (“A” words, terms and land uses), 20.00.070.B.3 (“C” words, terms, and land uses), 20.00.070.B.13 (“M” words, terms and land uses), and 20.00.070.B.22 (“V” words, terms and land uses) of Section 20.00.070 (definitions) of Chapter 20.00 (General Provisions) are amended to include the following additions, deletions, and modifications (terms currently listed in the subject subsection but not listed below will remain as is):

“ANIMALS, DAYCARES. A commercial establishment that provides non-medical temporary boarding of household pets without overnight accommodations (i.e. pet daycares). Such establishments may include accessory instructional training, recreation, grooming and retail services. Overnight stays may be permitted based on emergency circumstances only, not to exceed 48 hours.”

“ANIMALS, GROOMING. A commercial establishment that provides grooming services for household pets. This classification includes cleaning, styling, clipping, and appearance maintenance of pets but not for the preparation of medical procedures.”

~~“ANIMALS, GROOMING AND DAYCARES. Commercial establishments for the grooming of household pets. This use classification includes temporary boarding of such animals without overnight accommodations, such as days cares. Overnight stays based on emergency circumstances are allowed, not to exceed 48 hours.”~~

“CONDITIONAL USE PERMIT, MINOR. A permit issued by the applicable review authority allowing a minor modification of standards or use carried out in a particular zoning district that is not a use permitted by right. See §20.408.030 (Conditional Use Permits).”

“MARKETS, LARGE. This use consists of the retail establishments commonly known as supermarkets and grocery stores that sells general food items such as fresh produce, perishable goods, meats, seafood, packaged food products and beverages, and general household goods, primarily for off-site preparation and consumption, which are larger than ten thousand (10,000) square feet in size. This use class also includes large drug stores that combine services such as a pharmacy along with the retail sale of a variety of items such as packaged food, drinks, refrigerated food and beverages and other similar retail goods. This use class may include accessory banking, bakery, sales of prepared food and beverages for on-site consumption, and pharmacies.”

“VALET PARKING. A parking service provided to accommodate users of an establishment in which an attendant on behalf of the establishment takes temporary custody of the vehicles of the guest or patron visiting an establishment and moves, parks, stores and/or retrieves such vehicle.”

2. Subsections 20.08.040.D, 20.08.040.F, 20.08.040.G, and 20.08.040.H of Section 20.08.040 (Off-Site Parking and Loading) of Chapter 20.08 (Development Standards) are amended to include the following additions, deletions, and modifications (other provisions currently included in the subject subsections but not shown below will remain as is):

“20.08.040 OFF-SITE PARKING AND LOADING

D. Parking space requirements. All land uses shall provide off-street parking in conformity with the requirements listed in Table 20.080.040.D, unless otherwise modified by the provisions contained herein. The term floor area used in Table 20.080.040.D shall mean gross floor area.”

Use	Minimum Parking Stalls Required
<u>NON-RESIDENTIAL USES</u>	
Animals, grooming and daycares	1 space per employee plus 1 space per 10 animals. 1 space per 250 square feet.
Animals, grooming	1 space per 250 square feet.
Markets, large	1 space per 200 square feet.

”20.08.040 OFF-SITE PARKING AND LOADING.

F. Valet Parking Operations. Any person wishing to operate valet parking services shall obtain approval of a Minor Conditional Use Permit in accordance with the provisions of §20.408.030 of this title.

1. All requests for valet parking must be accompanied by a Valet Parking Management Plan that demonstrates that the service will not result in insufficient or inadequate parking for the site by providing, at minimum, the following information:

- a. The business name, address, and location of service;**
- b. The valet parking area and proposed number of parking spaces;**
- c. The number of employees and hours of operation;**
- d. The proposed routes of vehicle and pedestrian travel, pick-up and unloading areas;**
- e. The location of proposed signs and associated equipment; and**
- f. Parking analysis for all businesses located on the property, if located within a larger shopping center.**

F. G. Exceptions or modifications to off-street parking requirements. An exception to or modification of the off-street parking requirements of this section may be granted to avoid circumstances where they might be excessive due to the use involved or other relevant circumstances, but only if such exemption or modification is consistent with the intent and purpose of this section.

1. Exceptions or modifications for multi-family developments require approval of a minor modification in accordance with the provisions of § 20.408.020 of this title. Pursuant to § 20.408.020.B.2., such requests shall be subject to the review and approval of the Director of Community Development.

a. Notice of decision shall be sent by first class mail or delivered by a city employee to property owners within five-hundred (500) feet of the subject property. Pursuant to § 20.424, all decisions of the Director made under this provision of this title are appealable to the Planning Commission.

2. Exceptions or modifications for all projects that are not multi-family developments require approval of a conditional use permit in accordance with the provisions of § 20.408.030 of this title.

3. All requests for an exception or modification must be accompanied by a Parking Demand Study prepared by a licensed professional that demonstrates approval of the exception or modification will not result in insufficient or inadequate parking and meets the following requirements:

a. The Parking Demand Study must at a minimum include: (1) the otherwise applicable parking requirements under § 20.08.040 of this title; (2) any otherwise applicable parking requirements under any entitlement, zoning requirement, or other approval previously approved by the City; (3) a comparative analysis of parking on the site with and without the requested exception or modification; and (4) a Parking Management Plan and/or Transportation Demand Management program, if deemed necessary by the Director of Community Development.

b. A Parking Demand Study for a multi-family development may utilize the Urban Land Institute's Shared Parking methodology or any other reasonably similar methodology shown to be applicable if the project: (1) is either part of a mixed-use development or located in a mixed-use setting conducive to shared parking; and (2) incorporates both features that promote active transportation (e.g., walking and cycling) and convenient access to public transit.

~~GH.~~ Parking requirements not specified. In the event this section does not specify any parking space requirement for any specific use otherwise allowed under this title, the ~~Planning Commission, upon recommendation of the city staff, shall determine the parking requirements for said use. There shall be no application fee for this procedure~~ Director shall determine the parking requirements for said use.

3. Subsections 20.11.020.A and Table 20.11.020.A (Permitted Land Uses Table) of Subsection 20.11.020.A of Section 20.11.020 (Land Uses) of Chapter 20.11 (Permitted Land Uses) is amended to include the following additions, deletions, and modifications (provisions and terms currently included and listed in the subject section and table but not included and listed below will remain as is):

“20.11.020 LAND USES.

The land uses made part of this chapter shall be interpreted consistent with the principles and rules set forth as follows:

A. Designations. The allowable uses in Table 20.11.020. A are established for base zoning districts by letter designations as follows:

1. "P" designates classes of uses permitted;
2. ~~"C" designates classes of uses permitted with a conditional use permit;~~ "M" designates classes of uses permitted with a minor conditional use permit;
3. ~~"--" designates classes of uses that are prohibited.~~ "C" designates classes of uses permitted with a conditional use permit;
4. "--" designates classes of uses that are prohibited.

TABLE 20.11.020.A. PERMITTED LAND USES TABLE

<i>P: Permitted</i> <i>M: Permitted with Minor Conditional Use Permit</i> <i>C: Permitted with Conditional Use Permit</i> <i>--: Prohibited</i>				NOTES: ¹ In HR Zoning district, either an Administrative Hillside Development Permit or a Hillside Development Permit is required, unless specifically exempted. Refer to Section 20.206.040. ² In MU-I, MU-2, and MU-3 Zoning districts, nonresidential developments (e.g. education, public assembly, and religious facilities, entertainment and recreational facilities, public/semi-public facilities, retail trade and service facilities) and access serving nonresidential developments (except for live/work facilities) shall not be allowed on Walnut Avenue. Also, refer to Section 20.258.030.A regarding integration of uses requirement.																		
	R1-H	HR ¹	R-1	R-1 (5,000)	R-2	R-3	C-P	C-N	C-C	C-G	C-M	C-RC	M-P	M-1	M-2	MU-I ²	MU-II ²	MU-III ²	PRO - P/R	PRO - NOS	PF	Special Provisions
NON-RESIDENTIAL USES																						
Alcoholic Beverage Sale, Off-sale	--	--	--	--	--	--	P / C	P/ C	P/C	P/C	P/C	C	C	--	--	P/C	P/C	C	--	--	--	(1) Conditional Use Permit not required if the use is in conjunction with Markets, Large.
Alcoholic Beverage Sale, On-sale	--	--	--	--	--	--	C	M/ C	M/ C	M/ C	M/ C	C	C	--	--	M/C	M/C	M/C	--	--	--	(1) Permitted with a Minor Conditional Use Permit if accessory to a primary restaurant use, as long as the said restaurant does not have a separate bar area that is open to the patrons of the restaurant.
Alcoholic Beverages Manufacturing	--	--	--	--	--	--	--	--	--	--	EM	--	EM	EM	EM	--	--	--	--	--	--	
Animals, Grooming and Daycares	--	--	--	--	--	--	--	EM	EM	EM	PM	--	EM	EM	--	EM	EM	EM	--	--	--	
Animals, Grooming	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	P	P	P				
Computer Internet Facilities	--	--	--	--	--	--	--	--	EM	EM	--	--	--	--	--	EM	EM	EM	--	--	--	
Day Care Centers	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	EM	EM	EM	--	--	--	
Markets, Large	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--	P	P	--	--	--	--	
Studios, Instruction/Service	--	--	--	--	--	--	P	P	P	P	EM	--	--	EM	--	P	P	P	--	--	--	

4. Section 20.24.110 (Uses Under Variance or Conditional Use Permit) of Chapter 20.24 (Nonconforming Structures and Uses) is amended to include the following additions, deletions, and modifications:

“20.24.110 USES UNDER VARIANCE, MINOR CONDITIONAL USE PERMIT, OR CONDITIONAL USE PERMIT.

Uses and buildings which are existing under a variance, minor conditional use permit, or a conditional use permit granted under this title or any previous ordinance shall not be considered as nonconforming and shall be permitted to continue under the conditions and regulations imposed in said permit or variance and may be expanded or enlarged upon first obtaining a conditional use permit or a minor conditional use permit, if applicable, under the provisions of § 20.408.030 of this title.”

5. Subsection 20.224.040.C.1 of Section 20.224.040 (Property Development Standards) of Chapter 20.224 (C-P Commercial, Administrative, And Professional Office Zone) is amended to include the following additions, deletions, and modifications:

“20.224.040 PROPERTY DEVELOPMENT STANDARDS.

C. Building height.

1. Buildings and structures erected in the C-P Zone shall have a height no greater than thirty (30) feet. ~~Heights in excess of the maximum may be permitted by conditional use permit, subject to the requirements of § 20.408.030 of this title.”~~

6. Subsection 20.232.030.C.1 of Section 20.232.030 (Property Development Standards) of Chapter 20.232 (C-C Major Shopping Center Zone) amended to include the following additions, deletions, and modifications:

“20.232.030 PROPERTY DEVELOPMENT STANDARDS

C. Building height.

1. Buildings and structures erected in the C-C Zone shall have a height no greater than seventy-five (75) feet.; ~~except that a building or structure may exceed a height of seventy five (75) feet if conditional use permit for this purpose is granted subject to the provisions of § 20.408.030 of this title.”~~

7. Subsection 20.236.040.C.1 of Section 20.236.040 (Property Development Standards) of Chapter 20.236 (C-G General Commercial Zone) amended to include the following additions, deletions, and modifications:

“20.236.040 PROPERTY DEVELOPMENT STANDARDS.

C. Building height.

1. Buildings and structures erected in the C-G Zone shall have a height no greater than thirty-five (35) feet. ~~Heights above the maximum may be permitted by conditional use subject to the provisions of § 20.408.030 of this title. Height shall be measured from adjacent finish grade.”~~

8. Section 20.240.040 (Uses Permitted Subject to Conditional Use Permits) and Subsection 20.240.060.B.1 of Section 20.240.060 (Property Development Standards) of Chapter 20.240 (C-M Commercial Industrial Zone) amended to include the following additions, deletions, and modifications:

“20.240.040 USES PERMITTED SUBJECT TO CONDITIONAL USE PERMITS.

Uses permitted subject to a minor conditional use permit or conditional use permit in C-M Zone are contained in Chapter 20.11 of this Title.”

“20.240.060 PROPERTY DEVELOPMENT STANDARDS.

B. Building height.

1. Buildings and structures erected in the C-M (Commercial/Industrial) Zone shall have a height no greater than thirty-five (35) feet. ~~Heights above the maximum may be permitted by conditional use, subject to the provisions of § 20.408.030 of this title.”~~

9. Subsection 20.244.040.C.1 of Section 20.244.040 (Property Development Standards) of Chapter 20.244 (C-RC Commercial Recreation Zone) amended to include the following additions, deletions, and modifications:

”20.244.040 PROPERTY DEVELOPMENT STANDARDS.

C. Building height.

1. Buildings and structures erected in the C-RC Zone shall have a height no greater than thirty-five (35) feet. ~~Heights above the maximum may be permitted by conditional use subject to provisions of § 20.408.030 of this title.”~~

10. Subsection 20.248.040.C.1 of Section 20.248.040 (Property Development Standards) of Chapter 20.248 (M-P Planned Industrial Zone) amended to include the following additions, deletions, and modifications:

“20.248.040 PROPERTY DEVELOPMENT STANDARDS.

C. Building height.

1. Buildings and structures erected in the M-P Zone shall have a height no greater than sixty (60) feet. ~~Heights above the maximum may be permitted by conditional use permit subject to the provisions of § 20.408.030 of this title.”~~

11. Subsection 20.252.040.C.1 of Section 20.252.040 (Property Development Standards) of Chapter 20.252 (M-1 Light Industrial Zone) amended to include the following additions, deletions, and modifications:

“20.252.040 PROPERTY DEVELOPMENT STANDARDS.

C. Building height.

1. Buildings and structures erected in the M-1 Zone shall have a height no greater than sixty (60) feet. ~~Heights above the maximum may be permitted by conditional use permit, subject to the provisions of § 20.408.030 of this title.”~~

12. Subsection 20.408.020.B.1.e of Section 20.408.020 (Administrative Remedy), Section 20.408.030 (Conditional Use Permit), Subsection 20.408.040.C of Section 20.408.040 (Plan Review Procedures) of Chapter 20.408 (Administrative Procedures) amended to include the following additions, deletions, and modifications:

“20.408.020 ADMINISTRATIVE REMEDY.

B. Authority of the development services director.

1. Minor modification. In the public interest, the Director, without a public hearing, may consider and approve, conditionally approve, or deny modifications from the provisions of this title, limited to the following circumstances:

e. Modification of projections/encroachment into required yard areas by not more than twelve (12) inches five percent (5%) of the required yard areas in the zone, provided that such does not violate fire, housing or building codes.”

“20.408.030 CONDITIONAL USE PERMITS.

A. *Intent and purpose.* The minor conditional use permit and conditional use permit are intended for minor modification of standards and those land uses which require special consideration in a particular zone or in the city as a whole due to their characteristics, size of the area required for full development of such uses, potential effects of such uses on adjoining land uses and on the growth and development of the area. ~~The following factors shall be considered in determining the appropriateness of a location with respect to adjacent uses: The extent of traffic generation, noise, vibration, smoke or other problems incidental to the operation; special locational and space requirements; the effect that such uses may have on property values, health, safety and welfare; and any other characteristic which may affect the compatibility of the use with the neighborhood or the community. In granting the permit, certain safeguards to protect the health, safety, and general welfare may be required as conditions of approval.~~ Uses existing on the effective date of this title which are listed as permitted subject to minor conditional use permit or conditional use permit may continue without securing such a permit; however, any extension or expansion of such use shall comply with provisions of this section.

B. *Uses permitted subject to conditional use permits.*

1. Uses listed in each zone requiring a minor conditional use permit or conditional use permit may be permitted in said zone subject to the provisions of this section.

2. Modification of standards.

a. The following circumstances may be permitted with an approval of a minor conditional use permit.

(1) Where dimensional problems of an existing parcel require a reduction of lot area or dimensions by more than five percent (5%) but not more than ten percent (10%) of that required by the zone provided that such reduction is requested on not more than one (1) lot within any one (1) subdivision or tract.

(2) Where dimensional problems of an existing parcel require a reduction of yards and/or distance between buildings by more than ten percent (10%) but not more than twenty percent (20%) of the requirements of the zone provided that such reductions are not requested for more than one (1) lot within any one (1) subdivision or tract.

(3) Reduction of number of required parking spaces by more than ten percent (10%) but not more than twenty percent (20%).

(4) Modification of wall and fence heights to increase more than twelve (12) inches but not to exceed twenty-four (24) inches.

(5) Modification of projections/encroachment into required yard areas by more than five percent (5%) but not to exceed ten percent (10%) of the required yard areas in the zone, provided that such does not violate fire, housing or building codes.

(6) Modification of maximum permitted lot coverage to increase by ten percent (10%) but not to exceed twenty percent (20%) of the maximum lot area coverage permitted in the zone.

(7) Modification of maximum height regulation by more than five percent (5%) but not to exceed ten percent (10%).

~~The following uses may be permitted in any zone except where expressly prohibited, when such uses are deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the General Plan and its objectives.~~

~~—Borrow pit~~

~~—Cellular telephone poles or facilities~~

- ~~—Cemetery, columbarium, crematory, mausoleum~~
- ~~—Golf course~~
- ~~—Heliport~~
- ~~—Hospitals, sanitariums~~
- ~~—Planned Unit Development in residential zones, subject to the provisions of Chapter 20.16~~
- ~~—Public utility structures and installations not listed in any zone~~
- ~~—Radio and television transmitters~~
- ~~—Temporary establishments or enterprises involving: circus, open air theater (excluding drive-in theater), tent revival and race track~~

b. The following circumstance may be permitted with an approval of a conditional use permit.

(1) Increase in building heights above the maximum permitted building height in C-P, C-C, C-G, C-M, C-RC, M-P, M-1 and M-2 zones.

3. Other special or unusual uses for which no provision is made in this title or which provide for an unusual combination of uses not otherwise provided for nor otherwise prohibited in this title may be permitted with an approval of a conditional use permit.

C. ~~Initiation and hearing Procedure.~~

1. *Application.* Application for a minor conditional use permit and a conditional use permit shall be made pursuant to § 20.400.040. The application shall include a site plan and elevations of the proposed development. Appropriate fees shall be paid as determined by City Council resolution.

2. *Staff investigation.* The Planning Division shall make an investigation of the facts bearing on the case to provide the information necessary for the action consistent with the intent of this title and the General Plan, and shall report the findings to the ~~Commission~~ approval authority.

3. Approval Authority

a. Conditional use permit. The Commission, at a public hearing, has the authority to approve, conditionally approve, or disapprove a conditional use permit application.

b. Minor conditional use permit. The Director, without a public hearing, has the authority to approve, conditionally approve, or disapprove a minor conditional use permit application. The Director may refer any minor conditional use permit to the Planning Commission for review at his/her discretion.

c. The decision of the approval authority shall be final and shall become effective ten (10) days after the decision, subject to appeal pursuant to Chapter 20.424.

~~34. Notice of hearing Public Notice.~~

a. Conditional use permit. Notice of public hearing for conditional use permit shall be made pursuant to Chapter 20.416.

b. Minor conditional use permit. A public notice shall be made to owners of property located within 300 feet of the subject property, and such notice shall be made by first class mail. Such notice shall be given at least 10 calendar days before the Director's decision. In addition, a notice of decision shall be made to individuals who have requested to be notified of the Director's decision in a method requested by such individuals. Such notice shall be made within two (2) calendar days of the Director's decision.

D. ~~Commission findings and conditions~~ Findings. The Director or the Commission, in approving a minor conditional use permit or a conditional use permit, shall find as follows:

1. That the use(s) or modification of standards applied for at the location set forth in the application is properly one(s) for which a minor conditional use permit or a Conditional Use Permit is authorized by this title.

2. That said use(s) or modification of standards, 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 in which the proposed use(s) is to be located.

3. That the site is adequate in size and shape to accommodate the proposed development and all of the yards, setbacks, walls or fences, landscaping, and other features required to bring about conformity with other elements in the neighborhood.

4. That the proposed site relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed development.

5. That with the conditions stated in the permit, the uses will not adversely affect the public health, safety, or general welfare. Such conditions may include, but are not limited to:

- ~~— a. Special setbacks, yards, open spaces and buffers;~~
- ~~— b. Fences and walls;~~
- ~~— c. Lighting;~~
- ~~— d. Surfacing of off-street parking and loading areas;~~
- ~~— e. Requiring street dedications and street improvements, including service roads and alleys when necessary and practical;~~
- ~~— f. Regulations of points of vehicular ingress and egress;~~
- ~~— g. Regulation of signs;~~
- ~~— h. Regulation of time for certain activities;~~
- ~~— i. Requiring landscaping and maintenance thereof;~~
- ~~— j. Requiring maintenance of grounds;~~
- ~~— k. Regulation of noise, vibration, odors, dust;~~
- ~~— l. Time period within which the proposed use shall be developed;~~
- ~~— m. A bond for removal of such use within a specified period of time; and~~
- ~~— n. Such other conditions as are necessary to protect existing or potential users in the area.~~

~~— E. Commission action.—~~

~~— 1. The Planning Commission may approve, conditionally approve, or disapprove the application and shall announce and record its decision within twenty-one (21) days following the conclusion of the public hearing. The decision shall set forth the findings by formal resolution of the Commission and shall be filed with the City Council. A copy of the resolution shall be mailed to the applicant.~~

~~— 2. The decision of the Planning Commission shall be final and shall become effective ten (10) days after the adoption of the resolution by the Commission, subject to appeal pursuant to Chapter 20.424.~~

~~FE. Time limit.~~

1. Each permit hereafter granted shall automatically expire and be of no further force or effect if not exercised within two (2) years of its effective date, unless the permit specifies a longer period; provided that the Planning Commission, subject to appeal to the Council in the same manner and time as with the permit itself, may extend any such permit for successive periods not to exceed six (6) months each, upon showing of good cause therefor, if written application for such extension is filed prior to the expiration thereof.

2. "Exercise" of a permit shall mean substantial construction work pursuant to a building permit, and shall not include preparation of plans, engineering work or grading. In case of any dispute thereon, applicant or its successor in interest may request in writing that the Planning Commission conduct a hearing of which the requesting party shall be given ten (10) days advance written notice by first class mail directed to the address of the requesting party given in such written request for hearing. The decision of the Planning Commission may be appealed to the Council pursuant to Chapter 20.424.

3. Each permit issued hereunder shall have appended thereto a copy of this paragraph F. and Chapter 20.412, and shall contain substantially the following provision: "Any permit is subject to expiration and revocation as provided in Chapter 20.412, and said provisions are

specifically made a part hereof without negating the applicability of any other provision of this title or of any other ordinance.”

4. Upon expiration of the period of time set forth in paragraph F.2. above, if, in the opinion of the Secretary to the Commission, any permit has been revoked or has expired, written notice thereof may be directed to the holder of the permit according to city records at its last address of record. The same shall be sent by first class mail, postage prepaid. Unless a hearing is requested by any interested person as provided for in paragraph F.2. above, with such request being received by the city within thirty (30) days of date of mailing of said letter, nonexercise of said permit shall be conclusively presumed. Any notices to be given under this paragraph F. shall be deemed given upon deposit in the United States mail, whether actually received or not.

~~G.E.~~ Revisions to site plan approved as part of conditional use permit.

1. Minor revision to a site plan approved as part of a conditional use permit may be made after review and approval by the Director pursuant to the Plan Review Procedure, § 20.408.040. Minor revisions are hereby defined as revisions which in no way change the requirements set forth by the Commission or Council or violate the intent of any of the standards or conditions of the permit or of the zone.

2. Revisions other than minor revisions, as defined above, shall be made pursuant to the conditional use permit procedure set forth in this section.

3. All copies of the approved revised site plan shall be dated and signed by the Director and made a part of the record of the subject conditional use permit. One (1) copy of said approved revised site plan shall be mailed to the applicant.

G. An amendment to an existing conditional use permit shall be subject to a minor conditional use permit if the uses that were approved under a conditional use permit are allowed with a minor conditional use permit on the effective date of this Chapter.

H. Reapplication. No person shall reapply for a similar conditional use permit on the same land, building, or structure within a period of one (1) year from the date of the final decision on such previous application unless such decision is a denial without prejudice.”

“20.408.040 PLAN REVIEW PROCEDURE.

C. Contents of plans required. All plans required to be submitted to the Development Services Department shall indicate clearly, and with full dimensions, the information required by the application. The applicant shall provide any additional information as required by the Director to establish that the project satisfies ~~the following aesthetic requirements~~ all applicable development standards of this title. :

~~1. Landscaping—Refer to the following sections:~~

~~Residential~~

~~R-H § 20.204.040.K.~~

~~Commercial~~

~~C-P § 20.224.040.E.4.~~

~~C-N § 20.228.040.E.4.~~

~~C-C § 20.232.030.D.2. and~~

~~§ 20.232.030.E.4.~~

~~C-G § 20.236.040.M.1. through M.4.~~

~~C-M § 20.240.060.D.4.~~

~~C-RC § 20.244.040.E.4.~~

~~Industrial~~

~~M-P § 20.248.040.E.~~

~~M-1 § 20.252.040.D.4. through D.6. and § 20.252.040.E.5.~~

~~M-2 § 20.256.040.~~

~~2. Architectural standards.~~

~~a. Screening of mechanical equipment and storage areas:~~

~~Residential~~
~~R-H § 20.204.040.G.2.d.~~
~~R-1 § 20.208.040.E.1.b., E.2.c. and E.3.b.~~
~~R-1(5000) § 20.212.040.E.2.a. and E.3.b.~~
~~R-2 § 20.216.040.E.2.a. and E.3.b.~~
~~R-3 § 20.220.040.D.2.g. and D.3.e.~~
~~Commercial~~
~~C-P § 20.224.050.A.~~
~~C-N § 20.228.050.A.~~
~~C-C § 20.232.040.A.~~
~~C-G § 20.236.040.K.1. through K.4., L., and M.3.b. and c.~~
~~C-M § 20.240.060.J.1. through J.4., K. and L.3.~~
~~Industrial~~
~~M-P § 20.248.040.K. and L.3.~~
~~M-1 § 20.252.040.K.1. through K.5. and M.1. through M.5.~~
~~M-2 § 20.256.040.~~
~~b. Lighting requirements:~~
~~Residential~~
~~R1-H § 20.200.040.J.~~
~~R-H § 20.204.040.L.~~
~~R-1 § 20.208.040.N.~~
~~Commercial~~
~~C-G § 20.236.040.Q.~~
~~M-1 § 20.252.040.J.3.a., b. and c.~~
~~M-2 § 20.256.040~~
~~c. Required building materials:~~
~~Commercial~~
~~C-P § 20.224.040.E.1.b. and c.~~
~~C-N § 20.228.040.E.1.b. and c.~~
~~C-C § 20.232.030.E.1.b. and c.~~
~~C-G § 20.236.040.E.1.b.~~
~~C-M § 20.240.060.D.1.b. and c.~~
~~Industrial~~
~~M-1 § 20.252.040.E.1.b. and J.2.a.~~
~~d. Sign requirements:~~
~~Location and height of signs § 20.28.190.~~
~~Sign maintenance § 20.28.210.~~
~~Sign illumination § 20.28.230.~~
~~Parking of advertising vehicles § 20.28.260.~~
~~3. Neighborhood preservation.~~
~~Residential~~
~~R-H § 20.204.040.G.2.d.~~
~~R-1 § 20.208.040.E.1.b.~~
~~R-1(5000) § 20.212.040.E.1.b.~~
~~R-2 § 20.216.040.E.1.b.~~
~~R-3 § 20.220.040.D.1.b.~~
~~Commercial~~
~~C-P § 20.224.040.E.5.~~
~~C-N § 20.228.040.E.5.~~
~~C-C § 20.232.030.E.5.~~
~~C-G § 20.236.040.M.6.a. and P.1. and 2.~~

- ~~C-M § 20.240.060.D.4.~~
- ~~Industrial~~
- ~~M-P § 20.248.040.D.1., 2. and E.~~
- ~~M-1 § 20.252.040.D.1. and E.6.a. through e.~~
- ~~M-2 § 20.256.040.”~~

13. A new Subsection 20.408.060 (Determination of Public Convenience or Necessity) is added to Chapter 20.408 (Administrative Procedures):

“20.408.060 DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY.

A. The Planning Commission shall have the authority to make determinations of public convenience or necessity on behalf of the City pursuant to Section 23958.4 of the California Business and Professions Code relating to the sale of alcoholic beverages, including beer and wine, or the section that may be subsequently adopted to replace said Section 23958.4. However, the Community Development Director shall have the authority to make determinations of public convenience or necessity on behalf of the City for uses classified as follows:

1. “Alcoholic Beverages Manufacturing,” if allowed with a minor conditional use permit pursuant to Chapter 20.11 of this Title;

2. “Alcoholic Beverages Sale, Off-sale,” if allowed with or without a minor conditional use permit or conditional use permit pursuant to Chapter 20.11 of this Title; and

3. “Alcoholic Beverages Sale, On-Sale,” if allowed with a minor conditional use permit pursuant to Chapter 20.11 of this Title. “

**Draft Ordinance ZOTA No. 2023-03
Summary of Amendments**

Redline Section #s (Exhibit A of the Resolution)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
1, 3, 12	20.00 (General Provisions) 20.11 (Permitted Land Uses) 20.408 (Administrative Procedures)	<p>Minor Conditional Use Permit: Establishes a new use permit and procedure to streamline the review of low-impact uses and minor modification of existing standards.</p> <p><i>Establishment of a Minor CUP</i></p> <ul style="list-style-type: none"> • Creates a “Conditional Use Permit, Minor” definition. • Updates the Conditional Use Permit section to include the Minor Conditional Use Permit process. • Establishes Community Development Director approval authority without public hearing, public notification requirements, and appeal process. <p><i>Land Uses and Minor Modification of Development Standards Subject to Minor CUP</i></p> <ul style="list-style-type: none"> • Modifies the permitted land use table to reflect the land use categories under a Minor Conditional Use Permit. <ul style="list-style-type: none"> ○ Alcoholic beverages sale, on-sale – only if accessory to a primary restaurant use that does not have a bar area open to the public (C-N, C-C, C-G, C-M, all MU zones) ○ Alcoholic beverage sale, manufacturing (CM, M-P, M-1 and M-2) ○ Computer internet facilities (CC, CG, all MU zones) ○ Daycare centers (all MU zones) ○ Studios, instruction/service (CM, M-1) • Identifies minor deviations from standards that are permitted with the approval of a minor conditional use permit. <ul style="list-style-type: none"> ○ Reduction of lot area or dimensions – between five percent (5%) to ten percent (10%). ○ Reduction in required yards or distance between buildings - between ten percent (10%) to twenty percent (20%). ○ Reduction of required parking spaces – between ten percent (10%) to twenty percent (20%). ○ Modification of wall height increase – between twelve (12) inches to twenty-four (24) inches. ○ Encroachment into required yards – between five percent (5%) to ten percent (10%). ○ Modification of permitted lot coverage – between ten percent (10) to twenty percent (20%). ○ Modification of maximum height regulations – between five percent (5%) to ten percent (10%).

Redline Section #s (Exhibit A of the Resolution)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
1, 2, 3	20.00 (General Provisions) 20.08 (Development Standards) 20.11 (Permitted Land Uses)	<p>Other Land Use Related Revisions: Land use definitions are modified, and the permitted land use chart is updated.</p> <p><i>Animal, Grooming and Daycare</i></p> <ul style="list-style-type: none"> • Modifies the definition of “Animal, Grooming and Daycare” into two separate uses: “Animal, Daycare” and “Animal, Grooming”. • Permits Animal, Daycares with Minor Conditional Use in C-N, C-C, C-G, C-M, M-P, M-1, all MU zones. • Permits Animal, Grooming by right in C-N, C-C, C-G, C-M, M-P, M-1, all MU zones. <p><i>Valet Parking Operations</i></p> <ul style="list-style-type: none"> • Creates a “Valet Parking” definition. • Establishes the review criteria for the establishment of valet services permissible through approval of Minor CUP. <p><i>Markets, Large</i></p> <ul style="list-style-type: none"> • Creates a “Markets, Large” definition. • Permits by right “Markets, Large” in C-P, C-N, C-C, C-G, C-M, MU-I, MU-II. • Permits the off-sale of alcoholic beverages as a by-right use if incidental to Markets, Large.
13	20.408 (Administrative Procedures)	<p>Public Convenience or Necessity Requests: Adds a new subsection that establishes the Planning Commission as the hearing body for Public Convenience or Necessity Requests. Identifies the Community Development Director as the review authority for selected land uses that are permissible through a Minor CUP.</p>

Redline Section #s (Exhibit A of the Resolution)	Municipal Code Chapter(s)/Section(s)	Description of the Amendments
2, 4, 5, 6, 7,8,9, 10, 12	20.08 (Development Standard) 20.24 (Nonconforming Structures and Uses) 20.224 (C-P Commercial, Administrative, and Professional Office Zone) 20.232 (C-C Major Shopping Center Zone) 20.236 (C-G General Commercial Zone) 20.240 (C-M Commercial Industrial Zone) 20.244 (C-RC Commercial Recreation Zone) 20.248 (M-P Planned Industrial Zone) 20.252 (M-1 Light Industrial Zone) 20.408 (Administrative Procedures)	<p>Other Minor Updates: Updates the parking requirement for the modified land uses and updates section of the Zoning Code to create consistency with the proposed amendment, as follows:</p> <ul style="list-style-type: none"> • Adds minimum parking requirements for the new uses: <ul style="list-style-type: none"> ○ Animal, Daycares ○ Animal, Grooming ○ Markets, Large • Updates the Nonconforming Structures and Uses section to reflect the new Minor CUP. • Removes repetitious plan review and conditional use permit requirement language in sections. • Modifies the Administrative Remedy encroachment into required yards not to exceed more than five percent (5%).

CITY OF BREA
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR ZONING ORDINANCE TEXT AMENDMENT NO. 2023-03.

NOTICE IS HEREBY GIVEN by the City of Brea that a public hearing will be held at a Planning Commission Meeting on **Tuesday, March 26, 2024 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 entitlements: Zoning Ordinance Text Amendment (ZOTA) No. 2023-03 to amend Chapters 20.00, 20.08, 20.11, 20.24, 20.224, 20.232, 20.236, 20.240, 20.244, 20.248, 20.252, and 20.408. The main purpose of this zoning ordinance text amendment is to provide regulatory relief and allow streamlined review of certain low impact uses and minor modification of standards by establishing a new minor conditional use permit process. In conjunction, the proposed zoning text amendment would also provide related updates to the land uses and definitions, and establish standards for processing Public Convenience or Necessity requests.

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: 03/06/2024 Publish: 03/14/2024

City of Brea

Project Updates

March 18, 2024

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	Pet Aquamation	580 W. Lambert Road
4	AT&T Wireless Rooftop Facility	380 W. Central Avenue
5	Albertson's Distribution Center Office Building	200 N. Puente Street
6	Corazon Modern Kitchen – Expansion of on-site Alcohol	120 S. Brea Boulevard #106
7	Wireless Modification	185 E. Alder Street
8	Loading Dock Addition	750 Challenger Street
9	South Brea Townhomes	685 S. Brea Boulevard
10	Brea Plaza Sign Program Amendment	1639 E. Imperial Highway
11	Light Industrial Building	Northwest corner of Nasa Street and Surveyor Avenue
12	New warehouse building (Preliminary Plan Review)	3350 E. Birch Street
13	New Industrial Building	424 Berry Way
14	New residential development	1698-1700 Greenbriar Lane
15	Affordable housing development (Preliminary Plan Review)	323 N. Brea Blvd
16	Pacific Paws animal hospital	710 N. Brea Blvd
17	Imperial Mariner tentative parcel map	915, 955, 975 W. Imperial Hwy

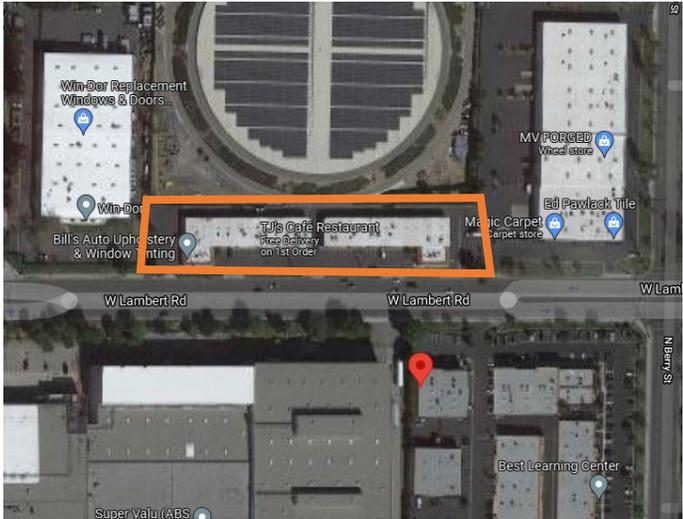
• APPROVED/ENTITLED

Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Brea Imperial Center Remodel	SW corner of State College Boulevard and Imperial Highway
3	Transwestern	285 N. Berry Street; 711 W. Imperial Highway
4	The Phoenix Club	375 W. Central Avenue
5	Brea Regional Animal Hospital	2500 E. Imperial Highway, Suite 200
6	Brea 265 Specific Plan	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
7	Brea 265 Tentative Tract Map	Valencia Ave; Lambert Rd; Carbon Canyon Rd; Rose Dr
8	Accessory Dwelling Unit	527 E. Elm Street
9	Brea Metro Office Condo Tentative Parcel Map	330 E. Lambert Road
10	Industrial Building	2727 E. Imperial Highway
11	Brea Mall Mixed Use Project	100 Brea Mall Road
12	Gaslight Square Redevelopment	255 E. Imperial Highway
13	Southlands Church Fence Height	2950 E. Imperial Highway
14	Boiling Crab – Outdoor Patio	120 S. Brea Boulevard #106
15	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
16	Popping Yolk – On-site Alcohol	1160 E. Imperial Highway Suite J
17	Origami Handroll Bar – On-site Alcohol	1080 E. Imperial Highway Suite E-2
18	Boiling Crab – On-site Alcohol	120 S. Brea Boulevard
19	Westmoreland Wall Height	1944 Westmoreland Drive
20	Smart Parke Pet Daycare	835 E. Birch Street
21	Brea Place Sign Program Amendment	100-145 S. State College Boulevard
22	Wireless Co-location	145 S. State College Boulevard
23	Ulta Façade Modification	2395 E. Imperial Highway
24	California Spine Institute	721 E. Imperial Highway
25	Medical Use Parking Modification	330 E. Lambert Road
26	Macallans Public House – Expansion of On-Site Alcohol and New Outdoor Patios	330 W. Birch Street, Suite 1
27	Dr. Squatch Fence Height	114 N. Berry Street
28	Super Juicy Dumpling – On-Site Alcohol	2445 E. Imperial Highway #A

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

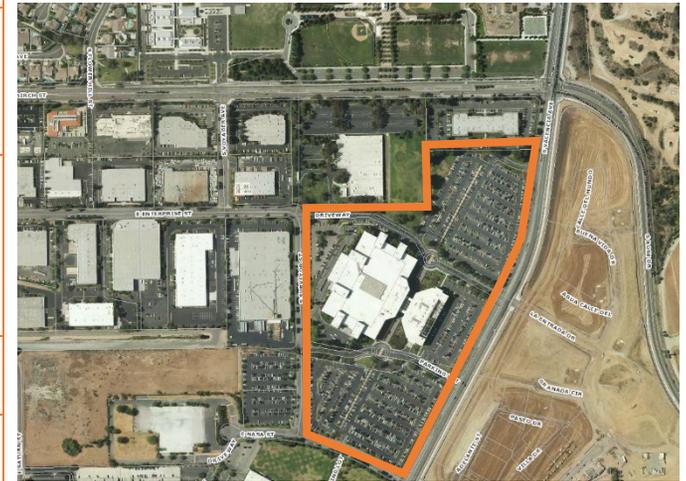
N/A

In-Process/Review

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

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"> 275 W. Valencia Assessor's Parcel Number (APN): 320-233-17
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.net)
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 resubmittal from the applicant. 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.

PROJECT MAP:

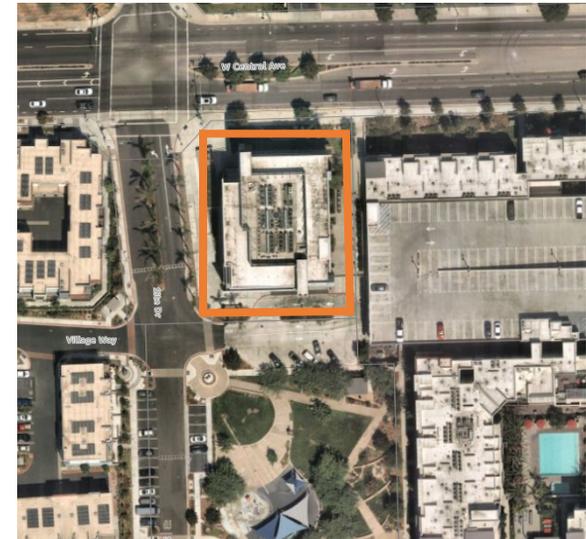


PET AQUAMATION BUSINESS (MAP ID: 3)	
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> • CUP No. 2022-15; ACCELA No. PLN 2022-00053
Project Location:	<ul style="list-style-type: none"> • 580 W Lambert Road, Unit E • Assessor's Parcel Number (APN): 296-081-07
Project Description:	<ul style="list-style-type: none"> • The applicant is proposing to establish 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"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> • Dr. Annie Forslund (Home Pet Euthanasia of Southern California)
Application submittal Date:	<ul style="list-style-type: none"> • July 19, 2022
Current Status:	<ul style="list-style-type: none"> • Pending resubmittal from the applicant.

PROJECT MAP:



AT&T WIRELESS ROOFTOP FACILITY (MAP ID: 4)		PROJECT MAP:
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 applicant is proposing to install a new rooftop wireless communication facility on an existing commercial office building. 	
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> New Cingular Wireless PCS, LLC dba AT&T Wireless 	
Application submittal Date:	<ul style="list-style-type: none"> November 22, 2022 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant. 	



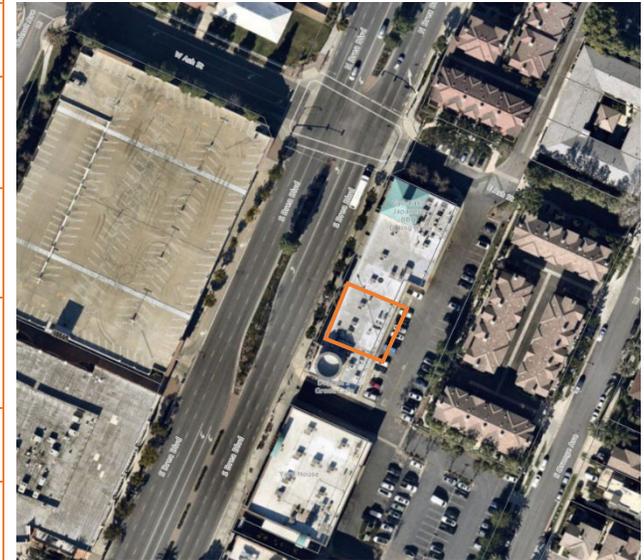
ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 5)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-02; PD No. 2023-01; AR No. 2023-03; ACCELA No: PLN-2023-00027 	
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.net) 	
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. 	



CORAZON MODERN KITCHEN – EXPANSION OF ON-SITE ALCOHOL (MAP ID: 6)

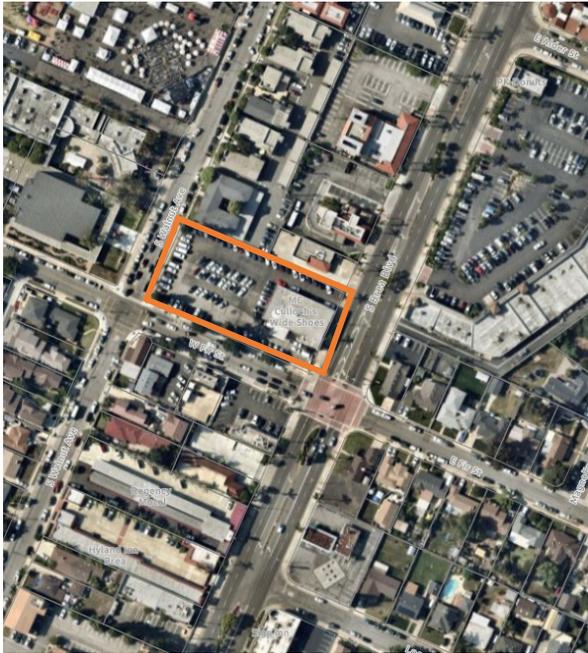
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-09; ACCELA No: PLN-2023-00045
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-364-25 120 S. Brea Blvd #106
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to expand the on-site alcohol from beer and wine to full service, and into the patio area.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Mariara Lazae
Application submittal Date:	<ul style="list-style-type: none"> July 11, 2023
Current Status:	<ul style="list-style-type: none"> Under review

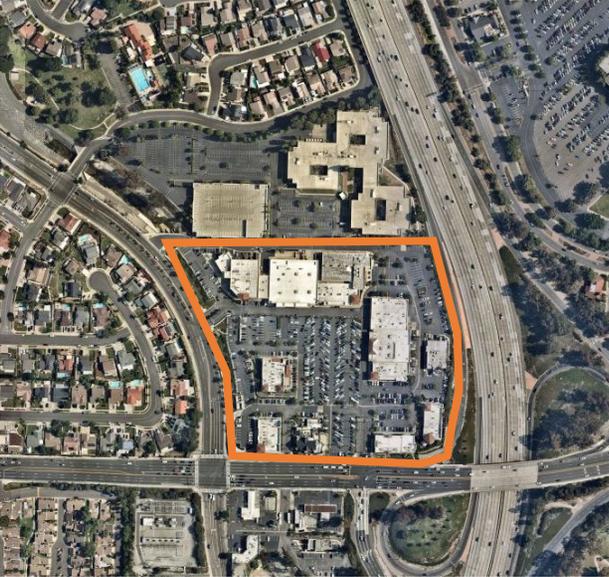
PROJECT MAP:



<i>WIRELESS FACILITY MODIFICATION (MAP ID: 7)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
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.net) 	
Applicant:	<ul style="list-style-type: none"> Stephanie Rudolph 	
Application submittal Date:	<ul style="list-style-type: none"> February 22, 2023 	
Current Status:	<ul style="list-style-type: none"> Under review 	

<i>LOADING DOCK ADDITION (MAP ID: 8)</i>		PROJECT MAP: 
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.net) 	
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 	

SOUTH BREA TOWNHOMES (MAP ID: 9)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Precise Development, Tentative Tract Map, Tree Removal Permit 	
Project No.:	<ul style="list-style-type: none"> PD 2023-03, TTM 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 applicant is proposing a new 32-unit, 3 story residential development <i>NOTE: This is based on a SB 330 preliminary application that was previously submitted on August 1, 2023</i> 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Patrick Chien of City Ventures 	
Application submittal Date:	<ul style="list-style-type: none"> November 21, 2023 	
Current Status:	<ul style="list-style-type: none"> Under review 	

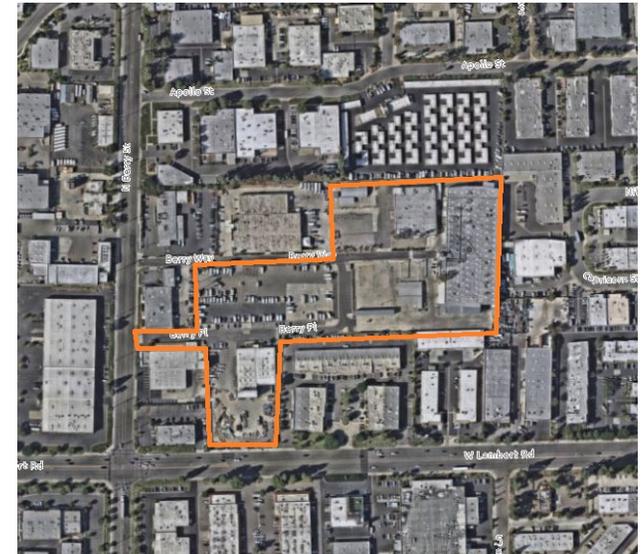
BREA PLAZA SIGN PROGRAM AMENDMENT (MAP ID: 10)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP 2023-10; ACCELA No: PLN-2023-00054 	
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-102-25 • 1639 East Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> • The applicant is proposing amend the existing comprehensive sign program for Brea Plaza shopping center. 	
Project Planner:	<ul style="list-style-type: none"> • Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Jahn Nguyen 	
Application submittal Date:	<ul style="list-style-type: none"> • August 1, 2023 	
Current Status:	<ul style="list-style-type: none"> • Pending resubmittal from the applicant. 	

LIGHT INDUSTRIAL BUILDING (MAP ID: 11)		PROJECT MAP: 
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 NW corner of Nasa Street and Surveyor Avenue 	
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.net) 	
Applicant:	<ul style="list-style-type: none"> Dennis Roy 	
Application submittal Date:	<ul style="list-style-type: none"> July 25, 2023 	
Current Status:	<ul style="list-style-type: none"> Under review 	

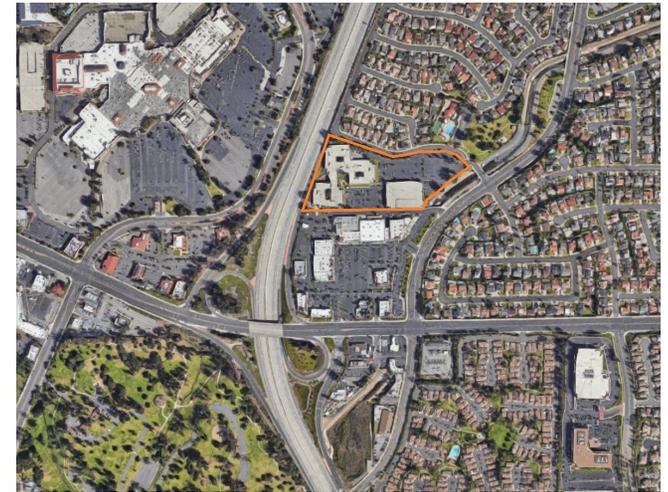
NEW WAREHOUSE BUILDING (MAP ID: 12)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Project No.:	<ul style="list-style-type: none"> ACCELA No: PLN-2023-00046 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-233-21 3350 E. Birch Street 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to demolish existing office building and construct a 86,145 sq. ft. warehouse building 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (Estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Scot A. Finch 	
Application submittal Date:	<ul style="list-style-type: none"> July 3, 2023 	
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on August 3, 2023. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. 	



NEW INDUSTRIAL BUILDING (MAP ID: 13)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 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 demo 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.net) 	
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 	

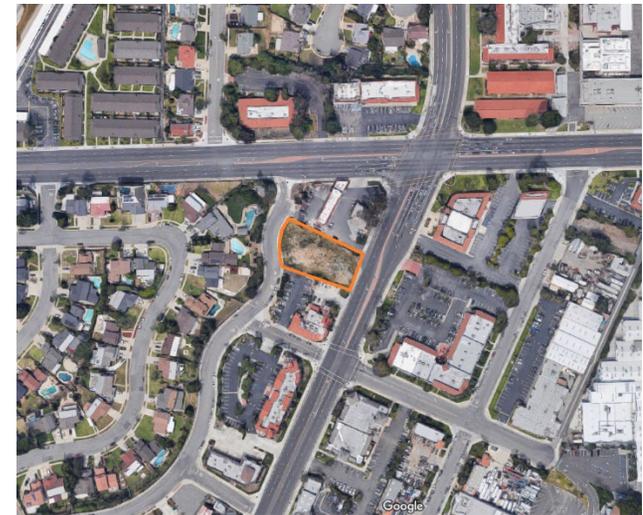


NEW RESIDENTIAL DEVELOPMENT (MAP ID: 14)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Project No.:	<ul style="list-style-type: none"> ACCELA No: PLN-2023-00087 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-34 1698-1700 Greenbriar Lane 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to demo existing office building and a parking structure and construct 183 single-family attached dwelling unit development. 	
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Gary Jones of Lennar Homes of California, Inc. 	
Application submittal Date:	<ul style="list-style-type: none"> December 18, 2023 	
Current Status:	<ul style="list-style-type: none"> Preliminary comment letter was issued on January 18, 2024. No further action will be taken. The Applicant may submit a full application if they want to pursue the project. 	

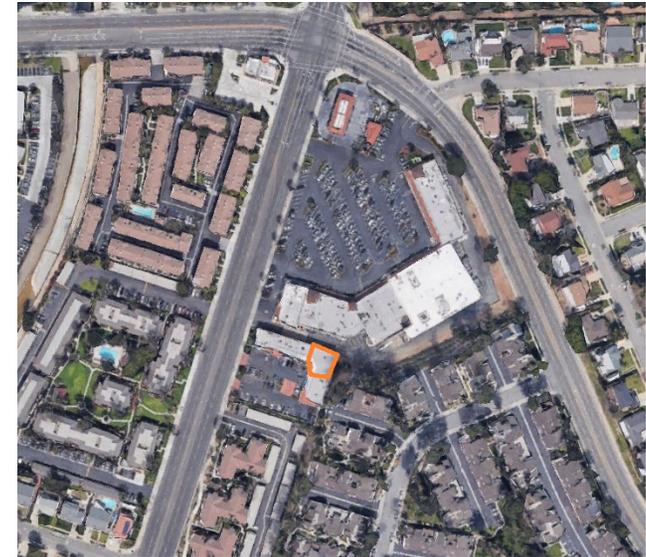


AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 15)	
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Project No.:	<ul style="list-style-type: none"> ACCELA No: PLN-2024-00014
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-301-02 323 N. Brea Blvd.
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"> Under review

PROJECT MAP:



PACIFIC PAWS ANIMAL HOSPITAL (MAP ID: 16)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP No. 2024-01; ACCELA No: PLN-2024-00015 	
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 319-170-11 • 710 N. Brea Blvd. Suite E 	
Project Description:	<ul style="list-style-type: none"> • The Applicant is proposing a new animal hospital. 	
Project Planner:	<ul style="list-style-type: none"> • Graham Bultema, Assistant Planner (grahamb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • William Cowan of Pacific Paws Animal Hospital 	
Application submittal Date:	<ul style="list-style-type: none"> • March 12, 2024 	
Current Status:	<ul style="list-style-type: none"> • Under review 	



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.net)
Applicant:	<ul style="list-style-type: none"> James McGrade of Imperial Mariner, LLC
Application submittal Date:	<ul style="list-style-type: none"> March 19, 2024
Current Status:	<ul style="list-style-type: none"> Under Review

PROJECT MAP:



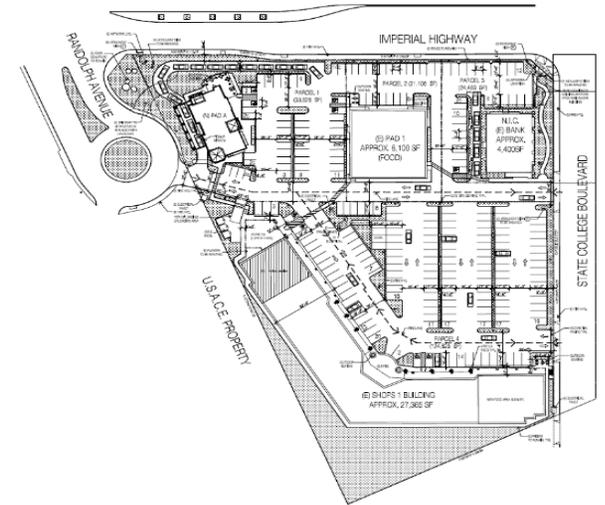
Approved/Entitled

MERCURY LANE APARTMENTS (Map ID: 1)		RENDERING: 
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"> Planning Division (Planner@cityofbrea.net) 	
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 	

BREA IMPERIAL CENTER (Map ID: 2)

Case Type:	<ul style="list-style-type: none"> Amendment to Conditional Use Permit 18-06, Precise Development, Conditional Use Permits, Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> CUP 18-05, PD 17-03, CUP 18-07, TPM 2017-01
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 029-331-22, -28 311-391 South State College & 1130-1160 Imperial Highway
Project Description:	<ul style="list-style-type: none"> The project includes façade improvements, demolition and reconstruction of a portion of the Brea Imperial Center and parking modifications to the center with a new comprehensive sign program. In addition, a Tentative Parcel Map to subdivide the 4.1-acre site into two parcels.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net)
Applicant	<ul style="list-style-type: none"> Winston Liu of JLJ (USA) Investments, LLC
Approval Dates:	<ul style="list-style-type: none"> The Planning Commission approved the project on July 24, 2018.
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



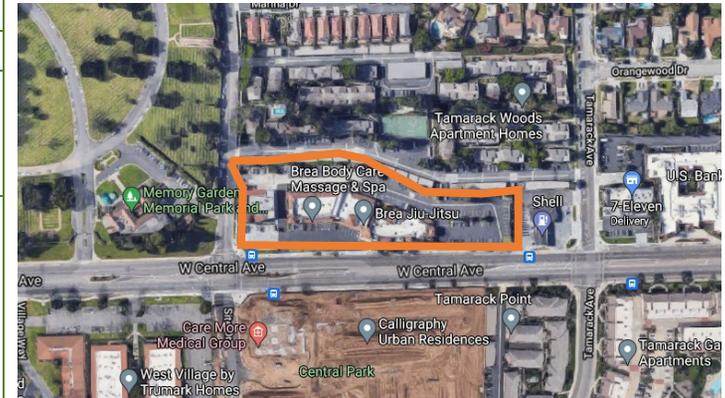
TRANSWESTERN (MAP ID: 3)

Case Type:	<ul style="list-style-type: none"> Precise Development, Mitigated Negative Declaration, Conditional Use Permit, Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> PD No. 21-01; MND No. 21-01, CUP 21-08, TPM 2021-140; ACCELA No. PLN-2021-00007
Project Location:	<ul style="list-style-type: none"> 285 N Berry Street and 711 W Imperial Hwy Assessor's Parcel Number (APN): 296-101-08; 296-101-05; 296-101-03
Project Description:	<ul style="list-style-type: none"> The project is a development of a new 126,797 square foot industrial building with associated parking and landscaping.
Project Planner:	<ul style="list-style-type: none"> Planning Division (Planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Transwestern Company (Sara Santomauro)
Approval Dates:	<ul style="list-style-type: none"> Approved by Planning Commission on September 28, 2021
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:

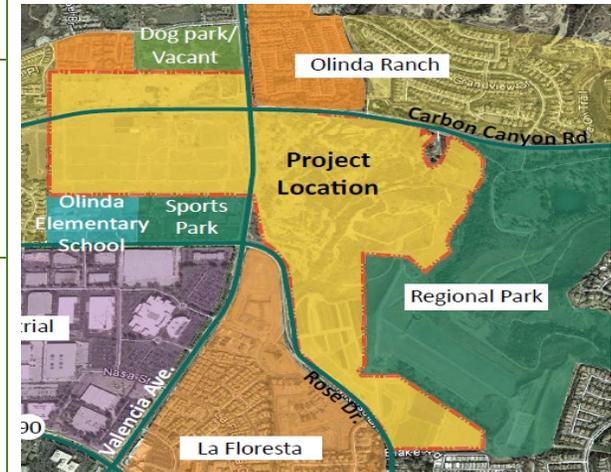


THE PHOENIX CLUB (MAP ID: 4)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit for banquet hall, parking modification, and on-site alcohol license. 	
Project No.:	<ul style="list-style-type: none"> CUP 21-04, -05, -06; ACCELA No. PLN-2021-00046 	
Project Location:	<ul style="list-style-type: none"> 375 W Central Ave Assessor's Parcel Number (APN): 304-041-10 	
Project Description:	<ul style="list-style-type: none"> The project is a new restaurant/bar with a banquet hall. In addition, the applicant will also occupy three tenant spaces for office and multi-purpose rooms for member only classes, meeting, etc. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> The Phoenix Club (Linda Kristant) 	
Approval Dates:	<ul style="list-style-type: none"> Approved by Planning Commission on April 26, 2022. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	



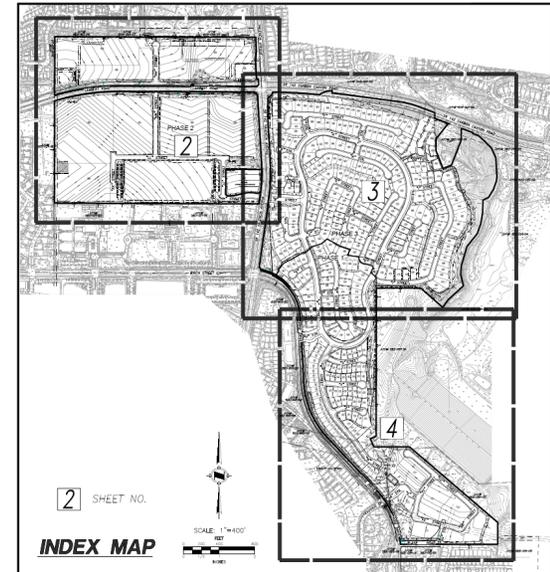
BREA 265 SPECIFIC PLAN (MAP ID: 6)	
Case Types:	<ul style="list-style-type: none"> • Specific Plan, General Plan Amendment, Zone Change, and Development Agreement
Project No.:	<ul style="list-style-type: none"> • ACCELA No. PLN-2020-00011; ENV No. 22-01, GPA No. 22-01, ZC No. 22-01, DA No. 22-01, SP 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; 322-03-121; 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"> • 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"> • Planning Division (Planner@cityofbrea.net)
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:



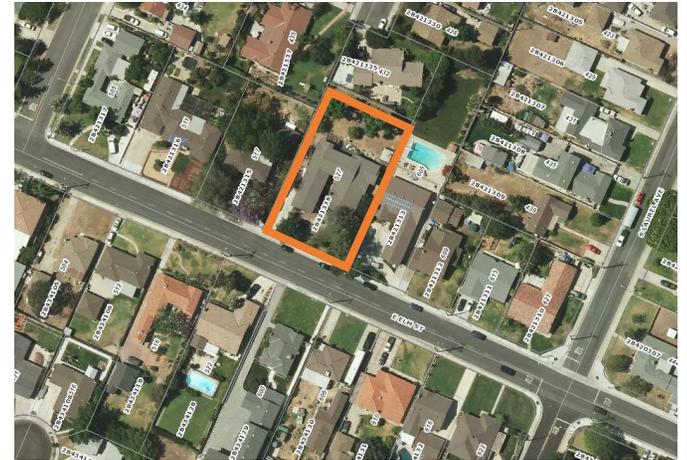
BREA 265 TENTATIVE TRACT MAP (MAP ID: 7)	
Case Types:	<ul style="list-style-type: none"> Tentative Tract Map
Project No.:	<ul style="list-style-type: none"> ACCELA No. PLN 2020-00011; TTM 16423
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Map (APN): 322-031-24; 322-031-23; 322-031-31; 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"> Planning Division (Planner@cityofbrea.net)
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:



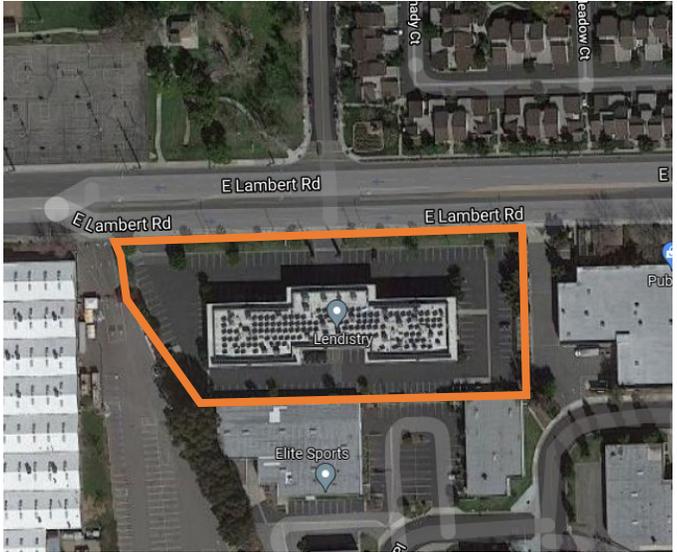
<i>ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAP ID: 8)</i>	
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2022-01; ACCELA No. PLN 2022-00019
Project Location:	<ul style="list-style-type: none"> • 527 E. Elm Street • 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.net)
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"> • Building permit ready to issue.

PROJECT MAP:



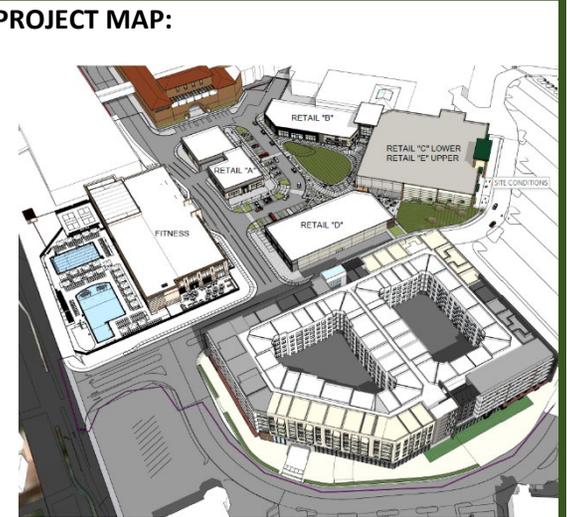
BREA METRO OFFICE CONDO TENTATIVE PARCEL MAP (MAP ID: 9)	
Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> TPM No. 2021-198; Accela No: PLN-2021-00057
Project Location:	<ul style="list-style-type: none"> Accessor's Parcel Number (APN): 319-192-15 330 E Lambert Rd
Project Description:	<ul style="list-style-type: none"> The project subdivides the property into approximately 32 individual office condominiums. No change of use, demolition or on-site improvements.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> CGM Development LLC (Gordon Lau)
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the project on March 28, 2023.
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



INDUSTRIAL BUILDING (MAP ID: 10)		PROJECT MAP: 
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.net) 	
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"> Under construction 	

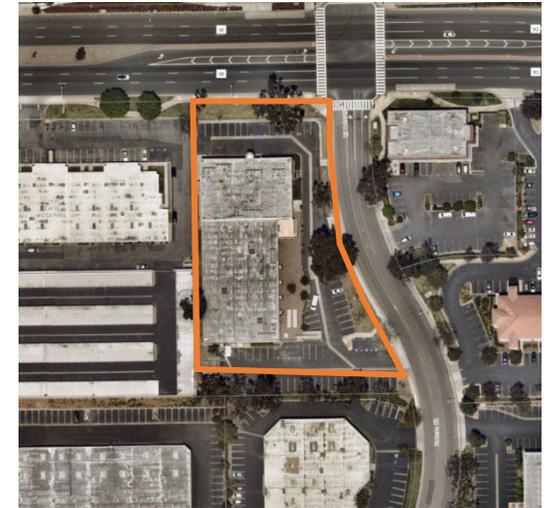
BREA MALL MIXED USE PROJECT (MAP ID: 11)		PROJECT MAP:
Project:	<ul style="list-style-type: none"> EIR, General Plan Amendment, Zone Change, Development Agreement, Precise Development Plan, Tentative Parcel Map, and Conditional Use Permits 	
Project No.:	<ul style="list-style-type: none"> EIR 20-01, 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.net) 	
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"> Demolition of the former Sears building completed; Site preparation in process. In building permit plan check process 	



GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 12)		PROJECT MAP:
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.net) 	
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"> Demolition of three buildings has commenced; Site preparation in process. In building permit plan check process 	

<i>SOUTHLANDS CHURCH FENCE HEIGHT (MAP ID: 13)</i>	
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

PROJECT MAP:



BOILING CRAB OUTDOOR PATIO (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-03; ACCELA No. PLN 2023-00017
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 for a new business, Boiling Crab
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Aejandra Zoquipa
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the application on June 6, 2023
Current Status	<ul style="list-style-type: none"> In building permit plan check process

PROJECT MAP:



BREA PLAZA REMODEL (BUILDINGS E – G) (MAP ID: 15)

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.net)
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"> • Demolition of the existing theater building completed; site preparation in process • In building permit plan check process

PROJECT MAP:



POPPING YOLK CAFÉ – ON-SITE ALCOHOL (MAP ID: 16)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-01; ACCELA No: PLN-2023-00014
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 029-331-28 1160 E Imperial Hwy, Suite J
Project Description:	<ul style="list-style-type: none"> The project includes an on-sale beer and wine alcohol license at a sit-down restaurant (Popping Yolk Café).
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> PYC Brea (Jason Tsai)
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"> In operation

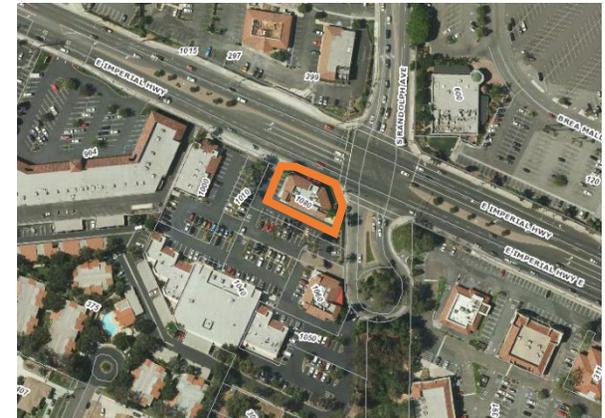
PROJECT MAP:



ORIGAMI HANDROLL BAR – ON-SITE ALCOHOL (MAP ID: 17)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-04; ACCELA No: PLN-2023-00029
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 284-181-01 1080 E Imperial Hwy, Suite E-2
Project Description:	<ul style="list-style-type: none"> The project includes an on-sale beer and wine alcohol license at a sit-down restaurant (Origami Handroll Bar).
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Jay Yim
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on September 12, 2023
Current Status:	<ul style="list-style-type: none"> In operation

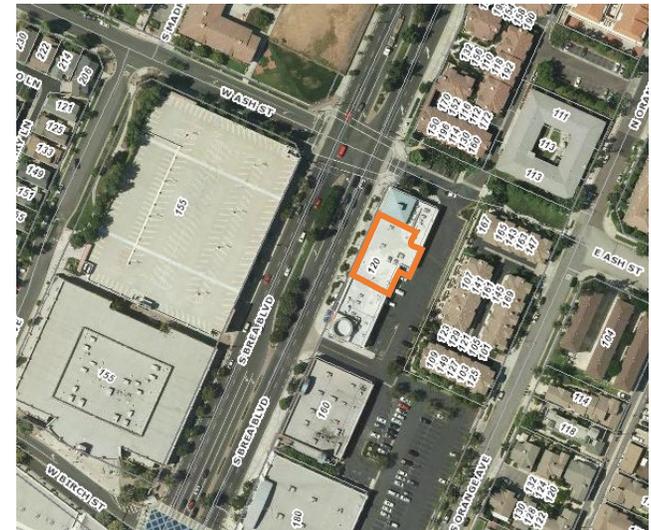
PROJECT MAP:



BOILING CRAB – ON-SITE ALCOHOL (MAP ID: 18)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-07; ACCELA No: PLN-2023-00039
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-364-25 120 S Brea Blvd, Suite 103
Project Description:	<ul style="list-style-type: none"> The project includes an 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.net)
Applicant:	<ul style="list-style-type: none"> Isac Uravo
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on September 12, 2023
Current Status:	<ul style="list-style-type: none"> Restaurant is under construction

PROJECT MAP:



WESTMORELAND WALL HEIGHT (MAP ID: 19)

Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR 2023-05; ACCELA No: PLN-2023-00038
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-013-23 1944 Westmoreland Drive
Project Description:	<ul style="list-style-type: none"> The project increases the height of the existing wall with a fence from 6 feet to 8 feet.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Marcia & Ed Munson
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on September 14, 2023
Current Status:	<ul style="list-style-type: none"> Complete

PROJECT MAP:

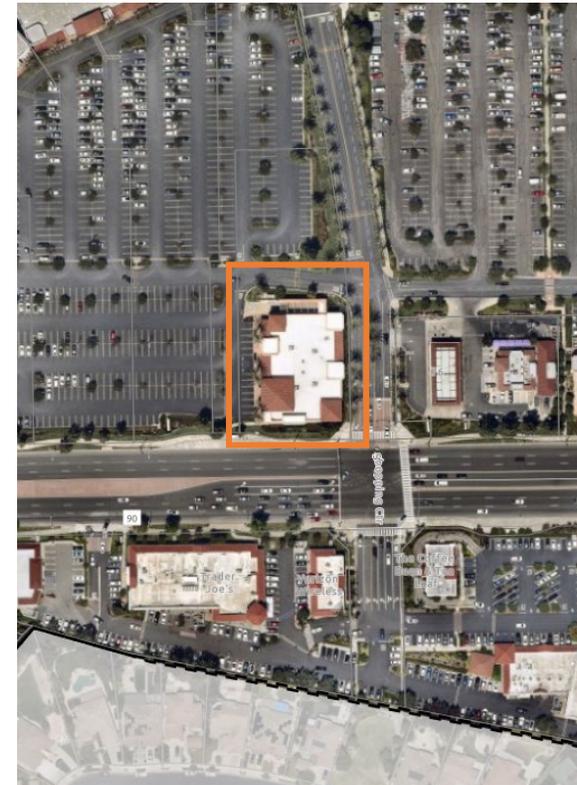


SMART PARKE PET DAYCARE (MAP ID: 20)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-06; ACCELA No: PLN-2023-00035 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-104-14 835 E Birch St 	
Project Description:	<ul style="list-style-type: none"> The project establishes a luxury pet daycare and boarding facility (Smart Parke) within an existing commercial building. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Josh Drake (Smart Parke) 	
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on September 26, 2023. 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

BREA PLACE SIGN PROGRAM AMENDMENT (MAP ID: 21)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2023-08; ACCELA No: PLN-2023-00042 	
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 319-322-07, 319-322-08, 319-322-02, 319-331-18, 319-332-03, 319-331-19, 319-331-17 100-145 S State College Blvd 	
Project Description:	<ul style="list-style-type: none"> The project amends the existing Brea Place master sign program. 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Ashley Yu (JB3D) 	
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on September 26, 2023. 	
Current Status:	<ul style="list-style-type: none"> Pending submittal of a building permit plan check 	

<i>WIRELESS FACILITY CO-LOCATION (MAP ID: 22)</i>		PROJECT MAP: 
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.net) 	
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"> Under Building plan check process. 	

ULTA FAÇADE MODIFICATION (MAP ID: 23)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR 2023-10; ACCELA No: PLN-2023-00051 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-331-18 2395 E. Imperial Highway Suite B 	
Project Description:	<ul style="list-style-type: none"> The project includes exterior façade improvements to an existing building. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> Tom Pytel 	
Approval Dates	<ul style="list-style-type: none"> The Community Development Director approved the application on October 4, 2023. 	
Current Status:	<ul style="list-style-type: none"> In operation 	



CALIFORNIA SPINE INSTITUTE (MAP ID: 24)	
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.net)
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:

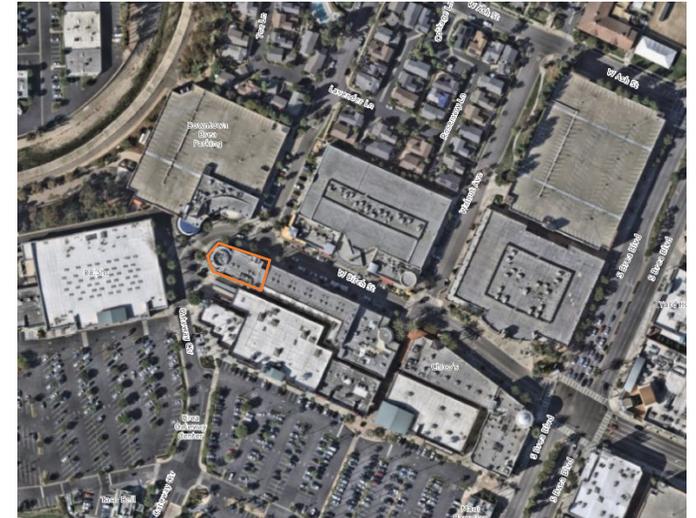


MEDICAL USE PARKING MODIFICATION (MAP ID: 25)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP 2023-10; ACCELA No: PLN-2023-00056 	
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-192-15 • 330 E. Lambert Road 	
Project Description:	<ul style="list-style-type: none"> • The project includes a reduction in the required on-site parking for the new parking deficiency to be created due to introduction of medical office uses 	
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Gordon Lau 	
Approval Date	<ul style="list-style-type: none"> • December 5, 2023 	
Current Status:	<ul style="list-style-type: none"> • N/A 	

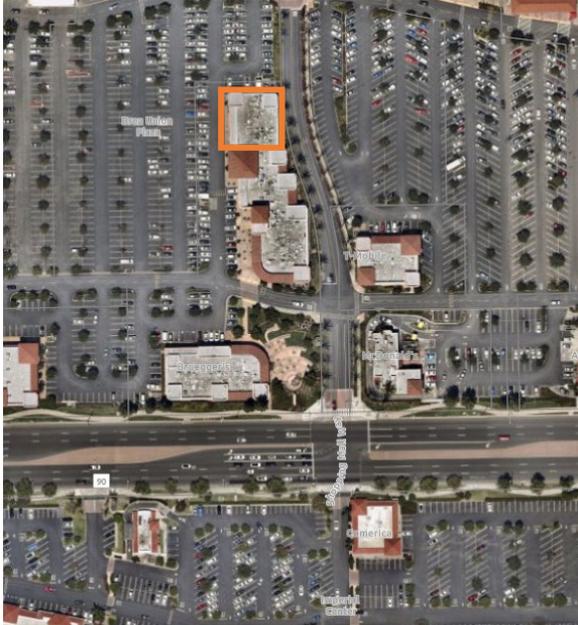


<i>MACALLANS PUBLIC HOUSE – EXPANSION OF ON-SITE ALCOHOL AND NEW OUTDOOR PATIOS (MAP ID: 26)</i>	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit and Plan Review
Project No.:	<ul style="list-style-type: none"> CUP 2023-12; PR 2023-12 ACCELA No: PLN-2023-00072
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 296-376-18 330 W. Birch Street, Suite 1
Project Description:	<ul style="list-style-type: none"> The project expands the on-site alcohol service to a new private dining space and construct two new outdoor patio areas.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.net)
Applicant:	<ul style="list-style-type: none"> Douglas Vincent
Approval Date	<ul style="list-style-type: none"> December 12, 2023
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



DR. SQUATCH FENCE HEIGHT (MAP ID: 27)		PROJECT MAP: 
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.net) 	
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 	

<i>SUPER JUICY DUMPLING – ON-SITE ALCOHOL (MAP ID: 28)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> • CUP 2023-11; ACCELA No: PLN-2023-00058 	
Project Location:	<ul style="list-style-type: none"> • Assessor’s Parcel Number (APN): 320-331-05 • 2445 E. Imperial Highway #A 	
Project Description:	<ul style="list-style-type: none"> • The applicant is proposing on-sale beer and wine alcohol license at an existing sit-down restaurant (Super Juicy Dumpling). 	
Project Planner:	<ul style="list-style-type: none"> • Graham Bultema, Assistant Planner (grahamb@cityofbrea.net) 	
Applicant:	<ul style="list-style-type: none"> • Mingfeng Liu 	
Approval Date	<ul style="list-style-type: none"> • February 27, 2024 	
Current Status:	<ul style="list-style-type: none"> • N/A 	

REPEALED/DENIED

(Within one year)

N/A