



Planning Commission Agenda

Tuesday, March 24, 2026, 6:00 PM

COUNCIL CHAMBERS

1 Civic Center Circle

Brea, California 92821

Also via teleconference:

350 W Central Ave #455, Brea, CA 92821

Melanie Schlotterbeck, Chair

Blake Perez, Vice Chair

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

This agenda contains a brief general description of each item the Commission will consider. The Planning Division has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Planning Division at (714) 990-7674 or view the Agenda and related materials on the City's website at www.cityofbrea.gov Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Planning Division at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Commission

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

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks to 3 minutes. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Commission rules prohibit clapping, booing, or shouts of approval or disagreement from the audience. Please silence all cell phones and other electronic equipment while the Commission is in session. Thank you.

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

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning at (714) 990-7674. Notification 48 hours before the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

Important Notice

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

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

1. GENERAL SESSION

- 1.A. Call to Order/Roll Call - Commission
- 1.B. Pledge of Allegiance
- 1.C. Invocation
 - Pastor Ernie Benavides from The Cause Church.
- 1.D. Matters from the Audience
- 1.E. Commission Reorganization

2. CONSENT CALENDAR

- 2.A. January 27, 2026 Planning Commission Draft Meeting Minutes
 - 1. Approve
- 2.B. General Plan Annual Progress Report 2025
 - 1. Receive and file

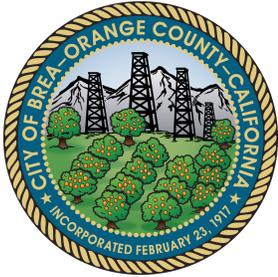
3. PUBLIC HEARINGS

4. ADMINISTRATIVE ITEMS

- 4.A. Committee Reports
- 4.B. Informational/Project Updates
 - 1. Receive and file

5. ADJOURNMENT

Date Posted: March 18, 2026



CITY *of* BREA

Planning Commission Communication
March 24, 2026
Item No. 2A.

January 27, 2026 Planning Commission Draft Meeting Minutes

TO	PREPARED BY
Chair and Members of the Planning Commission	Maribeth Tinio, City Planner
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Griffith, City Manager

RECOMMENDATION

Staff recommends that the Planning Commission approve the January 27, 2026 Planning Commission Meeting Minutes (Attachment A).

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Prepared by: Regina Mendoza

Attachments

[1.27.2026 - Draft PC Meeting Minutes to be approved at 3.24.2026 PC meeting.pdf](#)

**** The following document is a draft of the minutes and the not the official approved minutes ****

Minutes for the Planning Commission

1 Civic Center Circle, Brea, California 92821

January 27, 2026, 6:00 PM

Roll Call: *(The following members were in attendance)*

- **Tom Donini**, Planning Commissioner
- **Bill Madden**, Planning Commissioner
- **Blake Perez**, Planning Commission Vice Chair
- **Melanie Schlotterbeck**, Planning Commission Chair

Absent:

- **Ted Gribble**, Planning Commissioner

1. GENERAL SESSION

1.A. Call to Order/Roll Call - Commission

Chair Schlotterbeck called the meeting to order at 6:00 p.m.

1.B. Invocation

Pastor Rick Darden provided the invocation from Friends Community Church.

1.C. Pledge of Allegiance

Commissioner Donini led the Pledge of Allegiance.

1.D. Matters from the Audience

No members of the audience came down to speak at the podium.

2. CONSENT CALENDAR

2.A. December 9, 2025 Planning Commission Draft Meeting Minutes

Commissioner Donini pulled consent agenda item 2.A. to discuss and request subject lines in meeting minutes include the detailed project reference name.

Motion was made by Commissioner Madden and seconded by Chair Schlotterbeck. Motion passed 4-0-1, with Commissioner Gribble absent.

2.B. 2025 Administrative Remedy and Minor Conditional Use Permit Report

Commissioner Donini pulled consent item 2.B. to inquire about Administrative Remedies related to Brea 256.

City Planner Tinio indicated the Specific Plan allows for minor modifications through administrative remedies; however, the Applicant will be requesting a Specific Plan amendment, which will be brought before the Planning Commission at a future meeting.

Motion was made by Commissioner Donini and seconded by Commissioner Madden. Motion passed 4-0-1, with Commissioner Gribble absent.

3. ADMINISTRATIVE ITEMS

3.A. Brea 2050: Focused General Plan Update and Brea Core Specific Plan

Senior Planner Jessica Newton presented the Brea 2025: Focused General Plan Update and Brea Core Specific Plan.

The Planning Commission asked questions regarding the following topics:

- The actions that will come before the Planning Commissioners (to provide a recommendation to City Council)
 - Review of the draft EIR
 - The project (General Plan Update)
- The time frame as to when the Planning Commissioners will receive the related documents
- Whether updates to the Zoning Code based on the changes to the General Plan

Senior Planner Newton, City Planner Tinio, City Attorney Flower responded to the commissioner's questions.

3.B. Committee Reports

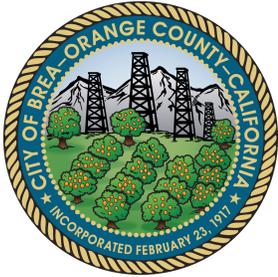
None.

3.C. Informational/Project Updates

None.

4. ADJOURNMENT

The meeting was adjourned at 6:23 p.m.



CITY *of* BREA

Planning Commission Communication

March 24, 2026

Item No. 2B.

General Plan Annual Progress Report 2025

TO	PREPARED BY
Chair and Members of the Planning Commission	Maribeth Tinio, City Planner
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Griffith, City Manager

EXECUTIVE SUMMARY

Staff recommends that the Planning Commission receive and file the 2025 General Plan and Housing Element Annual Report.

RECOMMENDATION

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.

BACKGROUND

The City continued to implement the goals and policies of the General Plan in 2025, as outlined in Attachment A of this report. The annual report covers the period from January 1, 2025 to December 31, 2025. A few key achievements have been summarized below:

- In 2025, the City approved three Zoning Ordinance Text Amendments (ZOTAs), two Zone Changes, two General Plan Amendments, two Environmental Impact Reports, one Development Agreement, 15 Conditional Use Permits, two Tentative Parcel Map, one Tentative Tract Map, two Density Bonus Projects, two Precise Developments, seven Minor Conditional Use Permits, and six Plan Reviews. These projects included improvements to existing properties, new industrial and residential developments, and updates to the City's Zoning Code.
- In 2025, the City issued building permits for 25 Accessory Dwelling Units (ADUs). The City has issued permits for 105 residential units so far in the 2021-2029 housing cycle.

- Three 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 April 15, 2025, the City Council approved the Brea Plaza Residential Project. The Project would provide 120 multi-family residential units, including six deed-restricted low income units.
- On April 15, 2025, the City Council approved the Greenbriar Residential Project. The Project would provide 179 single-family attached homes. Site clearance and demolition are currently underway, and the Project is currently in the building plan check review process.
- On August 19, 2025, the City Council approved the Mercury Senior Apartments Project. The Project would provide 85 multi-family units as part of a 100-percent affordable senior living housing project. The approval included an Affordable Housing Agreement, Loan Agreement, and Density Bonus Agreement. The project is expected to begin the plan check review process in 2026.
- On September 10, 2025, a Density Bonus application was approved for the Jamboree Housing Project, which will provide 38 affordable permanent supportive units to the community. Building permits for the Project were issued in December 2025 and grading activities began in 2026.
- On August 19, 2025, the City Council denied an appeal and upheld the Planning Commission's decision to approve the DJT4 Parcel Delivery Facility (Amazon) Project. This approval included approval of a Vesting Tentative Parcel Map and Plan Review, and certification of the Environmental Impact Report (EIR). The Project is anticipated to begin construction in 2026.
- Progress continued with the South Brea Townhomes Project in 2025. The proposed 32-unit townhome Project progressed through the permit review process and started site preparation activities in 2025, and as of January 2026, all residential permits are ready to issue.
- On March 18, 2025, the City Council approved ZOTA No. 2024-01 for an Omnibus Zoning Code No. 3 Update. The main goals of this code amendment were to provide internal consistency within the Code, modernize it to reflect good planning practices, and ensure alignment with recent state laws. Amendments were made to various chapters within Title 18 (Subdivisions and Floodplain Management) and Title 20 (Zoning Code), including updated SB9 and ADU regulations, clarification of parking standards, and codification of Mills Act Contract guidelines.
- On May 20, 2025, the City Council approved ZOTA No. 2025-01 to codify State Density Bonus Law into the Brea City Code. This code update satisfied state housing law requirements and helped the City to maintain the Prohousing Designation which was granted by the California Department of Housing and Community Development's (HCD) in 2024.
- On December 2, 2025, the City Council approved ZOTA No. 2025-03 for an Omnibus Zoning Code No. 4 Update. The main goals of this code amendment were to provide internal consistency within the Code, modernize it to reflect good planning practices, and ensure alignment with recent state laws. Amendments were made to various chapters within Title 14 (Sustainable Provisions) and Title 20 (Zoning Code), including updates to comply with housing laws for Focused Development Sites and new on-site public noticing requirements.
- On October 21, 2025, the City Council approved the addition of an Economic Development chapter to the Brea City Code. This chapter codifies various economic development efforts and outlines incentive opportunities to attract new businesses.
- Work progressed in 2025 on the "Brea 2050: Where Opportunity Meets Community" Project which includes the preparation of a Focused General Plan Update and Brea Core Specific Plan. On August 25, 2025, the City released a Notice of Preparation for the Project and held a Scoping Meeting on September 4, 2025, to present the Project and the Program Environmental Impact Report process. The public comment period ended on September 24, 2025, and work continued on preparing draft Project materials. The Project is anticipated to be agendized for public hearing by Summer 2026.

On March 3, 2026, the Report was presented and accepted by the City Council. As required by the State law, staff will submit the Report to the respective State agencies prior to April 1, 2026.

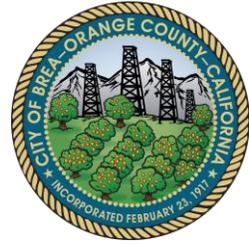
RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Prepared by: Graham Bultema, Assistant Planner

Attachments

[Attachment A - 2025 General Plan Annual Progress Report Memorandum.pdf](#)



Memorandum

Community Development Department

To: Mayor Stewart and City Council

From: Kristin Griffith, City Manager

Date: March 3, 2026

Re: General Plan Annual Progress Report for 2025

EXECUTIVE SUMMARY

In 2025, 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, 2025, to December 31, 2025. Once accepted by the City Council, the report will be submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI). This report is due to HCD by April 1, 2026.

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 an amendment to the Public Safety Element in 2021 and the final adoption of the 6th Cycle Housing Element in 2022. A Focused General Plan Update is in process as part of the "Brea 2050: Where Opportunity Meets Community" Project and is anticipated to be completed by the next reporting year in 2026.

Exhibit A to this memorandum provides summary tables that provide the implementation status of the City's General Plan during the 2025 calendar year, organized by the five chapters of the General Plan. Appendix A of the General Plan and Table HE-50 of the 6th Cycle Housing Element with Affirmatively Furthering Fair Housing Program Summary, which are Exhibits B and C of this memorandum, respectively, provide the overall direction and specific policies to be carried out to fulfill the City Council adopted goals. These documents should be referenced for specific information regarding Goals and Policies cited in the summary tables found in Exhibit A.

HOUSING ELEMENT IMPLEMENTATION

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

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

Regional Housing Needs Assessment (RHNA)

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

Table 1: 2021-2029 RHNA by Income Categories		
Income Category	Income Range for a Household of Four**	2021-2029 RHNA
Acutely Low-Income (> 15% of AMI*)	> \$20,500	-
Extremely Low-Income (16% to 30% of AMI*)	\$20,501 - \$50,750	669
Very Low-Income (31% to 50% of AMI*)	\$50,751 - \$84,600	
Low-Income (51% to 80% of AMI*)	\$84,601 – \$135,350	393
Moderate-Income (81% to 120% of AMI*)	\$135,351 – \$163,900	403
Above Moderate-Income (>120% of AMI*)	> \$163,900	900
Total RHNA Allocation		2,365 units

*Orange County 2025 Area Median Income (AMI) for a family of four was \$136,600

**Updated to reflect 2025 income ranges

In 2025, the City issued building permits for 68 new housing units. Two building permits were issued for duplex projects (four total units), and 25 building permits were issued for Accessory Dwelling Units. The Jamboree Permanent Supportive Housing Project was issued building permits in December 2025 for one manager unit and 38 units deed-restricted for Extremely Low-Income households. Table 2 below provides the RHNA income categories, total RHNA allocation, permits issued, and remaining RHNA allocation.

Table 2: Building Permits Issued					
Income Category	RHNA Allocation for 2021-2029 Planning Period	Permits Issued in Previous Years (2021-2024)	Permits Issued in 2025 (current reporting year)	Total Permits Issued to Date	Remaining RHNA Allocation
Acutely Low-Income	-	-	0	0	-
Extremely Low-Income	-	-	38	38	631
Very Low- Income	669	0	0	0	
Low-Income	393	0	0	0	393
Moderate-Income	403	3	0	3	400
Above Moderate-Income	900	34	30	64	836
TOTAL	2,365	37	68	105	2,260

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

- Brea Mall Mixed-Use: Approved by City Council in May 2023, this Project includes a 380-unit apartment building. Site preparation activities for the Project commenced in 2025 and building permits for the proposed apartment building were issued in January 2026.
- Brea Plaza Living: This project proposes a new 120-unit apartment building at the northwest corner of the Brea Plaza Shopping Center. The Project entitlement was approved by the City Council in April 2025.
- Greenbriar Residential Development: This project proposes a 179-unit townhome development at the former Mercury Insurance office site, located north of Brea Plaza Shopping Center. The Project entitlement was approved by City Council in April 2025 and began the plan check review process in Summer 2025 and site preparation in Fall 2025.
- Mercury Senior Apartments: This Project proposes an 85-unit 100-percent affordable senior housing development. The City Council approved an Affordable Housing Agreement, a Loan Agreement, and a Density Bonus Agreement for the Project in August 2025. The Project is anticipated to begin the plan check review process in 2026.
- South Brea Townhomes: The proposed 32-unit townhome project progressed through the permit review process, and as of January 2026, all residential permits are ready to issue.

Affordable Housing Funds

The City has two funds that account for revenues received and expenditures made for affordable housing: the Affordable Housing Trust Fund and the Housing Successor Fund. The Housing Successor Annual Report for fiscal year 2024-2025 is included as Exhibit E.

Exhibits

- A. Summary Tables of General Plan Implementation Status
- B. Appendix A of the General Plan - Implementation Guide
- C. Housing Implementation Program Summary & Affirmatively Furthering Fair Housing Program Summary
- D. 2025 Housing Element Annual Progress Report
- E. Housing Successor Annual Report FY 2024-2025

EXHIBIT A

SUMMARY TABLES OF GENERAL PLAN IMPLEMENTATION STATUS FOR 2025

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 2025, the City completed or initiated several 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 2025 calendar year:</p> <ul style="list-style-type: none"> • While the State Route 57 Freeway & Lambert Road Interchange Project had previously completed the construction phase for bridge reconstruction, 2025 saw the completion of the construction improvements associated with the landscape phase of the Project. Upon completion of the landscape phase construction, the project moved to the landscape maintenance phase that will continue in 2026. In 2025, staff also developed paving improvement plans for pavement restoration on Lambert Road between State College Boulevard and Associated Road. • The City continued to seek out grant opportunities to extend The Tracks at Brea trail to the western City limits and 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 City of Brea partnered with several agencies on Regional TSSP Projects throughout the year, that are focused on achieving these goals. The design phase of the Lambert Road Traffic Signal Synchronization Project was completed in 2025 and entered the construction phase, with the City of La Habra serving as the lead agency on the project. The Kraemer Boulevard Regional TSSP Project entered the construction phase with the City of Santa Ana serving as the lead agency on the project. The State College Boulevard Regional TSSP Project was awarded grant funds by OCTA in a project being led by the City of Anaheim as the lead agency on the project.

**TABLE 1
General Plan Community Development Chapter**

Element	Goal/Policy	Achievement
Community Development		
		<ul style="list-style-type: none"> The City also continued annual traffic compliance and routine maintenance of the street network per the CIP program and the Pavement Management Plan. The City made several traffic calming improvements to the traffic signal system and roadway network in 2025, as recommended by the Traffic Committee and City Council. Additionally, other areas of the City were rehabilitated through the CIP program including portions of the Joyce Drive neighborhood, 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 2025, the Public Works Department started several infrastructure projects in the design phase including the Birch Street Paving Improvement Project and the Palm Street Paving Improvement Project in partnership with the City of Fullerton who is serving as the lead agency. Also, 2025 was the beginning of the construction phase of sanitary sewer improvements for the Briarwood Lift Station Replacement Project, as well as the completion of the construction of waterline improvements at the intersection of Birch Street and Kraemer Boulevard and the completion of paving improvements on the corridor of Birch Street between Kraemer Boulevard and Valencia Avenue.
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 2025. The City approved three Zoning Ordinance Text Amendments, two Zone Changes, two General Plan Amendments, two Environmental Impact Reports, one Development Agreement, 15 Conditional Use Permits, two Tentative Parcel Maps, one Tentative Tract Map, two Density Bonus Projects, two Precise Developments, one Zoning Variance, one Certificate of Compatibility, seven Minor Conditional Use Permits, and six Plan Reviews.</p> <p>Preparation of the Brea 2050: Focused General Plan Update and Brea Core Specific Plan is underway. The environmental review process kicked off in Fall 2025 for the project with release of the Notice of Preparation for the Program Environmental Impact Report. Preparation of draft materials is in progress and will continue until completed. The project is expected to be agendized for public hearing by Summer 2026.</p>

**TABLE 1
General Plan Community Development Chapter**

Element	Goal/Policy	Achievement
Community Development		
Economic Development	CD-1.3 CD-1.6 CD-1.11 CD-23.1 CD-23.2 CD-23.4 CD-24.1 CD-24.2 CD-24.3 CD-24.4 CD-24.5 CD-25.1 CD 26 CD-26.3	<p>In 2025, the City advanced the Brea 2050: Focused General Plan Update and Brea Core Specific Plan, a multiyear planning effort to update select elements of the General Plan, including the Economic Development Element. The Economic Development Element outlines the City’s strategy to support a resilient and diverse local economy that is integrated with land use, housing, and transportation planning. Building on its history as a regional commercial and industrial center, the City seeks to attract quality industries, support existing businesses, expand housing options, and improve the jobs-housing balance to ensure long-term economic vitality.</p> <p>In 2025, the City adopted a new Brea City Code Chapter dedicated to Economic Development. This chapter codifies various Economic Development efforts and outlines incentive opportunities to attract new businesses.</p> <p>In 2025, the Economic Development Division continued to provide resources for business owners seeking to establish or expand their presence within the City, and continued to provide assistance with navigating regulatory requirements and City processes. Staff also continued to support property owners and commercial real estate brokers by identifying potential tenants for vacant properties, thereby facilitating economic activity and promoting business growth. In 2025, the City established Business Connect Hours, a city-operated program designed to directly connect local businesses and property owners with Economic Development staff. The program offers personalized guidance, resources, and one-on-one support for permits, regulatory compliance, and business development, thereby enhancing the ease of starting, operating, and succeeding in Brea.</p> <p>In 2025, the City continued to expand Experience Brea, a comprehensive economic development and marketing campaign aimed at strengthening Brea’s identity, supporting local businesses, increasing investment interest, and highlighting the vibrant cultural arts scene and community amenities. As a continuation of these efforts, in 2025, the City launched a new program to promote local restaurants called “Dine Brea”. During a full week in November 2025, businesses offered individualized promotions to customers. The City marketed the program and participating businesses in an effort to recognize food establishments in the City to both the local community and greater region.</p>

**TABLE 1
General Plan Community Development Chapter**

Element	Goal/Policy	Achievement
Community Development		
Economic Development, Continued		<p>The City has continued to celebrate its local business community by announcing new business openings through print and digital media and by recognizing outstanding businesses each quarter through the Business of the Quarter Recognition Program. The program highlights businesses for achievements in areas such as innovation, stewardship, and longevity.</p> <p>The City has continued to strengthen its partnerships with the Orange County Small Business Development Center (SBDC), the U.S. Small Business Administration (SBA), Orange County Workforce Solutions, the Orange County Business Council, and the Brea Chamber of Commerce. To expand outreach and support for local businesses and workforce development, the City revitalized its in-person Small Business Clinic in collaboration with the SBDC. Due to strong demand, the City continued to offer this clinic and will provide additional training opportunities for the business community in 2026. The City also offered virtual clinics and workshops to further enhance accessibility and participation.</p> <p>The Economic Development Division staff continue to serve as a concierge resource for business owners seeking to establish a presence in the City or requiring assistance navigating regulatory requirements. Staff also support property owners and commercial real estate brokers by identifying potential tenants for vacant properties, thereby facilitating economic activity and business growth.</p> <p>The City actively participates in the Orange County Planning Collaborative, the International Council of Shopping Centers (ICSC), the California Association for Local Economic Development (CALED), and a North Orange County regional working group comprised of Economic Development representatives from neighboring cities.</p> <p>The City continued to annually attend the International Council of Shopping Centers (ICSC) conference to engage with property owners, real estate professionals, and businesses considering locating in Brea. Staff also showcase available sites within the City to promote investment and development.</p>

TABLE 1
General Plan Community Development Chapter

Element	Goal/Policy	Achievement
Community Development		
Growth Management	CD-27.1 CD-27.2 CD-28.1	The City continued to partner with other agencies in 2025 to accomplish inter-jurisdictional projects that plan for future growth. The City of Brea partnered with OCTA, the County of Orange, and all participating Orange County cities to progress the Countywide Signal Synchronization Baseline Project that included the synchronization of approximately 2,500 traffic signals within Orange County. Additionally, the City of Brea partnered with several agencies on Regional TSSP Projects throughout the year. The design phase of the Lambert Road Traffic Signal Synchronization Project was completed and entered the construction phase with the City of La Habra serving as the lead agency on the project. The Kraemer Boulevard Regional TSSP Project entered the construction phase with the City of Santa Ana serving as the lead agency on the project. The State College Boulevard Regional TSSP Project was awarded grant funds by OCTA in a project being led by the City of Anaheim as the lead agency on the project. Each of these projects served to achieve the goal of signal synchronization across major corridors within Orange County.

TABLE 2
General Plan Community Resources Chapter

Program	Goal/Policy	Achievement
Community Resources		
Parks and Open Space	CR-1.1 CR-1.2 CR-1.3 CR-1.4 CR-3.6 CR-2.2 CR-3.2	<p>The City's CIP program for 2025 included the Arovista Park Modernization Project. The construction of Arovista Park continued in 2025, with the project scope including the expansion of playgrounds to add accessible play amenities, improvements to The Tracks at Brea trail system, a restroom facility, amphitheater, parking lot improvements, sports courts, and new pickleball courts. Phase one is anticipated to be completed in 2026.</p> <p>Operation of the Olinda Oil Museum and its volunteer docents is ongoing following the State of California transferring oversight of this historic amenity to the City on November 1, 2023. In 2025, the Olinda Oil Museum continued to offer tours and educational opportunities of Brea's oil history to visitors.</p>
Trails	CR-6 CR-6.3 CR-6.4 CR-6.5 CR-6.6 CR-7.1 CR-7.2 CR 7.3	<p>The City continued to seek partnering and funding opportunities in 2025 to extend The Tracks at Brea, a localized portion of the regional Orange County Loop trail network. The Tracks at Brea is a two-way multi-use path running east to west through the Brea Core Plan Area. It is approximately four miles in length and consists of a paved bikeway and separate pedestrian pathway on previous railroad facilities. The Tracks at Brea provides separate facilities for bicyclists and pedestrians to travel through the central part of the City and ends on the west side of Surveyor Avenue. Class II bike lanes are present on both sides of Surveyor Avenue from The Tracks at Brea terminus to Nasa Street.</p> <p>Two private development projects at 3200 Nasa Street and 275 Valencia Avenue will coordinate with the City to extend The Tracks at Brea from the eastern edge at Surveyor Avenue, south to Nasa Street, and east to Valencia Avenue. The bike and walkway path resumes further down Imperial Highway. Negotiations are also underway with Union Pacific for land acquisition by the City for the western extension of the trail.</p>
Wildlife Habitat	CR-8.2 CR-9.2 CR-9.3 CR-9.4	<p>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.</p>

TABLE 2
General Plan Community Resources Chapter

Program	Goal/Policy	Achievement
Community Resources		
Scenic Resources	CR-10.3 CR-10.4 CR-10.5	The City continued to assess development proposals for potential impacts to significant natural resources pursuant to the CEQA.
Water Conservation, Air Quality	CR-9.3 CR-11 CR-11.4 CR-11.5 CR-11.6 CR-12 CR-12.1 CR-12.2	Approximately 969 catch basins and storm drains and 50 miles of main sewer lines were cleaned to maintain compliance with the National Pollution Discharge Elimination System (NPDES). Where appropriate, the City will seek funding to continue to modernize the system to accommodate growth in the City.
Historic Resources	CR-14 CR-15	<p>Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. A total of 20 properties in Brea participate in the Mills Act program. Currently, there are 59 historic resources on the Historic Resource Register.</p> <p>The City continued the Mills Act Annual Compliance program in 2025 and continued to provide the Council with an annual report going forward with updates on Mills Act properties and compliance with their contracts.</p>

**TABLE 3
General Plan Community Services Chapter**

Program	Goal/Policy	Achievement
Community Services		
Human Services, Recreational Services, Education Services, Library Services	CS-1 CS-1.2 CS-1.3 CS-1.4 CS-1.5 CS-1.6 CS-1.7 CS-2.3 CS-2.5 CS-3.4 CS-3.5	<p>The Brea Community Center (BCC) offered a variety of programs in 2025. Programs include the After-School Program, Day Camp, Teen Zone, facility rentals, Brea Fitness Center, youth and adult sports, Tiny Tots preschool program, Kid Watch babysitting, and contract classes.</p> <p>In addition to providing a variety of extensive programming meant to meet the needs of the community, the Brea Resource Center had some additional and unique achievements in 2025:</p> <ul style="list-style-type: none"> • The Brea Resource Center continued their partnership with the HOPE Center which provides County-wide deployment of specialized homeless outreach liaisons to offer support and resources to unhoused individuals throughout Brea. • The Resource Center will begin developing programs utilizing National Opioid Settlement (NOS) Funds centered on prevention of opioid use, treatment and support for opioid users and their families, and implementing strategies to abate the opioid epidemic. <p>The Brea Senior Center continued to offer a variety of programs and services in 2025, including presentations, nutritional programs, transportation services, daily programming, travel excursions, and fitness classes. Following the completion of the Senior Center Feasibility Study in 2023, staff is exploring outreach efforts geared towards prioritizing any facility improvements.</p> <p>The City continued to offer community-favorite events, such as the Nutcracker and Spring Craft Boutiques, the 4th of July Country Fair, Movies Under the Stars, Brea Fest, Veterans Day Ceremony and Annual Tree Lighting Ceremony. These events continue to contribute to Brea’s “small town” charm.</p>
Cultural Arts	CS-5.1 CS-5.2 CS-5.3 CS-5.4 CS-5.6 CS-5.10 CS-5.11 CS-5.12 CS-6.1 CS-6.3	<p>Following the completion of the Cultural Arts Master Plan in 2023, the Cultural Arts Commission has continued to prioritize the implementation of Master Plan findings.</p> <p>Brea’s Art in Public Places (APP) Collection consists of a total of 190 sculptures throughout the City with future development and additional art pieces anticipated to expand the public art program.</p>

Cultural Arts, Continued		<p>In 2025, the Curtis Theatre hosted a youth theatre program which attracted nearly 500 youth participants. The Theatre also produced five summer concerts which were attended by hundreds of people over six weeks.</p> <p>The Brea Gallery hosted four exhibitions in 2025. In conjunction with these exhibits, the Gallery continued to operate the gift shop to sell products from local artists/makers. The Brea Gallery also continued to host art workshops for the public.</p>
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**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
Emergency Services and Safety	PS-1.1 PS-1.2 PS-1.3 PS-1.4 PS-1.5 PS-1.6 PS-1.7 PS-1.8 PS-1.10 PS-1.11 PS-1.12 PS-2.1 PS-2.3 PS-3.1 PS-3.2 PS-3.3	<p>The Police Department and Fire Department continued to meet with staff throughout 2025 to identify impacts on new development and are involved with the plan check process providing input and conditions related to public safety concerns. The Police Department also continued to provide support and expertise to the Traffic Committee.</p> <p>The Brea Police Department is committed to addressing quality of life issues and serving our homeless population through its partnership with the NOCPSC and the HOPE Center. The Department continued to work closely with the HOPE Center in 2025 to offer resources and services to our unhoused population. The HOPE Center recently added the Psychiatric Emergency and Response Team (PERT) that allows for professionals to directly work with those struggling with mental health. In addition, in February 2025, the City Council adopted several new ordinances related to Unlawful Camping and Unlawful Obstruction. Additional Code Amendments were added including the Prohibited Consumption of Alcohol in city-owned structures, Public Nudity and Loitering between the hours of 2 am and 6 am.</p> <p>The Police Department remains committed to providing ongoing professional development opportunities for its personnel. In March 2025, supervisory staff completed a POST-certified Team Building Workshop. The training focused on leadership development, goal setting, and strengthening collaboration among supervisory personnel.</p> <p>The Department continued to promote holistic wellness initiatives focused on nutrition, physical fitness, and mental health. In 2024, in partnership with other City departments, the Police Department completed a full renovation of the employee fitness facility, funded entirely through a Wellness Grant. The remodel included the installation of new fitness equipment to support employee health and readiness. In addition, the Department hosted an Emotional Survival class that employees attended. The Department continues to partner with Mental Health Services providers.</p> <p>The Police Department continued to participate in public events around the City including the Citizen’s Academy, Coffee with a Cop, neighborhood watch meetings, and continued presence at other City-sponsored events. These initiatives reinforce positive community partnerships and strengthen public trust.</p>

**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
Emergency Services and Safety, Continued		<p>Efforts to complete the Police Department’s Integrated Crime Center continued in 2025. The Integrated Crime Center became operational in May 2025 with the launch of the Drone as a First Responder (DFR) program. So far, the DFR has had a total of 780 flights, resulting in the apprehension of 111 people. In addition to the DFR program, the Department invested in 32 fixed Automated License Plate Readers (ALPRs), all of which have already been deployed throughout the city. Fiber optic infrastructure installation began in 2025 and continues into 2026. These upgrades will support the deployment of 204 cameras, with an additional 150 cameras throughout city facilities. These cameras will integrate directly into the Integrated Crime Center to further strengthen real-time monitoring and investigative capabilities.</p> <p>In 2025, the Fire Department continued providing emergency fire and medical services throughout the City and implemented its in-house ambulance transport program, allowing the City to assume direct responsibility for ambulance operations and emergency medical transport. Fire Department staff continued to participate in the development review and plan check process to address fire protection, emergency access, and life-safety concerns associated with new development.</p> <p>The Fire Department also remained active in community outreach and preparedness efforts, including Fire Services Day, station tours, open houses, CERT training, and participation in City and community events, as well as joint public safety events with the Police Department.</p>
Hazards Management	PS-4.1 PS-4.4	<p>In 2025, the Fire Department continued to support hazards management objectives through regulatory oversight, inspections, and coordination with Orange County Environmental Health. The Department ensured hazardous materials used by local businesses were properly managed and stored, and provided education and guidance related to hazardous materials and emergency preparedness.</p> <p>The Fire Department also conducted fire prevention inspections and enforcement activities in accordance with state and local requirements, including compliance with state-mandated inspection programs, to reduce risk to life and property and support overall community safety.</p>

**TABLE 4
General Plan Public Safety Chapter**

Program	Goal/Policy	Achievement
Public Safety		
Wildland Fires	PS-6.2 PS-6.3 PS-6.4	<p>In 2025, the Fire Department continued to focus on wildland fire preparedness, mitigation, and regional response. Fire personnel participated in strike team and single-resource deployments in support of statewide and regional wildfire response efforts.</p> <p>The Department continued proactive wildfire mitigation activities, including vegetation management and brush clearance inspections within designated High and Very High Fire Hazard Severity Zones. Public education efforts were expanded through wildfire preparedness workshops, Fire Safe Council participation, and community outreach events.</p> <p>The Fire Department adopted the 2025 California Fire Code and the 2025 California Wildland-Urban Interface Code with enhanced local amendments, including updated brush clearance standards, and adopted updated Fire Hazard Severity Zone maps to align local wildfire planning and enforcement with current state guidance.</p>
Geologic and Seismic Considerations	PS-8.3 PS-8.4 PS-8.6	<p>The City continues to promote earthquake preparedness in the community with periodic earthquake awareness programs (such as “The Great Shake Out”).</p> <p>The City continues 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 continues to ensure that new developments are not exposed to excessive noise levels.</p> <p>The City continues to enforce noise regulations to protect the community from excessive noise levels from stationary sources.</p>

TABLE 5
General Plan Housing Element Chapter

Program	Goal/Policy	Achievement
Housing		
Single-family Rehabilitation Program	HE-1.2 HE-1.3	In 2025, three 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. The City also continued to make efforts to conduct outreach in Low and Moderate Resource Census Tracts.
Multi-Family Acquisition and Rehabilitation	HE-2.0	The City continued to make efforts to identify apartments in need of rehabilitation (especially for long-term affordable rental housing), with the goal of reaching out to non-profit housing providers at least twice during the planning period. The City also continued to seek opportunities for rehabilitation projects with the goal of achieving at least two projects during the planning period.
Preservation of Assisted Housing	HE-1.5	The City continued to make efforts to contact owners of at-risk projects to initiate preservation discussions within 3 years of expiration. The City also continued to seek to preserve existing affordable rental stock at-risk of conversion to market rents
Section 8 Rental Assistance Program	HE-4.0	The City continued to partner with the County of Orange to share information about the Section 8 Rental Assistance wait list re-opening.
Affordable Housing Ordinance	HE-2.2 HE-3.1 HE-3.4	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea updating the Affordable Housing Ordinance. The City continued to implement its updated affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability, providing affordable units to Extremely Low, Very Low, Low, and Moderate-Income households.
Density Bonus Incentives	HE-6.0	The City continued to implement its updated affordable housing ordinance which includes State Density Bonus provisions. On May 20, 2025, Brea City Council adopted Ordinance No. 1259, an Ordinance amending the Zoning Code to codify State Density Bonus Law.
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.

TABLE 5		
General Plan Housing Element Chapter		
Program	Goal/Policy	Achievement
Housing		
Land Use Element and Sites Inventory	HE-8.0	<p>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.</p> <p>On December 2, 2025, Brea City Council adopted Ordinance No. 1269, an Ordinance of the City of Brea amending the Zoning Code to codify the aforementioned requirements to apply to all Focused Development Sites. The City continues to maintain a current inventory of residential/mixed-use sites (Housing Opportunity Sites).</p> <p>The City provides information about Housing Opportunity Sites available for affordable housing development as a GIS layer on the City's online GIS map which is available for developers and community members to view.</p>
Lot Consolidation Incentive Program	HE-8.0a	<p>The City conducted outreach in 2025 regarding amendments to the existing Lot Consolidation Incentive Program to codify incentives for Housing Element sites. A survey was sent out in late 2024 to property owners of Housing Opportunity Sites to elicit feedback and identify incentives that property owners could utilize to facilitate lot consolidation of properties into larger development sites for future residential development. The survey responses were evaluated and used to update the Lot Consolidation Incentive Program in 2025, adding new incentives to increase the maximum allowed lot coverage, increase the maximum allowed height, and defer impact and permit fees.</p>
Replacement Housing Program	HE-8.0b	<p>The City continued to implement the updated affordable housing ordinance (Ordinance No. 1242) which includes guidance specifying that any residential project that results in the displacement of existing affordable units shall be required to replace each displaced affordable unit at the same or greater level of affordability of the existing unit, in addition to providing the number of affordable units required by the Affordable Housing Ordinance.</p>
Brea Core Plan	HE-9.0	<p>The City initiated the process of developing the Brea Core Specific Plan in early 2024. This work effort is underway alongside the focused General Plan Update. This work program is expected to be completed by summer 2026.</p>

**TABLE 5
General Plan Housing Element Chapter**

Program	Goal/Policy	Achievement
Housing		
Accessory Dwelling Units	HE-1.1 HE-2.4 HE-3.5	The City continued to promote the development of Accessory Dwelling Units (ADU) as a form of multi-generational and affordable housing. In 2025, 25 building permits were issued for ADUs in the City.
Publicly-Owned Land for Affordable Housing	HE-11.0	In June 2024, the City of Brea and Jamboree Housing Corporation executed a Disposition, Development, and Loan Agreement for a permanent supportive affordable housing project at 323 North Brea Boulevard. This project will serve 38 Extremely Low-Income households. In December 2025, the City of Brea and Jamboree executed a ground lease granting Jamboree site control over 323 North Brea Boulevard for future construction activities.
Annexation of Sphere of Influence	HE-12.0	On August 16, 2022, Brea City Council adopted Ordinance No. 1229, an Ordinance 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.
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>

**TABLE 5
General Plan Housing Element Chapter**

Program	Goal/Policy	Achievement
Housing		
Zoning Text Amendments for Special Needs Housing	HE-15.0	On August 15, 2023, Brea City Council adopted Ordinance Nos. 1241 and 1242, approving Zone Change Nos. 2023-01 and 2023-02 to create a permitted land use table allowing small state licensed RCF as permitted by right in MU zones, small employee housing as permitted by right in R zones, and specific incentives for projects with ELI units. Zone Change No. 2023-01 also revised standards for emergency shelters to align with State law.
CEQA Exemptions for Infill Projects	HE-4.0 HE-4.4	The City continued to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.
Fair Housing Program	HE-2.6 HE-5.1 HE-5.5	The City continued to further Fair Housing Practices in the community by providing fair housing outreach and educational information to the public through the public counter, one-on-one appointments and on the website.
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	<p>The City supports a range of housing options to address the diverse needs of Brea’s growing senior population. The City continued to conduct outreach with the senior population to ensure their voices are heard.</p> <p>On August 19, 2025, the City Council approved the Mercury Senior Apartments Project. The Project will provide 85 multi-family units as part of a 100-percent affordable senior living housing project. The approval included an Affordable Housing Agreement, Loan Agreement, and Density Bonus Agreement. The project is expected to begin the plan check review process in 2026.</p>
Housing Opportunities for Persons Living with Developmental Disabilities	HE-20.0	The City continued to support a range of housing options for persons with developmental disabilities by working in cooperation with the OCRC to publicize information on available resources for housing and services.

TABLE 5
General Plan Housing Element Chapter

Program	Goal/Policy	Achievement
Housing		
Veteran and Homeless Assistance	HE-21.0	The City continued to support housing and supportive services for veterans and persons experiencing homelessness by promoting housing and supportive services for veterans by partnering with housing and service agencies through the Brea Resources Center, supporting North County Navigation Centers in providing shelter and services to the homeless; and providing street outreach through the HOPE Center.
Prioritization of Sustainable Housing Projects	HE-22.0	The City continued to prioritize projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities within a half mile radius, and/or have a higher walk score.
Green Building	HE-6.1 HE-6.3 HE-6.4	The City continued to provide outreach and education to developers, architects and residents on the CALGREEN code and ways to incorporate sustainability in project design. The updated code includes changes that will positively affect the energy code requirements and improve the design for residential energy consumption.
Energy Conservation	HE-24.0	The City continued to evaluate and implement activities to support clean energy and energy efficiency solutions in Brea's Housing.
Healthy Communities	HE-1.1 HE-1.4 HE-5.5 HE-6.4 HE-6.5 HE-6.6	The City completed the Active Transportation Plan in 2020 to further augment Phase One of the Brea Core Plan, promoting healthy living and physical activity and is making progress to move towards Phase Two. Phase Two will include land use planning efforts with full community engagement (Brea Core Specific Plan). The focused General Plan Update is currently underway and is expected to be completed by summer 2026.

EXHIBIT B

Appendix A

IMPLEMENTATION GUIDE

T H E C I T Y O F

— B R E A —

G E N E R A L P L A N



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.								

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

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

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Policy	Implementation Program Description	Responsible Agency	Potential Funding Source	Time Frame	Related General Plan Element Policies					
					Community Development	Housing	Community Resources	Community Services	Public Safety	
CD-11.6	To reduce expenditures, improve design, and minimize traffic disruption, coordinate local street improvements with major transportation system improvement projects, such as widening the State Route 57 on and off ramps at Lambert Road.	Community Development, Caltrans	Capital Improvement Program (CIP) funds, Development fees, Gas tax revenue	Ongoing	CD-12.1					
CD-11.10	Coordinate with the school districts and other entities to develop "Suggested Route to School Plans" for all public and private schools in the City and for schools serving students living in Brea. Plans shall identify all pedestrians and bicycle facilities, and traffic control devices for residents to determine the most appropriate travel route. The plans shall also identify existing easements for sidewalks.	Community Development, Brea Olinda School District, La Habra City School District	General fund, Grants	Ongoing						
CD-11.10	Increase priority of pedestrian safety projects (i.e., pedestrian street crossings, sidewalks, or pathways) as part of the Capital Improvement Program. Review the need to install sidewalks or paths and crosswalks on all City streets within one-half mile of all public schools within the City.	Community Development	Capital Improvement Program (CIP) funds	Ongoing					PS-3.1 PS-3.2 PS-3.3	
Public Transportation System										
CD-12.1 CD-12.2 CD-12.3 CD-12.4	Work with OCTA to improve transit service and encourage ridership through the following actions: <ul style="list-style-type: none"> ▪ Encourage provision of transit facilities in major new development and major rehabilitation projects; ▪ Support OCTA demand-responsive (ACCESS) service and other paratransit operations ; ▪ Work with OCTA to provide information to the public on available 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"> 1) Upgrade existing bikeways and develop new bicycle facilities in accordance with the standards and locations in the Circulation Section; 2) Require the provision of secure bicycle parking (e.g., racks, lockers) as part of all future development projects for non-single family residential development; 3) 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 4) 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 1/4 mile service area radius in residential setting</td> </tr> <tr> <td>Neighborhood Park</td> <td>5-10 acres, with a 1/4- to 1/2-mile service area radius</td> </tr> <tr> <td>Community or Sports Park</td> <td>20-50+ acres, with a 1/2- 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 1/4 mile service area radius in residential setting	Neighborhood Park	5-10 acres, with a 1/4- to 1/2-mile service area radius	Community or Sports Park	20-50+ acres, with a 1/2- 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 1/4 mile service area radius in residential setting																		
Neighborhood Park	5-10 acres, with a 1/4- to 1/2-mile service area radius																		
Community or Sports Park	20-50+ acres, with a 1/2- 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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					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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					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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					Community Development	Housing	Community Resources	Community Services	Public Safety
CR-13.6 CR-13.7 CR-13.8	<p>Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan (AQMP) and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.</p> <p>To reduce dust and particulate matter levels, implement SCAQMD's fugitive dust control measures such as:</p> <ul style="list-style-type: none"> ▪ Restricting outdoor storage of fine particulate matter; ▪ Controlling construction activities and emissions from unpaved areas; and ▪ Paving areas used for vehicle maneuvering. <p>Cooperate with the Integrated Waste Management Department's (IWMD) Regulatory Compliance group and South Coast Air Quality Management District (SCAQMD) to enforce air quality regulations at the Olinda Alpha Landfill.</p>	Development Services, IWMD, and SCAQMD	General fund	Ongoing			CR-13.7 CR-13.8		
SECTION XII: HISTORIC RESOURCES									
CR-14.1 CR-14.3	Assess development proposals for potential impacts to significant historic and cultural resources pursuant to 15064.5 of the California Environmental Quality Act.	Development Services	Development fees	Ongoing	CD-5.4				
CR-14.2	Investigate the potential of creating historic districts, conservation districts, and/or preservation overlay zones within the City. Amend the Historic Preservation Ordinance in developing criteria for district designation and include appropriate regulations to safeguard historic resources within the delineated district.	Development Services	General fund,	Investigate by end of 2005;	CD-5.7				
CR-14.4 CR-14.5	Research all types of possible funding sources and financial assistance (such as California Mills Act) to help promote, preserve, and restore historical resources in Brea. Such funding sources can include, tax incentives, Federal and state funds, grants, awards, loans, and other financial sources.	Development Services	General fund, Tax credits, grants, state and Federal funding sources	Ongoing	CD-4.7				
CR-14.6	<p>List historic resources and structures to various Federal, state, and local historic registers, including Brea's Historic Resources Register, to prevent and discourage demolition.</p> <p>Update the City's Historic Resources Register to further increase level of awareness of Brea's historical resources. Continue to add resources that meet City's Historic Preservation Ordinance.</p>								
CR-14.7 CR-14.8 CR-14.9 CR-15.3 CR-15.5 CR-15.6	<p>Work with Community Services and Recreation Services Department to promote Brea's heritage through artwork, signs, preservation, recreation programs, events, and historical structures throughout the City and in City park lands.</p> <p>Use Federal, state, non-profit, and private programs and resources to promote Brea's historic resources.</p>	Development Services, Community Services	General fund	Ongoing	CD-4.7 CD-5.6			CS-5.1 CS-5.2 CS-5.4 CS-5.6	
CR-15.1	Identify and implement programs to assist and encourage private property owners to preserve historic, cultural, and archaeological resources within the City.	Development Services	General fund	Ongoing					
CR-15.2	Continue to work with the City's Historical Committee and Brea Historical Society to accomplish the goal of increasing awareness of Brea's historic resources and the importance of their preservation. Work with Historical Society in preserving and recognizing City's historical materials and resources. Continue to distinguish resident's hard work for renovating and restoring historic structures with the Brea Historic Preservation Award honored by both the Brea Historical Society and City Council.	Development Services	General fund	Ongoing					
CR-15.4	Continue to work with the Brea Olinda Unified School District to provide access to the City's information and structures that reflect the community's history.	Development Services, Community Services	General fund	Ongoing				CS-3.1 CS-3.5	

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

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					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.1 CS-1.4	Continue to establish various partnerships with law enforcement. 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 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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					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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					Community Development	Housing	Community Resources	Community Services	Public Safety
CS-1.5 CS-1.6	Develop a coordination director or liaison between the city and community groups. This position would coordinate the assistance of service clubs to assist/perform charitable programs such as "taste of Brea", "Fourth of July" and other similar events. This would also help in informing clubs when any city assets/equipment is available/planned for redistribution.	Brea Community Services Department	General Fund	2003					
CS-1.6	Establish tangible incentives and recognition programs to high school volunteers for community service.	Brea Olinda Unified School District	Not applicable	2003					
SECTION XIV: RECREATIONAL SERVICES									
CS-2.1	The City shall strive to meet the growing recreational needs of residents through the acquisition of new programs and recreational facilities. Support community and senior services agencies with developing recreational outreach programs.	Community Services Department	General Fund	On-going Development implementation program by 2005.					
CS-2.2	Work with the Brea Olinda School District to develop after school recreational opportunities for teens and youth.	Community Services Department, Brea Olinda School District	General Fund,	On-going					
CS-2.3	Partner with private agencies and employment centers to develop recreational programs such as work-related sports leagues and fitness days.	Community Services Department	General Fund	2003					
CS-2.4	Continue to engage in joint use agreements with the Brea-Olinda School District to further expand recreational facilities.	Community Services Department , Brea Olinda School District	General Fund	On-going			CR-3.2 CR-1.5		
CS-2.5	Continue to support the role of the Parks, Recreation, and Human Services Commission.	Community Services Department	General Fund	On-going					
SECTION XV: EDUCATION SERVICES									
CS-3.1	Work with the Brea Olinda Unified School District to determine ways that schools can be made more available to the community for weekend and evening use. Increase collaboration between schools, the community center and parents through exchanging activity calendars, and having a contact person at each school, community center, the City and the police department Cooperate with existing public and non-profit service agencies to develop a service program that will coordinate the efforts of providing education to children and youth in Brea.	Brea Olinda Unified School District, Development Services Department	General Fund	On-going					
CS-3.2	Provide regular status reports to the Brea Olinda Unified School District on potential and approved development projects. Review development proposals and amendments for consistency with school facility requirements.	Brea Olinda Unified School District, Development Services Department	General Fund	Implement by 2005.					PS ES-1.3
CS-3.1 CS-3.2	Explore creating a part-time school and city liaison position.	Brea Olinda Unified School District, Development Services Department	General Fund	Investigate feasibility by end of 2005.					
CS-3.3	Work with the Brea Olinda school district to assess development impact fees and other potential funding sources for the development of new school facilities.	Brea Olinda Unified School District, Planning Department	General fund	On-going		ES-1.3			
CS-3.2 CS-3.3	Require an assessment of school impacts prior to the approval of development projects that require legislative acts, including general plan amendments and zoning changes.	Brea Olinda Unified School District, Development Services Department	General Fund	Investigate feasibility by end of 2005.					

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

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					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					

Public Safety

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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-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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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-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

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

EXHIBIT C

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

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

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

Provision of Adequate Housing Sites

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

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

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

Removal of Governmental Constraints

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

Equal Housing Opportunities and Special Needs

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

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

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

Fair Housing Issue	Contributing Factors	Priority Level	Actions
<p>A. Fair Housing Outreach <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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			replacement requirements when affordable units are removed on Housing Element sites (Government Code Sec. 65583.2(g)(3)).
			<p>City Action: Assist mobile home park resident organizations interested in purchasing their parks to access funds through the state HCD Mobile Home Park Resident Ownership Program (MPROP). Provide available local funds for leverage and assist with the subdivision map waiver process consistent with the Subdivision Map Act.</p> <p>Action Outcomes: Increased public and private investment in Low and Moderate Resource census tracts, including \$2,000,000 allocated for a variety of ADA, park facilities, transportation, water and sewer line improvements in these census tracts during 2021-2029. Through landlord outreach in coordination with the FHCOC and housing mobility programs through the Orange County Housing Authority (OCHA), the City's goal will be to increase Housing Choice Vouchers by 10% from 114 to 125 vouchers, and to work with the OCHA to achieve a 10% increase in vouchers high resource neighborhoods. Implement the mobile home park preservation ordinance to maintain Brea's five mobile home parks as an important form of lower cost housing.</p>

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

Please Start Here

General Information	
Jurisdiction Name	Brea
Reporting Calendar Year	2025
Contact Information	
First Name	Jason
Last Name	Killebrew
Title	Community Development Director
Email	jasonk@cityofbrea.gov
Phone	7149907671
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	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	38
	Non-Deed Restricted	0
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		30
Total Units		68

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	179	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	4	4
5+ units per structure	244	39	0
Accessory Dwelling Unit	0	25	8
Mobile/Manufactured Home	0	0	0
Total	423	68	12

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	28	68
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	37
Number of Proposed Units in All Applications Received:	458
Total Housing Units Approved:	437
Total Housing Units Disapproved:	0

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

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

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

Ministerial and Discretionary Applications	# of	Units
Ministerial	35	159
Discretionary	2	299

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	159
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	39

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	48
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Brea
Reporting Year	2025
Planning Period	6th Cycle

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income														Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure (R=Renter O=Owner)	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?		
Summary Row: Start Data Entry Below							0	0	54	0	9	0	65	0	0	0	330	458	437	0						
	319-391-01	1639 E Imperial Highway	Brea Plaza Residential Project	PLN-2024-00017	5+	R	4/15/25			6							114	120	120		NONE	No	Yes			
	319-102-33	1700 Greenbriar Lane	Greenbriar Residential Project	PLN-2024-00020	SFA	O	4/15/25										179	179	179		NONE	No	No			
	296-143-01	SEC Mercury Lane	Mercury Village Senior Apartments	PLN-2025-00038	5+	R	8/19/25			10		9		65			1	85	85		NONE	No	No			
	296-301-02	323 N Brea Boulevard	Jamboree Permanent Supportive Housing Project	PLN-2024-00031	5+	R	9/10/25			38							1	39	39		NONE	No	Yes			
	284-341-31	610 E Elm St		BLD-2025-00741	2 to 4	R	6/5/25										2	2	2		NONE	No	No			
	284-234-02	310 S Orange Ave		BLD-2025-00937	2 to 4	R	7/15/25										2	2	2		NONE	No	No			
	315-051-03	125 Clinda Pl		BLD-2025-00392	SFD	O	4/1/25										1	1			NONE	No	No			
	284-202-01	405 Pine Ave		BLD-2025-01384	SFD	R	10/7/25										1	1					No			
	284-311-05	138 Locust St		BLD-2025-01610	SFD	R	12/22/25										1	1			SB 9 (2021) - Duplex in SF Zone	No	No			
	284-181-27	1109 E Elm St		BLD-2025-01647	ADU	R	11/26/25										1	1			SB 9 (2021) - Duplex in SF Zone	No	No			
	336-213-08	3220 E Elm St, Unit B		BLD-2025-00253	ADU	R	3/3/25										1	1	1		NONE	No	No			
	293-431-43	815 Lime St, Unit B		BLD-2025-00396	ADU	R	3/11/25										1	1	1		NONE	No	No			
	284-311-05	138 Locust St		BLD-2025-01669	ADU	R	12/3/25										1	1			NONE	No	No			
	319-064-11	604 Burtonwood Dr		BLD-2025-01746	ADU	R	12/22/25										1	1			NONE	No	No			
	284-243-01	402 S Brea Blvd		BLD-2025-00093	ADU	R	1/22/25										1	1			NONE	No	No			
	284-234-02	310 S Orange Ave, Unit B		BLD-2025-00293	ADU	R	3/10/25										1	1			NONE	No	No			
	284-181-27	1109 E Elm St		BLD-2025-01646	ADU	R	11/26/25										1	1			NONE	No	No			
	304-015-12	1230 Arrow Wood Dr, Unit B		BLD-2025-00081	ADU	R	1/21/25										1	1			NONE	No	No			
	293-423-04	333 Catalpa Ave, Unit B		BLD-2025-00197	ADU	R	3/7/25										1	1	1		NONE	No	No			
	284-191-30	428 Pine Ave, Unit B		BLD-2025-00515	ADU	R	4/21/25										1	1	1		NONE	No	No			
	284-342-08	534 S Laurel Ave		BLD-2025-00677	ADU	R	5/27/25										1	1	1		NONE	No	No			
	284-251-06	321 S Madrona Ave		BLD-2025-01065	ADU	R	8/8/25										1	1			NONE	No	No			
	284-311-05	138 Locust St		BLD-2025-01671	ADU	R	12/3/25										1	1			NONE	No	No			
	319-094-05	595 Walford St, Unit B		BLD-2025-00327	ADU	R	3/17/25										1	1			NONE	No	No			
	304-191-17	12551 Whittier Ave		BLD-2025-00758	ADU	R	7/1/25										1	1			NONE	No	No			
	319-273-12	401 E Birch St		BLD-2025-01379	ADU	R	10/7/25										1	1			NONE	No	No			
	296-322-11	133 Delphia Ave		BLD-2025-01465	ADU	R	10/13/25										1	1			NONE	No	No			
	320-212-18	2601 Woodacre St		BLD-2025-01451	ADU	R	10/17/25										1	1			NONE	No	No			
	304-215-10	1037 Steele Ave		BLD-2025-01443	ADU	R	10/29/25										1	1			NONE	No	No			

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits												
Current APN	Street Address	Project Name*	7											8	9
			Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	38	0	0	0	0	0	0	0	30		68
319-391-01	1639 E Imperial Highway	Brea Plaza Residential Project													0
319-102-33	1700 Greenbriar Lane	Greenbriar Residential Project													0
296-143-01	SEC Mercury Lane	Mercury Village Senior Apartments													0
296-301-02	323 N Brea Boulevard	Jamboree Permanent Supportive Housing Project			38								1	12/22/25	1
284-341-31	610 E Elm St												2	6/7/25	2
284-234-02	310 S Orange Ave												2	10/1/25	2
284-342-20	708 E Elm St												1	3/6/25	1
320-063-24	323 Amberwick Ln, Unit B												1	6/4/25	1
284-323-21	414 E Fir St												1	1/7/25	1
284-341-24	544 Peach St												1	1/24/25	1
304-083-02	1435 Ponderosa Ave, Unit B												1	2/13/25	1
284-211-26	333 S Laurel Ave, Unit B												1	2/13/25	1
304-204-04	928 Bonnie Way, Unit B												1	3/4/25	1
284-211-26	333 S Laurel Ave, Unit C												1	3/26/25	1
296-321-18	144 Delphia Ave, Unit B												1	4/4/25	1
293-412-20	354 S Puente St, Unit B												1	4/23/25	1
304-192-11	1321 Denise Ct												1	5/22/25	1
284-313-18	325 Cherry St, Unit B												1	6/17/25	1
284-352-01	424 Locust St, Unit D												1	6/30/25	1
284-352-01	424 Locust St, Unit B												1	6/30/25	1
304-181-25	1476 Alta Mesa Way, Unit B												1	7/8/25	1
284-373-28	1120 E Elm St												1	4/15/25	1
284-291-01	701 Lantana Ave, Unit B												1	5/5/25	1
336-213-04	3170 E Elm St, Unit B												1	5/14/25	1
284-191-30	428 Pine Ave, Unit B												1	7/2/25	1
293-423-04	333 Catalpa Ave, Unit B												1	9/3/25	1
293-431-43	815 Lime St, Unit B												1	9/5/25	1
336-213-08	3220 E Elm St, Unit B												1	10/8/25	1
284-342-08	534 S Laurel Ave												1	11/14/25	1
319-063-14	689 Buttonwood Dr, Unit B												1	12/9/25	1
319-263-34	601 Willow Dr												1	12/18/25	1
336-212-12	3374 Greenleaf Dr, Unit B												1	7/23/24	1
284-221-13	341 E Date St												1	9/30/24	1

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	
			Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	0	0	0	0	0	12		12
319-391-01	1639 E Imperial Highway	Brea Plaza Residential Project														0
319-102-33	1700 Greenbriar Lane	Greenbriar Residential Project														0
296-143-01	SEC Mercury Lane	Mercury Village Senior Apartments														0
296-301-02	323 N Brea Boulevard	Jamboree Permanent Supportive Housing Project														0
284-341-31	610 E Elm St													2	8/13/25	2
284-234-02	310 S Orange Ave													2	11/12/25	2
284-342-20	708 E Elm St															0
320-063-24	323 Amberwick Ln, Unit B															0
284-323-21	414 E Fir St															0
284-341-24	544 Peach St													1	12/4/25	1
304-083-02	1435 Ponderosa Ave, Unit B															0
284-211-26	333 S Laurel Ave, Unit B													1	9/10/25	1
304-204-04	928 Bonnie Way, Unit B													1	10/20/25	1
284-211-26	333 S Laurel Ave, Unit C													1	9/10/25	1
296-321-18	144 Delphia Ave, Unit B													1	10/28/25	1
293-412-20	354 S Puente St, Unit B															0
304-192-11	1321 Denise Ct															0
284-313-18	325 Cherry St, Unit B															0
284-352-01	424 Locust St, Unit D															0
284-352-01	424 Locust St, Unit B															0
304-181-25	1476 Alta Mesa Way, Unit B															0
284-373-28	1120 E Elm St															0
284-291-01	701 Lantana Ave, Unit B													1	12/23/25	1
336-213-04	3170 E Elm St, Unit B															0
284-191-30	428 Pine Ave, Unit B															0
293-423-04	333 Catalpa Ave, Unit B															0
293-431-43	815 Lime St, Unit B															0
336-213-08	3220 E Elm St, Unit B															0
284-342-08	534 S Laurel Ave															0
319-063-14	689 Buttonwood Dr, Unit B															0
319-263-34	601 Willow Dr															0
336-212-12	3374 Greenleaf Dr, Unit B													1	6/13/25	1
284-221-13	341 E Date St													1	9/11/25	1

Table A2

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
Current APN	Street Address	Project Name*	13	14	15	16	17	18	19	20		21	22	23	24	25	
			Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	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)	Number of Demolished / Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
										0							
319-391-01	1639 E Imperial Highway	Brea Plaza Residential Project	NONE	No	Y	Other	DB		55				20.0%	7	Development Standards Modification	Yes	Brea Plaza Residential Project
319-102-33	1700 Greenbriar Lane	Greenbriar Residential Project	NONE	No	Y												Greenbriar Residential Project
296-143-01	SEC Mercury Lane	Mercury Village Senior Apartments	NONE	No	Y	Other	DB		55				0.0%	2	Development Standards Modification	Yes	Required offsite affordable housing for the Greenbriar project
296-301-02	323 N Brea Boulevard	Jamboree Permanent Supportive Housing Project	NONE	No	Y	HOME	DB		55				80.0%	6	Development Standards Modification	Yes	Jamboree Permanent Supportive Housing Project
284-341-31	610 E Elm St		NONE	No	Y												permitting of existing unpermitted duplex
284-234-02	310 S Orange Ave		NONE	No	Y												permitting of existing unpermitted duplex
284-342-20	708 E Elm St		NONE	No	Y												800 sf 2-bed attached ADU
320-063-24	323 Amberwick Ln, Unit B		NONE	No	Y												784 sf 2-bed attached ADU
284-323-21	414 E Fir St		NONE	No	Y												1050 sf 2-bed attached ADU
284-341-24	544 Peach St		NONE	No	Y												798 sf 2-bed attached ADU
304-083-02	1435 Ponderosa Ave, Unit B		NONE	No	Y												625 sf 1-bed detached ADU
284-211-26	333 S Laurel Ave, Unit B		NONE	No	Y												409 sf 1-bed JADU
304-204-04	928 Bonnie Way, Unit B		NONE	No	Y												385 sf 1-bed attached ADU
284-211-26	333 S Laurel Ave, Unit C		NONE	No	Y												630 sf 2-bed detached ADU
296-321-18	144 Delphia Ave, Unit B		NONE	No	Y												796 sf 2-bed detached ADU
293-412-20	354 S Puente St, Unit B		NONE	No	Y												734 sf 2-bed attached ADU
304-192-11	1321 Denise Ct		NONE	No	Y												700 sf 1-bed detached ADU
284-313-18	325 Cherry St, Unit B		NONE	No	Y												580 sf 1-bed attached ADU
284-352-01	424 Locust St, Unit D		NONE	No	Y												800 sf 2-bed detached ADU
284-352-01	424 Locust St, Unit B		NONE	No	Y												485 sf 1-bed JADU
304-181-25	1476 Alta Mesa Way, Unit B		NONE	No	Y												1200 sf 3-bed detached ADU
284-373-28	1120 E Elm St		NONE	No	Y												798 sf 2-bed attached ADU
284-291-01	701 Lantana Ave, Unit B		NONE	No	Y												469 sf studio attached ADU
336-213-04	3170 E Elm St, Unit B		NONE	No	Y												555 sf 1-bed attached ADU
284-191-30	428 Pine Ave, Unit B		NONE	No	Y												672 sf 1-bed detached ADU
293-423-04	333 Catalpa Ave, Unit B		NONE	No	Y												403 sf 1-bed detached ADU
293-431-43	815 Lime St, Unit B		NONE	No	Y												400 sf 1-bed JADU
336-213-08	3220 E Elm St, Unit B		NONE	No	Y												425 sf 1-bed JADU
284-342-08	534 S Laurel Ave		NONE	No	Y												1050 sf 2-bed detached ADU
319-063-14	889 Buttonwood Dr, Unit B		NONE	No	Y												522 sf 1-bed attached ADU
319-263-34	601 Willow Dr		NONE	No	Y												360 sf 1-bed attached ADU
336-212-12	3374 Greenleaf Dr, Unit B		NONE	No	Y												748 sf 2-bed detached ADU
284-221-13	341 E Dale St		NONE	No	Y												800 sf 2-bed attached ADU

Jurisdiction	Brea
Reporting Year	2025 (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
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	38	-	-	-	-	-	-	38
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	669	-	-	-	-	-	-	-	-	-	-	-	-	38
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	631
Low	Deed Restricted	393	-	-	-	-	-	-	-	-	-	-	-	-	393
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	403	-	-	-	-	-	-	-	-	-	-	-	-	3
	Non-Deed Restricted	-	-	-	-	-	3	-	-	-	-	-	-	-	400
Above Moderate		900	2	1	7	15	9	30	-	-	-	-	-	64	836
Total RHNA		2,365													
Total Units			2	1	7	15	12	68	-	-	-	-	-	105	2,260

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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	2025 (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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1. Single-Family Rehabilitation Program	Continue to provide rehabilitation loans and grants to qualified lower income homeowners. The objective is to issue 12-15 loans and grants annually, dependent upon funding levels.	Ongoing	6th Cycle	Continuous	The quantified outcome for this program is 12-15 loans and grants issued annually. In 2025, three 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.	Other	4	
1. Single-Family Rehabilitation Program	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.	Ongoing	6th Cycle	Continuous	The City continues to make efforts to conduct outreach in Low and Moderate Resource Census Tracts.	Other		
2. Multi-Family Acquisition and Rehabilitation	Identify apartments in need of rehabilitation, and reach out to non-profit housing providers at least twice during the planning period to identify potential opportunities in low and moderate resource neighborhoods and to secure funds to acquire and rehabilitate the units and provide as long-term affordable housing.	2029	6th Cycle	In Progress	The City continues to make efforts to identify apartments in need of rehabilitation (especially for long-term affordable rental housing), with the goal of reaching out to non-profit housing providers at least twice during the planning period.	Meetings		
2. Multi-Family Acquisition and Rehabilitation	Seek to achieve at least two projects during the planning period.	2029	6th Cycle	In Progress	The City continues to seek opportunities for rehabilitation projects with the goal of achieving at least two projects during the planning period.	Other		
2. Multi-Family Acquisition and Rehabilitation	Conduct study sessions with Jamboree Housing to refine the scope for Walnut Village Apartments (2022), process development entitlements and begin substantial rehabilitation of the project's 47 units (2023), thereby contributing to revitalization within a moderate resource neighborhood.	2023	6th Cycle	Completed	The City conducted study sessions with Jamboree Housing in 2021 and 2022, but the Walnut Village Apartments project did not progress forward. One of the properties of the proposed project would later receive entitlement approval for 32 units through the South Brea Townhomes Project.	Meetings		
3. Preservation of Assisted Housing	Contact property owners of at-risk projects to initiate preservation discussions within 3 years of expiration and monitor adherence to tenant noticing requirements. Based on the outcome of these discussions, the City will: 1) provide preservation incentives to owners; 2) work with priority purchasers and qualified entities; and 3) coordinate technical assistance and education to affected tenants. Financial assistance may include Successor Agency Funds, Housing Trust Funds, HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation. Incorporate strategies for managing the City's affordable housing inventory and specific time frames for required tenant noticing in the new Affordable Housing Implementation Guide (refer to Program #7).	Ongoing	6th Cycle	Continuous	The City continues to make efforts to contact owners of at-risk projects to initiate preservation discussions within 3 years of expiration. The City continues to seek to preserve existing affordable rental stock at-risk of conversion to market rents.	Other		
4. Section 8 Rental Assistance Program	The City's objective is to continue current levels of Section 8 rental assistance, to direct eligible households to the County program and, as necessary, assist households in completing their Section 8 application. City staff will contact owners of the major apartment complexes in town twice during the planning period (2022 and 2025) to inquire whether they participate in the Section 8 program, encourage them to register with Orange County Housing Authority, and inform them of the availability of special rental vouchers for Veterans.	2025	6th Cycle	Continuous	The City continues to partner with the County of Orange to share information about the Section 8 Rental Assistance wait list re-opening.	Meetings		
5. Affordable Housing Ordinance	Review and update the Affordable Housing Ordinance (2022) to enhance the effectiveness in producing affordable housing, especially for lower income households.	2022	6th Cycle	Completed	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea updating the Affordable Housing Ordinance. The City continues to implement its updated affordable housing ordinance which includes a lower unit count trigger and sliding scale of affordability, providing affordable units to Extremely Low, Very Low, Low, and Moderate-income households.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=154303&dbid=0&repo=BREA-DOCS
6. Density Bonus Incentives	Update density bonus provisions in the Development Code to align with State law and the updated Affordable Housing Ordinance.	2025	6th Cycle	Completed	The City continues to implement its updated affordable housing ordinance which includes State Density Bonus provisions. On May 20, 2025, Brea City Council adopted Ordinance No. 1259, an Ordinance amending the Zoning Code to codify State Density Bonus Law.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=154303&dbid=0&repo=BREA-DOCS

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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
7. Affordable Housing Development Assistance and Implementation Guide	Conduct outreach to the development community at least every other year to discuss opportunities to increase the supply of affordable housing in Brea, including housing for special needs and extremely low income (ELI) households, and to discuss financial and regulatory incentives available through the City (refer to Program 15 for specific incentives for ELI housing).	Ongoing	6th Cycle	Continuous	The City continues to see opportunities to conduct outreach with the development community regarding affordable housing development.	Meetings		
7. Affordable Housing Development Assistance and Implementation Guide	Develop an Affordable Housing Implementation Guide to help reduce entitlement processing times, preserve existing affordable housing and ensure proper tenant noticing (2022).	2022	6th Cycle	Completed	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. Benefits of housing incentives are outlined, as well as the City's development flow chart.	Other		https://www.cityofbrea.gov/DocumentCenter/View/17412/Affordable_Housing-Guide_FINAL_020922
8. Land Use Element and Site Inventory	Adopt the zone changes identified in the Housing Element to address a lower income RHNA shortfall by the end of 2022.	2023	6th Cycle	Completed	On December 6, 2022, Brea City Council adopted Ordinance No. 1234, an Ordinance of the City of Brea approving Zone Change No. 2021-01 to amend the Zoning designation of three (3) housing opportunity sites and three (3) additional potential sites identified in the City's 6th Cycle Housing Element.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=148071&dbid=0&repo=BREA-DOCS
8. Land Use Element and Site Inventory	Amend the Zoning Ordinance for by-right development on rezone sites addressing a lower income RHNA shortfall and reuse sites from the 5th cycle Housing Element that include a minimum of 20 percent lower income units (2022).	2022	6th Cycle	Completed	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. On December 2, 2025, Brea City Council adopted Ordinance No. 1269, an Ordinance of the City of Brea amending the Zoning Code to codify the aforementioned requirements to apply to all Focused Development Sites. The City continues to maintain a current inventory of residential/mixed-use sites (Housing Opportunity Sites).	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=216355&dbid=0&repo=BREA-DOCS
8. Land Use Element and Site Inventory	Maintain an inventory of potential residential and mixed-use sites to provide to developers in conjunction with information on available development incentives for development of affordable units.	Ongoing	6th Cycle	Continuous	The City provides information about Housing Opportunity Sites available for affordable housing development as a GIS layer on the City's online GIS map which is available for developers and community members to view.	Other		https://brea.maps.arcgis.com/apps/webappviewer/index.html?id=967089d28e684749b5f18ce55ef7e198
8a. Lot Consolidation Program	Conduct outreach to property owners and adopt Lot Consolidation Ordinance within two years of Housing Element adoption.	2025	6th Cycle	Completed	The City conducted outreach in 2025 regarding amendments to the existing Lot Consolidation Incentive Program to codify incentives for Housing Element sites. A survey was sent out in late 2024 to property owners of Housing Opportunity Sites to elicit feedback and identify incentives that property owners could utilize to facilitate lot consolidation of properties into larger development sites for future residential development. The survey responses were evaluated and used to update the Lot Consolidation Incentive Program in 2025, adding new incentives to increase the maximum allowed lot coverage, increase the maximum allowed height, and defer impact and permit fees.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=148071&dbid=0&repo=BREA-DOCS
8a. Lot Consolidation Program	Conduct a mid-cycle review in 2025 to evaluate the success of the program and make modifications as necessary within one year to promote housing on small sites.	2025	6th Cycle	In Progress	The Lot Consolidation Incentive Program was updated in 2025, City staff will conduct an ongoing review of the updated program as the program is utilized.	Other		
8b. Replacement Housing Program	Update the Municipal Code to specify replacement housing requirements on nonvacant sites consistent with Government Code 65583.2(g)(3).	2023	6th Cycle	Completed	The City continues to implement the updated affordable housing ordinance (Ordinance No. 1242) which includes guidance specifying that any residential project that results in the displacement of existing affordable units shall be required to replace each displaced affordable unit at the same or greater level of affordability of the existing unit, in addition to providing the number of affordable units required by the Affordable Housing Ordinance.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=154303&dbid=0&repo=BREA-DOCS

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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
9. Brea Core Plan	Develop and adopt the Brea Core Specific Plan, including establishing an Overlay to focus higher densities in the downtown Brea Core. Research modified standards utilized in other jurisdictions to facilitate office-to-residential conversions, including the cities of Los Angeles, Long Beach, Santa Ana and San Diego, and incorporate into the Plan.	2025	6th Cycle	In Progress	The City initiated the process of developing the Brea Core Specific Plan in early 2024. This work effort is underway alongside the focused General Plan Update. This work program is expected to be completed by summer 2026.	Other		https://brea.generalplan.org/documents-maps
9. Brea Core Plan	Conduct a mid-cycle review (2025) to evaluate the success of the Brea Core Plan and make modifications as necessary by 2026 to facilitate higher density development.	2025	6th Cycle	In Progress	The Brea Core Plan is anticipated to be approved in 2026, City staff will review and evaluate the success of the Plan in future years once the Plan has been approved.	Other		
10. Accessory Dwelling Units	Adopt ADU Design Guidelines by 2022 to facilitate the production of an average of 16 ADUs per year.	2022	6th Cycle	Completed	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code to adopt a new chapter in the Brea City Code for ADU regulations, Chapter 20.52 - Accessory Dwelling Units. The City continues to promote the development of Accessory Dwelling Units (ADU) as a form of multi-generational and affordable housing. In 2025, 25 building permits were issued for ADUs in the City.	Units	25	https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=154303&dbid=0&repo=BREA-DOCS
10. Accessory Dwelling Units	Initiate a marketing program for homeowners on the benefits of ADUs and the availability of funds to support development.	2023	6th Cycle	Completed	An ADU Design Guide with information about the benefits of ADUs was created and published on the City website in June 2024.	Other		https://www.cityofbrea.gov/DocumentCenter/View/15151/ADU-Design-Handout-PDF?bidid=
10. Accessory Dwelling Units	Explore a program to provide ADU funding assistance to homeowners that provide affordability covenants.	2023	6th Cycle	In Progress	The City will continue to explore opportunities to provide ADU funding assistance to homeowners in the community.	Other		
10. Accessory Dwelling Units	Annually monitor ADU production as part of the Annual Performance Report (APR) on the Housing Element.	Ongoing	6th Cycle	Continuous	The City continues to annually monitor ADU production as part of the Housing Element Annual Performance Report (APR).	Units		
10. Accessory Dwelling Units	Conduct reviews in 2024, 2026 and 2028 to evaluate if ADU production and affordability levels are being achieved, and if falling short, ensure adequate sites are available to address the lower income RHNA or commit to rezoning additional sites (as necessary) within one year to offset any shortfall.	2029	6th Cycle	In Progress	The City will be conducting a review in 2026 to evaluate ADU production and affordability levels at this point within the planning period.	Units		
10. Accessory Dwelling Units	Work with HCD's ADU Ordinance Team to make any necessary amendments to the Ordinance which may be in conflict with state requirements (2022).	Ongoing	6th Cycle	Continuous	The City will continue to work with HCD's ADU Ordinance team as necessary to ensure compliance with state requirements.	Other		
11. Publicly-Owned Land for Affordable Housing	Contact property owners in Sites #1 and #14 to discuss opportunities for lot consolidation (2023). Issue a Request for Proposal for development on the two City-owned parcels (2024).	2024	6th Cycle	Completed	In June 2024, the City of Brea and Jamboree Housing Corporation executed a Disposition, Development, and Loan Agreement for a permanent supportive affordable housing project at 323 North Brea Boulevard. This project will serve 38 Extremely Low-Income households. In December 2025, the City of Brea and Jamboree executed a ground lease granting Jamboree site control over 323 North Brea Boulevard for future construction activities.	Other		
11. Publicly-Owned Land for Affordable Housing	Modify the City's zoning regulations to conditionally allow residential uses in the P-F zone (2024).	2024	6th Cycle	Completed	On August 15, 2023, Brea City Council adopted Ordinance No. 1242, an Ordinance of the City of Brea amending the Zoning Code to conditionally allow residential uses in the P-F zone.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=154303&dbid=0&repo=BREA-DOCS
12. Annexation of Sphere of Influence	Adopt the Brea 265 Specific Plan and annex the associated Area Energy property in 2022. Should the annexation not be completed by this date, re-evaluate the Housing Element sites inventory and rezone additional sites as necessary within one year to maintain adequate sites to address the City's RHNA.	2022	6th Cycle	Completed	On August 16, 2022, Brea City Council adopted Ordinance No. 1229, an Ordinance 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.	Other		https://cityofbrea.gov/DocumentCenter/View/13853/BREA-265-SPECIFIC-PLAN
13. Objective Development Standards and Administrative Approval Process	Establish objective development standards and ministerial processing procedures to streamline the housing review process, including an SB 35 checklist (2022).	2022	6th Cycle	Completed	On February 1, 2022, Brea City Council adopted Ordinance No. 1223, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-02, to amend Title 20, Chapter 20.260 of Brea City Code regulating the PD (Precise Development) Zone within the City of Brea to facilitate housing by replacing the Precise Development Review with an Administrative Plan Review process for permitted by-right code compliant housing development. This ZOTA was funded by the SB 2 PGP, with the purpose of facilitating housing development and streamlining the review process for by-right, code compliant, housing development.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=144333&dbid=0&repo=BREA-DOCS

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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
14. Updated Parking Standards	Update and streamline the City's parking standards to enhance development feasibility.	2022	6th Cycle	Completed	On November 2, 2021, Brea City Council adopted Ordinance No. 1222, an Ordinance approving Zoning Ordinance Text Amendment No. 2021-01, to amend Title 20, Chapter 20.08 of Brea City Code regulation exceptions and modifications to the minimum off-street parking requirements for multi-family residential development within the City of Brea. This ZOTA was funded by the SB 2 PGP, with the purpose of updating parking standards to meet the contemporary needs of multi-family development and remove the public hearing review requirements for multi-family residential projects seeking an off-street parking modification.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=142609&dbid=0&repo=BREA-DOCS
15. Zoning Text Amendments for Special Needs Housing	Amend the Zoning Ordinance by 2022 to facilitate housing for Brea's special needs and extremely low income (ELI) populations.	2023	6th Cycle	Completed	On August 15, 2023, Brea City Council adopted Ordinance Nos. 1241 and 1242, approving Zone Change Nos. 2023-01 and 2023-02 to create a permitted land use table allowing small state licensed RCF as permitted by right in MU zones, small employee housing as permitted by right in R zones, and specific incentives for projects with ELI units. Zone Change No. 2023-01 also revised standards for emergency shelters to align with State law.	Other		https://weblink.cityofbrea.net/WebLink/DocView.aspx?id=154303&dbid=0&repo=BREA-DOCS&cr=1
15. Zoning Text Amendments for Special Needs Housing	Assist Jamboree Housing in securing funds for Walnut Village and incorporating ELI units into the project (2022).	2022	6th Cycle	Completed	The Walnut Village Rehabilitation Project did not proceed forward, however City staff did pursue funding for a CalOptima Health grant of six million dollars to be utilized for a permanent supportive housing project. The grant was accepted in November 2023 and is being utilized as part of the Jamboree Permanent Supporting Housing Project which proposes 38 extremely low-income units. The Project was approved in September 2025 and building permits for the project were issued in December 2025.	Other		
16. CEQA Exemptions for Infill Projects	Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed-use infill development projects.	Ongoing	6th Cycle	Continuous	The City continues to utilize appropriate CEQA exemptions for qualified urban infill and other qualifying residential projects.	Other		
17. Fair Housing Program / Affirmatively Furthering Fair Housing (AFFH)	Further fair housing practices in the community.	Ongoing	6th Cycle	Continuous	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.	Other		
18. Housing Accessibility	Provide "priority points" in Brea's affordable housing programs for persons with documented disabilities.	Ongoing	6th Cycle	Continuous	The City continues to expand accessible housing options to persons living with disabilities by including conditions of approval for Universal Design in all new developments.	Other		
18. Housing Accessibility	Develop written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws. Procedures will specify who may request an accommodation, time frame for decision making, and modification provisions.	Ongoing	6th Cycle	In Progress	The City is in the process of evaluating existing written procedures for reasonable accommodation.	Other		
18. Housing Accessibility	Continue to adopt accessibility updates to building and housing codes.	Ongoing	6th Cycle	Continuous	The City continues to adopt accessibility updates to building and housing codes as needed and as directed by legislative updates.	Other		
18. Housing Accessibility	Provide rehabilitation grants to income-qualified households for accessibility improvements.	Ongoing	6th Cycle	Continuous	The City will provide rehabilitation grants to income-qualified households for accessibility improvements as opportunities are presented.	Other		
19. Senior Housing Opportunities	Continue to actively pursue opportunities to expand housing choice for the growing number of senior citizens in the community.	Ongoing	6th Cycle	Continuous	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. On August 19, 2025, the City Council approved the Mercury Senior Apartments Project. The Project will provide 85 multi-family units as part of a 100-percent affordable senior living housing project. The approval included an Affordable Housing Agreement, Loan Agreement, and Density Bonus Agreement. The project is expected to begin the plan check review process in 2026.	Other		
20. Housing Opportunities for Persons Living with Developmental Disabilities	Continue to support a variety of housing types to help address the needs of persons with developmental disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services.	Ongoing	6th Cycle	Continuous	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.	Other		
20. Housing Opportunities for Persons Living with Developmental Disabilities	Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, beginning with the Walnut Village acquisition/rehab project being spearheaded by Jamboree Housing (2022).	2022	6th Cycle	Completed	The Walnut Village Rehabilitation Project did not proceed forward, however City staff did pursue funding for a CalOptima Health grant of six million dollars to be utilized for a permanent supportive housing project. The grant was accepted in November 2023 and is being utilized as part of the Jamboree Permanent Supporting Housing Project. The Project was approved in September 2025 and building permits for the project were issued in December 2025.	Other		

Jurisdiction	Brea
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

**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 containing authorizing local ordinance and supporting materials.		
Notes		

EXHIBIT E

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2024-25
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 2024-25. The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based on information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund of the City of Brea for Fiscal Year 2024-25, conducted by LSL, LLP. This audit is separate from this annual summary report; additionally, this report conforms to and is organized into sections I through XI, inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. **Amount received by the City pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4:** This section provides the amount of funds received from the repayment of Loan Agreements between the City and the former redevelopment agency.

- II. **Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4 or amounts deposited for other items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

- III. **Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

- IV. **Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- V. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, a status update is provided.
- IX. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five-year period, with the time period beginning July 1, 2025, 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, 2015 to December 31, 2024.

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 2024-25 pursuant to Section 34191.4(b)(3)(A)

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$415,838 was deposited into the LMIHAF during the fiscal year. Of the total funds deposited into the LMIHAF, no funds were held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

At the close of the fiscal year, the ending balance in the LMIHAF was \$19,362,675 as follows, with no funds held for items listed on the ROPS:

Non-spendable:

Land Held for Resale	\$ 800,000
Loans Receivable	14,562,142
Spendable	<u>4,000,533</u>
Total	<u>\$19,362,675</u>

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

	Fiscal Year
Monitoring & Administration Expenditures	\$272,768
Homeless Prevention and Rapid Rehousing Services Expenditures	\$370,295
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	
\$643,063	

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*	14,562,142
Total Value of Housing Successor Assets	\$15,362,142

*Amount reported is net of deferred revenue.

VI. DESCRIPTION OF TRANSFERS

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

VII. PROJECT DESCRIPTIONS

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

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

In FY 2017-18, the Housing Successor acquired the property located at 323 North Brea Boulevard for a future affordable housing project. In FY 2023-24, the City of Brea as Housing Successor, entered into a Disposition, Development and Loan Agreement with Jamboree Housing Corporation to develop a 39-unit multi-family affordable housing project. This project is expected to serve 38 Extremely Low-Income households, with one additional unit designated for an on-site manager. Construction is anticipated to begin in Spring of 2026.

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, 2020, through June 30, 2025:

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 2020-21	0	0	0	0
FY 2021-22	0	0	0	0
FY 2022-23	0	0	0	0
FY 2023-24	0	0	0	0
FY 2024-25	0	0	0	0
Total	0	0	0	0
% Spent by income level	0%	0%	0%	0%
Compliance Met?	Yes	Yes	Yes	

*-Real property acquired in FY 2017-18 was inadvertently not included on the FY 2017-18 annual report. 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)

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, 2015, to December 31, 2024.

Senior Housing Test	1/1/2015 – 12/31/2025
# of Assisted Senior Rental Units	1,580
# of Total Assisted Rental Units	6,799
Senior Housing Percentage	23%

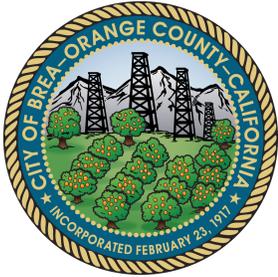
XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor’s preceding four Fiscal Years, whichever is greater. The LMIHAF does not have an Excess Surplus (see 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, 2024	Low and Moderate Housing Funds All Project Areas July 1, 2025
Opening Fund Balance	\$ 19,581,074	\$ 19,362,675
<u>Less Unavailable Amounts:</u>		
Land held for resale	(800,000)	(800,000)
Loans receivable	(14,692,388)	(14,562,142)
Housing bonds	(1,894,082)	(1,945,383)
Total - Unavailable Amounts	<u>(17,386,470)</u>	<u>(17,307,525)</u>
Available Housing Successor Funds	\$ 2,194,604	\$ 2,055,150
Limitation on Available Funds (greater of \$1,000,000 or four years' deposits)		
<u>Aggregate amount deposited for last four years:</u>		
FY 2024-2025		\$ 415,838
FY 2023-2024	\$ 253,946	253,946
FY 2022-2023	233,149	233,149
FY 2021-2022	356,501	356,501
FY 2020-2021	<u>364,769</u>	
Total	<u>\$ 1,208,365</u>	<u>\$ 1,259,434</u>
Base Limitation	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
Limitation on Available Funds	<u>\$ 1,208,365</u>	<u>\$ 1,259,434</u>
Computed Excess/Surplus	<u>\$ 986,239</u>	<u>\$ 795,716</u>



CITY *of* BREA

Planning Commission Communication

March 24, 2026

Item No. 4B.

Informational/Project Updates

TO	PREPARED BY
Chair and Members of the Planning Commission	Maribeth Tinio, City Planner
DEPARTMENT HEAD APPROVAL	CITY MANAGER APPROVAL
Jason Killebrew, Assistant City Manager/Community Development Director	Kristin Griffith, City Manager

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the Planning Division Updates (Attachment A).

RESPECTFULLY SUBMITTED:

Maribeth Tinio, City Planner

Attachments

[Projects in Process - Updated 03.17.26.pdf](#)

City of Brea

Project Updates

March 17, 2026

3/17/2026

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	Albertson's Distribution Center Office Building	200 N. Puente Street
3	Mills Act Contract	420 S. Madrona Avenue
4	Brea 265 Tentative Tract Map Amendment	Valencia Avenue; Lambert Road; Carbon Canyon Road; Rose Drive
5	Brea 265 Planning Area 1	Northeast area of Rose Drive/Blake Road
6	New Automobile Service Station and a Drive-Through Facility	300-305 W. Imperial Highway
7	New Automotive Repair	1288 W. Lambert Road
8	The Hive Fitness Studio (CUP Amendment)	650 N. Berry Street
9	Beckman South Residential Development	250 S. Kraemer Boulevard
10	New Residential Development (CUP, TPM, PR, & DB)	112 Bracken Street
11	Chick-Fil-A Drive Thru and Façade Improvements	1647 E. Imperial Highway
12	Mills Act Contract	210 W. Elm Street
13	Imperial/Mariner – BISP Amendment	915-975 W Imperial Highway
14	Wireless Communication Facility	340 W. Central Avenue
15	New Warehouse – Plan Review (Substantial Conformance)	2727 E. Imperial Highway
16	Birchflower Residential (PPR)	217 & 303 E. Birch Street
17	Brea 265 Planning Area 3A	Northeast area of Rose Drive/Vesuvius Drive
18	Amazon Master Sign Program	275 Valencia Avenue
19	Brea 265 Planning Area 3B	Northeast area of Rose Drive/Vesuvius Drive

• APPROVED/ENTITLED

Story Map ID	Project Name	Address
1	Mercury Lane Apartments	SE corner of Mercury Lane and Berry Street
2	Accessory Dwelling Unit	527 E. Elm Street
3	Industrial Building	2727 E. Imperial Highway
4	Brea Mall Mixed Use Project	100 Brea Mall Road
5	Gaslight Square Redevelopment	255 E. Imperial Highway
6	Boiling Crab – Outdoor Patio and On-site Alcohol	120 S. Brea Boulevard #106
7	Brea Plaza Remodel (Buildings E-G)	1639 E. Imperial Highway
8	Dr. Squatch Fence Height	114 N. Berry Street
9	Wireless Facility Modification	185 E. Alder Street
10	New Wireless Facility	724 N. Brea Boulevard
11	Light Industrial Building	3200 Nasa Street
12	South Brea Townhomes	685 S. Brea Boulevard
13	AT&T Wireless Rooftop Facility	380 W. Central Avenue
14	Pet Aquamation	580 W. Lambert Road
15	Brea Plaza Apartments	1639 E. Imperial Highway
16	Greenbriar residential development	1698-1700 Greenbriar Lane
17	Sievers Avenue Tentative Parcel Map	411 Sievers Avenue
18	Main Event	245 W. Birch Street
19	Addition to single family home with a single car garage	226 E. Alder Street
20	Aquatic Sports Performance training studio	396 Cliffwood Park Street
21	Pace & Pint on-site alcohol	1040 E. Imperial Highway Suite F2
22	Poplar Avenue administrative remedy	501 S. Poplar Avenue
23	New industrial building	424 Berry Way
24	A 2nd story ADU modification of standards	414 Sievers Avenue
25	Raising Canes Drive-through	200 S. State College Boulevard
26	Koy Restaurant and Bar on-site alcohol	441 S. Associated Road
27	Redwood Avenue administrative remedy	110 S. Redwood Avenue
28	Chef's Cut on-site alcohol	415 S. Associated Road

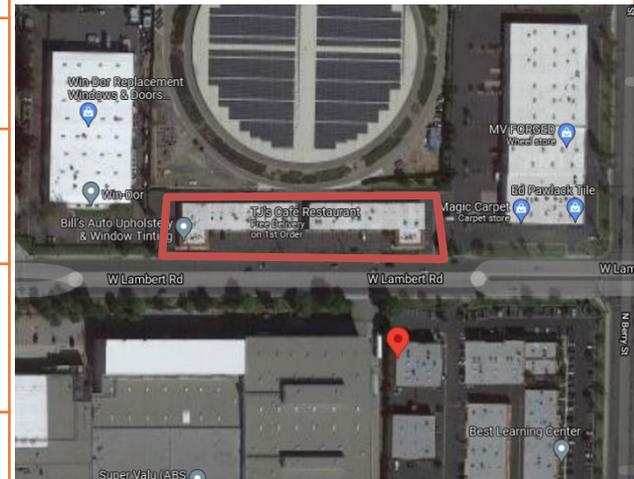
29	Deanna Drive lot coverage increase	920 Deanna Drive
30	Amazon Facility	275 Valencia Avenue
31	Jamboree Affordable housing development (Preliminary Plan Review)	323 N. Brea Boulevard
32	C&C Affordable Housing Project density bonus request	SEC Mercury Lane & Berry Street
33	Karma Lounge on-site alcohol	215 S. Brea Boulevard
34	Carbon Canyon Coffee on-site alcohol	150 Olinda Place
35	Service Champions parking lot	625 Columbia Street
36	Benihana Exterior Façade Improvement	240 S. Brea Boulevard
37	Living Hope Church Façade Improvements	1215 W. Lambert Road
38	Target Sign Program Revision	855 E. Birch Street
39	Boiling Crab On-Site Alcohol	120 S. Brea Boulevard, #103

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



3/17/2026

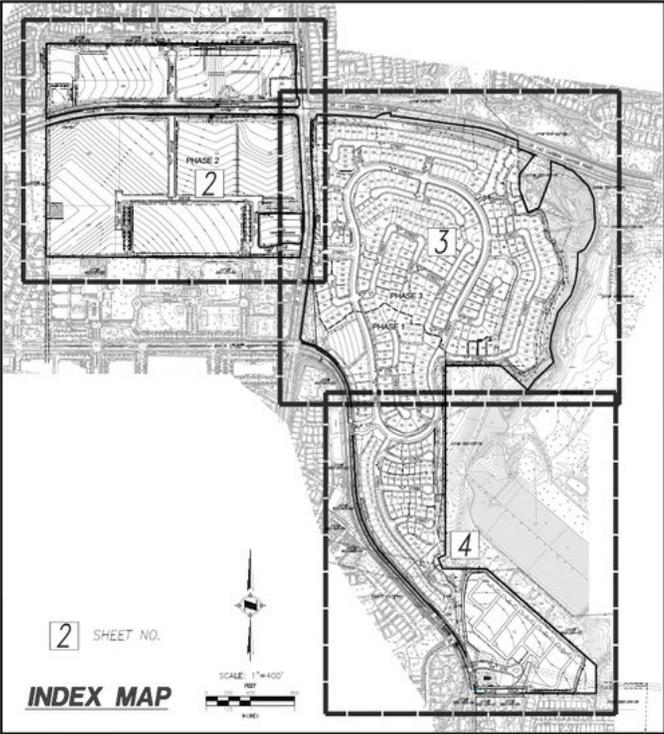
ALBERTSON'S DISTRIBUTION CENTER OFFICE BUILDING (MAP ID: 2)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development, Administrative Remedy 	
Approval Body:	<ul style="list-style-type: none"> Planning Commission 	
Project No.:	<ul style="list-style-type: 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 Street 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new two-story office building for an Albertson's distribution center. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> John Doan 	
Application submittal Date:	<ul style="list-style-type: none"> April 25, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant. 	

MILLS ACT CONTRACT (MAP ID: 3)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Mills Act Contract 	
Approval Body	<ul style="list-style-type: none"> City Council 	
Project No.:	<ul style="list-style-type: none"> MA No. 2025-01; ACCELA No: PLN-2025-00004 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-241-06 420 S. Madrona Avenue 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jeff Jordan 	
Application submittal Date:	<ul style="list-style-type: none"> January 28, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

TENTATIVE TRACT MAP AMENDMENT – BREA 265 (MAP ID: 4)

Case Type:	<ul style="list-style-type: none"> Tentative Tract Map
Approval Body	<ul style="list-style-type: none"> Planning Commission
Project No.:	<ul style="list-style-type: none"> PR No. 2025-03, Condominium map; ACCELA No: PLN-2025-00020
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 322-031-01, -10, -11, -12, -13 -14, -19, -20, -21, & -24 and 320-073-08, -09, & -29 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 Applicant is proposing to amend the TTM 16423 to accommodate design changes for Planning Areas 1, 3 and 7 of Brea 265 Specific Plan
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brett Hamara) April 15, 2025
Application submittal Date:	<ul style="list-style-type: none"> April 15, 2025
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant

PROJECT MAP:



BREA 265 PLANNING AREA 1 (MAP ID: 5)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Approval Body	<ul style="list-style-type: none"> Administrative (Specific Plan) 	
Project No.:	<ul style="list-style-type: none"> TTM 16423 Amendment No. 1; ACCELA No: PLN-2025-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 322-031-14, -19, & -21 Address TBD; Planning Area 1 of Brea 265 Specific Plan (northeast of Rose Drive and Blake Street) 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to develop Planning Area 1 of Brea 265 Specific Plan, which includes 121 multifamily units, a staging area park and associated improvements with a condominium map 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brett Hamara) April 15, 2025 	
Application submittal Date:	<ul style="list-style-type: none"> April 15, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

<i>NEW AUTOMOBILE SERVICE STATION AND DRIVE-THROUGH FACILITY (MAP ID: 6)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Precise Development 	
Approval Body:	<ul style="list-style-type: none"> Planning Commission 	
Project No.:	<ul style="list-style-type: none"> CUP Nos. 2025-07 through 09; PD No. 2025-01; ACCELA No: PLN-2025-00015 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-376-03 and 12 Address: 300-305 W. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to develop a new automobile service station and a new drive-through facility at Brea Gateway Shopping Center 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Brixmor Property Group (Thomas Rubio) 	
Application submittal Date:	<ul style="list-style-type: none"> August 12, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

<i>NEW AUTOMOTIVE REPAIR (MAP ID: 7)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Approval Body:	<ul style="list-style-type: none"> Planning Commission 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-12; ACCELA No: PLN-2025-00048 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-353-11 Address: 1288 W. Lambert Road 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing a new automotive repair, minor use 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Gerardo Prado, G&A Auto 	
Application submittal Date:	<ul style="list-style-type: none"> August 19, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	

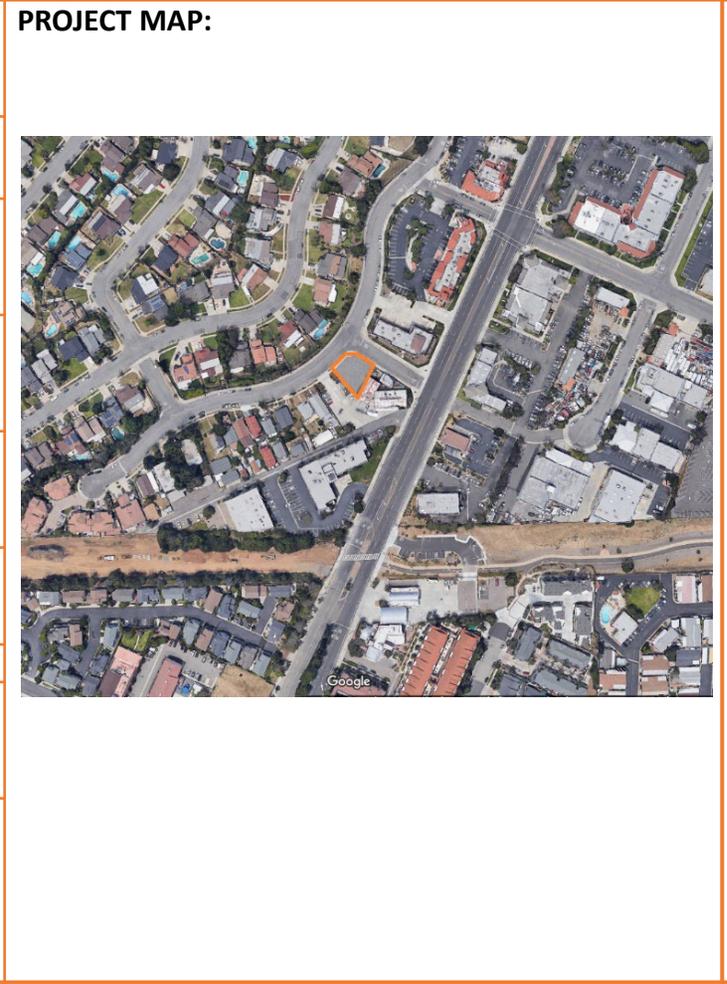
<i>THE HIVE FITNESS STUDIO (MAP ID: 8)</i>		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit Amendment 	
Approval Body:	<ul style="list-style-type: none"> Planning Commission 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-14; ACCELA No: PLN-2025-00052 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-132-01 Address: 650 N. Berry Street 	
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to expand the existing fitness studio use and seeking a reduction in minimum parking requirements for the project site 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Benjamin Lin 	
Application submittal Date:	<ul style="list-style-type: none"> September 9, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	



BECKMAN SOUTH RESIDENTIAL (MAP ID: 9)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review 	
Approval Body:	<ul style="list-style-type: none"> N/A 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2025-01; ACCELA No: PLN-2025-00057 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-221-25 Address: 250 S. Kraemer Boulevard 	
Project Description:	<ul style="list-style-type: none"> The preliminary review consists of a new residential project proposing 278 attached dwelling units on a 15.33 acre site 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Brett Hamara, Lennar Homes 	
Application submittal Date:	<ul style="list-style-type: none"> October 1, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending applicant formal submittal 	

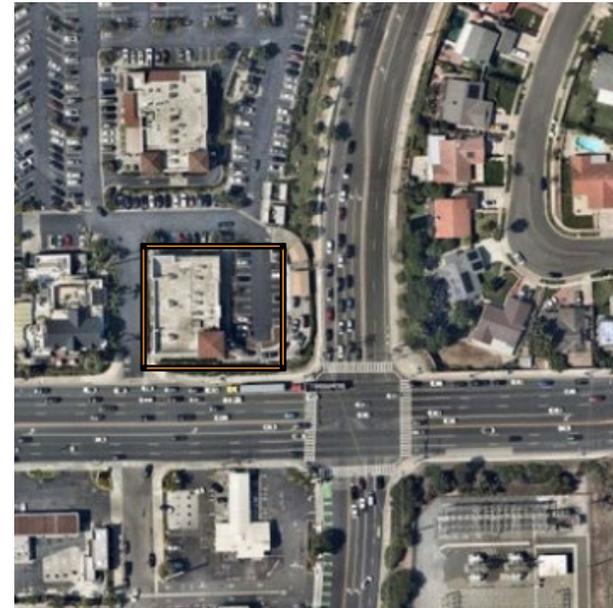
NEW RESIDENTIAL DEVELOPMENT (MAP ID: 10)

Case Type:	<ul style="list-style-type: none"> Conditional Use Permit, Tentative Tract Map, Plan Review, Density Bonus
Approval Body:	<ul style="list-style-type: none"> Planning Commission
Project No.:	<ul style="list-style-type: none"> CUP 2025-16, PR 2025-06, DB 2025-02, TPM 2025-01; ACCELA No: PLN-2025-00060
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-332-17 112 Bracken Street
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing to construct a 4 unit, for-sale residential development with one ADU attached for one of the units.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Eric Gonsalves of The Cirrus Company, LLC
Application submittal Date:	<ul style="list-style-type: none"> October 5, 2025
Current Status:	<ul style="list-style-type: none"> Applicant originally submitted a Preliminary Plan Review in 2024. Applicant has submitted a full entitlement package, comments issued and pending applicant resubmittal.



<i>CHICKILA DRIVE THRU & FAÇADE IMPROVEMENTS (MAP ID: 11)</i>	
Case Type:	<ul style="list-style-type: none"> Plan Review
Approval Body:	<ul style="list-style-type: none"> Administrative
Project No.:	<ul style="list-style-type: none"> PR 2025-07; ACCELA No: PLN-2025-00061
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-391-04 Address: 1647 E. Imperial Hwy.
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing drive thru and façade improvements.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Broneil Bet Govargez
Application submittal Date:	<ul style="list-style-type: none"> January 7, 2026
Current Status:	<ul style="list-style-type: none"> Pending applicant resubmittal

PROJECT MAP:



MILLS ACT CONTRACT (MAP ID: 12)		PROJECT MAP:
Case Type:	<ul style="list-style-type: none"> Mills Act Contract 	
Approval Body	<ul style="list-style-type: none"> City Council 	
Project No.:	<ul style="list-style-type: none"> MA No. 2025-01; ACCELA No: PLN-2025-00004 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-262-04 210 W Elm St. 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to enter into a Mills Act Contract with the City 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> BreeAnn & Riley Stallsmith 	
Application submittal Date:	<ul style="list-style-type: none"> January 7, 2026 	
Current Status:	<ul style="list-style-type: none"> Pending resubmittal from the applicant 	



BREA INDUSTRIAL SPECIFIC PLAN AMENDMENT (MAP ID: 13)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Approval Body:	<ul style="list-style-type: none"> N/A
Project No.:	<ul style="list-style-type: none"> PPR No: 2026-01; ACCELA No: PLN-2026-00005
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-342-06 915-975 W. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The preliminary plan review requests review of a potential General Plan Amendment and Specific Plan Amendment to facilitate a new mixed-use project including 214 for-sale residential units and 21 affordable housing units while retaining 103,000 square feet of medical office.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> James McGrade
Application submittal Date:	<ul style="list-style-type: none"> January 20, 2026
Current Status:	<ul style="list-style-type: none"> Comments provided, pending formal submittal

PROJECT MAP:



3/17/2026

WIRELESS COMMUNICATION FACILITY (MAP ID: 14)

Case Type:	<ul style="list-style-type: none"> Plan Review
Approval Body:	<ul style="list-style-type: none"> Administrative
Project No.:	<ul style="list-style-type: none"> PR No: 2026-02; ACCELA No: PLN-2026-00010
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-241-12 340 W. Central Avenue
Project Description:	<ul style="list-style-type: none"> The Applicant requests review of a new minor roof-mounted wireless telecommunications facility on an existing building.
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Leticia Smith with Smartlink on behalf of Verizon
Application submittal Date:	<ul style="list-style-type: none"> February 9, 2026
Current Status:	<ul style="list-style-type: none"> Pending applicant resubmittal

PROJECT MAP:



PROLOGIS WAREHOUSE – PLAN REVIEW (SUBSTANTIAL CONFORMANCE) (MAP ID: 15)

Case Type:	<ul style="list-style-type: none"> Plan Review
Approval body:	<ul style="list-style-type: none"> Administrative
Project No.:	<ul style="list-style-type: none"> PPR No: 2026-01; ACCELA No: PLN-2026-00007 Reference Previously Approved: PR No. 2022-04; EIR No. 5-81 Addendum No. 1
Project Location:	<ul style="list-style-type: none"> Assessor’s Parcel Number (APN): 320-091-66 2727 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The applicant requests a substantial conformance review of a previously approved Plan Review (PR 2022-04) application of a new warehouse with a total building area of 113,716 square feet inclusive of a 3,001 square feet of ground floor office and 2,996 square feet of mezzanine. This project requests minor modifications to the entrance facade and a new building exterior color palette.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Nicole Torstvet
Application submittal Date:	<ul style="list-style-type: none"> February 3, 2026
Current Status:	<ul style="list-style-type: none"> Pending Applicant resubmittal

PROJECT MAP:



3/17/2026

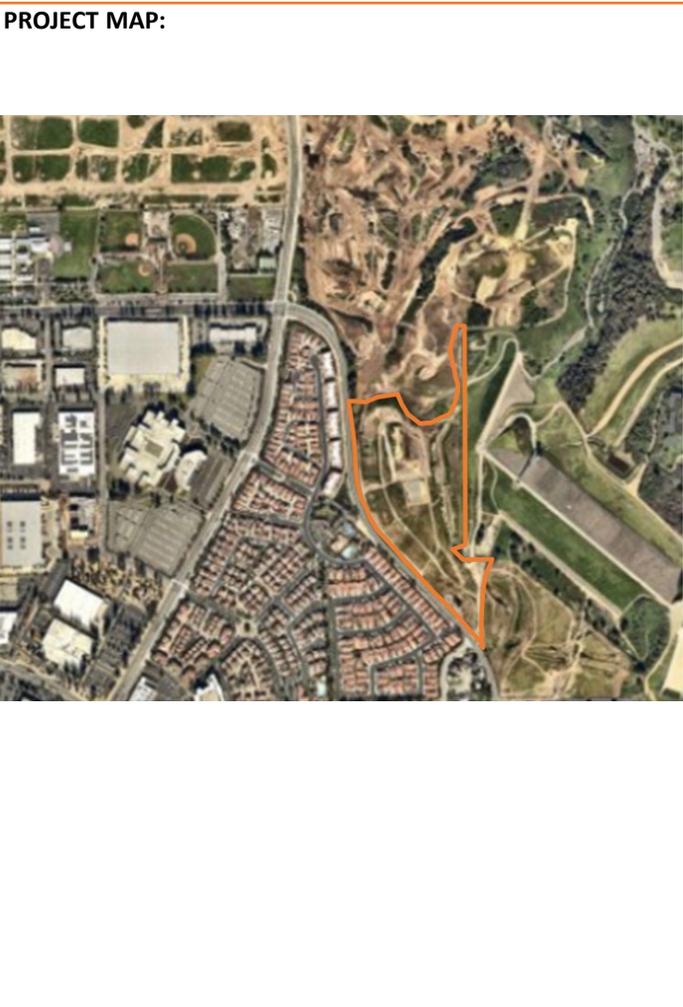
BIRCHFLOWER RESIDENTIAL (CROSSPOINTE CHURCH) (MAP ID: 16)

Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review
Approval body:	<ul style="list-style-type: none"> N/A
Project No.:	<ul style="list-style-type: none"> PPR No: 2026-02; ACCELA No: PLN-2026-00008
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-283-27 217 & 303 E. Birch Street
Project Description:	<ul style="list-style-type: none"> The Applicant request for review of Planning Area 3B of Brea 265, which is comprised of a 46 single-family residential lots and associated site improvements and enhanced entry, on a 18.2 gross acre lot that is located on the east of Rose Drive, North of Vesuvius Road, and South of Birch Street.
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Curtis Cummins
Application submittal Date:	<ul style="list-style-type: none"> February 26, 2026
Current Status:	<ul style="list-style-type: none"> Pending Formal Submittal



BREA 265 PLANNING AREA 3A (MAP ID: 17)

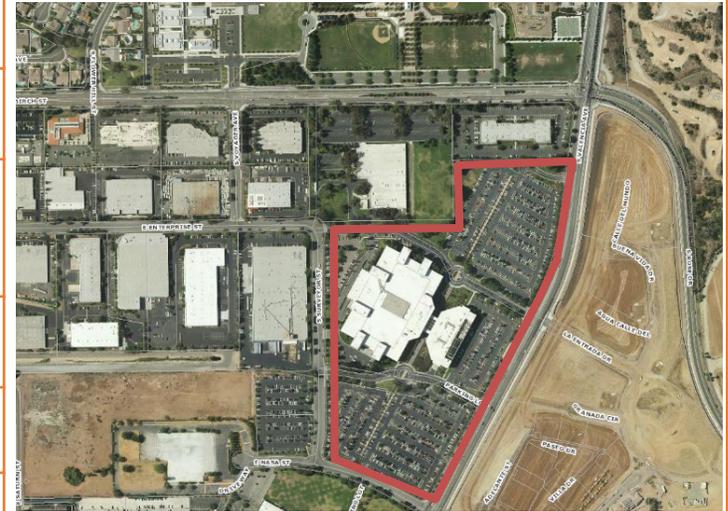
Case Type:	<ul style="list-style-type: none"> Plan Review
Approval body:	<ul style="list-style-type: none"> Administrative (Specific Plan)
Project No.:	<ul style="list-style-type: none"> PR No: 2026-04; ACCELA No: PLN-2026-00011
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 3322-031-014, 322-031-19, 322-031-21 Northeast area of Rose Drive/Vesuvius Drive
Project Description:	<ul style="list-style-type: none"> The Applicant requests review of Planning Area 3A, which is comprised of a 11.02 gross acre site located at the south end of Tentative Tract Map 16423, East of Rose Drive, North of Vesuvius Road, and South of Birch Street. Planning Area 3A proposes 78 single-family residential lots and associated site improvements and enhanced entry.
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brian George)
Application submittal Date:	<ul style="list-style-type: none"> February 10, 2026
Current Status:	<ul style="list-style-type: none"> Pending Applicant Resubmittal



AMAZON MASTER SIGN PROGRAM (MAP ID: 19)

Case Type:	<ul style="list-style-type: none"> Plan Review
Approval body:	<ul style="list-style-type: none"> Administrative
Project No.:	<ul style="list-style-type: none"> CUP No: 2026-01; ACCELA No: PLN-2026-00015
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-233-17 275 Valencia Avenue
Project Description:	<ul style="list-style-type: none"> Comprehensive sign program for the new Amazon Warehouse
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (graham@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brian George)
Application submittal Date:	<ul style="list-style-type: none"> February 10, 2026
Current Status:	<ul style="list-style-type: none"> Under Review

PROJECT MAP:



BREA 265 PLANNING AREA 3B (MAP ID: 19)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Approval body:	<ul style="list-style-type: none"> Administrative (Specific Plan) 	
Project No.:	<ul style="list-style-type: none"> PR No: 2026-03; ACCELA No: PLN-2026-00011 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 322-031-14, 322-031-19, 322-031-21 Northeast area of Rose Drive/Vesuvius Drive 	
Project Description:	<ul style="list-style-type: none"> The Applicant request for review of Planning Area 3B of Brea 265, which is comprised of a 18.2 gross acre site located on the east of Rose Drive, North of Vesuvius Road, and South of Birch Street within the Tentative Tract Map 16423. Planning Area 3B proposes 46 single-family residential lots and associated site improvements and enhanced entry. 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Lennar Homes of California, LLC (Brian George) 	
Application submittal Date:	<ul style="list-style-type: none"> February 10, 2026 	
Current Status:	<ul style="list-style-type: none"> Under Review 	

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Approved/Entitled

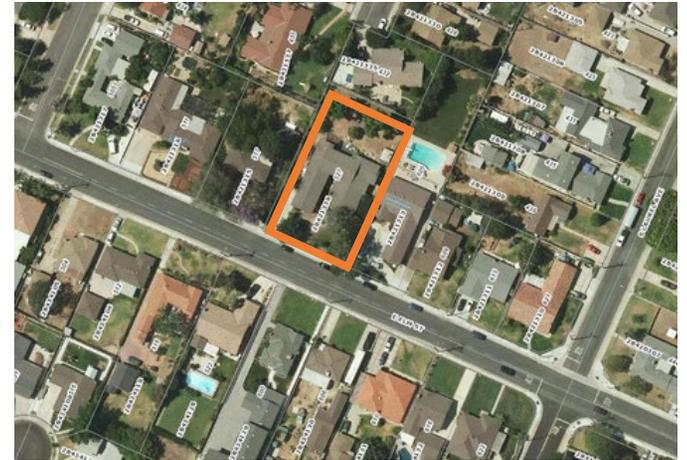
MERCURY LANE APARTMENTS (Map ID: 1)		RENDERING: 
Case Type:	<ul style="list-style-type: none"> Planned Community Master Plan, Zone Change, Development Agreement, Environmental Impact Report 	
Project No.:	<ul style="list-style-type: none"> PCMP No. 19-01, ZC No. 19-01, DA No 19-01, FEIR 19-01 	
Project 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"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant	<ul style="list-style-type: none"> Dwight Manley 	
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"> Refer to C&C Affordable Housing Project (Map ID: 33) 	

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ACCESSORY DWELLING UNIT AT 527 E ELM STREET (MAPRIE 2)

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 202019
Project Location:	<ul style="list-style-type: none"> 527 E. Elm Street Assessor's Parcel Number (APN): 284-213-36
Project Description:	<ul style="list-style-type: none"> The project establishes a new 1,496 square foot detached ADU.
Project Planner:	<ul style="list-style-type: none"> Planning Division (planner@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Frederick Talactac
Approval Dates:	<ul style="list-style-type: none"> Planning Commission approved the project on October 25, 2022.
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



INDUSTRIAL BUILDING (MAP ID: 3)

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 2022-012
Project Location:	<ul style="list-style-type: none"> 2727 E. Imperial Highway Assessor's Parcel Number (APN): 320-091-66
Project Description:	<ul style="list-style-type: none"> The project includes demolition of an existing office building and development of a new warehouse with related site improvements. The building would be a total of 113,700 SF.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Prologis
Approval Dates:	<ul style="list-style-type: none"> Brea Community Development Director approved the project on March 27, 2023.
Current Status:	<ul style="list-style-type: none"> Demolition complete; under building permit review process

PROJECT MAP:



BREA MALL MIXED USE PROJECT (MAP ID. 4)

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 EIR 20-01, GPA No. 20-01; ZC No. 20-01,
Project No.:	<ul style="list-style-type: none"> DA No. 20-01, TPM 22-113, PD No. 20-02, and CUP Nos. 20-06, 22-17, 22-18 and 22-19 ACCEL No. PLN2021-00008
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:	<p>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</p>
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Simon Properties
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Study Session (Project Preview) was held on September 27, 2022. Planning Commission Public Hearing (Project Introduction) was held on October 25, 2022. Planning Commission recommended approval of the project to the City Council on December 13, 2022. City Council Public Hearing (1st reading) was held on May 2, 2023. City Council approved the project during the 2nd reading on May 16, 2023.
Current Status:	<ul style="list-style-type: none"> Under construction



GASLIGHT SQUARE REDEVELOPMENT (MAP ID: 5)

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 2022011
Project Location:	<ul style="list-style-type: none"> 255 E. Imperial Highway Assessor's Parcel Number (APN): 319-292-31, 319-292-33, 319-292-35, 319-292-36
Project Description:	<ul style="list-style-type: none"> The Project retains two of the existing five buildings that are currently used for medical uses. The remaining three commercial buildings totaling 18,286 square feet would be demolished and a new 2,000 square foot drive-through restaurant with an outdoor seating area and a 6,000 square foot commercial building consisting of 2,400 square feet of restaurant and 3,600 square feet of medical or retail space would be constructed.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dwight Manley
Approval Dates:	<ul style="list-style-type: none"> Planning Commission Public Hearing (Intro to Project) held on January 24, 2023. Planning Commission recommended approval of the project to City Council on April 11, 2023. City Council Public Hearing (1st reading) held on May 16, 2023. City Council approved the project during the 2nd reading on June 6, 2023.
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



BOILING CRAB OUTDOOR PATIO AND ON-SALE BEER AND WINE ALCOHOL LICENSE (MAP ID: 6)

Case Type:	<ul style="list-style-type: none"> Plan Review; Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> PR 2023-03; ACCELA No. PLN 2023-017 CUP No. 2023-07; ACCELA No. PL 2023-00039
Project Location:	<ul style="list-style-type: none"> 120 S. Brea Boulevard, Suite 106 Assessor's Parcel Number (APN): 296-364-25
Project Description:	<ul style="list-style-type: none"> The Project include a new outdoor patio and on-sale beer and wine alcohol license at a sit-down restaurant (Boiling Crab).
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Alejandra Zoquipa
Approval Dates:	<ul style="list-style-type: none"> Community Development Director approved the PR application on June 6, 2023 Planning Commission approved the CUP application on September 12, 2023
Current Status	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



BREA PLAZA REMODEL (BUILDING MAP ID: 7)

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: P12022-00078
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-391-01 1639 E. Imperial Highway
Project Description:	<ul style="list-style-type: none"> The project includes demolition of a 18,425 square foot theater (Building F) and remodeling Buildings E & G for retail ground floor use and a new second floor for office use. Building E would add 7,787 square feet to the ground floor and a new 6,500 square foot second floor with a 3,028 square foot outdoor patio, and a new loading area to the rear of the building. Building G would add a new 8,480 square foot second floor with a 1,048 square foot outdoor patio.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Waad J. Nadhir
Approval Dates	<ul style="list-style-type: none"> The Planning Commission approved the application on August 8, 2023
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



DR. SQUATCH FENCE HEIGHT (MAP ID: 8)

Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2024-01 ACCELA No: P12024-00007
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-141-01 114 N. Berry Street
Project Description:	The project increases the height of a new screening fencing from 7 feet to 8 feet.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Christopher Clay
Approval Date:	<ul style="list-style-type: none"> February 6, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



<i>WIRELESS FACILITY MODIFICATION (MAPND: 9)</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: P12023-00012 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-333-42 185 E. Alder Street 	
Project Description:	The applicant is proposing to modify an existing wireless facility to replace antennas and ancillary equipment.	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Stephanie Rudolph 	
Approval Date	<ul style="list-style-type: none"> March 22, 2024 	
Current Status:	<ul style="list-style-type: none"> Under Building plan check process 	

<i>NEW WIRELESS FAC (MAP ID: 10)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> PR No. 2024-02; ACCELA No: P-2024-00019 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-14 724 N. Brea Boulevard 	
Project Description:	<ul style="list-style-type: none"> The applicant is proposing a new roof mounted wireless facility for Dish Wireless. 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Brian De La Ree of Butler America 	
Approval Date	<ul style="list-style-type: none"> April 25, 2024 	
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue 	

LIGHT INDUSTRIAL BUILDING (MAP ID: 11)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2023-08; ACCELA No: P12023-00049
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-303-11 3200 Nasa Street
Project Description:	<ul style="list-style-type: none"> The applicant is proposing to construct a new 56,000 square-foot industrial building.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dennis Roy
Approval Date	<ul style="list-style-type: none"> July 1, 2024
Current Status:	<ul style="list-style-type: none"> In Construction

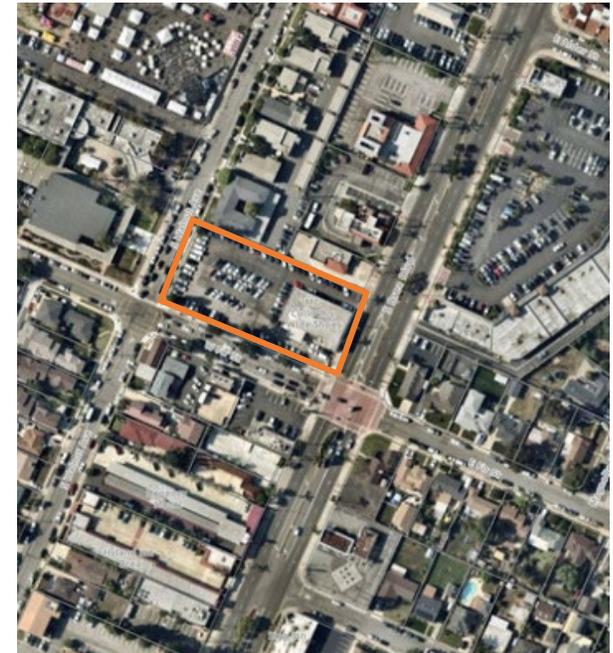
PROJECT MAP:



SOUTH BREA TOWNHOME (MAP ID: 12)

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

PROJECT MAP:



AT&T WIRELESS ROOFTOP FACILITY (ADAPT ID: 13)

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 Avenue
Project Description:	<ul style="list-style-type: none"> The project includes a new rooftop wireless communication facility and screening on an existing commercial office building.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> New Cingular Wireless PCS, LLC dba AT&T Wireless
Approval Date:	<ul style="list-style-type: none"> August 22, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

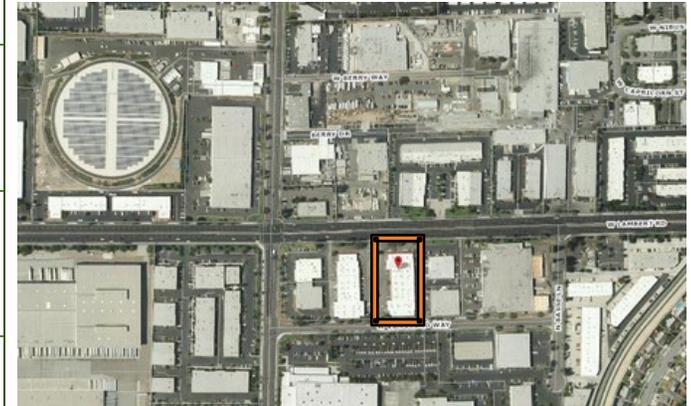
PROJECT MAP:



PET AQUAMATION BUSINESS PLAN (MAP ID: 14)

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 2022-053
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-081-07 580 W. Lambert Road, Unit E
Project Description:	<ul style="list-style-type: none"> The project includes establishing a pet aquamation (cremation) facility with mobile after-life care veterinary services. No live animals are proposed on-site.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Dr. Annie Forslund (Home Pet Euthanasia of Southern California)
Approval Date:	<ul style="list-style-type: none"> September 24, 2024
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:



BREA PLAZA APARTMENTS (MAP ID: 15)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Precise Development, and Conditional Use Permits, Environmental Impact Report Addendum 	
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-01, ZC No. 2024-01, PD No. 2024-01, CUP No. 2024-03, 04 and 05; ACCELA No: P12024-00017 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 1639 E. Imperial Highway 	
Project Description:	<ul style="list-style-type: none"> The project allows for a new residential development consisting of a four-story, 120-unit apartment building with a private terrace atop a two-level parking structure with 95 spaces, a surface parking area with 51 parking spaces, a modification of the off-street parking requirements based on a shared parking analysis and a comprehensive sign program amendment 	
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Jahn Nguyen of AO 	
Approval Date	<ul style="list-style-type: none"> April 1 and 15, 2025 	
Current Status:	<ul style="list-style-type: none"> Pending building plan check process 	

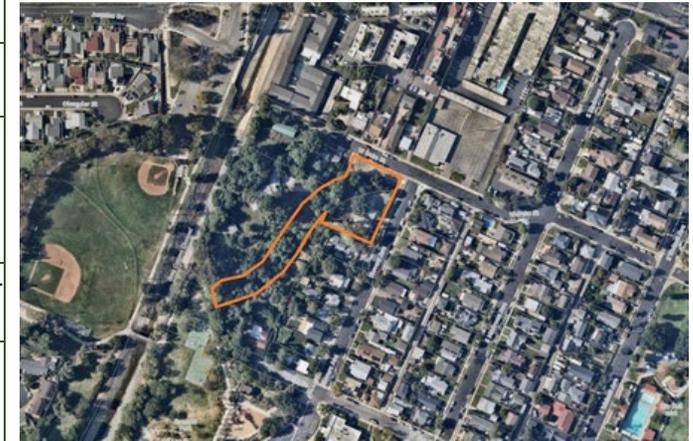
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GREENBRIAR RESIDENTIAL DEVELOPMENT (MAP ID: 16)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> General Plan Amendment, Zone Change, Plan Review, Development Agreement, Precise Development, Tentative Tract Map, Environmental Impact Report 	
Project No.:	<ul style="list-style-type: none"> GPA No. 2024-02, ZC No. 2024-02, PR No. 2024-03, DA No. 2024-01, PD No. 2024-02, VTTM No. 2024-01, EIR No. 2024-01; ACCELA No: PLN-2024-00020 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-34 1698-1700 Greenbriar Lane 	
Project Description:	<ul style="list-style-type: none"> The project allows for a new 179 single-family attached dwelling unit development. 	
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Gary Jones of Lennar Homes of California, Inc. 	
Approval Date:	<ul style="list-style-type: none"> April 1 and 15, 2025 	
Subsequent Applications:	<ul style="list-style-type: none"> TR No. 2025-01; ACCELA No: PLN-2025-00035: This allows removal of five Sycamore trees at the Greenbriar Residential Development project site (approved June 19, 2025); ACCELA No: PLN-2025-00062: This allows modify required setbacks along Greenbriar lane an modify the number of required guest spaces (approved November 13, 2025). 	
Current Status:	<ul style="list-style-type: none"> Site clearance and demolition has begun; Under building plan check process 	

SIEVERS AVENUE TENTATIVE PARCEL MAP (MAP 17)

Case Type:	<ul style="list-style-type: none"> Tentative Parcel Map
Project No.:	<ul style="list-style-type: none"> Tentative Parcel Map No. 2024-135; ACCELA No: P-2024-00036
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): APNs 284-251-26, 284-251-27, 284-251-040, 284-251-041 411 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for a subdivision/reorganization of 7 existing lots into 4 new lots
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Michael Jelensky
Approval Date:	<ul style="list-style-type: none"> April 22, 2025
Current Status:	<ul style="list-style-type: none"> Pending final map process

PROJECT MAP:

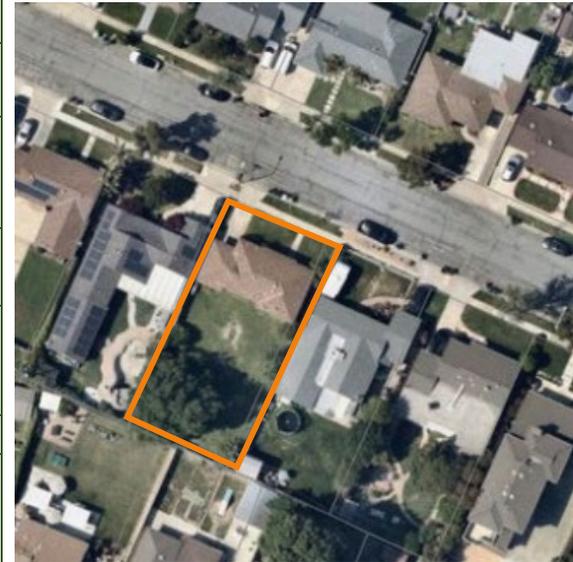


<i>MAIN EVENT (MAP ID: 18)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-02 and CUP No. 2025-03; ACCELA No: P-2025-00005 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-362-25 245 W. Birch Street 	
Project Description:	<ul style="list-style-type: none"> The project allows an on-site full alcohol sale (Type 47) and a new comprehensive sign program for a new business, Main Event 	
Project Planner:	Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)	
Applicant:	<ul style="list-style-type: none"> Main Event Entertainment 	
Approval Date:	<ul style="list-style-type: none"> May 13, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

SINGLE FAMILY HOME ADDITION WITH A SINGLE CAR GARAGE (MARRIDGE)

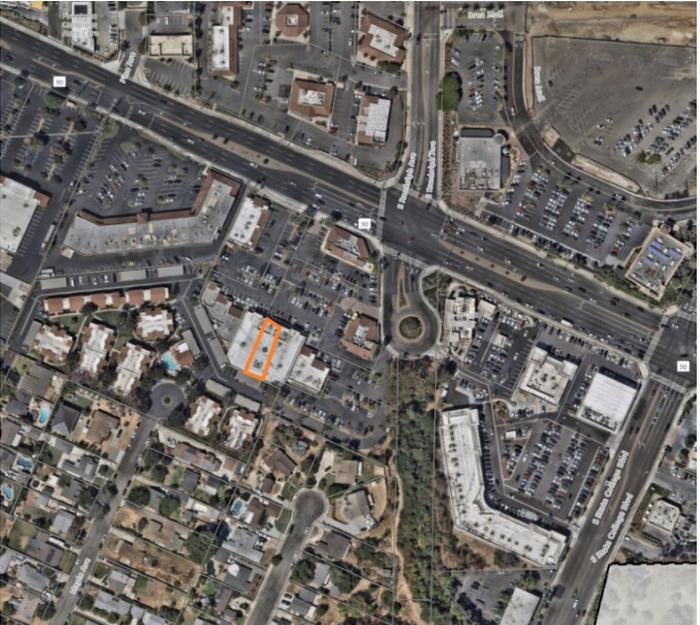
Case Type:	<ul style="list-style-type: none"> • Zone Variance
Project No.:	<ul style="list-style-type: none"> • ZV No. 2025-01; ACCELA No: P2025-00026
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 284-321-06 • 226 E. Alder Street
Project Description:	<ul style="list-style-type: none"> • The project allows for an expansion of an existing single family home with a single car garage
Project Planner:	<ul style="list-style-type: none"> • Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Peter Bacarro
Approval Date:	<ul style="list-style-type: none"> • July 22, 2025
Current Status:	<ul style="list-style-type: none"> • Under construction

PROJECT MAP:



<i>AQUATIC SPORTS PERFORMANCE (MAP ID: 20)</i>	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-01; ACCELA No: P12025-00016
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-191-05 396 Cliffwood Park Street
Project Description:	<ul style="list-style-type: none"> The project allows a private training studio for swimmers
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Sean Kao, Aquatic Sports Performance
Approval Date:	<ul style="list-style-type: none"> May 13, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

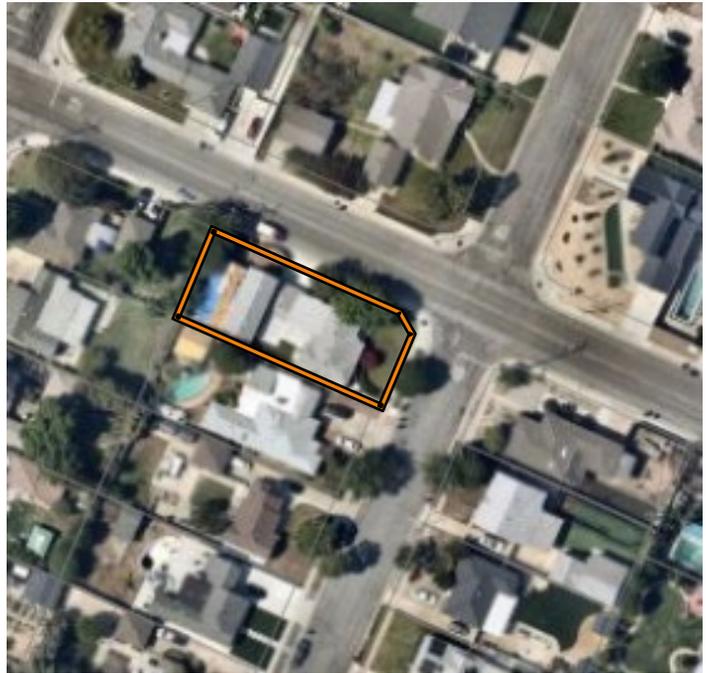


PACE & PINT ON-SITE ALCOHOL (MAP ID: 21)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> CUP No. 2024-05; ACCELA No: PLN-2024-00051 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-252-21 1040 E. Imperial Hwy, Suite F2 	
Project Description:	<ul style="list-style-type: none"> The project allows for an on-site beer service at an existing retail store (Snails Pace) 	
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Raul Cueva 	
Approval Date:	<ul style="list-style-type: none"> June 10, 2025 	
Current Status:	<ul style="list-style-type: none"> N/A 	

S. POPLAR AVENUE ADMINISTRATIVE REMEDY (22)

Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR Nos. 2025-01 & 2025-02; ACCELA No: PL2025-00009
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 284-342-20 501 S. Poplar Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for a new RV garage to encroach into the required street side yard and the interior side yard areas
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Alex Horowitz
Approval Date:	<ul style="list-style-type: none"> February 12, 2025
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



NEW INDUSTRIAL BUILDING (MAP ID: 23)

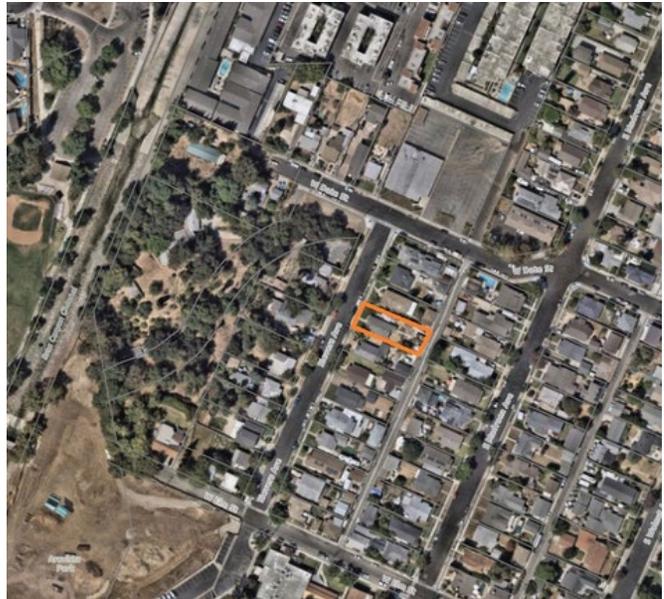
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2024-01; ACCELA No: P1202400009
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-251-04 424 Berry Way
Project Description:	<ul style="list-style-type: none"> The Project includes demolition of the existing industrial buildings located at the eastern portion of the parcel and the construction a new 147,500 sq. ft. warehouse.
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Rexford Industrial, Berry, LLC.
Approval Date:	<ul style="list-style-type: none"> July 14, 2025
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process

PROJECT MAP:



<i>A 2nd STORY ADU MODIFICATION OF STANDARDS: 24)</i>	
Case Type:	<ul style="list-style-type: none"> • Certificate of Compatibility
Project No.:	<ul style="list-style-type: none"> • CC No. 2024-02; ACCELA No: P1202400063
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 284-252-21 • 414 Sievers Avenue
Project Description:	<ul style="list-style-type: none"> • The project allows for modification of standards (i.e. height, design standards related to exterior staircase) for a new 2nd story ADU
Project Planner:	<ul style="list-style-type: none"> • Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Tony Vega
Approval Date:	<ul style="list-style-type: none"> • August 26, 2025
Current Status:	<ul style="list-style-type: none"> • In building permit plan check process

PROJECT MAP:



RAISING CANES DRIVE-THROUGH (MAP ID: 25)

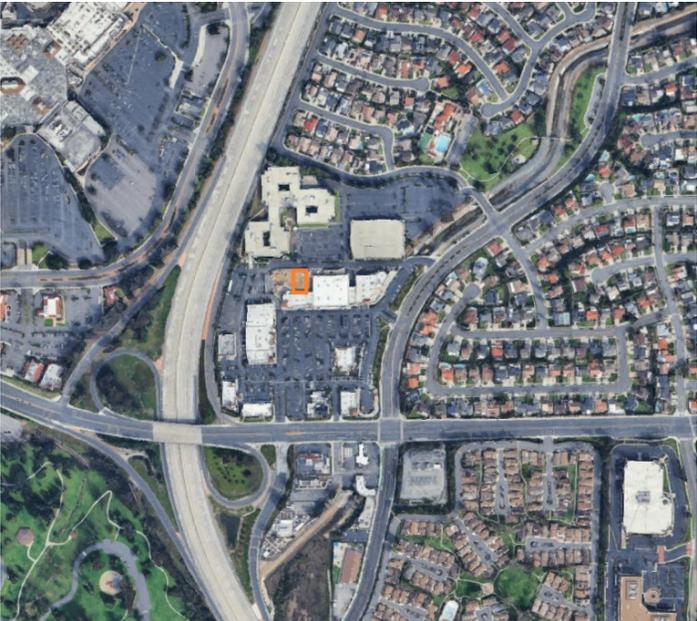
Case Type:	<ul style="list-style-type: none"> • Conditional Use Permit, Plan Review, Precise Development
Project No.:	<ul style="list-style-type: none"> • CUP No. 2024-08, PR No. 2024-06, PD No. 2024-04; ACCELA No: PLN 2024-00067
Project Location:	<ul style="list-style-type: none"> • Assessor's Parcel Number (APN): 319-103-26 • 200 S. State College Boulevard
Project Description:	<ul style="list-style-type: none"> • The project includes a new drive-through restaurant (Raising Canes)
Project Planner:	Graham Bultema, Assistant Planner (grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> • Raising Canes
Approval Date:	<ul style="list-style-type: none"> • August 26, 2025
Current Status:	<ul style="list-style-type: none"> • In building permit plan check process

PROJECT MAP:



KOY RESTAURANT AND BAR ON-SITE ALCOHOL (MAP ID: 26)	
Case Type:	<ul style="list-style-type: none"> Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> CUP No. 2025-10; ACCELA No: PLN-2025-00025
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-391-01 Address: 441 S. Associated Road
Project Description:	<ul style="list-style-type: none"> The project includes on-site sale and consumption of alcohol (Type 47 ABC License) at a new restaurant (Koy Restaurant and Bar)
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Grand Salon & Spa, Inc.
Approval Date:	<ul style="list-style-type: none"> August 26, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

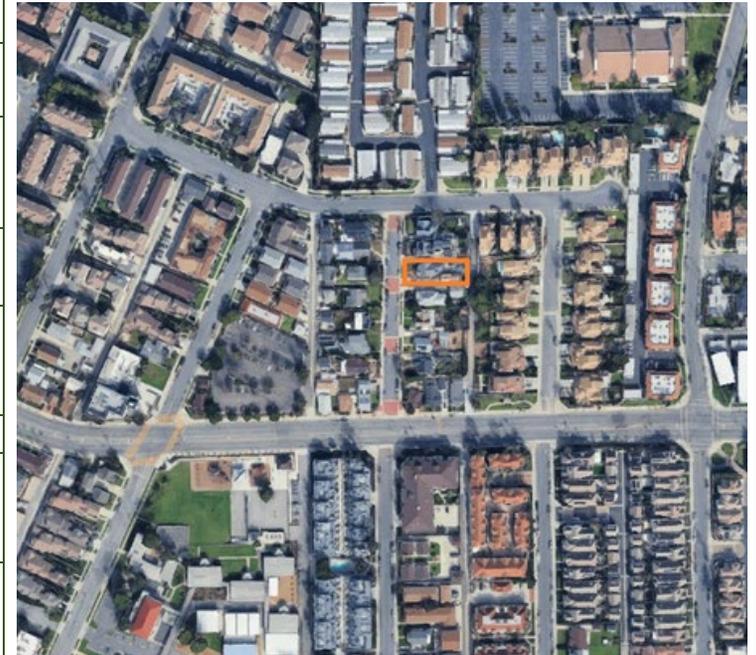
PROJECT MAP:

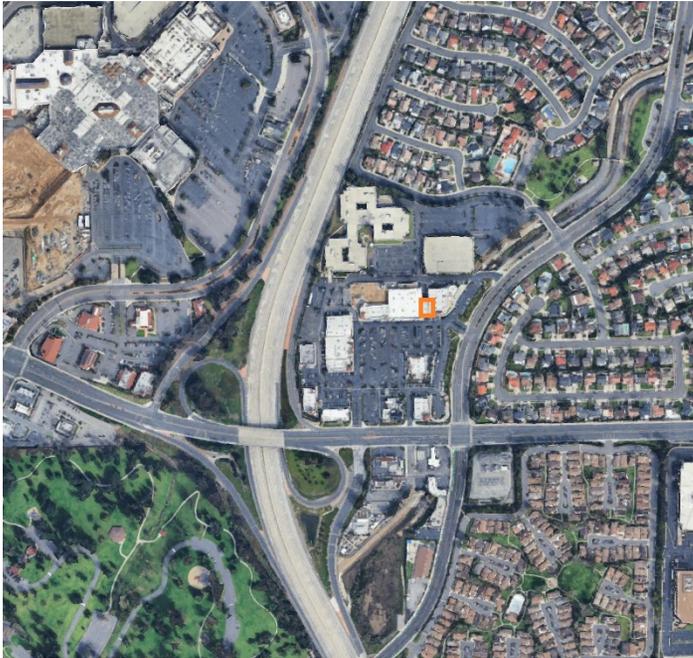


REDWOOD AVENUE ADMINISTRATIVE REMEDY (MAPDD: 27)

Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-04; ACCELA No: P1202-00032
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-273-17 110 S. Redwood Avenue
Project Description:	<ul style="list-style-type: none"> The project allows for modification of wall and fence height to increase by 12 inches along south property line (side)
Project Planner:	Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Raul Luna
Approval Date:	<ul style="list-style-type: none"> August 28, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

PROJECT MAP:

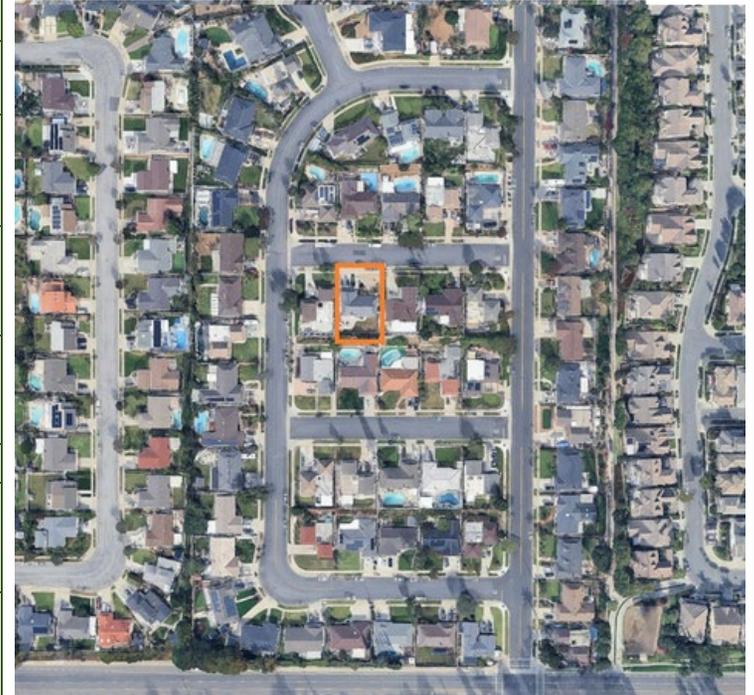


CHEF'S CUT ON-SITE ALCOHOL (MAP ID: 28)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit 	
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-05; ACCELA No: PLN-2025-00037 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-102-25 415 S. Associated Road 	
Project Description:	<ul style="list-style-type: none"> The project includes on-site beer and wine service at a new restaurant (Chef's Cut) 	
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (Briannac@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Chef's Cut 	
Approval Date:	<ul style="list-style-type: none"> September 2, 2025 	
Current Status:	<ul style="list-style-type: none"> Under construction 	

DEANNA DRIVE LOT COVERAGE IN (VAPA 8E 29)

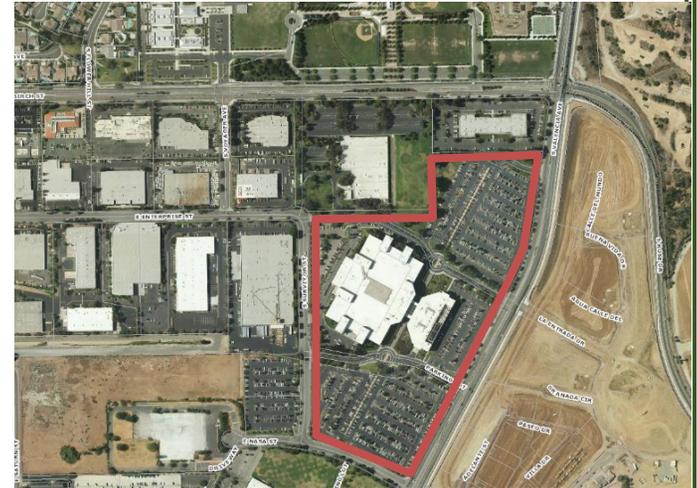
Case Type:	<ul style="list-style-type: none"> Administrative Remedy
Project No.:	<ul style="list-style-type: none"> AR No. 2025-056; ACCELA No: P12025-00039
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 304-124-04 920 Deanna Drive
Project Description:	<ul style="list-style-type: none"> The project allows the project to exceed the maximum lot coverage allowed for the property by 3% (35% to 38%) to accommodate a room addition
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (Briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Hoel Park
Approval Date:	<ul style="list-style-type: none"> August 25, 2025
Current Status:	<ul style="list-style-type: none"> Building permit ready to issue

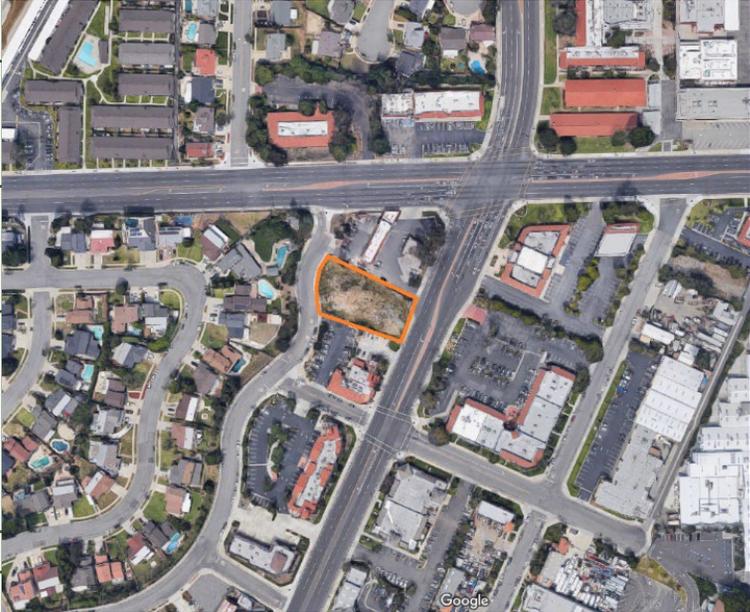
PROJECT MAP:



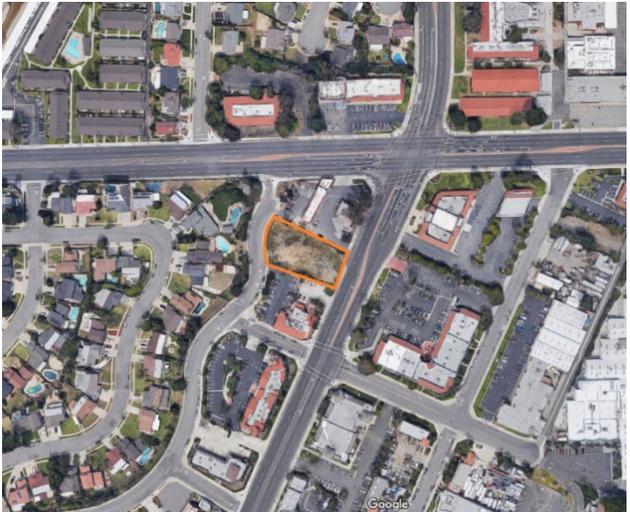
AMAZON FACILITY (MAP ID: 30)	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2022-09; ACCELA No. PLN 2022-00042
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 320-233-17 275 W. Valencia
Project Description:	<ul style="list-style-type: none"> The Project would demolish the existing 3-story, 637,503 square-foot, 60-foot high office building (previously occupied by Bank of America) and construct a new 181,500 square-foot, 44-foot high warehouse building that will be used as Amazon's parcel delivery facility.
Project Planner:	<ul style="list-style-type: none"> Jessica Newton, Senior Planner (jessican@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Tim Reed of Ware Malcomb
Approval Date:	<ul style="list-style-type: none"> Planning Commission: May 13, 2025 City Council (Appeal): August 19, 2025
Current Status:	<ul style="list-style-type: none"> Under building permit plan check process

PROJECT MAP:



JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 31)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-02 & 02A; ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046 	
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 project includes 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.gov) Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Tish Kelly of Jamboree Housing Corp. 	
Approval Date:	<ul style="list-style-type: none"> Preliminary Plan Review letter: April 10, 2024 Density Bonus: February 25, 2025 	
Current Status:	<ul style="list-style-type: none"> Under building plan check process 	

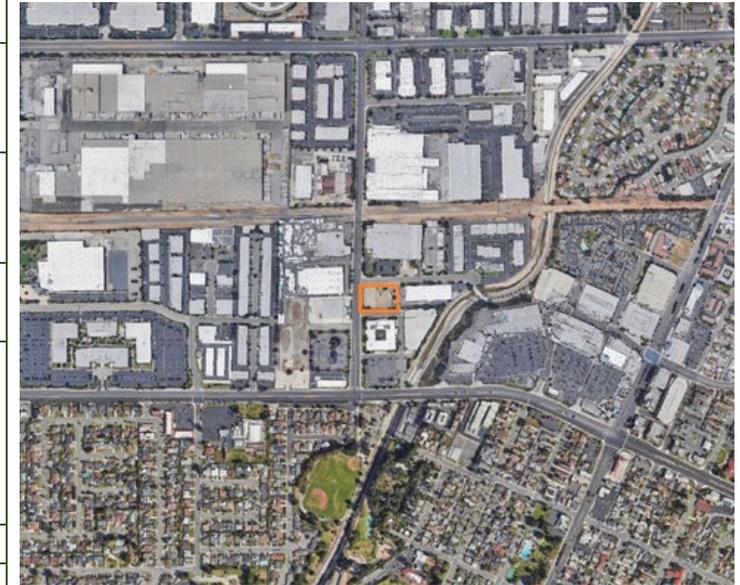
3/17/2026

JAMBOREE AFFORDABLE HOUSING DEVELOPMENT (MAP ID: 32)		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus 	
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-01, DB No. 2024-02 & 02A; ACCELA No: PLN-2024-00014/PLN-2024-00031/PLN-2025-00046 	
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 project includes 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.gov) Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Tish Kelly of Jamboree Housing Corp. 	
Approval Date:	<ul style="list-style-type: none"> Preliminary Plan Review letter: April 10, 2024 Density Bonus: February 25, 2025 	
Current Status:	<ul style="list-style-type: none"> Under Construction 	

C&C AFFORDABLE HOUSING PROJECT (APD: 33)

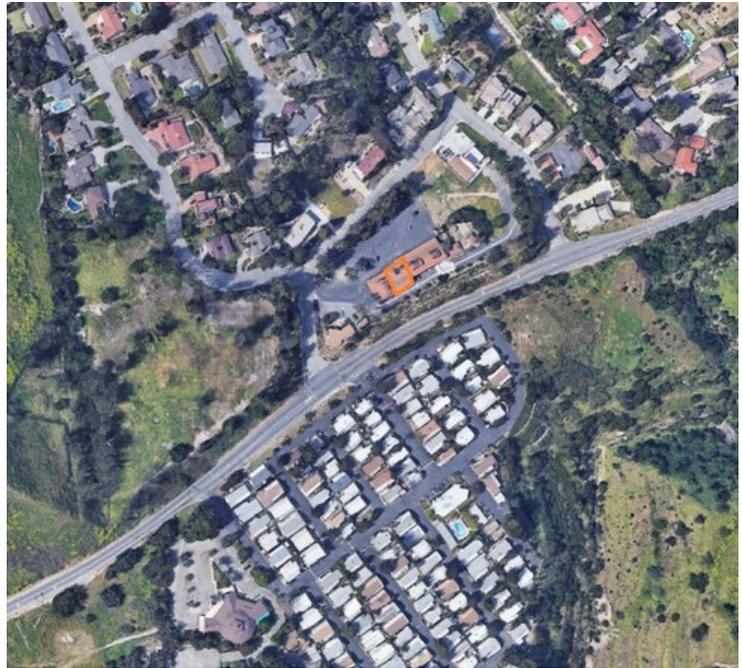
Case Type:	<ul style="list-style-type: none"> Preliminary Plan Review; Density Bonus
Project No.:	<ul style="list-style-type: none"> PPR No. 2024-04; DB No. 2025-01 ACCELA No: PL2024-00057; PLN 2025-00038
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-143-01 SEC of Mercury Lane and Berry Street
Project Description:	<ul style="list-style-type: none"> The project includes a new 85-unit, 5-story affordable senior housing project
Project Planner:	<ul style="list-style-type: none"> Rebecca Pennington, Senior Planner (rebeccap@cityofbrea.gov) Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov) Marie Dao, Senior Management Analyst (maried@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Todd Cottle Preliminary Plan Review letter: November 27, 2024
Approval Date	<ul style="list-style-type: none"> Density Bonus: Finance Committee – August 12, 2025; City Council – August 19, 2025
Current Status:	<ul style="list-style-type: none"> Pending building plan check submittal

PROJECT MAP:



<i>CARBON CANYON COFFEE RESTAURANT (MAP ID: 34)</i>	
Case Type:	<ul style="list-style-type: none"> Minor Conditional Use Permit
Project No.:	<ul style="list-style-type: none"> MCUP No. 2025-04; ACCELA No: P12025-00034
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 315-052-02 150 Olinda Place
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing on-site beer and wine service at an existing restaurant (Carbon Canyon Coffee)
Project Planner:	<ul style="list-style-type: none"> Graham Bultema, Assistant Planner (Grahamb@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Carbon Canyon Coffee
Approval Date:	October 14, 2025
Current Status:	<ul style="list-style-type: none"> N/A

PROJECT MAP:



SERVICE CHAMPIONS PARKING (MAP ID: 35)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2025-02 ACCELA N NLN2025-00012
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN) 96-222-01 625 Columbia Street
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to construct a new parking lot and a driveway entrance for the project site
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner cristaln@cityofbrea.gov
Applicant:	<ul style="list-style-type: none"> Service Champions
Approval Date:	<ul style="list-style-type: none"> September 22, 2025
Current Status:	<ul style="list-style-type: none"> Under construction

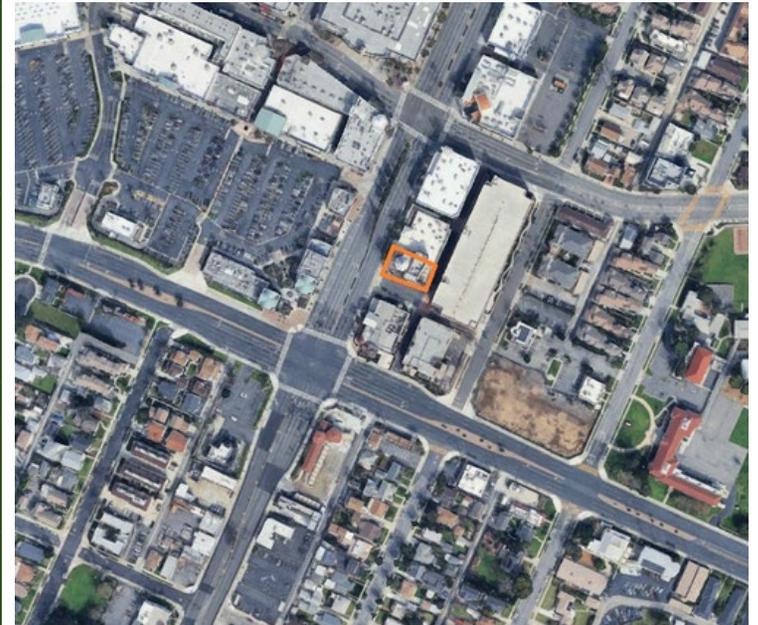
PROJECT MAP:



BENIHANA EXTERIOR FAÇADE IMPROVEMENT (MAPS 36)

Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR No. 2025-05; ACCELA No: P12025-00045
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-291-37 Address: 240 S. Brea Boulevard
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing a façade improvement for a new restaurant, Benihana.
Project Planner:	<ul style="list-style-type: none"> Brianna Co, Planning Technician (briannac@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Benihana (Nikki Weaver)
Application submittal Date:	<ul style="list-style-type: none"> August 13, 2025
Current Status:	<ul style="list-style-type: none"> Approved, Awaiting Construction Submittal

PROJECT MAP:



<i>LIVING HOPE CHURCH FAÇADE IMPROVEMENTS (MAP ID: 37)</i>	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2025-09; ACCELA No: PLN-2025-00066
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-391-32 1215 W. Lambert Road
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing exterior façade improvements.
Project Planner:	<ul style="list-style-type: none"> Esteban Rubiano, Assistant Planner (estebanr@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Peter Park; Living Hope Church
Application submittal Date:	<ul style="list-style-type: none"> October 21, 2025
Current Status:	<ul style="list-style-type: none"> Approved, Awaiting Construction Submittal

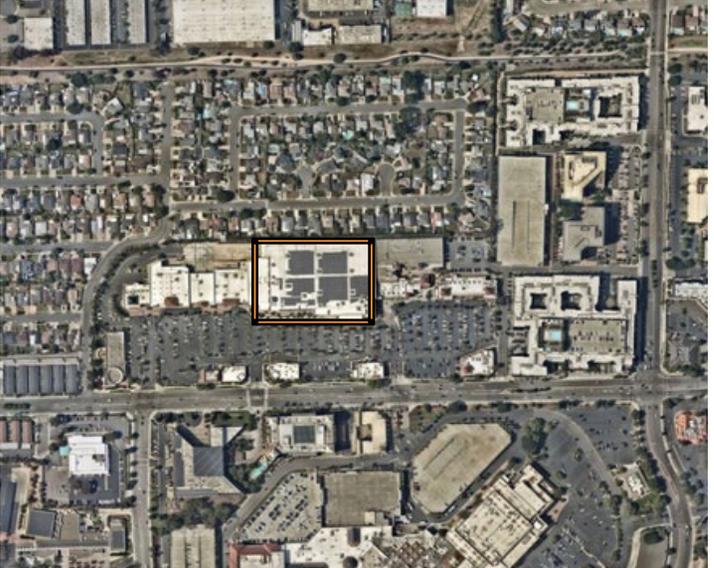
PROJECT MAP:



<i>TARGET SIGN PROGRAM REVISION (MAP NO: 38)</i>	
Case Type:	<ul style="list-style-type: none"> Plan Review
Project No.:	<ul style="list-style-type: none"> PR 2025-08; ACCELA No: PLN-2025-00065
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 319-104-11 855 E. Birch Street
Project Description:	<ul style="list-style-type: none"> The Applicant is proposing revisions to the Master Sign Program.
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov)
Applicant:	<ul style="list-style-type: none"> Mia Berg
Application submittal Date:	<ul style="list-style-type: none"> October 20, 2025
Current Status:	<ul style="list-style-type: none"> Approved

PROJECT MAP:



<i>BOILING CRAB (MAP ID: 39)</i>		PROJECT MAP: 
Case Type:	<ul style="list-style-type: none"> Plan Review 	
Project No.:	<ul style="list-style-type: none"> MCUP 2025-09; ACCELA No: PLN-2025-00068 	
Project Location:	<ul style="list-style-type: none"> Assessor's Parcel Number (APN): 296-364-25 120 S. Brea Blvd., #103 	
Project Description:	<ul style="list-style-type: none"> The Applicant is requesting to upgrade its ABC license from a Type 41 to Type 47 for the Boiling Crab restaurant. 	
Project Planner:	<ul style="list-style-type: none"> Cristal Nava, Assistant Planner (cristaln@cityofbrea.gov) 	
Applicant:	<ul style="list-style-type: none"> Helngo 8750, LLC 	
Application submittal Date:	<ul style="list-style-type: none"> November 3, 2025 	
Current Status:	<ul style="list-style-type: none"> Approved 	

REPEALED/DENIED

(Within one year)

N/A

3/17/2026